

An architectural rendering of a modern multi-story building with a landscaped courtyard. The building features large windows and balconies. The courtyard has a green lawn, a paved walkway, and various plants and trees. People are shown walking and playing with dogs in the courtyard.

Mecone

Public Space Plan

1-7 Burton Street, 3B-11 Loftus Street
& 10-12 Gipps Street, Concord

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Prepared for
LFD Concord Pty Ltd





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ACKNOWLEDGEMENT OF COUNTRY

Mecone acknowledges the Wangal clan, one of the 29 tribes of the Eora nation and the traditional custodians of the land at which this report relates.

Mecone pays respect to Elders past and present and extends this respect to all Aboriginal people living in or visiting the City of Canada Bay.

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Executive summary



Mecone has been engaged by LFD Concord Pty Ltd to prepare this Public Space Plan (PSP) to accompany a concurrent rezoning and State Significant Development Application that seeks consent for three residential flat buildings at 1-7 Burton Street, 3B-11 Loftus Street & 10-12 Gipps Street, Concord within the City of Canada Bay Local Government Area.

This PSP has been prepared specifically in response to the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-84962709) as well as to demonstrate the proposal's best-practice place-making approach.

The proposed public spaces have been designed to integrate with the network of open spaces within the Burwood–Concord Precinct, reinforcing their role within the emerging locality. The spaces respond to and complement the established character of Concord, while enhancing the existing and future user experience of nearby open spaces including St Luke's Park and Concord Oval.

The proposal improves existing pedestrian permeability through the delivery of a high-quality public domain; including landscaped areas and extensive tree planting, which significantly enhances the public experience of the site and adjacent locations.

The design achieves universal accessibility in accordance with best-practice standards, incorporating clear sightlines, level and legible transitions, tactile ground surface indicators and integrated seating throughout.

The space is further framed by the residential lobby and associated building uses, incorporating opportunities for outdoor dining, public art and temporary activations that enhance safety, activity and vibrancy within the Concord public domain.

Pedestrian and cycle movement are prioritised, with vehicle access on Burton and Loftus Street clearly defined and strategically located to reduce travel path conflicts. The vehicle access points are strategically located to prevent the fragmentation of public open space on site, as well as to ensure safe and legible movement for all users.

The space will comprise both privately and publicly owned areas. Privately owned but publicly accessible areas will be managed in accordance with an approved Plan of Management to ensure a high-quality public domain outcome.

The PSP demonstrates that the proposed public domain strategy will positively contribute to the local area through the provision of a high-quality, publicly accessible open space that integrates with and enhances existing infrastructure, and supports social interaction, place-making and urban vibrancy.

1 Introduction

1.1 Project overview

The proposal seeks development consent for the demolition of existing site structures and the construction of a mixed-use development comprising 241 Build to Sell apartments, and 318 Build to Rent apartments, including up to 15% affordable housing across three residential flat buildings.

This includes a 29-storey tower with four levels of podium and no basement levels located on the southern end of the site, a 28-storey tower located in the north-western corner of the site, and a 12-storey building located in the corner of Gipps Street and Loftus Street. The three residential structures frame the proposed public open spaces, reinforcing the gateway and transitional nature of the site.

Central to this assessment, the proposal delivers three distinct public domain outcomes: a new public forecourt, the dedication of land for the Moreton Street extension, and upgraded street interfaces along Gipps, Loftus and Burton Streets.

The proposed public forecourts provide direct access to the residential lobbies while incorporating public seating, public art and landscaped areas. The dedication of land for the Moreton Street extension is proposed to be landscaped in the interim, creating a centrally located green space that supports social interaction and future resident gatherings.

The renewed street interfaces are designed to deliver a shaded pedestrian promenade along Loftus Street, enable opportunities for passive surveillance along Gipps Street, and provide a visually enhanced public domain outcome along Burton Street - collectively reinforcing the site's role as a key gateway within the precinct.



1 Introduction



1.2 SEARs requirements

The table below specifies the public space requirements provided in the SEARs for this SSDA (application number SSD-84962709).

Assessment Requirements	Response
24. Public Space	
<p>If public space is proposed as part of the development, demonstrate how the development:</p> <ul style="list-style-type: none">• Maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department• Provides accessible public space• Maximises permeability and connectivity• Maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.• Maximises street activation• Minimises potential vehicle, bicycle and pedestrian conflicts• Details the forward going management and ownership of any public space, including where necessary plans of management (if to be privately owned)	<p>Acknowledging the strategic location of the site, the quality of the proposed public space, and the value of public domain within the future Metro precinct, a dedicated Public Space Plan has been prepared.</p> <p>The proposed development includes a significant portion of the ground plane as 24-hour publicly accessible public spaces, creating a public domain that is connected, welcoming, attractive and easy to move through for members of the public, residents and visitors.</p> <p>This Public Space Plan illustrates how the proposal maximises permeability and connectivity, maximises the amenity of the public open spaces consistent with their intended use, and minimises travel path conflicts. It also provides details of the forward management and ownership of the diverse public open spaces, including a plan of management for the privately owned space.</p>

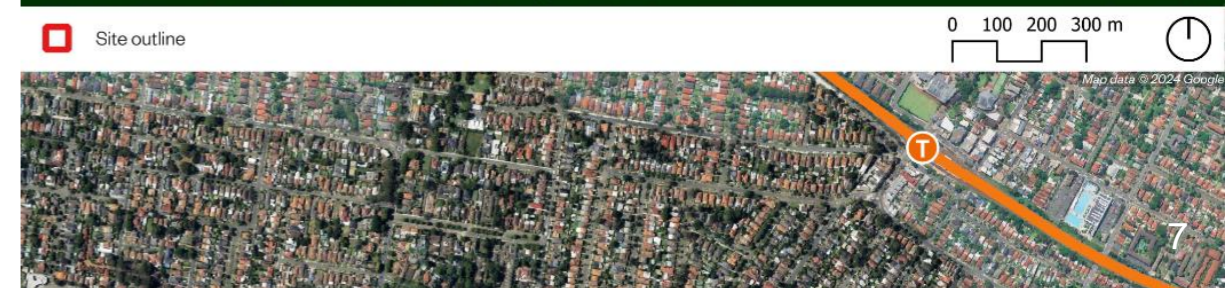
2 Site and surrounding context

2.1 The site

The proposed development is located at 1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord, within the City of Canada Bay Local Government Area (LGA). Positioned in the heart of the Burwood North precinct, the site has a primary frontage to Loftus Street and secondary frontages to Burton and Gipps Streets.

The site has an approximate area of 9,057m². It is strategically located for future residents and visitors, being approximately 200m northeast of the future Burwood North Metro Station and directly adjacent to both regional public open spaces, St Lukes Park and Concord Oval. Given the site's close proximity to the future Burwood North Metro Station, it presents a direct accessway for future residents and visitors to both the Sydney and Parramatta CBDs, increasing access to employment and state-level services.

The site is predominantly flat in nature and currently holds fifteen single to double storey residential dwelling houses and associated private open spaces. There is no significant tree planting within the site, being predominantly built form and lawn, presenting an opportunity for a significant expansion of the local tree canopy.



2 Site and surrounding context



2.2 Surrounding context

The site is located approximately 1km from Burwood Town Centre and Burwood train station. Additional retail centres are located at Five Dock and Strathfield, which are approximately 2km to the east and 1.5km to the south-west respectively.

While the site is currently surrounded by low density residential, the area is set to transform with the future Burwood North Metro Station. The Metro will operate as a key east–west public transport link, providing direct access to both the Sydney and Parramatta CBDs.

The site is located adjacent to Concord Oval and Concord Oval Recreation Centre. Other nearby public open space includes St Lukes Park, Goddard Park and Queen Elizabeth Park. These local open spaces are connected by an internal cycle network that supports active recreation and mobility. Other nearby open spaces, such as Cintra Park, provide dedicated recreational infrastructure including tennis, netball and basketball courts. Beyond these areas, active transport connections are limited, resulting in a greater reliance on private vehicle travel across the wider locality.

Bus services operate north to south, providing connections to the Burwood Town Centre and surrounding residential areas. Key routes include the 410, 464 and 566, which service a series of stops along Burwood Road. East–west public transport connections are more constrained, with no bus stops located along the locality’s section of Parramatta Road.

The Metro West line, which includes the Burwood North station, is anticipated to achieve a target travel time of approximately 20 minutes between the two CBDs, delivering a fast and efficient connection to major employment hubs. The Metro will complement existing rail services at Burwood Station, located approximately 1 kilometre south of the site, which provides access to the T1 North Shore and Western Line, T2 Inner West and Leppington Line, and T9 Northern Line.



