



Burwood Inc.1874

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

BURWOOD LOCAL PLANNING PANEL MEETING

MINUTES OF THE MEETING OF THE BURWOOD LOCAL PLANNING PANEL held at the CONFERENCE ROOM, 2 CONDER STREET, BURWOOD on Tuesday 29 October 2024 commencing at 6:04 PM.

Attendance

Kevin Hoffman, Chair
Stephen Pearse
Deborah Sutherland
Brian James

Jai Reid, Acting Director City Strategy
Michelle Butler, Manager Governance & Risk
Anita Leighton, Coordinator E-planning & Business Services
Geraldine Pham, Senior Town Planner
Dylan Chen, Development Assessment Planner

Opening of meeting

The meeting opened at 6:04 pm

The Chair opened the meeting with Acknowledgement of Country.

Apologies

There were no apologies.

Declarations of Interest

There were no declarations of interests by Panel Members.

Address by the public on agenda items

Name	Item
Chris Argyropoulos, Croydon	Item DA11/24 – 2-4 Alexandra Street, 7-9 Acton Street, 11 Acton Street Croydon - Construction of a community and youth facility including youth kitchen, library, basement car park and open space
Jasmin Blazevic, Sky Planning Pty Ltd	Item DA13/24 – 22 Belmore Street, Burwood – Alterations and additions to a local heritage listed residential flat building

The panel moved into closed session at 7.09pm

Development Applications

(Item DA11/24) 2 - 4 Alexandra Street,7-9 Acton Street, 11 Acton Street Croydon - Construction of a community and youth facility including youth kitchen, library, basement car park and open space.

File No: 24/36562

Owner: St Joseph's Maronite Catholic Church
Applicant: Mr John Mouawad
Location: 2 Alexandra Avenue (Lot 68 in DP 11902),
4 Alexandra Avenue (Lot 67 in DP 11902), and
11 Acton Street (Lot 54 in DP 11902) Croydon
Zoning: R2 Low Density Residential

Proposal

Partial demolition of the existing dwellings and associated structures, tree removal, construction of a community youth facility including associated amenities and a two-storey basement car park. The facility consists of a multi-purpose hall and foyer, community library, community kitchen, various offices, storage, amenities room and youth kitchen. Additionally, various outdoor area is proposed within the development included a covered open space and a grotto.

The new facility is connecting to the existing St Joseph's Maronite Church but the services it provides will not be restricted to the church community.

BLPP Referral Criteria

The application is considered to be in the public interest to be heard in a public forum by an independent body and determined by the Burwood Local Planning Panel in accordance with the delegations issued 14 May 2024.

LPP14 /24 RESOLVED

That the Burwood Local Planning Panel approve Development Application No.2024.22, which proposes partial demolition of the existing dwellings and associated structures across 3 sites, tree removal, construction of a community youth facility including associated amenities and outdoor open space and a two-storey basement car park connecting to the existing St Joseph's Maronite Church site at No. 2-4 Alexandra Avenue, No.11 Acton Street, and No.7-9 Acton Street, Croydon, with the following changes to the proposed conditions:

a) Insert new conditions 1A and 1B as follows:

1A. Design amendments

Amended plans addressing the following are to be provided to the certifier prior to the issue of the construction certificate:

- a. The southern courtyards garden landscaping is to be a minimum 50 per cent soft landscaping. The water feature is to be turned off between 10pm and 9am each night. The acoustic boundary walls to both courtyard gardens on the southern boundary are to be constructed in face brick to a height of 2.1 metres above natural ground level on the adjacent properties and should extend to one metre either side beyond the courtyard width.
- b. The balance of the southern boundary acoustic fence is to be a lapped and capped timber fence to acoustic engineer's specification built to a height of 2.1 metres from natural ground level on the adjacent properties.
- c. The southern boundary fence is to taper from the building line to the street to a

maximum height of 900mm at the streetfront boundary.

