



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 on Tuesday 25 February 2025 commencing at 6:00 PM.

Attendance

Kevin Hoffman, Chair
Annette Ruhotas
Lisa Trueman
Tom Morgan

Jai Reid, Manager City Development
Amita Maharjan, Acting Manager City Planning
Neda Rezaei-Vandchali, Executive Urban Designer
Geraldine Pham, Senior Strategic Planner
Julian Sciarrone, Senior Town Planner
Alastair Sim, Development Assessment Planner
Anita Leighton, Coordinator EPlanning and Business Services

Opening of meeting

The meeting opened at 6.00 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	Speaking
Stephen Gouge	166-204 Parramatta Road and 1-1A Cheltenham Road Croydon	For Recommendation (In person)
Andrew Cutler	166-204 Parramatta Road and 1-1A Cheltenham Road Croydon	For Recommendation (In person)
Farhad Haidari	166-204 Parramatta Road and 1-1A Cheltenham Road Croydon	For Recommendation (In person)
Reece Mackie	166-204 Parramatta Road and 1-1A Cheltenham	Only attending

	Road Croydon	(Online)
Moussa Zaioor	DA.2024.51 – 60 Burwood Road, Burwood	For Recommendation (Online)
Michael Akkawi	DA.2024.51 – 60 Burwood Road, Burwood	For Recommendation (Online)
Sam Au	DA.2024.51 – 60 Burwood Road, Burwood	Only attending (Online)

The panel moved into closed session at 7:42pm.

General Business

(Item GB1/25) Planning Proposal for 166-204 Parramatta Road and 1-1A Cheltenham Road Croydon

File No: 24/51022

Proponent: LSH Property Alexandria Pty Ltd
Address: 166- 204 Parramatta Road and 1-1A Cheltenham Road, Croydon
Zoning: E3 Productivity Support

BLPP Referral Criteria

Pursuant to the Ministerial direction under Section 9.1 of the *Environmental Planning and Assessment Act 1979*, dated 27 September 2018, a Planning Proposal is to be referred to the Local Planning Panel, unless it meets any of the following exemptions:

- *the correction of an obvious error in a local environmental plan;*
- *matters that are of a consequential, transitional, machinery or other minor nature; or*
- *matters that council's general manager considers will not have any significant adverse impact on the environment or adjacent land.*

The subject Planning Proposal does not meet any of the above exemption criteria and is therefore being referred to the Burwood Local Planning Panel (BLPP) for advice before submitting to Council for consideration.

Planning Proposal

On 30 June 2023, a proponent led Planning Proposal was submitted through the NSW DPHI Planning Portal, seeking to amend *Burwood Local Environmental Plan 2012* (BLEP 2012) as it relates to land at 166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon (*the site*). The site is approximately 10,449m² in area and located within the Kings Bay Precinct under the *Parramatta Road Urban Transformation Strategy 2016 (PRCUTS)*. It is accompanied by a s9.1 Ministerial Direction which requires planning proposals be made consistent with the Plan.

The Planning Proposal seeks to amend the Burwood Local Environmental Plan 2012 (BLEP 2012) as it relates to the site as follows:

- Rezone the land from E3 Productivity Support to MU1 Mixed Use under BLEP 2012 (including a range of land uses);
- Increase the maximum FSR from 1.75 to 3.4:1 through a new Alternate Floor Space Ratio (FSR) Map under BLEP 2012;

- Increase the maximum allowable building height from 8.5m to 72.5m (maximum 22 storeys) through a new alternate Height of Buildings Map under BLEP 2012 (to allow for maximum building height under proposed concept development scheme);
- Include additional local provisions applicable to the site, which require that community infrastructure is provided for any development that seeks to use the alternate controls, including elements such as publicly accessible open space in quantum, and location relative to built form (approximately 2,700m²) and community facilities (approximately 100m²);
- Identification as a Key Site and requirements for Design Excellence to be included in the BLEP 2012; and
- Incorporate site-specific provisions relating to the mix of land uses (FSR maximum and/or minimum), built form controls and other requirements.

The Planning Proposal also seeks support (as separate Development Application post rezoning would be submitted) for the following concept development scheme:

- 2 x towers of 16 and 14 storeys to the western boundary (Lucas Road);
- 2 x towers of 22 and 14 storeys to the eastern boundary (Cheltenham Road) to a maximum height of 72.5m;
- 4 storey podium wall height to all street frontages, broken up to present as three building forms to Parramatta Road;
- Landscaped setbacks of between 3-6m to Parramatta Road and Lucas Road;
- East-West through-site link in southern portion of the site to facilitate permeability, servicing, and connectivity;
- Large activated publicly accessible open space (2,700sqm+) at the centre of the site;
- Mix of land uses across the site including:
 - Residential
 - Hotel
 - Retail
 - Commercial
 - Community
- Basement car parking across the site, with entry and exit from Lucas Road and Cheltenham Road (no access from Parramatta Road);
- Approximately 193 residential apartments with 17,365m² of Gross Floor Area (GFA)
- Approximately 18,216m² of non-residential GFA.
- Total GFA of 35,581m²

A visual representation of the proposed scheme is shown from the applicants submission bundle below:

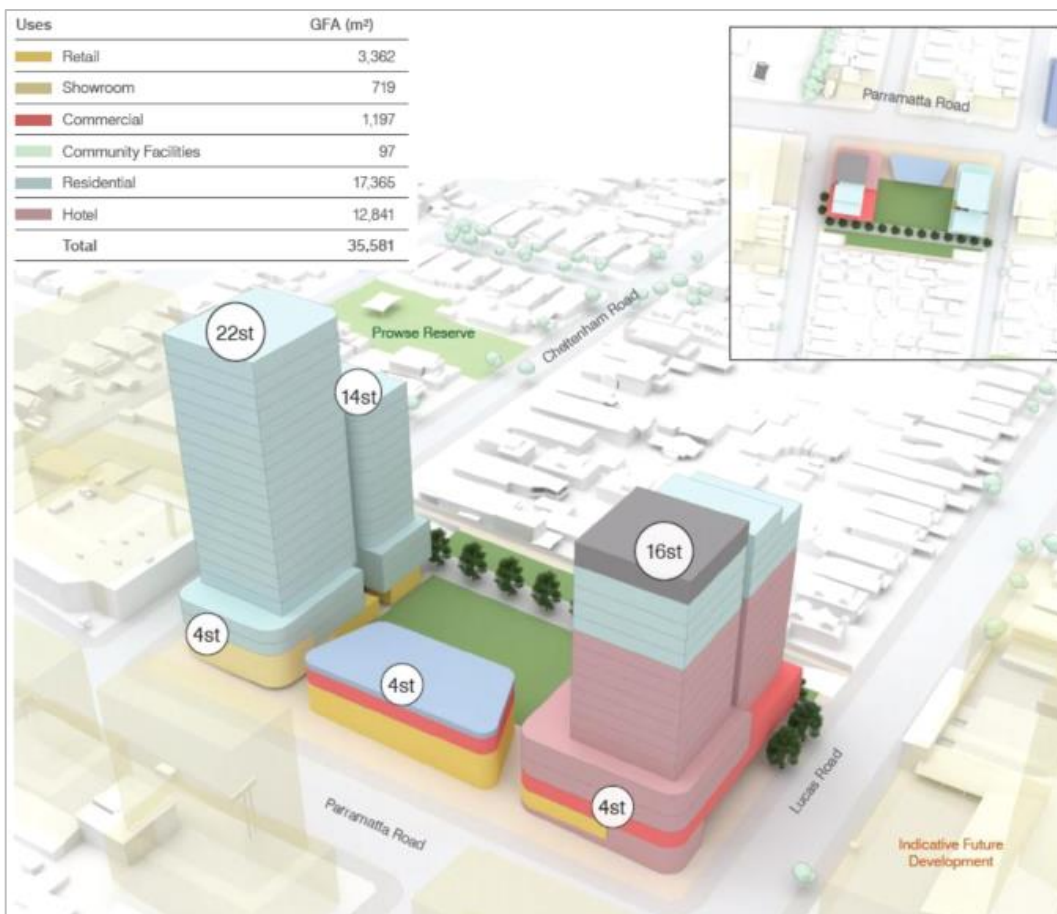


Figure 1: The proposed development – view southwards from Parramatta Rd. (Source: Architectus)



Figure 2: Proposed publicly accessible open space – view north towards Parramatta Rd. (Artist impression – Source: Architectus)