2 Site and surrounding context

2.3 Burwood-Concord precinct vision

The site is located within the Burwood–Concord Precinct, a key component of Stage 2 of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). PRCUTS is a State Government strategy that establishes a long-term vision to transform the Parramatta Road Corridor into a series of well-designed, people-focused precincts that support housing delivery (including affordable housing), employment growth, commercial and retail activity, and the provision of public infrastructure

The precinct is expected to undergo significant transformation, with new public open spaces and road connections forming a key component of the delivery of high-quality urban renewal outcomes. The precinct is intended to deliver safe and socially activated neighbourhoods that are community- and family-friendly, supported by high-quality **public** domain outcomes, sustainable built form and infrastructure, and a mix of medium- to higher-density development that delivers new housing, commercial and retail centres, and supporting public infrastructure.

The precinct vision includes a dedicated objective to:

“Create public domain and development that is well-designed, sustainable, and resilient and that is supported by commensurate public benefits”.
(City of Canada Bay, 2024)

The site is located on the south-eastern boundary of the precinct and is well-positioned to perform an important boundary and gateway role. Its proximity to the future Burwood North Metro Station and adjoining regional open spaces provides an opportunity for the proposed built form to function as a gateway between transport infrastructure, open space and the surrounding urban area.

The proposal will enhance the existing public domain and establish a clear and integrated gateway connecting the station with nearby regional open spaces, setting a high-quality benchmark for public benefit within the precinct.



2 Site and surrounding context

2.3 Burwood-Concord precinct vision (cont.)

Adopted precinct plans identify the site as accommodating land for the Moreton Street road extension, as well as a new publicly accessible open space. The proposed road extension would extend the existing Moreton Street cul-de-sac through the centre of the site to Loftus Street. Prior to the delivery of the road extension, the alignment will be provided as a publicly accessible open space comprising landscaped areas and tree planting. This interim use will contribute to the public domain and local open space network while preserving the alignment for future road delivery.

Once constructed, the road extension will expand the local road network, improving permeability for both pedestrians and vehicles and increasing building frontages to the public domain. Enhanced permeability will facilitate more direct access to Burwood Road and existing public transport services to the west, and Concord Oval to the east.

The new street frontages will provide opportunities for efficient building servicing and the delivery of consistent, activated edges throughout the precinct, including within the site. Servicing along Burton Street, which is also complemented by an activated Moreton Street frontage. The road extension also creates opportunities to support a greater diversity of retail uses within the precinct, including on the site and adjacent areas.

The proposed linear park located alongside the Moreton Street road extension is anticipated to strengthen the local open space network. This linear park will complement the new public open space proposed on the site, enhancing the integration, connectivity and collective benefit of public open spaces within the area.



3 Proposed public spaces

3.1 Public forecourts

Given the site's adjacency to Concord Oval and the West Tigers Centre of Excellence across on Loftus Street, the site holds a significant opportunity to develop a publicly accessible open space, that can not only benefit this development but more importantly the growing urban village community.

By creating two distinct public forecourts, with access to the residential lobbies, and retail spaces, the proposal gives a large portion of the ground plane back to the community, with the intent to truly support future recreational usage from families, visitors and residents. The public forecourts reinforce the existing plaza across from the site along Loftus Street, enhancing the existing diversity and supply of open spaces within the precinct.

The forecourts provide a permeable space, enhancing the Loftus Street connection into regional open spaces, strengthening north-south sight lines and increasing the provision of natural shading and opportunities for social gatherings and recreational activities.

These spaces are aimed to serve the local population, servicing the immediate population's open space needs. The forecourts are principally supporting by tree planting, landscaped areas, public seating the public facilities, solar access, shade and wind protection approach reflects this.

Both forecourts are uninhibited by vehicle crossovers providing clear permeability throughout the spaces, minimising the opportunities for travel path conflicts. Both forecourts support the ongoing activation of the site, introducing opportunities for social gatherings and recreational activities.



3 Proposed public spaces

3.2 Moreton Street Park

A key feature of this site within the Burwood-Concord Precinct, as discussed above, is the centrally located land reserved for the future Moreton Street road extension. Acknowledging that the land dedication splits the site in two halves, the proposal adopts a transitional design between the two proposed public forecourts, as well as the residential buildings.

The Moreton Street Park is proposed to provide an avenue of central canopy trees in lawn, establishing a series of recreational spaces, flanked by lush gardens, public forecourts and residential lobbies. This would include several public seating opportunities, lawn spaces for families and social gatherings. Whilst the proposed use is acknowledged to be temporary in nature, anticipating the eventual road extension, the proposal makes effective use of the space without detracting from the broader proposal.

By creating a temporary transitional space, the proposal maximises its opportunity to foster social interaction amongst the future residents and reinforce the intended urban village atmosphere. The public space provides a permeable space, enhancing the public forecourts, and Loftus Street connection to regional open spaces. The space is aimed to temporarily enhance the public domain along Loftus Street, increasing the tree canopy, and landscaped area provision on site.

The Moreton Street Park would, in its time as a public space, be uninhibited by vehicle crossovers providing clear permeability throughout the space, minimising the opportunities for travel path conflicts.



3 Proposed public spaces

3.3 Street interfaces

A core element of the proposal, is the enhanced street interfaces to Burton, Loftus and Gipps Streets, creating the needed renewal of the public domain within the precinct, supporting the wider Metro precinct. The street interfaces are a fundamental influence on personal perceptions of place and character, thus, ensuring a high-quality outcome is a key objective for the public domain offering.

The proposal provides a distinct, pristine and considered promenade, with significant tree planting, which not only reinforces the site's boundary, but complements the adjacent streetscape on Loftus Street, currently holding significant trees.

The forecourts provide a permeable space, enhancing the Loftus Street connection into regional open spaces, strengthening clear north-south sight lines and increasing the provision of natural shading and opportunities for social gatherings and recreational activities.

These spaces aim to serve the local population, servicing the immediate population's open space needs. The forecourts are principally supporting by tree planting, landscaped areas, public seating the public facilities, solar access, shade and wind protection approach reflects this.

Both forecourts are uninhibited by vehicle crossovers providing clear permeability throughout the spaces, minimising the opportunities for travel path conflicts. Both forecourts support the ongoing activation of the site, introducing opportunities for social gatherings and recreational activities.



Image source: Rothelowman, 2025

4 Community and government stakeholders



4.1 Sydney Metro

As specified in the SEARs for this project, engagement was to directly interact with the City of Canada Bay Council and Sydney Metro to clarify the definition of public domain in the context of this proposal, the design and legal delivery of the public domain as well as the design and legal delivery requirements for the proposed and existing streets.

A joint meeting was held between the project team and the relevant Sydney Metro staff members to discuss the broader proposal and the open space design. Key points of discussion involved the site's positioning in the wider precinct, the proposed open space and the future Metro station plaza.

Sydney Metro advised that it would not contribute to any change in existing character of Burton Street and supports the activation of the public domain along Loftus Street, alongside the proposed treatment of Burton Street by the proposal. The public realm's concept design proposed was supported, with general support for the landscape strategy and the transitional nature of the design.

Sydney Metro expressed interest in the ongoing activation of this site, contributing to the human-scale vibrancy for the whole precinct, anticipating increased retail and civic presence within the locality overtime.

Further detail on engagement activities is provided in the Engagement Report prepared as part of this SSDA.

4.2 State-led rezoning team

A meeting with the Department of Planning, Housing and Infrastructure (DPHI) State-led Rezoning Team was completed with the project team. Whilst not specified in the SEARs for this project, engagement was undertaken to inform the design development of the proposal and specifically the open space design.

The joint meeting reinforced the site's role and contribution within the broader Burwood-Concord precinct and included discussions surrounding the potential height distribution to achieve cohesive built form outcomes. DPHI's State-led Rezoning Team acknowledged the impact about the potential overshadowing due to the proposal on the valued open space assets to the north of the site.

Protection of solar access for the surrounding sites, as well as the proposed open spaces has been adopted as a priority for the proposal. The State-led Rezoning Team were generally supportive of the design direction of the proposed open space, reiterating the importance of solar access.

Further detail on engagement activities is provided in the Engagement Report prepared as part of this SSDA.

4 Community and government stakeholders



4.3 City of Canada Bay

As specified in the SEARs for this project, engagement was to directly interact with the City of Canada Bay Council and Sydney Metro to clarify the definition of public domain in the context of this proposal, the design and legal delivery of the public domain as well as the design and legal delivery requirements for the proposed and existing streets.

A joint meeting was held between the project team and representatives of the City of Canada Bay Council to discuss the broader proposal and the open space design.