- d. All plant that is housed in roof lights or pop-up roofs is to have intake and discharge from and to the north.
- e. Baffling to be included to reduce light spill from the skylight windows facing the southern boundary are to be provided.

1B. Plan of Management

Prior to the issue of an occupation certificate an updated Plan of Management for the community facility is to be submitted to Council for approval. The Plan of Management is to incorporate a neighbour notification procedure for major events including a letterbox drop for properties located within a 100m radius from any boundary of the site and issued at least 7 days prior to the event.

- b) Substitute condition 76 with the following:

76. Public Domain - Construction

- a. Detailed public domain improvements shall be undertaken at the property frontages on Acton Street and Alexandra Ave and completed at applicant's cost in accordance with Burwood Council DCP and Public Works Element Manual (PWEM).
- b. Three copies of Public Domain Plan drawn at 1:100 scales shall be prepared and certified by a qualified civil engineer, landscape architect or urban designer and submitted to and approved by Council. The plan shall be further reviewed by Council's design engineer prior to construction.
- c. The plan shall include all existing service authority assets on street frontage and in and around the properties as per the survey report. This should include, but not be limited to, high and low voltage electricity, water, stormwater, sewer, gas, telecommunications, street lighting and drainage assets, etc.
- d. The plan shall show the entire street frontages of the properties for improvement e.g. footpath paving, kerb & gutter, pram ramps, bollards, service pits, stormwater pit & lintel including mill & re-sheeting of the road pavement as determined by Council engineer's final inspection.
- e. The plan shall incorporate the standard specifications and details in accordance with the Public Works Elements Manual and Council's standard drawings and technical specifications.
- f. The Applicant shall liaise with all relevant service authorities to satisfy all requirements of the service authority providers in respect of protection, termination or relocation of existing assets prior to construction. A written consent shall be required where a service authority asset will be affected.
- g. The location of any boosters, substations, hydrants or meters are to be shown on the Public Domain Plan as well as site, landscape and detail plans and are to incorporate enclosures to minimise inappropriate visual intrusion into the streetscape.

For: Kevin Hoffman, Stephen Pearse, Deborah Sutherland, Brian James
Against: Nil

Reasons for the decision

The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the Applicant and read all the objections.

The Panel considered the submissions made in regard to the proposal and the panel's own assessment of likely adverse effects that might arise from the proposal, in order to minimise such effects to an acceptable level in the local community. The Panel are of the view that the functional arrangement and site planning on the site have been designed to reduce the built form scale adjacent to the neighbouring residential properties. The functional arrangement and site planning has been organised on the site to reduce the scale adjacent to the residential properties. The panel fully supports the objectives of the proposed facility to provide much needed community infrastructure, within appropriate built forms.

(Item DA12/24) 171 Burwood Road Burwood - Fitout and use of local heritage item as a food and drink premises

File No: 24/44359

Owner: Roderick Seymour Brooks
Applicant: Will Wang
Location: 171 Burwood Road, Burwood 2134

Proposal

Fit out and change of use of a local heritage listed shop from a beauty salon to a food and drink premises (take away coffee shop), and associated new signage.

BLPP Referral Criteria

The building is a local heritage item and the development involves change of use of the premise, demolition of the internal walls and minor alterations to the shop frontage.

LPP1 5/24 RESOLVED

That Development Application No. DA.2024.56, which proposes the internal fit-out, new signage and change of use of the heritage-listed item as a food and drink premises at 171 Burwood Road Street, Burwood NSW 2134, be approved subject to the conditions of approval contained in Attachment 1 to the report, with the following amendment to those proposed conditions:

Condition 7 is to be replaced by the following:

All signage is to be applied flush to the signage panels. No approval is given for min-orb or any new signage panel. The top hamper signage is to be located below the existing heritage decorative tiles on the building. The top hamper is to be reduced in size so as to not overlap decorative facade tiles. **An updated signage schedule and plans are to be provided to the Principal Certifier prior to the issue of a construction certificate.**

For: Kevin Hoffman, Stephen Pearse, Deborah Sutherland, Brian James
Against: Nil

Reasons for the decision

The Panel inspected the development site and familiarised itself with the environment. There were no objections.