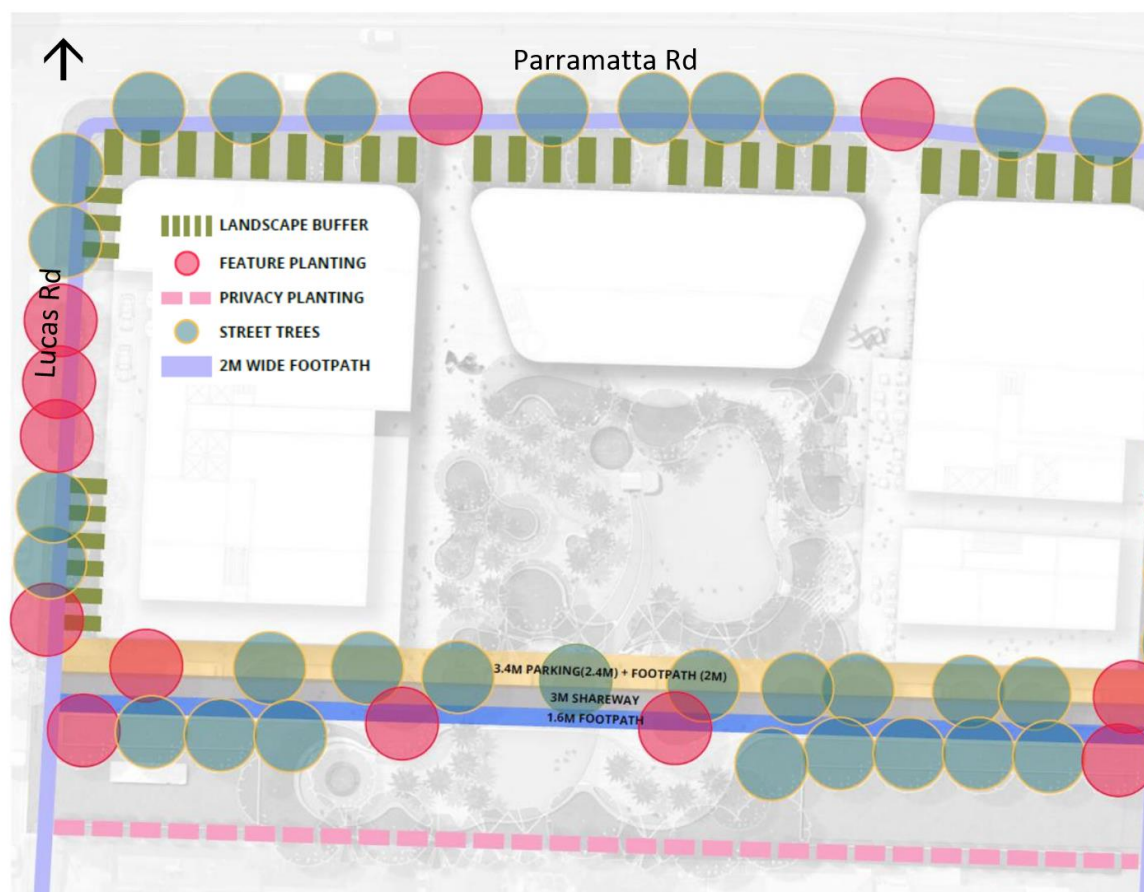


Figure 3: Proposed public domain plan (Source: Arcadia)

The applicants supporting Planning Proposal documentation and Urban Design reports are at **Attachment 1** and **Attachment 2**, respectively.

**LPP20/
25 RESOLVED**

That the Burwood Local Planning Panel:

1. Notes the applicant's Planning Proposal submission, the community submissions, and the assessment undertaken.
2. In principle, supports the Planning Proposal's intent to provide uplift to the site and rezone it, as the proposal aligns with the strategic directions of Regional, District, and Local plans, policies, and strategies. The proposal would contribute to the revitalisation of Parramatta Road while supporting housing provision within the Local Government Area (LGA).
3. Advises the applicant and Council that the Planning Proposal should be amended to align with the Council officer's assessment report. Specifically, the urban design modelling and proposed planning control changes should allow for a maximum height of 10–12 storeys, with bulk and massing appropriately designed to transition to the lower-density area while maintaining a suitable level of publicly accessible private open space at ground level. The proposal should generally align with the PRCUTS planning and design guidelines, and the applicant must

specifically address potential impacts related to the following:

- The proposed height and distribution of building massing across the site;
 - Amenity impacts, particularly visual impact and overshadowing;
 - The proposed location, quantity, and quality of publicly accessible privately owned open space;
 - Vehicular access points, the through-site vehicle link, and potential impacts on local roads, including Lucas Road and Cheltenham Road;
- TfNSW Comments
- Community submissions.

4. Following amendments, require the applicant to update the submission in accordance with Part 3 of the *LEP Making Guideline (August 2023)*, with a focus on the planning proposal's strategic and site-specific merits, as well as a review and assessment of key issues.
5. Supports the Planning Proposal proceeding to Gateway Determination, subject to the applicant addressing the above matters.

For: Kevin Hoffman, Annette Ruhotas, Lisa Trueman, Tom Morgan
Against: Nil

Development Applications

(Item DA1/25) DA.2024.51 - 60 Burwood Road, Burwood - Use of the rooftop of an existing hotel development as a licensed premises (Sky Lounge).

File No: 25/480

Owner: Goldberg International Holdings Pty Ltd
Applicant: Planning Ingenuity
Location: 60 Burwood Road, Burwood
Zoning: MU1 Mixed Use

BLPP Referral Criteria

Pursuant to the Ministerial direction dated 30 June 2020, under Section 9.1 of the *Environmental Planning and Assessment Act 1979*, the DA is to be determined by the Burwood Local Planning Panel for the following reasons:

1. 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.

Proposal

Use of the rooftop of an existing hotel development as a licensed premises, (known as Sky Lounge), inclusive of bar facilities.

The proposal does not involve any physical works and is for the use only of the rooftop within the Crowne Plaza Hotel.