The City of Canada Bay were generally supportive of the proposed quantity and quality of private open space as part of the public domain offering on the ground plane. However, they raised concerns around the proposed treatment of Burton Street due to perceived conflicts around future pedestrian and cyclist infrastructure to be delivered in future.

Council accepted that the public land dedication would apply to the Moreton Street extension at the relevant and appropriate time, with the remaining public open space to be privately owned and managed. The public domain's concept design proposed was generally supported in terms of quantity and quality, however, Council requested further design development with the treatment towards Burton Street and the Moreton Street extension.

Further detail on engagement activities is provided in the Engagement Report prepared as part of this SSDA.

4.4 Local residents & businesses

Engagement with governmental stakeholders, dedicated community engagement was undertaken to inform the proposal of the community's needs and perspectives on the proposal. It was observed that the community was generally concerned regarding the proposed built form and density, given the size of the change between the existing community and the future built form for the area.

The proposal has been refined in response to ensure improved perceptions of the built form in the context of the existing and future area as well as the prioritisation of the human-scale interaction with the proposal. A core element of this response is a high-quality and activated public open space, ensuring that the proposal maximises community benefits and opportunities for civic and social events to occur.

The proposal strives to help repair long-term community relationships through the delivery and maintenance of the high-quality proposed open space. This proposal strives to enhance the community's trust in development across the precinct, acknowledging the significant urban renewal, by reinforcing the credibility of the proponent in achieving the public benefits stated.

Key aspect of restoring this is an enhanced ongoing maintenance of the public space, enabling for the clear visualisation of the community benefits that arise from this development and the precinct more broadly.

Further detail on engagement activities is provided in the Engagement Report prepared as part of this SSDA.

5 Public space assessment



5.1 Accessible public space

Introduction

Accessible public spaces are important to community wellbeing, particularly within higher-density urban environments where residents increasingly rely on shared spaces for recreation, social interaction and everyday movement. Well-designed public spaces facilitate inclusion by enabling people of all ages and abilities to safely access, use and enjoy the public domain. Streets, parks, forecourts and pedestrian routes play a key role in supporting social connection, physical activity and community life, while also contributing to local identity and sense of place.

Policy and Strategic Context

Accessibility within public spaces is supported by a comprehensive policy framework at both the State and national level. The *Disability Discrimination Act 1992* (DDA) establishes a legal obligation to ensure people with disability are not subjected to barriers in accessing premises and public environments. While the *Disability (Access to Premises – Buildings) Standards 2010* and the Building Code of Australia set mandatory accessibility requirements for buildings, however, these standards do not fully address access within streetscapes, parks and other public outdoor areas.

The Australian Human Rights Commission issued the Advisory Notes on Streetscape, Public Outdoor Areas, Fixtures, Fittings and Furniture (2013), which provides guidance on achieving equitable access in outdoor environments such as footpaths, parks, plazas, landscaping, street furniture and road crossings. Although non-mandatory, the Advisory Notes are authoritative and reinforce that access barriers and discrimination that are addressed under the DDA in public spaces may still appear.

The NSW Public Spaces Charter (2021) establishes a people-focused framework for the planning, design and management of public spaces. The Charter identifies ten principles for quality public space, including openness, safety, inclusivity, local character, green and resilient design, and effective management which recognise that public spaces should respond to the specific needs of the area.

The Draft Greener Places guidelines reinforce the importance of accessible and connected green infrastructure as a core component of sustainable urban renewal. It promotes the integration of urban ecology, active recreation and green connectivity to support health, climate resilience and biodiversity, particularly in areas experiencing population growth and increased density.

Together these policy directions complement the Australian Standard AS 1428.1:2009 – Design for access and mobility, which provides technical guidance on circulation spaces, ramps, stairways, surface treatments, signage and tactile indicators, and remains relevant for public outdoor areas

Benchmarking and Best-Practice

Best-practice and benchmarking accessibility for this PSP is informed by recognised Australian and international standards referenced in the Advisory Notes, including the AS 1428 suite for access and mobility outlined below,

Australian Standard AS 1428.1:2009 – Design for access and mobility, which provides technical guidance on circulation spaces, ramps, stairways, surface treatments, signage and tactile indicators, and remains relevant for public outdoor areas.

Australian Standard AS 1428.2:1992 and *AS 1428.4.1:2009*, which provide additional guidance on fixtures, fittings, furniture and tactile ground surface indicators, supporting orientation and safe movement for people with sensory impairment.

Assessment

The design of the proposed public spaces reinforces accessibility by ensuring adequate circulation to and around the podium towers. The provision of further public space through the site in the Moreton Street connection enhances pedestrian permeability and ensures possible future use as a street connection as part of the Burwood Metro precinct vision outlined in the *City of Canada Bay Development Control Plan 2008*. It is suggested that detailed design and construction make reference to the *AS1428.1:2009* and *AS1428.2:1992* to ensure delivery in line with best practice accessibility standards.

A further, detailed assessment in line with the Better Placed guidance is provided in Appendix A.

5 Public space assessment



5.2 Connected public space

Introduction

Connected public spaces are fundamental to creating inclusive, liveable and resilient urban environments. In higher-density and renewal contexts, connectivity between open spaces, streets, transport hubs and community facilities enables people to move easily and safely through their neighbourhood, supports active transport, and encourages social interaction. Well-connected open space networks improve access to recreation and everyday destinations, reduce reliance on private vehicles, and strengthen community cohesion by linking people to places where public life occurs.

Policy and Strategic Context

State and local policy frameworks place strong emphasis on connectivity as a core principle of public space and green infrastructure planning. The *NSW Government's Draft Greener Places Guideline* identifies connectivity as a key principle for green infrastructure, advocating for the creation of interconnected networks of high-quality open spaces that link town centres, public transport hubs, waterways, employment areas and residential neighbourhoods. These networks comprise both physical and functional connections that benefit people and wildlife and are supported through design actions such as connected green streets that encourage walking and cycling, and spaces that foster interaction, stewardship and a sense of community.

The *NSW Public Spaces Charter* (2021) reinforces the importance of connected public spaces through its emphasis on community-focused and healthy, active places. The Charter recognises that public spaces are essential meeting and gathering places that facilitate formal and informal social interaction, build social capital and support community resilience. Well-connected public spaces enable people from diverse backgrounds, ages and abilities to participate in civic life, promote equity and inclusion, and encourage everyday physical activity through walking, cycling and recreation.

The *City of Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan* identifies improved accessibility and connectivity as a priority need.

The Strategy highlights the importance of green streets, active transport links, universal design and equitable distribution of open space to improve connections to parks, sports facilities and recreational opportunities. It also identifies the need for new and embellished open spaces near future Metro stations, improved foreshore access, connected recreation trails and stronger links between key open space destinations across the LGA.

Benchmarking and Best Practice

Contemporary benchmarking for connected public spaces moves beyond simple measures of quantity to focus on proximity, accessibility, quality and connectivity, particularly in high-density and urban renewal contexts. This approach is reflected in State and local policy, including the NSW Public Spaces Charter, Greener Places and the City of Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan.

For this PSP, walkable access and connectivity are key benchmarks, with the quality of access routes considered as important as distance.

Assessment

The proposed public spaces are considered to enhance local connectivity by:

1. Providing enhanced pedestrian interface on Loftus Street – reinforcing the role of this connection as a major North-South pedestrian route connecting through to Burwood. By reinforcing significant fig tree plantings on this corridor, the proposal consolidates the 'boulevard' typology and encourages movement through to the site and the surrounding major sportsfields and open spaces to the North and East.
2. Ensuring that the Moreton Road connection remains free of built form to enable future flexibility for possible road extensions and pedestrian movement.

Overall, it is considered that the proposed public space network provides a high degree of connectivity for current and future residents of the Burwood North Precinct.

A further, detailed assessment in line with the Better Placed guidance is provided in Appendix A.

5 Public space assessment



5.3 Quality public space

Introduction

The quality of public open space is a critical determinant of how spaces are used, perceived and valued by the community. In higher density urban environments in particular, well-designed, high-quality public spaces play an essential role in supporting everyday recreation, social connection, health and wellbeing, and climate resilience. Quality public spaces provide comfort, safety and amenity, encourage longer stays and repeat use, and contribute to a strong sense of place and community identity. Increasingly, quality is recognised as equally important as quantity in meeting the recreational and social needs of growing communities.

Policy and Strategic Context

The NSW Public Spaces Charter establishes a clear state-wide commitment to ensuring that all people in NSW have access to high-quality public space that supports participation in public life. The Charter identifies ten principles for quality public space, emphasising inclusivity, safety, amenity, accessibility, environmental performance, and long-term stewardship. Central to the Charter is the recognition that high-quality public spaces are fundamental to community wellbeing, social cohesion and equitable access to public life, particularly in areas experiencing growth and change.

