

GOVERNMENT ARCHITECT NEW SOUTH WALES

16 August 2024

Anna Johnston
Associate
FPD Planning
anna.johnston@fileplanning.
com

PROJECT: 7-9 Burroway Road, Wentworth Point Concept Approval

RE: State Design Review Panel – 07 August 2024– Review 1

Dear Anna,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 07 August 2024.

The project is prominently located and represents a significant opportunity for the community of Wentworth Point. The project team proposes to take advantage of the new bonuses under the Housing SEPP and should strive to set a benchmark for future infill affordable housing.

It is noted that the building envelope will form the basis of the concept approval. It is the department's preference that the building envelope is clearly defined and aligned with the reference scheme to provide certainty that the proposal can achieve a high level of public and residential amenity.

The following elements of the proposal are supported:

- The location of the through-site link which enables visual permeability and connectivity to the foreshore.
- The scale of the 9-storey building and 3-storey street walls which establish a positive relationship with the adjacent streets, foreshore and park.
- The analysis being undertaken to determine that the proposed building envelope can accommodate future built form that is capable of achieving a high level of residential and public amenity.
- The proposed retail and other activation at ground level, noting further comments below.
- The proposed consolidation of landscape zones along the site boundaries to enable existing trees to be retained, to accommodate new street trees and facilitate active transport.

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



- The proposed division, subject to planning approval, of the 25m-wide foreshore promenade into zones for café seating, landscape, and movement.

The following commentary provides advice and recommendations for the reference scheme that is being developed to determine the building envelopes:

Connecting with Country

An understanding of Country offers the potential to inform richer and more place-responsive design solutions. Connecting with Country themes should be integral to the whole project.

1. During future detailed stages of the project:
 - a. ensure that the response to Country is guided by local Aboriginal knowledge-holders
 - b. embed the significance of water Country and demonstrate how the project can contribute to the reciprocal care of Country through responding to natural systems and environmental conditions.
2. Refer to the Connecting with Country Framework and case studies on the GANSW website for information and guidance.

Site strategy and landscape

The proposed location of the through-site link connects the school community with the waterfront, bringing activation to the area during the quieter weekdays.

3. Activate the building edges that address the through-site link, the plaza, the foreshore and the park. Ensure the facades are not dominated by private and passive uses, such as ground floor apartments and residential lobbies.
4. Allow for full-size retail tenancies in all proposed locations at ground level with sufficient depth to accommodate a range of uses.

The eastern plaza location (Option 1) provides benefits to the project that the northern location (Option 2) does not. The eastern plaza will be protected from cold winter westerly winds, be shaded in mid-summer, provide a focal point along the length of the eastern boundary, and will draw pedestrians through the site from the west.

The northern boundary interface already benefits from public open space through its adjacency to the park. Through the introduction of a small café/kiosk this area may provide an alternate place for people to dwell and gather at different times of the day and year.

5. Study the proportions of the eastern plaza. Explore the option of orienting the long edge of the plaza parallel to the promenade to provide a stronger connection to the foreshore.
6. Provide a generous pedestrian connection between the proposed road at the northern end of the site and the foreshore promenade.
7. Activate the northern corner/s of the building with appropriate retail uses that address the park.

After the meeting, the following advice regarding the plaza was provided:

8. The size of the plaza appears excessive. Produce diagrams illustrating potential uses of the plaza to test and determine the appropriate size and proportions. Consider various activities at different times of the day, week and year.
9. Study whether the plaza brings additional benefits to the scheme or if the through-site link and 25m-wide promenade provide sufficient activation and amenity. If the inclusion of a plaza does not enhance the scheme, consider providing an increased setback along the northern boundary in lieu of the plaza. Refer also to Items 6 and 7 above.

The proposal to locate all vehicular access off the future Ridge Road will result in residential traffic conflicting with pedestrians and vehicles associated with the adjacent high school.

10. Where possible, locate the vehicular entries off Burroway Road and illustrate the proposed location and turning circles for waste collection services.

The proposal provides an opportunity to maximise the quality of the communal open space at the podium and roof levels by ensuring there is adequate height in the building envelope for deep planter zones.

11. Provide dimensioned sections illustrating the proposed floor-to-floor heights and planter depths in the communal open spaces. Incorporate sufficient height in the building envelope to accommodate:
 - c. podium and rooftop planting zones with generous soil depths to support significant tree canopy in the communal areas

- d. adequate floor-to-floor heights to meet the requirements of the NCC.

- 12. Review the locations of the towers in the reference scheme and provide a third option that combines the layout of the northern block of Option 1 (where the long tower is parallel to the park) with the layout of the southern block of Option 2 (where the long tower is parallel to Burroway Road). This has the advantage of co-locating the two podium terraces at the centre of the site.

After the session, the following advice was provided:

The 9-storey building height is ideal for rooftop communal open space. The tower rooftop terraces will have a high-level of amenity and are likely to be more desirable than the podium level terraces.

- 13. Prioritise communal open space on the tower rooftops to take advantage of good solar access and expansive views.

Architecture

- 14. At the next session provide an analysis of the preferred scheme against the key criteria of the ADG to demonstrate that a future development can achieve a high level of residential amenity.
- 15. Provide legible vertical articulation to break up the long lengths of the towers and maximise cross-ventilation and solar access for the apartments.

The 3-storey, walk-up terraces along Burroway Road will not receive any direct sunlight.

- 16. Explore the option of providing two-storey terraces with courtyards along Burroway Road. Dedicate the third level to apartments with private open space on the podium roof.

Sustainability and climate change

- 17. Establish an ambitious sustainability agenda for the project that is embedded in the architecture and landscape design.
- 18. Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

GOVERNMENT ARCHITECT NEW SOUTH WALES

It is recommended that the project return to the SDRP following further development and before the preparation of an SSDA. The advice provided should be applied to the project team's preferred option; the revised reference scheme (and resulting building envelope) is to be presented at the next session for further SDRP review and advice.

Please contact GANSW Design Advisor, Brooke Matthews
(brooke.matthews@dpie.nsw.gov.au) if you have any queries regarding this advice.

Sincerely,



Rory Toomey
Principal Design Advisor
Chair, SDRP

Distribution:

NSW SDRP Panel members

GANSW Design Advisor
DPHI

City of Parramatta Council
Landcom
SJB
Environmental Partnership
FPD Planning

Penny Fuller, Roger Jasprizza, Shaun Carter,
Russell Olsson, Rory Toomey (*Chair*)
Brooke Matthews
Thomas Piovesan, David Glasgow, Anson Tong,
Jennie Yuan
M. McNally, M. Marin, D. Ridenour
Saskia Driscoll, Robert Curlewis,
Frankie Layson, Himanshi Taneja
Adam Hunter, Tanya Towell
Anna Johnston, Michael File,

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

[government.architect
@planning.nsw.gov.au](mailto:government.architect@planning.nsw.gov.au)
T +61(02)9860 1450

governmentarchitect.nsw.gov.au