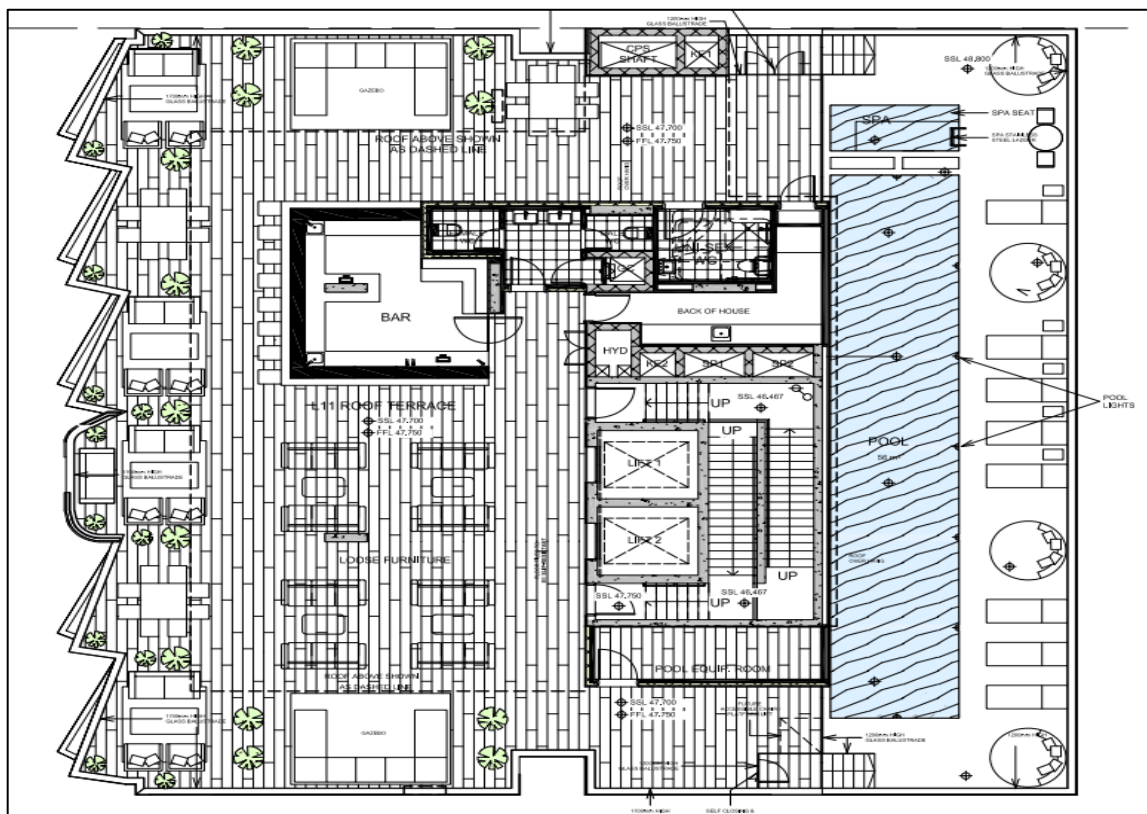


Figure 1 – Extract of applicants existing rooftop plan as a licensed premises (known as Sky lounge), inclusive of bar facilities.

Source: (Design Team – Builtcom Constructions Pty Ltd)

LPP21/ 25 RESOLVED

That the Burwood Local Planning Panel support the planning merits of the use of the rooftop of an existing hotel development as a licensed premises, (known as Sky Lounge), inclusive of bar facilities on land at No.60 Burwood Road, Burwood and resolves to defer the determination of the application subject to submission of an additional satisfactory acoustic technical report, detailed Plan of Management incorporating the recommendations of the acoustic report, the conditions and a complaints register at minimum; and any subsequent associated technical management conditions. Also, pursuant to Section 2.20 (8) of the *Environmental Planning and Assessment Act 1979*, delegate the determination of the application to the Manager City Development subject to the draft conditions provided within **Attachment 1** of this report.

The Panel also resolved to add an additional Condition of Consent that approval is provided subject to a 12-month trial period.

For: Kevin Hoffman, Annette Ruhotas, Lisa Trueman, Tom Morgan
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 objection(s). The Panel understands the concerns of the objectors are:

- Noise complaints

In reaching its decision the Panel considered the following:

- The Plan of Management was inadequate and did not incorporate the recommendation of the acoustic report or a complaints register, or detailed crowd management policy.
- A trial period of 12 months is imposed as an additional condition to ensure that a review is undertaken.

(Item DA2/25) BD.2018.048 - 4.56 modification of 319-321 Liverpool Road, Strathfield.

File No: 25/8609

Owner: O and E Developments
Applicant: Ghazi Al Architect
Location: 319-321 Liverpool Road, Strathfield
Zoning: E1: Local Centre

Proposal

Section 4.56 modification to an approved 6 storey mixed-use building containing seventeen (17) residential units and (2) commercial premises above two levels of basement parking and building services.