Adjacent approvals to the same heritage building have adversely impacted the integrity of the heritage items of the art deco tiles and shop fronts. This consent will improve the conservation of this particular shop and hopefully provide an example for future approvals for other shops in the building.

(Item DA13/24) 22 Belmore Street Burwood - Alterations and additions to a local heritage listed residential flat building

File No: 24/44554

Proposal

Development Application proposing demolition and re-construction of the rear detached garage and laundry facilities, replacement of concrete driveway and upgrade works to the exterior of an existing residential flat building (figs. 1-7).

BLPP Referral Criteria

The proposal involves demolition works to a heritage item.

**LPP16
/24 RESOLVED**

That Development Application No. 2024.39 proposing demolition and re-construction of the rear detached garage and laundry facility, replacement of concrete driveway and upgrade works to the exterior of an existing residential flat building located at No. 22 Belmore Street, Burwood be approved, subject to conditions of consent, with the addition of new conditions (1A) and (1B) as follows:

DESIGN AMENDMENTS

- (1A) A new nosing solution to the existing front steps (both at street level and building entry) is to be employed to the existing brickwork in a dark colour system. The colour, system and fixing methods are to be designed by a suitability qualified heritage architect and provided to the PCA prior to the issue of the construction certificate. The selected system is to maintain the bullnose bricks in full view.
- (1B) The proposed extra brick courses to the balcony balustrades is to be deleted and replaced with a metal rail curved to the shape of the balcony. The colour, system and fixing methods of the new balustrades system are to be designed by a suitability qualified heritage architect and provided to the PCA prior to the issue of the construction certificate. The selected system is to maintain the bullnose bricks in full view.

For: Kevin Hoffman, Stephen Pearse, Deborah Sutherland, Brian James

Against: Nil

Reasons for the decision

The Panel inspected the development site and familiarised itself with the environment. There were no objections.

The panel fully supports the applicant's efforts to protect this heritage item and bring it up to current standards. The design amendments are intended to ensure the heritage integrity of the building is retained.

(Item GB5/24) Delegations of Functions from Burwood Local Planning Panel to Council Officers Minor Heritage Works

File No: 24/44300

Under the *Environmental Planning and Assessment Act 1979*, the LPP is currently required to consider all applications for locally listed heritage items. This report proposes the LPP to delegate its functions under section 2.20(8) of the EPA Act to the General Manager, Director City Strategy,

and Manager City Development.

LPP17 RESOLVED
/24

Under section 2.20(8) of the *Environmental Planning and Assessment Act 1979*, the Burwood Local Planning Panel resolves to delegate for a period of 12 months its determining functions on the following development types to the General Manager, Director City Development and Manager City Development with the provisos in the Officer's Report:

1. Minor alterations and additions to a heritage item, being defined to include:

- a) Maintains at least 90% of the heritage fabric; or
- b) Does not adversely affect the heritage significance of the heritage item; and
- c) Is supported in writing by Council's appointed heritage advisor/expert.

2. Works to trees that are

- a) Heritage listed; or
- b) On a heritage site;

and, that

- c) Affect less than (or equal to) 10% of the tree canopy; and
- d) Will not adversely impact upon the health of the tree; and
- e) Will not adversely impact upon the heritage significance of the tree or place; and
- f) Is supported in writing by Council's appointed heritage advisor/expert.

3. The City Manager shall report monthly to the Principal Chair on any use of the delegations.

For: Kevin Hoffman, Stephen Pearse, Deborah Sutherland, Brian James

Against: Nil

The meeting closed at 8.09 pm.