The Greener Places framework reinforces the importance of quality through its focus on green infrastructure as an essential component of the built environment. It positions green infrastructure as critical urban infrastructure that improves environmental performance, mitigates climate impacts, enhances biodiversity, and delivers social and health benefits.

Greener Places emphasises that quality green spaces should be multifunctional, well integrated with surrounding streets and buildings, and designed to provide shade, comfort, visual amenity and ecological value over time.

The Better Placed (2017) design policy further strengthens this focus by positioning design quality as central to achieving healthy, resilient and liveable places. Better Placed recognises the strong relationship between design quality, public health, climate resilience and social outcomes. It advocates for public spaces that are people-focused, comfortable, attractive and adaptable, and that contribute positively to the broader public realm through careful consideration of scale, materials, landscape integration and long-term performance.

At the local level, the City of Canada Bay Social Infrastructure Open Space and Recreation Strategy and Action Plan (2019) highlights that quality is a key determinant of usability and attractiveness.

The strategy identifies that high-quality open spaces can often better meet community needs than larger but poorly designed or poorly maintained spaces. It establishes quality indicators including amenity, accessibility, safety, vegetation, setting, functionality and maintenance, and recognises that improving the quality of open space is essential in higher density and growth areas where land availability is constrained.

5 Public space assessment



5.3 Quality public space (cont.)

Benchmarking and Best Practice

Current best practice benchmarking for open space quality moves beyond simple land area measures to assess how well space's function, feel and perform for users.

The City of Canada Bay's Social Infrastructure Open Space and Recreation Strategy (2019) identifies quality as a core benchmark, recognising that amenity, access, safety, comfort, landscape character and ongoing management all influence whether open spaces successfully meet community needs.

High-quality open spaces are expected to provide clear visual and physical access, support universal access for people of all ages and abilities, feel safe and welcoming throughout the day, and offer a high level of amenity through shade, seating, lighting, landscaping and supporting facilities.

The NSW Public Spaces Charter (2021) reinforces this approach by identifying that quality public spaces should be inclusive, well designed, safe, healthy and well managed. Quality is understood not only in terms of initial design, but also durability, maintenance and the ability of spaces to adapt over time. Spaces that are comfortable, legible and attractive encourage greater use, foster social interaction and support community ownership and care.

Greener Places adds an environmental dimension to quality benchmarking, identifying that high-quality green infrastructure should contribute to urban cooling, improved air quality, stormwater management and biodiversity outcomes, while also enhancing visual amenity and user comfort. Tree canopy, vegetation diversity, soil health and integration with surrounding streets and buildings are key indicators of quality, particularly in urban renewal areas.

These benchmarks establish that high-quality public open space should be accessible, safe, comfortable, visually appealing and environmentally responsive, while also being flexible and resilient to future change.

Quality benchmarking establishes clear expectations for the design and performance of public space, emphasising amenity, accessibility, safety and environmental resilience. These benchmarks provide a framework for ensuring that new open spaces deliver meaningful public benefit, support community wellbeing and positively shape the evolving character of the precinct.

Assessment

The overall design of the proposed public spaces appears to support the provision of quality spaces. Key features of the proposal include:

1. Deep soil planting, achieved through the avoidance of basement parking in Building A, allows the retention of mature trees and the provision of significant planting
2. Provision for a 34.7% of site area as tree canopy, achieved through over 100 trees across 2,185sqm of planting area. With a commonly accepted benchmark of 15% of net developable area to be provided as green space identified in the Draft Greener Places guidance, this high level of provision exceeds minimum standards for site coverage.

To ensure overall quality it is recommended that the proposed public spaces remain publicly accessible in perpetuity, to be achieved through a suitable ownership and management structure.

A further, detailed assessment in line with the Better Placed guidance is provided in Appendix A.

5 Public space assessment



5.4 Safe public space

Introduction

Safety is a fundamental component of high-quality public space and is essential to supporting everyday use, social interaction and community wellbeing, particularly within higher-density urban environments.

Public spaces that are safe and perceived to be safe enable people of all ages, abilities and backgrounds to participate confidently in public life, supporting walking, recreation, social connection and access to services. In growth precincts undergoing significant change, the design and management of the public domain plays a critical role in shaping perceptions of safety and reducing opportunities for crime through thoughtful planning, visibility, activation and ongoing stewardship.

Crime Prevention Through Environmental Design (CPTED) provides an established framework for integrating safety outcomes into the planning and design elements of public spaces. By addressing the physical, social and operational characteristics of places, CPTED principles aim to reduce the likelihood of crime and perception of crime while supporting positive activity, ownership and use of public space over time.

Policy Context

CPTED is an internationally recognised approach that focuses on reducing opportunities for crime through the thoughtful planning, design and management of the built environment. In NSW, CPTED is embedded within planning guidance under the Environmental Planning and Assessment Act 1979 and supported through state and local policy frameworks addressing urban design, public domain and community safety.

Well-designed public spaces can reduce opportunities for crime and antisocial behaviour by increasing the perceived likelihood of detection, limiting concealment, and reinforcing social norms of appropriate behaviour.

This is achieved through the application of the four core principles of CPTED: territorial reinforcement, surveillance, access control, and space and activity management. Territorial reinforcement strengthens a sense of ownership and stewardship by clearly defining public and private spaces through layout, materials, planting and lighting, while natural surveillance is enhanced by designing buildings, streets and public spaces to maximise visibility and informal observation by residents, workers and visitors.

Access control supports safety by guiding movement through legible pathways and entries, discouraging unauthorised or unintended use of spaces, and space and activity management ensures public areas are well maintained, actively used and adaptable over time, reducing the risk of neglect.

These principles align with the NSW Public Spaces Charter, which identifies safety and inclusion as core attributes of quality public space and are reinforced by local community safety strategies. In particular, the City of Canada Bay's Community Safety and Crime Prevention Plan (2020) which emphasises situational crime prevention, by recognising the role of urban design and public domain improvements in supporting safer everyday movement, social interaction and improved perceptions of safety, including at night.

Benchmarking and Best Practice

Best-practice safety benchmarking for public spaces recognises that safety outcomes are strongly influenced by design quality, activation and ongoing management, rather than crime statistics alone. Benchmarks drawn from CPTED guidance, State policy and local strategies consistently emphasise the importance of designing environments that support natural surveillance, clear movement and active use.

5 Public space assessment



5.4 Safe public space (cont.)

Safe public spaces key priorities are clear sightlines, active frontages and the orientation of entrances, windows and balconies toward streets and open areas. Landscaping and built elements are designed to maintain visibility and avoid concealed spaces or entrapment points. Legible movement networks, intuitive paths, well-defined entry and exit points and clear wayfinding support confident navigation and reduce uncertainty for users.

Consistent, well-distributed lighting is essential to support evening and night-time use, reduce shadowing and encourage continued activity after dark. A mix of uses throughout the day and evening further enhances safety by increasing passive surveillance and reducing opportunities for antisocial behaviour. Clear delineation between public, semi-private and private spaces reinforces appropriate use and strengthens a sense of ownership.

Ongoing maintenance and management are also central to safety benchmarking, as well-maintained spaces signal care, encourage positive behaviour and reduce fear of crime. Collectively, these benchmarks demonstrate that high-quality, actively used and well-managed spaces deliver stronger safety outcomes than larger but poorly designed or underutilised areas.

For this site, safety benchmarking highlights the importance of embedding CPTED principles into the design of streets, open spaces and interfaces from the outset. Aligning layout, activation, lighting and landscape design with established safety benchmarks which will support everyday use, strengthen perceptions of safety and contribute to a safer and more liveable precinct as the area continues to grow.

Assessment

The design of the proposed public spaces has considered safety, achieved through:

1. Ensuring clear sightlines between all public spaces and surrounding residential uses. This ensures a high level of passive surveillance with all frontages.
2. Ensuring that publicly accessible areas are street-facing and avoiding public areas between the buildings and other sites. For example, the landscape buffer between Building A and B, and the residential sites to the West, will remain private to ensure public safety.
3. Providing active frontages to Loftus Street, enhancing passive surveillance and activation to the Concord Oval to enhance overall precinct safety and activity.

CPTED principles should be embedded in the detailed design and construction of the public spaces, and a focus on retail leases in the Building A space that provides a high level of activity throughout the day and early evening, to further enhance safety.

A further, detailed assessment in line with the Better Placed guidance is provided in Appendix A.

6 Operational Plan of Management



A core component of this PSP is to ensure clear guidance is granted for the ongoing management and maintenance of the privately owned sections of the public space provided in this proposal. This ensures the public space is maintained to a high-quality standard, and aligning with Council's expectations for this area.