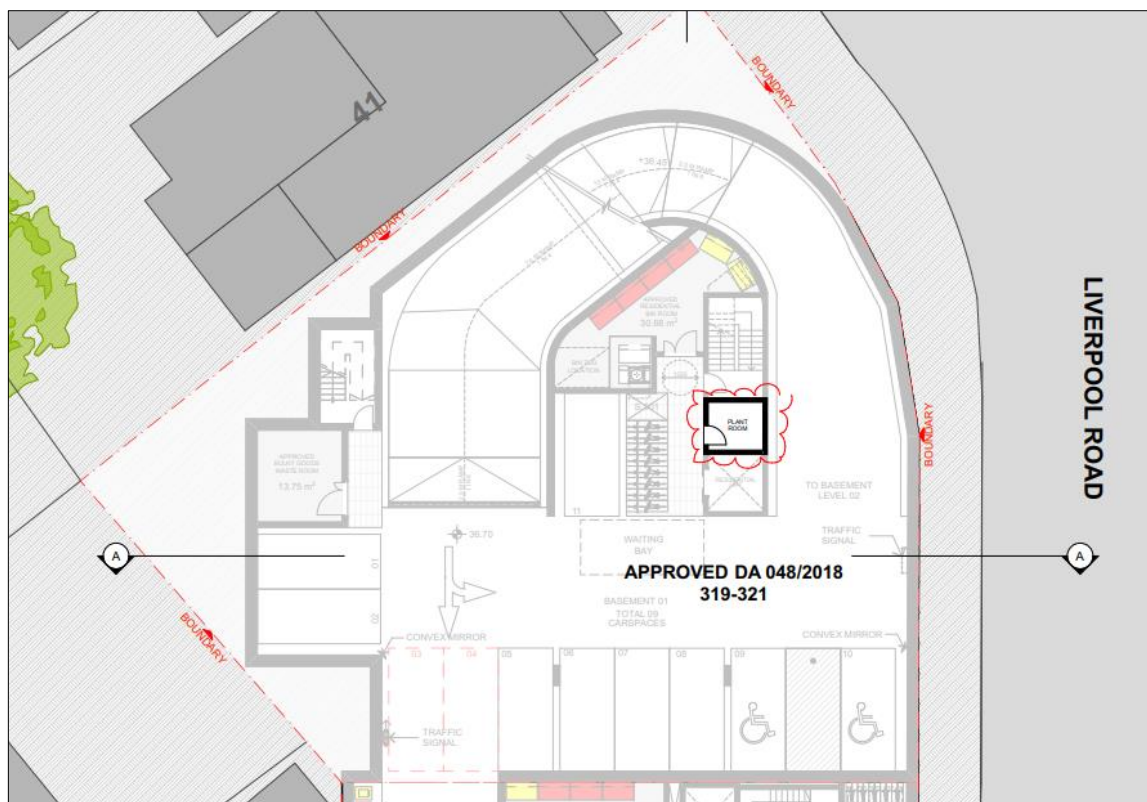
This modification application seeks to add two (2) additional residential units, as well a range of other amendments, as detailed below:

Basement 2

No changes are proposed to Basement 2 level. This level contains car parking spaces, a cleaner's room, pump / hydrant room, storage cages for residential units, and stair and lift access.

Basement 1

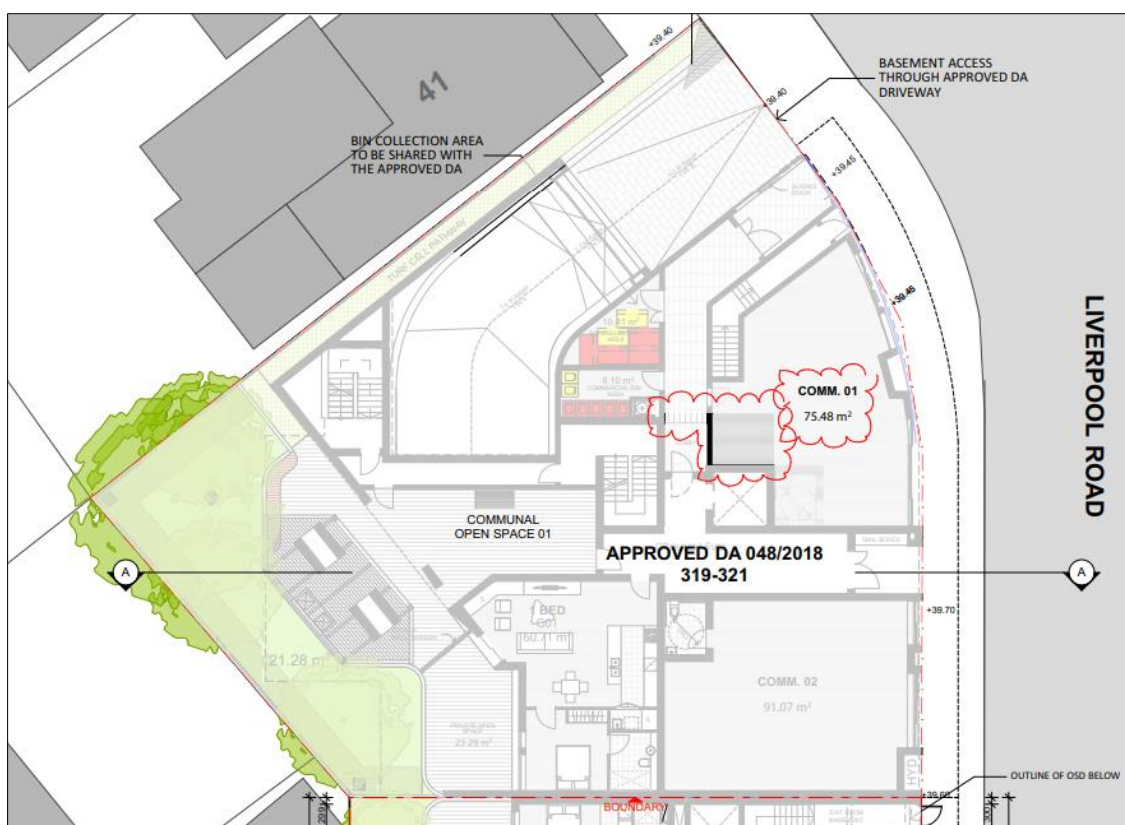
Internal amendments are proposed to Basement 1 level, including the deletion of a commercial lift and its replacement with a plant room. This level contains car parking spaces, bicycle parking spaces, bulky goods waste room, residential bin room and bin tug, plant room, and stair and lift access.



- **Figure 1: Basement level 1 floor plan.** Source: Ghazi Al Architect (2024).

