

MINUTES OF THE COUNCIL OF BURWOOD held in the Conference Room, Level 1, 2 Conder Street, Burwood on Wednesday 29 January 2025 commencing at 6:02 PM.

**Attendance**

- Councillor John Faker (Mayor)
- Councillor George Mannah (Deputy Mayor)
- Councillor Sukirti Bhatta (via audio visual link)
- Councillor Pascale Esber
- Councillor David Hull
- Councillor De Yi Wu
- Councillor Alex Yang

**Opening of Meeting by the Mayor**

The Mayor opened the meeting with a prayer and Acknowledgement of Country.

**Public Forum**

The public forum held prior to the meeting heard from the following speakers in relation to the item on the agenda:

<b>Speaker, Suburb</b>	<b>Also representing</b>
Brett Marshall	Another resident of Clifton Avenue
Carl Burraston Paul O'Sullivan Juilee Chione	Residents of Boronia Avenue and Waimea Street
Theo Poulos Brooke McDonald Jim Tsirimiagos	Residents of households in Brand Street and others in Webb Street
Pin Chen Lisa Liu	Residents of households in Shaftesbury Road, Brooklyn Street, Wyalong Street and Paisley Road
James Keldoulis	The Croydon Growth Group
Van Nguyen	Pro TOD group
Chery Kemp John Johnson	Speaking on behalf of Burwood & District Historical Society
Catriona Mckenzie	Malvern Hill/Croydon Action group
George Veris	Croydon Masterplan WhatsApp Group
Lou Lombardo	
Peter Bull	
Dominic Schurch	Residents of households in Lucas Road
Warrick Dobbie	
Jackie Li	
Nathaniel Taylor	
Milka Mihaljevic	
Kristina Simic	Burwood RSL Club

## Apologies

1. There were no apologies.
2. It was noted Cr Bhatta had previously been granted leave to attend the meeting via audio visual link (26 November 2025 Council meeting).

## Declarations of Interest

Mayor Faker declared a pecuniary interest in Item 1/25 – Croydon TOD Alternate Masterplan, as his family owns a property at 22 The Strand Croydon and 10 Britannia Avenue Burwood, which are affected by the options in the report. He will remove himself from any decision and leave the meeting.

## Declarations of Political Donations

There were no declarations of political interests by Councillors.

Mayor Faker left the meeting, the time being 6:05 pm

Deputy Mayor Mannah took the Chair

Councillor Yang left the meeting, the time being 6:05 pm

Deputy Mayor Mannah left the meeting, the time being 6:06 pm

Councillor Yang returned to the meeting, the time being 6:06 pm

Deputy Mayor Mannah returned to the meeting, the time being 6:07 pm

## Reports to Council

### **(Item 1/25) Croydon Transport-Oriented Development (TOD) Program - Alternate Masterplan Post Exhibition Report and Final Submission to the NSW Government**

File No: 25/944

#### **Summary**

This report seeks a decision from Council regarding its final submission to the NSW Government in response to the Croydon Transport-Oriented Development (TOD) Program.

Following the public exhibition of Council's draft [alternative Masterplan](#), this report presents four (4) dwelling density distribution options (included under Attachment 1) for Council's consideration:

1. The original NSW Government TOD proposal.
2. Council's exhibited alternative Masterplan within the Housing Investigation Area (HIA).
3. A refined Council alternative Masterplan redistributing density within the HIA.
4. A refined reduced-density Masterplan near Croydon Station with unmet targets redistributed to the Burwood North Masterplan.

This report also presents the community feedback received during the public exhibition of Council's alternative Masterplan for the TOD, held between 23 October 2024 and 22 December 2024 (in Attachment 2). It also provides a copy of all submissions received by Council during the consultation period (in Attachment 3).

Council must finalise its decision by 31 January 2025, as the NSW Government will proceed with the TOD Program or an alternative through a State Environmental Planning Policy (SEPP) from February 2025. Any alternative submitted to the NSW Government must meet or exceed the housing targets set by the NSW Government's TOD proposal.

**Operational Plan Objectives**

- A.98 Undertake comprehensive community engagement programs to seek community input on Council projects, operations, initiatives and major decisions.
- C.3 An urban environment that maintains and enhances our sense of identity and place.
- C.3.1 Facilitate well designed, high quality and sustainable land use and development that is appropriately scaled to complement its surroundings.
- C3.2 Protect our unique built heritage and maintain or enhance local character.
- C.4 Sustainable, integrated transport, infrastructure and networks support population growth and improve liveability and productivity.
- C.4.2 Plan for a city that is safe, accessible and easy to get to and move around in.

**1/25****RESOLVED**

1. That Council adopt Option 4 as an alternate response to the NSW Government Transport Orientated Development (TOD) program as included under Attachment 1.
2. That Option 4 include The Strand, Croydon; in including this area:
  - a) Council's engaged consultants commence a precinct-specific study for The Strand, Croydon, in the Burwood LGA zoned E1 area to identify opportunities to preserve and strengthen the character provisions in the DCP.
  - b) Council request the NSW Department of Planning Housing and Infrastructure and NSW Minister for Planning and Public Space as part of the submission, to list The Strand, Croydon, in the Burwood LGA zoned E1 as local heritage item group under the Burwood Local Environmental Plan 2012. In the event the Minister declines the request for immediate heritage listing, Council commence a heritage review to progress the heritage listing process via a Planning Proposal.
  - c) Council issue an Interim Heritage Order under the NSW Heritage Act 1977 for the properties at The Strand, Croydon, in the Burwood LGA zoned E1. The area requires further heritage inquiry and investigation and must be protected, as it is likely to be harmed whilst Council undertakes the heritage review and develops precinct controls.
3. That Council amend the Burwood North Masterplan adopted in May 2024 to include the changes identified in Option 4, Figure 9 on Page 19 of the agenda report for the Burwood North Masterplan area along with any other required corresponding amendments.
4. That Council endorse the Burwood Local Environment Plan 2012 clause amended as exhibited.
5. That the adopted Option in (1) above be forwarded to the NSW Department of Planning Housing and Infrastructure and NSW Minister for Planning and Public Space by 31 January 2025 as Council's endorsed alternate response to the NSW Government Transport Orientated Development (TOD) program.
6. That Council prepare a report on the adopted option outlined in (1) above, which includes a public domain plan and works schedule, an updated Infrastructure Contributions Plan, and a Development Control Plan.
7. That the General Manager be delegated to undertake minor modifications to any numerical, typographical, interpretation and formatting errors, or amend any element of the adopted Option in (1) above, in order to address any post submission concerns or issues raised by the NSW Department of Planning Housing and Infrastructure and the NSW Minister for Planning and Public Space if required to enable the Option's implementation.
8. That all persons who made a submission to the draft Masterplan and landowners within the study area be advised of Council's decision.
9. That the Director City Strategy continue discussions with senior officers of the DPHI to request the acceleration of the Burwood North Masterplan Precinct implementation via a State Environmental Planning Policy.

10. That the General Manager provide updates to Council at key interval stages of the implementation process.

**For: Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu, Cr Yang**

**Against: Nil**

(Moved Deputy Mayor George Mannah/Seconded Councillor Pascale Esber)

This concluded the business of the meeting and Council rose at 6:36 pm.

The Minutes of the Extraordinary Meeting held on 29 January 2025 will be submitted for confirmation by Council at its next meeting on 11 February 2025.