The ongoing management of the public open spaces will be informed and directed by the overall vision for the site:

The proposal is to establish an accessible, high quality and safe public spaces network, which can be enjoyed by existing and future residents, and visitors to the locality, maximising the opportunities to develop a positive and connected urban village community.

The new public forecourts and street interfaces within the site boundaries will be managed by the proponent or their nominated property and landscape maintenance services. All management and maintenance activities for these spaces will be undertaken at no cost to the City of Canada Bay Council. The Moreton Street park will be privately managed at no cost to Council until such time as the land is formally transferred through a Voluntary Planning Agreement, at which point this component of the site will be managed by Council. The proposed subdivision supports future flexibility for ownership transfer.

The proposed public spaces will remain publicly accessible 24 hours a day, with no time-sensitive boundary reinforcements installed, such as private access boundary gates. This will continue throughout the operation of the proposal.

Acknowledging the anticipated low-intensity uses for the spaces, and the thoughtful design to enable increased passive surveillance from the public and future residents, no on-site staffing or active supervision policies are required. However, to maintain ongoing public safety, the spaces will be subject to regular visual safety inspections, with potential hazards such as trip risks, damaged surfaces to be identified and addressed in a timely manner.

Routine maintenance will be undertaken by the site owner's nominated property and landscape maintenance service, which will operate as required. Maintenance activities will include regular mowing, edging, pruning of the lawn spaces, the maintenance of new and existing tree plantings as well as the removal of litter and debris to maintain a clean appearance and maintain sightlines. Maintenance frequencies will be responsive to the site conditions and observed site usage rather than fixed schedules.

These arrangements will be reflected in a Plan of Management to be prepared for the public spaces by the relevant owner.

Appendix A – Better Placed Assessment



Objective	Requirements	Project alignment	Future consideration – operation
Better fit Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspirations. It also contributes to evolving character and setting.	Considering the design in its immediate environs, and the wider context	The immediate environs are on the cusp of substantial community change with the development of the future Burwood-North Metro Station and the associated station development. The proposal aligns with the future character for the wider context.	Any changes associated with the delivery of the Burwood North Metro Station and surrounding redevelopment should inform future management and programming of the public spaces.
	Responding to the local landscape setting and its natural features, including topography, waterways and vegetation	The proposed open space is structured around a unifying theme that links the Metro to the parkland waterfront, expressed through a series of coordinated design elements that reinforce this connection. The open space responds to the local and historic landscape setting and its natural features, with a particular emphasis on local waterways..	Landscape maintenance and renewal should prioritise the long-term health of planting, particularly water-sensitive and riparian elements, to ensure local waterways and landscape themes remain legible, resilient and functional over time.
	Responding to the broader urban context in terms of existing street patterns, development and built form	The introduction of the proposed open space, together with the land dedication for the planned Moreton Street extension, responds to the existing street pattern and reinforces the envisaged built form and development outcomes for the precinct.	N/A
	Effectively addressing the immediate site conditions, surrounding public realm, neighbouring buildings or sites, and interfaces	The proposed road extension and open spaces enhance the public domain and create spaces that break up a large residential block, improving permeability and overall amenity. The scale of development reflects the anticipated future character of the precinct while reinforcing the site's role as a key gateway to the future Metro station.	Management of building interfaces, lighting, cleaning and surveillance will be required to maintain safe, welcoming and well-used spaces, particularly at key edges and gateway locations adjoining streets and residential lobbies.
	Building on and reinforcing distinct and authentic local characteristics, qualities and attributes, referencing local heritage and local materials where applicable to support local identity	The proposed open spaces have been designed from Country, with an emphasis on endemic species planting. The overall site design and layout has been influenced by an understanding of local context and history, which is documented in the Design Report prepared as part of this SSDA.	N/A
	Retaining and enhancing existing buildings and vegetation of public value	The proposal provides an opportunity to expand existing public open space and public vegetation within the locality. The proposed open spaces, design features and landscaped areas facilitate the integration of surrounding parkland into the high-density residential precinct..	Ensure mature trees and public vegetation are maintained
	Contributing to change in the urban context, where appropriate or desirable, in a managed, careful and responsive manner, establishing a reference for future built form and urban design	The public open space has been shaped by its integration with surrounding open spaces within the high-density environment, promoting a transition from the future Metro station to the broader network of regional open spaces.	N/A
	Contributing to the immediate public realm, through activation, passive surveillance, visual interest and improved amenity; supporting community interaction and addressing local needs and opportunities	The proposal contributes to the immediate public realm by enhancing visual interest, improving amenity and activation, and expanding opportunities for community interaction in response to local needs and opportunities.	A clear Plan of Management should guide ongoing activation, including outdoor dining, events and informal use, ensuring a balance between vibrancy, residential amenity and community access is maintained.
	Creating or contributing to a distinctive, defined urban character in the local area.	The proposed open spaces increase the opportunity for future interactions between residents, contributing to the local character and diverse range of experiences.	N/A

Appendix A – Better Placed Assessment



Objective	Requirements	Project alignment	Future consideration – operation
<p>Better performance</p> <p>Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working.</p> <p>Sustainability is no longer an optional extra but a fundamental aspect of functional, whole-of-life design.</p>	Facilitating and encouraging sustainable transport modes including walking, cycling and public transport and minimizing the space dedicated to vehicle movement and parking	The proposal demonstrates a high level of walkability, with direct access to the future Metro station and regional open spaces. The proposed open spaces reinforce this strength by enabling active, safe and well-used public environments that support both residential and retail activity.	The Open Space Plan of Management will guide the use and care of the public spaces to support ongoing walkability, safety and legibility, ensuring pedestrian movement, access to the future Metro station and connections to regional open spaces continue to function effectively as levels of residential and retail activity increase.
	Accommodating an appropriate range of well-distributed, public or private activities.	The public open spaces are designed to accommodate a range of public activities, whilst the communal open spaces distributed across the site are enhanced by landscaping.	The Open Space Plan of Management will ensure public and communal spaces remain flexible and inclusive, supporting a mix of everyday use, informal recreation and programmed activities without compromising residential amenity.
	Accommodating future change in use or activities.	The design of the public open space has been informed by the future vision for the broader precinct, with emphasis on long-term activation and access along Moreton Street. Key elements such as retail opportunities have been positioned to support future permeability, activation and interaction.	N/A
	Integrating green infrastructure, including tree canopy, open space, bushland and water ways with urban development and grey infrastructure, such as streets, roads and public transport	The open spaces enhance the existing human-level perspective of transition from the Parramatta Road locality to the regional open spaces within Concord. Integrating substantial green infrastructure including the tree canopy and open space enhances this experience.	N/A
	Contributing to resource efficiency (energy, water, materials), including minimizing consumption, and accommodating localized energy generation, water, recycling and food production	The proposal incorporates high-performance building fabric and passive design measures to improve energy efficiency and reduce reliance on mechanical systems, consistent with NCC 2022 and Section J requirements. Waste and recycling are managed within the building envelope to minimise streetscape impacts. Landscape and shading strategies, including canopy trees and berms, support microclimate regulation and user comfort	Future upgrades should allow for the integration of improved energy and water efficiency technologies as standards and demand evolve. Landscape and shading strategies should be capable of adaptation to respond to changing climate conditions and user needs. Waste and recycling systems should allow for future expansion or refinement to support higher recovery rates.
	Prioritising the use of robust, locally sourced materials and resilient, climate-responsive plant species	Materials and finishes have been prioritised to enhance durability and whole-of-life resource efficiency.	Material selection should continue to prioritise durability and low whole-of-life environmental impact.
	Responding to local climate conditions, and using efficient, passive approaches and systems to provide shade, shelter, heating and cooling to reduce the burden on, or need for, mechanical systems.	The proposal responds to local climate conditions through the use of passive design strategies that enhance thermal comfort and reduce reliance on mechanical systems. Extensive canopy tree planting and landscape shading provide shelter and cooling at the ground level, supporting comfortable year-round use of public spaces.	Future design responses should allow for additional shading, planting or passive elements to be incorporated as climate conditions change.
	Arranging layouts, facades, materials and fixtures to optimise environmental performance, through access to fresh air, natural light, greenery and vegetation.	The proposal arranges building layouts, façades and public spaces to maximise access to natural light, fresh air and greenery. Residential buildings are oriented to optimise solar access and cross-ventilation, while deep balconies and façade articulation support shading and daylight control. Integrated landscaping and tree planting enhance environmental performance and improve comfort within the public domain.	Future upgrades should retain opportunities to enhance access to natural light, ventilation and greenery as standards and expectations evolve.