Ground Floor Level

Internal amendments to the Ground Floor level including the deletion of a commercial lift. Minor amendments to the main building pedestrian entrance, and the expansion of a Ground Floor commercial premises in place of the commercial lift. This level provides the main pedestrian entry to the residential component of the development and will contain two commercial premises fronting Liverpool Road and one 1-bedroom residential unit at the rear. Furthermore, this level will contain a commercial bin room, bin collection area, residential communal open space in the rear setback area, and lift and stair access. Driveway access to the basement is provided from the Willee Street frontage.



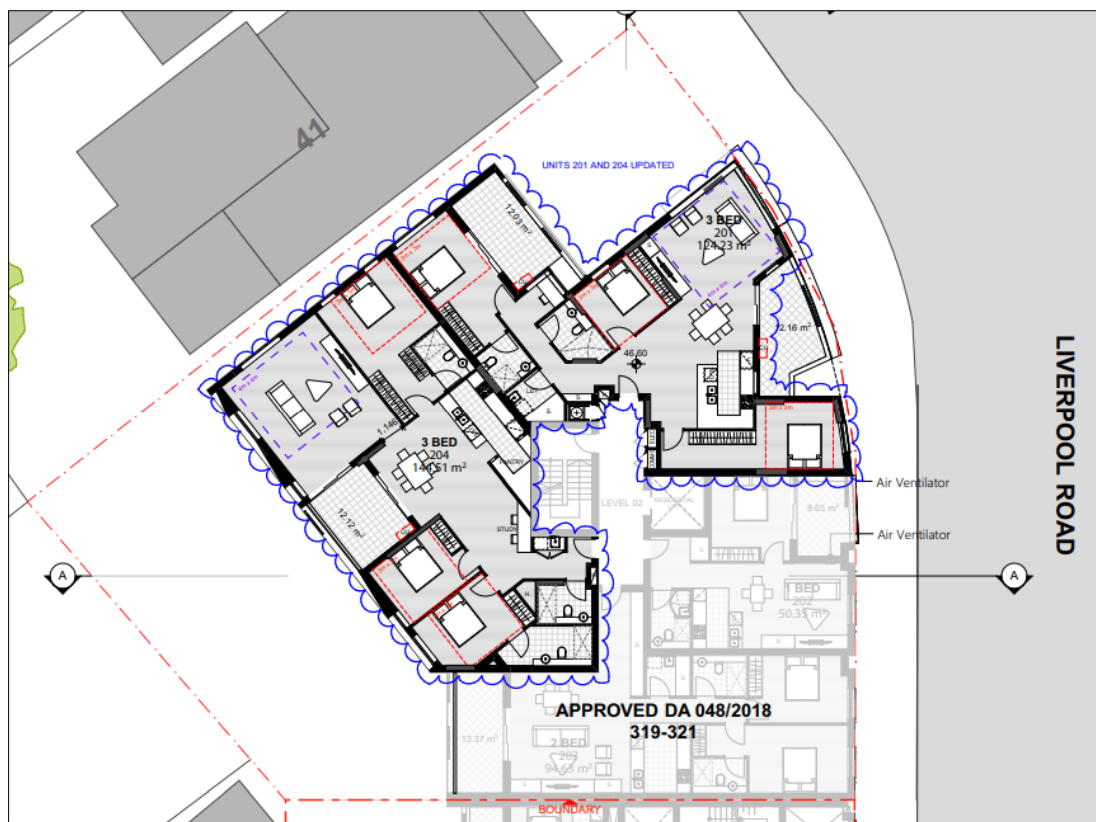
- **Figure 2:** Ground Floor plan. Source: Ghazi Al Architect (2024).

Level 1

No changes are proposed as part of this modification application. This level will contain three 2-bedroom residential units, one 1-bedroom residential unit, one 3-bedroom residential unit, and lift and stair access.

Level 2

Redesigning and enlargement of Level 2 units 201 and 204 from 2 bedroom to 3 bedroom units. Inclusion of an addition to Level 2 over the approved development in the northern portion of the site adjacent to 41 Willee Street, including redesigning and enlarging Units 204 and 201. This level will contain two 3-bedroom residential units, one 2-bedroom residential unit, one 1-bedroom residential unit, and lift and stair access.



– **Figure 3:** Level 2 floor plan. Source: Ghazi Al Architect (2024).

Level 3

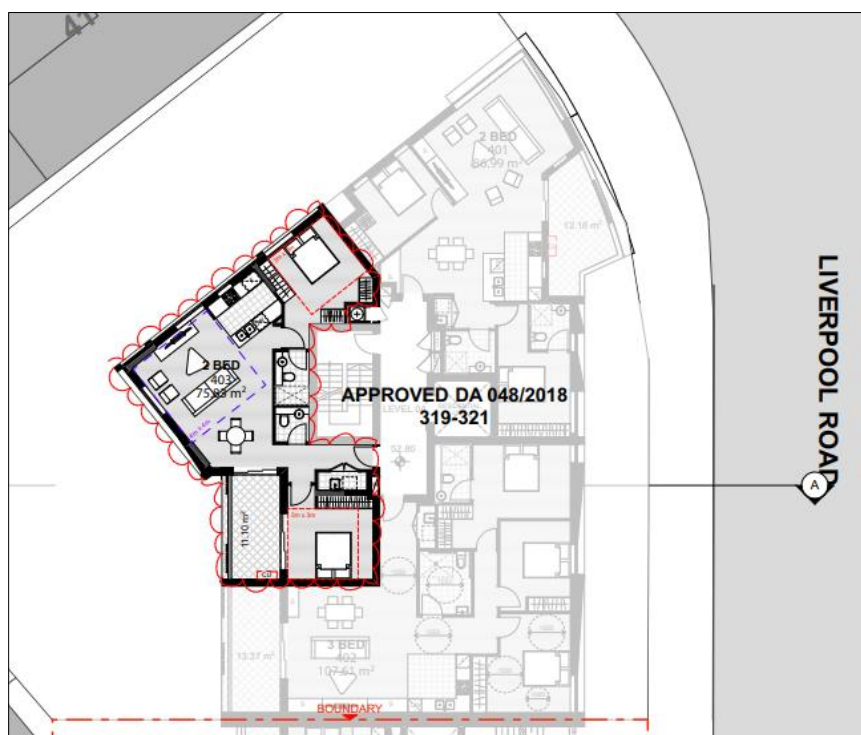
Relocation of communal rooftop open space from Level 5 to Level 3, above residential units 204 and 201 on the northern side of the building, Redesign of Level 3 residential units 301 and 303, in consideration of relocation of communal rooftop open space from Level 5 to Level 3. This level will contain two 2-bedroom residential units, one 3-bedroom residential unit, rooftop communal open space, and lift and stair access.



– **Figure 4: Level 3 floor plan.** Source: Ghazi Al Architect (2024).

Level 4

Redesign of Level 4 residential unit 403 from 1 bedroom to 2 bedroom unit. This level will contain two 2-bedroom residential apartments, one 3-bedroom residential apartment, and lift and stair access.



– **Figure 5: Level 4 floor plan.** Source: Source: Ghazi Al Architect (2024).

Level 5

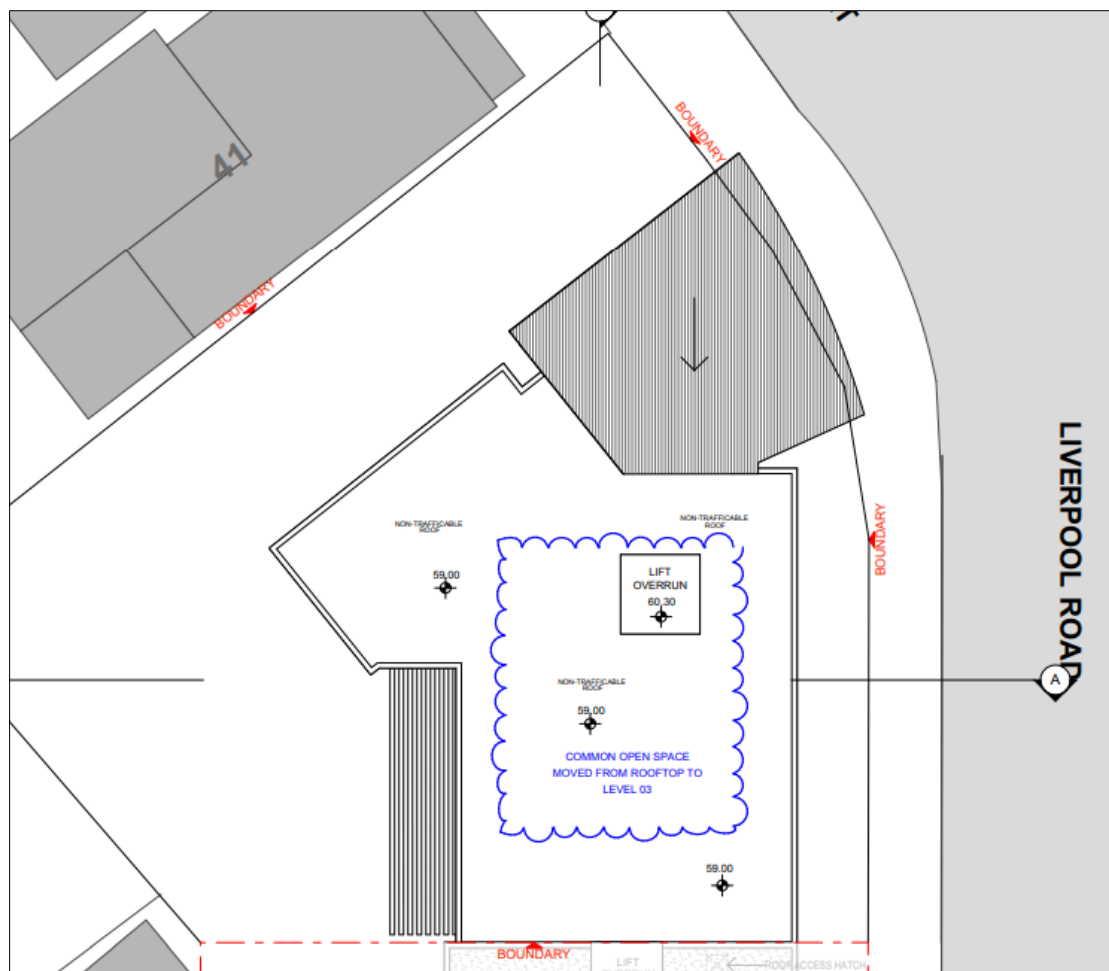
Redesign of and 'infill' of the 5th floor with two (2) additional residential units, including relocation of rooftop open space from Level 5 to Level 3. Rooftop communal open space is being relocated from Level 5 to Level 3. This level will contain two 3-bedroom residential units, one 1-bedroom residential unit, and stair and lift access.