Appendix A– Better Placed Assessment



Objective	Requirements	Project alignment	Future consideration – operation
<p>Better for Community</p> <p>The design of the built environment must seek to address growing economic and social disparity and inequality, by creating inclusive, welcoming and equitable environments.</p> <p>Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.</p>	<p>Supporting appropriate layout, density and way-finding for walking, cycling and access to services, facilities and public transport.</p>	<p>The proposed open space enhances the local amenity and visual interest at the street level, supporting the local density, as well as way-finding for pedestrians within the precinct. It has been designed to provide clear routes and sight lines for visitors and residents.</p>	<p>The Open Space Plan of Management will support flexible and inclusive use of public and communal spaces, balancing informal daily use with programmed activities while maintaining residential amenity.</p>
	<p>Developing layouts in precincts, buildings and spaces that encourage exploration, movement, and equitable public access in public and community buildings as well as privately owned public spaces.</p>	<p>The proposal has been designed to enhance equitable public access and movement, supporting the diverse needs of the future community.</p>	<p>Public spaces should be managed to allow adaptive programming and future change in response to evolving community needs, retail demand and precinct intensification, particularly along the Moreton Street extension.</p>
	<p>Accommodating or contributing to a diverse and integrated mix of spaces and uses including diverse housing types, community spaces and commercial premises.</p>	<p>The proposal accommodates for an integrated mix of spaces and uses, from the adjacent Concord Oval, to the proposed high-density dwellings and the broader Burwood-Concord Metro precinct.</p>	<p>N/A</p>
	<p>Supporting equitable access to a diverse range of local economic or employment opportunities.</p>	<p>The proposal will deliver modest retail opportunities, providing employment and recreational opportunities that support the local community.</p>	<p>N/A</p>
	<p>Providing or contributing to a range of types of open space in the public realm, varying in sizes and configuration and connecting to wider networks, particularly in higher density urban locations</p>	<p>The proposal contributes to the existing range of open spaces in the public realm and locality, providing a public open space which connects the Concord Oval to the St Luke’s Park and anticipating Burwood North Metro plaza.</p>	<p>N/A</p>
	<p>Creating internal and external layouts which can accommodate a wide range of events, activities and informal social interactions</p>	<p>The open space can accommodate a wide range of events, activities and informal interactions, enhancing the local network of open spaces and providing a clear transition into an increased urban environment from regional open spaces.</p>	<p>N/A</p>
	<p>Ensuring permeable edges to buildings and spaces by creating frontages, connections and entrances that are legible, engaging and welcoming especially in town centres, main streets and high-density areas.</p>	<p>The proposal enhances the public domain by increasing the public permeability of the site, increasing activated street frontages, and providing residential entrances that are legible and welcoming.</p>	<p>Active frontages, entrances and interfaces should remain visually engaging, safe and welcoming.</p>
	<p>Contributing to an interconnected network of green infrastructure, linking tree canopy, open space, bushland and waterways.</p>	<p>The proposal enhances the expands the adjacent public open spaces of Concord Oval and St Luke’s Park, providing a smooth transition into the anticipated high-density residential village surrounding the North-Burwood Metro Station.</p>	<p>Landscape management should reinforce connections to Concord Oval, St Luke’s Park and future Metro open spaces, ensuring tree canopy and planting continuity is maintained as the precinct intensifies.</p>

Appendix A – Better Placed Assessment



Objective	Requirements	Project alignment	Future consideration – operation
<p>Better for People</p> <p>The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space.</p> <p>The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.</p>	Prioritising people as the most important design consideration and the foundation for design decisions.	The proposal enshrines the individual experience in its design development, creating a thoughtful place-based development which enhances the local public domain.	N/A
	Providing an appropriate range of climatic experiences – shelter, enclosure, openness, solar access and shade	The project has designed public space with a range of experiences in mind. The three distinct typologies, ranging from sheltered tree plantings along the road frontage, to a more open plaza, to a parkland on the Moreton Road area, provides for a range of experiences for future users of the public space.	N/A
	Supporting a spectrum of public realm uses – including individual (walking, waiting, sitting), social (meeting and interacting) and active recreational activities (playing) – through the design of spatial layouts, furniture, materials, planting and other details	Integrated public furnishings, and landscaping will be aesthetically pleasing, functional and thoughtful in their integration.	N/A
	Accommodating an appropriate range of social and community activities by providing flexible spaces that are adaptable as future circumstances change	Retail opportunities on the ground level have been designed to be flexible to support the varied needs of the future and existing community, whilst promoting activation of key frontages.	N/A
	Optimising comfort and enjoyment within buildings and spaces, through acoustic and thermal comfort, appropriate lighting, appropriately proportioned spaces and connections to surroundings	The provision of over 34% site coverage with tree planting ensures a high level of thermal comfort. Additionally, the coverage of plantings at all edges of the site and between buildings enhances acoustic comfort through the acoustic reticulation that greenery provides.	N/A
	Ensuring that layout arrangements and the relationships between spaces and perimeters maximise activation, visibility, clarity, activity and opportunities for passive surveillance.	Open spaces proposed maximise retail and civic activation, with clear sight lines for residents and visitors within the space and broader locality. The open spaces are designed with deep consideration with CPTED principles.	N/A
	Contributing positively to the physical and mental health and well-being of local users and visitors; enhancing opportunities for physical activity, social interaction and access to healthy good.	The proposed open space and renewed public domain provides increased opportunity for residents and visitors for physical recreational activities, enhancing well-being and incentivizing social interactions.	The Open Space Plan of Management will support opportunities for walking, informal recreation and social interaction, ensuring the public domain continues to promote wellbeing, inclusion and everyday physical activity.

Appendix A – Better Placed Assessment



Objective	Requirements	Project alignment	Future consideration – operation
<p>Better Working</p> <p>Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change.</p> <p>Buildings and spaces which work well for their proposed use will remain valuable and well-utilised</p>	Accommodating and responding to people’s daily needs and amenity, including activities, use requirements and movement patterns in the urban environment.	Individual daily needs and amenities for the future residents, visitors and existing community are accommodated in the renewed ground plane. The proposal provides a unique integration between public green spaces and retail opportunities.	N/A
	Supporting a range of diverse uses which activate places day and night, inside and outside, by overlapping or extending the times of use by different groups	The open spaces are intrinsically high-performing spaces, enabling for diverse activities during the early-morning, daytime and nighttime periods.	The Open Space Plan of Management will support safe and balanced day–night activation through appropriate lighting, tenancy management and maintenance, ensuring activation does not compromise residential amenity or safety.
	Supporting housing and commercial activity at higher densities close to local shops, services and public transport; minimizing travel distances and providing easy access to services	The proposed public domain enhances the proposed high density housing supply and retail opportunities, and encourages use of future public transport infrastructure for residents and visitors.	N/A
	Creating indoor and outdoor spaces which accommodate and prioritise shared use, to optimize value for building occupants and the public	The proposal includes a range of outdoor spaces and modest indoor retail opportunities which optimize value for the anticipated future population	N/A
	Ensuring spatial layouts are accessible, legible and easily navigable	The open space remains easily visible, open with clear views to points of interest and activity.	Wayfinding, signage, sightlines and access points should be regularly reviewed and updated as needed to maintain clarity and ease of movement, particularly as surrounding development and Metro activity intensifies.
	Ensuring spatial layouts are flexible to accommodate potential future changes in use, responding to future requirements and movement patterns	The proposal includes modest retail opportunities which are flexible to changing requirements and movement patterns.	N/A
	Ensuring spaces are appropriately sized to accommodate activity while maintaining movement paths.	Open spaces across the ground plane are appropriately sized for future recreational and retail uses simultaneously with movement paths.	N/A