– **Figure 6: Level 5 floor plan.** Source: Source: Ghazi Al Architect (2024).

Rooftop

Provision of a lift overrun to the rooftop to a level of 1.3m above the height of the roof, which is 0.73m above the 20m Burwood LEP maximum building height development standard.



– **Figure 7: Roof plan.** Source: Source: Ghazi Al Architect (2024).

Changes to building facades

The proposal also includes amendments to building facades achieved via changes to proposed external colours, finishes and materials (refer to Material Schedules 1 & 2 below in **Figures 8 & 9**) and redesign of the building façade including changes to window size, type and placement in order to provide a degree of continuity and interrelatedness in façade expression with the adjoining boarding house development at 325-239 Liverpool Road, and to increase solar access to the interior of residential units.



Figure 8: Materials Schedule 1. Source: Source: Ghazi Al Architect (2024).

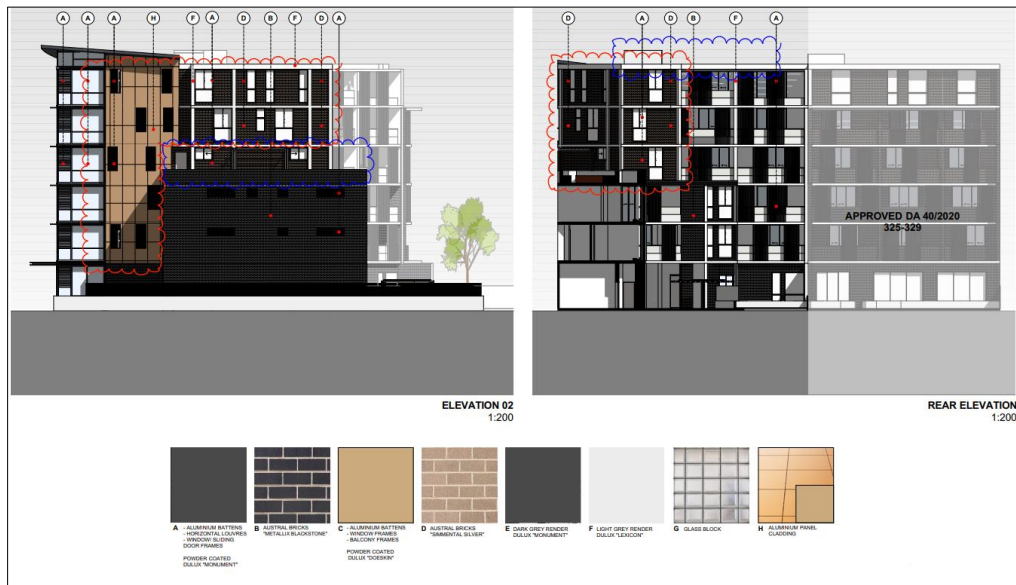


Figure 9: Materials Schedule 2. Source: Source: Ghazi Al Architect (2024).

The resultant modified development summary is shown below:

Development Summary		
Item	Approved	Proposed
Proposed Use	Residential flat building Commercial premises	Residential flat building Commercial premises
Storeys	6	6
Gross floor area (GFA)	Total 1724.75sqm of GFA or Floor	Total 2056.52sqm of GFA or Floor Space Ratio of 2.46:1.

	Space Ratio of 2.065:1.	Residential gross floor area of 1831.252sqm or Floor Space Ratio of 2.19:1.
Residential units	1 bedroom = 4 2 bedroom = 10 3 bedroom = 3 Total = 17 residential units.	1 bedroom = 4 2 bedroom = 8 3 bedroom = 7 Total = 19 residential units.
Commercial Units	2	2
Parking	25 car parking spaces, 8 bicycle spaces	25 car parking spaces, 8 bicycle spaces

BLPP Referral Criteria

Pursuant to the Ministerial direction dated 6 May 2024, under Section 9.1 of the *Environmental Planning and Assessment Act 1979*, the DA is to be determined by the BLPP for the following reasons:

1. The proposal is 'sensitive development' to which *State Environmental Planning Policy (Housing) 2021* – Chapter 4 (Design of residential apartment development) applies.

LPP22/ 25 RESOLVED

That this Section 4.56 modification to development application no. BD.2018.048, which proposes to add two (2) additional residential units, as well as make other amendments as detailed above in this report, to an approved six storey mixed-use building at 319-321 Liverpool Road, Strathfield NSW 2135, be approved subject to the conditions of approval contained in **Attachment 1**.

For: Kevin Hoffman, Annette Ruhotas, Lisa Trueman, Tom Morgan
Against: Nil

Reasons for the decision

In reaching its decision the Panel considered the following:

- The modification is an improved outcome and enables the progress of the construction.

The meeting closed at 8:30pm.