Appendix A – Better Placed Assessment



Objective	Requirements	Project alignment	Future consideration – operation
<p>Better Value</p> <p>Good design generates on-going value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.</p>	Accommodating a range of economic, small business and entrepreneurial opportunities in local areas and ensuring they are well connected and accessible	Open spaces proposed can accommodate a range of retail and civic opportunities for increased interaction, ensuring heightened interaction with the broader community.	N/A
	Facilitating the enjoyment of public space by all people, including active and passive occupants (pedestrians, consumers, onlookers and visitors)	The proposal facilitates a higher quality open space, promoting seamless interaction with the Metro quarter and the regional open spaces within the locality for pedestrians, consumers, onlookers and visitors.	The Open Space Plan of Management will ensure public spaces remain welcoming, comfortable and inclusive for a wide range of users, with ongoing maintenance of seating, paths, lighting and sightlines to support both active and passive use.
	Providing or supporting a range of housing, uses and urban density to encourage accessibility, diversity, affordability and leverage efficiencies of access to services and public transport.	The broader proposal accommodates a range of housing typologies reflecting of the anticipated built form and community for the area. It leverages the regional open spaces and future Metro station to create a range of opportunities for high quality activities and urban interactions.	N/A
	Developing built elements and surfaces that are resilient and durable while reflecting quality and permanence, ensuring visual and functional quality over time	High quality materials should be sought during construction to ensure resilience and durability, particularly where high foot traffic can be assumed. This will further assist with ongoing cost effectiveness of maintenance of these public spaces.	Ensure prioritisation of high quality and resilient materials during construction for high foot traffic areas.
	Taking a whole-of-life approach when considering cost, and considering wider public benefits over time	The proposal is designed to be sustainable and positively contribute to the locality's public social, economic and environmental benefits.	Future outcomes should continue to support positive social, economic and environmental benefits for the locality.
	Considering ongoing maintenance costs such as cleaning, vegetation, water and energy use	Considerations to be embedded in the relevant management plans for the public spaces.	Embed considerations such as cleaning, vegetation, water and energy use within Strata common area management plans and Plans of Management for public spaces.
	Facilitating and encouraging social interaction in buildings and spaces, while also making appropriate provision for privacy and seclusion	The public open spaces are designed to provide equitable access for all visitors, residents and community members, supporting the growth of a vibrant community through increased opportunities for social interaction.	N/A
	Delivering ongoing public value through new or enhanced public spaces and interfaces with the public realm, with the flexibility to respond to changing usage patterns and functional needs over time.	The proposal has been developed holistically to enhance the integration between the public realm, transport infrastructure and public open spaces. Creating an integrated environment, enhancing the broader locality.	N/A
Allowing for future adaptation to accommodate demographic changes, new patterns of use and the integration of new technologies.	The mix of apartment typologies and open spaces respond to the diverse needs of the future and existing community.	N/A	

Appendix A – Better Placed Assessment



Objective	Requirements	Project alignment	Future consideration – operation
<p>Better Look & Feel</p> <p>Our built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places.</p> <p>The feel of a place, and how we use and relate to our environments depends upon the aesthetic quality of our places, spaces and buildings.</p> <p>The visual environment should contribute to its surroundings and promote positive engagement.</p>	Demonstrating a clear aesthetic intent	The proposal establishes a clear aesthetic intent through a cohesive and integrated approach to architecture, landscape and public domain design.	N/A
	Creating engaging and attractive environments	The provision of a high-quality open space which serves as an integrated gateway between the urban high-density Metro quarter, and the regional open spaces, provides an engaging and attractive environment for residents and visitors.	Operational management should maintain the quality, activation and visual appeal of the open space to ensure it continues to function as an attractive and engaging gateway between the Metro quarter and regional open spaces over time.
	Creating a series of connected and distinct places that contribute to the interest and legibility of the built environment	The proposal joins the urban locality and the adjacent open spaces into an integrated and thoughtful distinct place, positively contributing to the broader precinct.	Future changes within the precinct should respond to and reinforce the established hierarchy, connectivity and distinct character of the public spaces, ensuring legibility and interest are maintained as surrounding development evolves.
	Establishing appropriate, visually appealing built form in terms of scale, proportions, location and the configuration of buildings and spaces	The broader proposal reflects the anticipated future urban character surrounding the Metro station and the Burwood-Concord Precinct as outlined in PRCUTS. It presents a visually appealing built form providing a key gateway into the regional open spaces.	N/A
	Integrating landscaping design and service elements with the building design to create welcoming and interesting places	The proposal demonstrates an integrated approach to landscape, building design and servicing elements, creating welcoming and interesting places.	Future changes should respect and reinforce the integrated landscape, building and servicing framework established by the proposal.
	Achieving a purposeful composition of materials and elements including colours, textures, finishes, light and detailing	The proposal demonstrates an integrated approach to landscape, building design and servicing elements, creating welcoming and interesting places.	As the precinct evolves, future interventions should maintain the cohesive integration of landscape, buildings and servicing elements to support enduring place quality.
	Thoughtfully integrating public art	Public Art to be explored during the detailed design and construction of spaces.	N/A
	Developing active street frontages and an engaging environment for pedestrians, visually and materially, by minimizing blank facades at street level to positively contribute to the public realm	Enhancing and expanding the public domain develops increased opportunities for active street frontages coupled with a new public space. The ground level minimises blank facades, positively contributing to the public realm,	As the surrounding precinct develops, future interventions should build on the active street frontages and public space network established by the proposal to sustain public realm quality.
	Reflecting a commitment to and investment in design excellence	The proposal demonstrates a strong commitment to design excellence through an integrated approach to architecture, landscape and public domain design, delivering high-quality, well-resolved spaces that contribute positively to the character, functionality and long-term value of the precinct.	Future development and public domain upgrades should apply the design quality, established by the proposal, ensuring the long-term character and value of the precinct are maintained as it evolves.

Appendix B – Summary of Relevant Guidance



NSW Public Spaces Charter

The NSW Public Spaces Charter has been created to support equitable access to high-quality public spaces across New South Wales and to guide the planning, design, delivery and long-term management of these spaces. It provides a policy framework that responds to diverse local contexts while promoting best practice outcomes across metropolitan, regional and rural areas. It recognises that there is no one-size-fits-all approach to public space and that each place must respond to its unique history, environment, community needs and patterns of use.

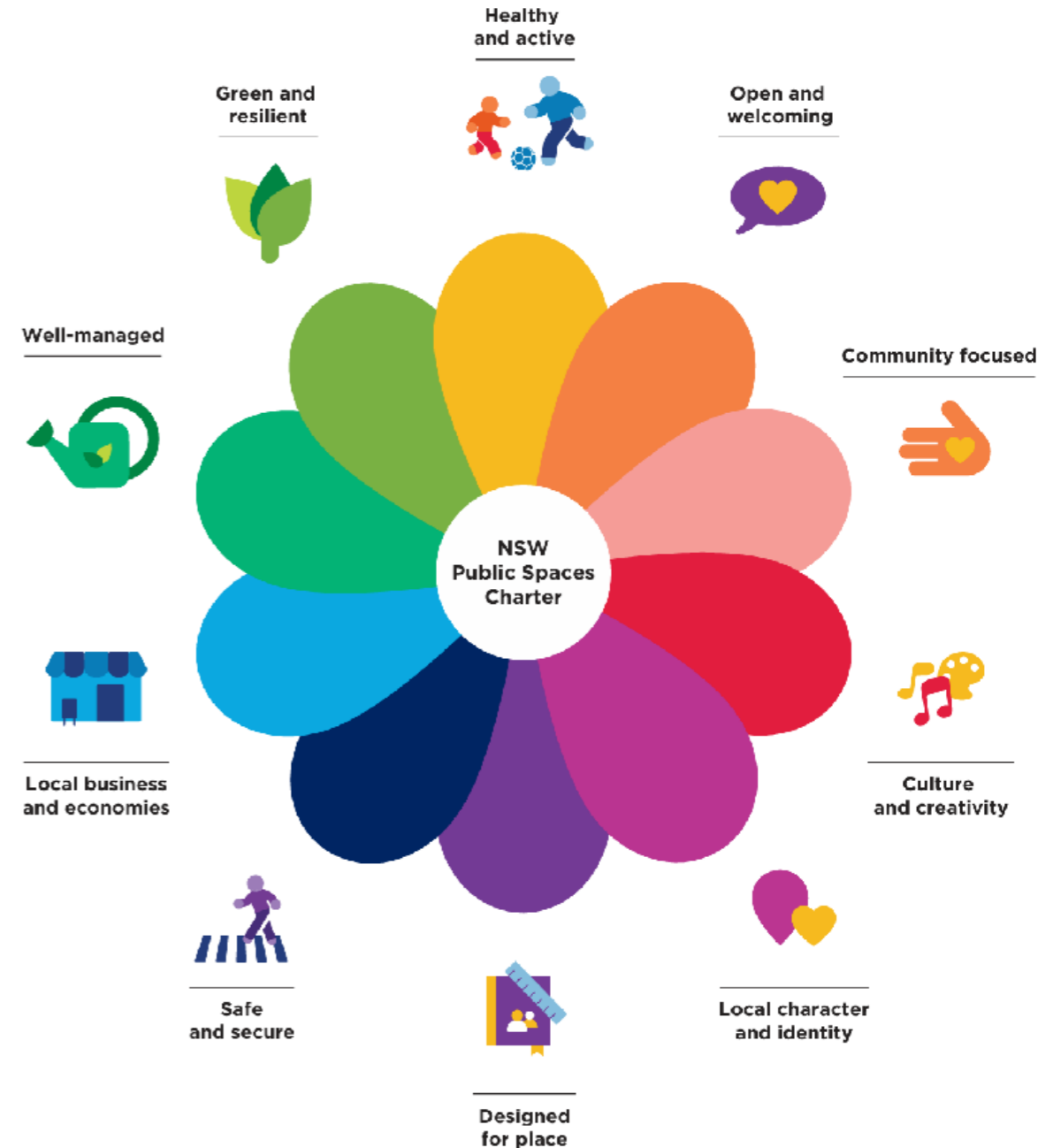
The NSW Public Spaces Charter defines public space as an essential element of public life that shapes community connection and social experiences including, streets, parks, town squares, libraries, community halls, playgrounds and sporting fields, which collectively support social, cultural, economic and environmental outcomes

Public spaces are connected spaces providing meaningful places that reflect local identity and community values. The purpose of the NSW Public Spaces Charter is to support equitable access to high-quality public spaces across NSW and to guide the planning, design, delivery and management of these spaces.

The Charter is informed by evidence-based research, best practice and extensive consultation with Aboriginal peoples, community members, state and local government, industry, business, cultural organisations and public space experts

The Charter is underpinned by ten principles that guide the planning, design and management of public space. Those principles are: Open and Welcoming; Community Focused; Culture and Creativity; Local Character and Identity; Green and Resilient; Healthy and Active; Local Business and Economies; Safe and Secure; Designed for Place; and Well Managed.

Together, these principles provide a consistent framework to create inclusive, vibrant and sustainable public spaces that enhance quality of life for all people in NSW.



Appendix B – Summary of Relevant Guidance

Public Open Space Strategy for NSW

The Public Open Space Strategy for NSW (2022) sets a clear vision for thriving and resilient public open spaces across the state, enabled through strong leadership, coordinated planning and sustained support from the NSW Government. It recognises public open space as essential infrastructure that is fundamental to liveable communities, rather than an optional or secondary component of development.

The Strategy focuses on delivering better social, health, environmental and economic outcomes by improving how public open space is planned, funded, delivered and managed. Quality public open spaces support community connection, cultural expression and recreation, contribute to physical and mental health, and strengthen local identity and social cohesion. They also play a critical role in mitigating climate impacts, reducing urban heat, protecting biodiversity and improving environmental resilience.

Through coordinated, whole-of-government action and stronger partnerships with local government and First Nations communities, the Strategy seeks to ensure public open space is delivered equitably and integrated early with major infrastructure and development. By valuing public open space as core infrastructure, the Strategy aims to maximise community benefit, optimise public investment and create healthier, greener and more resilient cities, towns and regions across NSW.



Appendix B – Summary of Relevant Guidance



Better Placed

Design quality is essential to creating public spaces that people enjoy using and feel connected to. Thoughtful design supports everyday activities, encourages social interaction, and helps public spaces adapt over time to meet the changing needs of the community.

The NSW Government's Better Placed (2017) design policy sets out a shared vision for creating better places, spaces and buildings across the state. It recognises that great cities, towns and neighbourhoods do not occur by chance, but through deliberate, well-considered design that responds to social, economic, environmental and cultural change. As NSW continues to grow and transform, the Better Placed design policy positions good design and design thinking at the centre of all development processes.

It responds to local character, community needs, and reinforces the role of new open spaces as essential infrastructure for growing communities, supporting health, wellbeing and social cohesion. Better Placed design policy highlights the importance of designing spaces that are inclusive, safe and adaptable, encouraging a diversity of uses across different times of day and for people of all ages and abilities.

The policy emphasises the importance of integrating open space within broader movement networks including walking, cycling and public transport networks, ensuring strong pedestrian and cycling connections and supporting access to public transport. It outlines six key objectives, which this proposal aligns with, contributing to a more connected, resilient and people-focused urban environment while enhancing the future precinct's quality and human-scale experience.

Objective 1

Better fit

Better fit contextual, local and of its place

Objective 3

Better for community

Better for community is inclusive, connected and diverse

Objective 5

Better working

Better working is functional, efficient and fit for purpose

Objective 2

Better performance

Better performance is sustainable, adaptable and durable

Objective 4

Better for people

Better for people is safe, comfortable and liveable

Objective 6

Better value

Better value is creating and adding value

Appendix B – Summary of Relevant Guidance



Greener Places

State and local planning policy places strong emphasis on the delivery of high-quality green infrastructure as a core component of sustainable urban renewal. Within this context, the provision of publicly accessible open space that supports environmental performance, community wellbeing and long-term resilience is a key consideration for new development.

The NSW Government's Greener Places establishes a statewide framework for creating healthier, more resilient and better-connected green infrastructure networks. Key principles include integrating urban ecology, active recreation and green connectivity across urban localities to support liveability, climate resilience and biodiversity. The core design principles of the guideline include integration, connectivity, multi-functionality and participation.

By aligning with these principles, the proposed open spaces have the capacity to function not only as attractive local destinations, but also as key elements within the broader green infrastructure and recreational network in the context of urban renewal.

The proposal provides an opportunity to deliver high-quality, climate-responsive and socially inclusive open space that aligns with the Greener Places. Strategically, the proposed open spaces will contribute to the urban tree canopy and support a resilient public domain that enhances liveability for both existing and future residents.

Urban Tree Canopy Strategy

Urban tree canopy plays a critical role in shaping comfortable, resilient and liveable urban environments, particularly within areas undergoing intensification and renewal. Local strategic planning places strong emphasis on increasing canopy coverage as a means of improving environmental performance, mitigating urban heat, and enhancing public domain quality and community wellbeing.

The City of Canada Bay's Urban Tree Canopy Strategy (2019) sets out priorities for expanding and enhancing tree canopy coverage to improve local amenity, environmental resilience and community wellbeing. The strategy identifies Concord as having a high proportion of impervious surfaces (47.66%), with much of this land in private ownership. Concord is also identified as one of the hotter suburbs within the LGA and as having significant potential for additional tree planting and is therefore recognised as a priority area for canopy expansion.

In the context of the proposal and the broader locality, the strategy reinforces the importance of delivering green, comfortable and resilient public spaces. The proposal has embedded its objectives into the design of the open spaces, ensuring that the site meaningfully contributes to the precinct-wide canopy targets, supporting cooler and more walkable neighbourhoods and enhances the character of the emerging urban centre.

By aligning with the strategy's priorities on connectivity and equitable access to tree canopy, the proposal can function as a key focal point within the Concord area, offering a transitional space with shade, visual amenity and ecological value while strengthening the broader tree network.

Appendix B – Summary of Relevant Guidance

Social Infrastructure (Open Space and Recreation) Strategy and Action Plan

The City of Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan (2019), prepared by City of Canada Bay Council, provides an overarching action plan to guide the delivery of future social infrastructure. It also outlines methods for identifying community needs and informing development advice and planning outcomes. The strategy identifies five core principles to guide the design, delivery and management of open spaces across the LGA, including addressing future gaps in open space provision; delivering open spaces that reflect the diversity of the community; improving connectivity to open spaces through universal design; partnering with the private sector to deliver new spaces; and enabling future-proofed designs that support flexible use and sustainable management practices.

The proposal responds to and embodies these principles by delivering a new publicly accessible open space that addresses projected population growth, improves connectivity and accessibility for a diverse community, and incorporates robust maintenance and management arrangements.

The strategy emphasises the gateway role of the Burwood–Concord Precinct and notes that there is no immediate requirement for additional open space. However, it places strong emphasis on the role of open spaces in supporting residents and visitors. In the context of anticipated population growth and increased development intensity within the locality, the provision of enhanced and expanded public open space is considered justified to support future community needs.

The inclusion of new public open spaces, enhancing the local diversity of open space typologies, supports the strategy's focus on flexibility and future adaptability.



Appendix B – Summary of Relevant Guidance

Advisory note on streetscape, public outdoor areas, fixtures, fittings and furniture

The Australian Human Rights Commission, Advisory Notes on Streetscape, Public Outdoor Areas, Fixtures, Fittings and Furniture (2013) provide guidance on improving accessibility within public outdoor environments and elements not covered by the Disability (Access to Premises Buildings) Standards 2010.

While the Premises Standards set mandatory requirements for building design, the Advisory Notes address broader access considerations across streetscapes, public open spaces, outdoor infrastructure, fixtures and furnishings, where barriers to access may still give rise to discrimination under the Disability Discrimination Act 1992.

The Advisory Notes support best-practice, inclusive design by encouraging consideration of accessibility in public footpaths, parks, landscaping, road crossings, street furniture and public realm features, and reference Australian and international standards where higher levels of access can be achieved.

The Advisory Notes provide a non-mandatory but authoritative framework to assist designers, developers and authorities in delivering equitable, accessible and inclusive public spaces beyond minimum statutory requirements. It also supports the creation of inclusive, accessible and user-friendly open spaces that benefit people with disability, older people, families and the broader community, strengthening the quality and usability of the public realm.



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