



## ORDINARY MEETING

Notice is hereby given that a meeting of the Council of Burwood will be held in the Conference Room, 2 Conder Street, Burwood on Tuesday 24 March 2026 at 6:00 PM to consider the matters contained in the attached Agenda.

The public gallery will be open for those wishing to observe the meeting. In addition, an opportunity to observe the meeting via audio visual link will also be made available.

### **Public Forum**

A public forum will be held at 6:00 pm, prior to the commencement of the meeting, to allow members of the public to make oral submissions about an item on the Agenda for the meeting. The opportunity will also be provided to speak via audio visual link.

Anyone wishing to address Council during the public forum will need to register by 2:00 pm on the day of the meeting. A person wishing to speak must indicate the item of business on the Agenda they wish to speak on and whether they wish to speak 'for' or 'against' the item. Registrations to speak can be lodged on [Council's website](#).

The Council Meeting will commence immediately after the conclusion of the Public Forum.

Tommaso Briscese  
**General Manager**

## Councillors



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## Council meeting room

General  
Manager

Mayor

Cr  
Mannah

Cr Bhatta

Cr Yang

Cr Esber

Cr Wu-  
Coshott

Cr Hull

Public gallery

## Agenda

**For an Ordinary Meeting of Burwood Council to be held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 24 March 2026 immediately after the Public Forum commencing at 6.00pm.**

**1. Prayer**

*Lord, we humbly beseech thee to vouchsafe thy blessing on this Council, direct and prosper its deliberations for the advancement of this area and the true welfare of its people. Amen.*

**2. Acknowledgement of Country**

**3. Statement of Ethical Obligations**

**4. Recording of Meeting**

**5. Apologies**

**6. Declarations of Interest**

**7. Declaration of Political Donations**

**8. Confirmation of Minutes**

*Minutes of the Council Meeting held on Tuesday, 17 February 2026, copies of which were previously circulated to all councillors be hereby confirmed as a true and correct record.*

**9. Mayoral Minutes**

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## **11. Conclusion of the Meeting**

## Mayoral Minutes

### (Item MM4/26) Infrastructure Delivery to Support Urban Growth

File No: 26/11847

Mayoral Minute by Cr John Faker (Mayor)

#### **Summary**

Over the next 15–20 years, the population of the Burwood Local Government Area is expected to increase significantly to support housing supply and employment growth, consistent with the NSW Government's metropolitan strategy and the designation of Burwood as a Strategic Centre.

The strong partnership between Council and the NSW Government has delivered a range of social and economic outcomes, including over \$110 million in transformational infrastructure projects through the Western Sydney Infrastructure Grants Program, investment in arts and culture through vibrancy and night-time economy initiatives, and the delivery of the Sydney Metro, which will enable residents to travel to both Parramatta and the Sydney CBD within approximately 10 minutes.

While these investments are acknowledged, it is important that Council seeks clarity from the NSW Government regarding how critical State infrastructure and services will be planned, delivered and funded to support future growth. As population increases within the Burwood Local Government Area, the provision of infrastructure such as schools, health services, transport, and emergency services will be required to support the community. It is also important that planning frameworks supporting future growth include clear mechanisms to facilitate the delivery and provision of additional open space for the community.

#### **Operational Plan Objective**

- 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.
- C.4 Sustainable, integrated transport, infrastructure and networks to 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

#### **I therefore move that:**

That the Mayor write to the NSW Minister for Planning and Public Spaces and the Local Member for Strathfield seeking confirmation that any urban transformation within the Burwood Local Government Area, and associated population growth, will be supported by the timely planning, delivery and funding of adequate state infrastructure, including schools, health services, transport, and emergency services, and that planning frameworks include clear mechanisms to facilitate the provision of additional open space to support the growing community.

#### **Attachments**

There are no attachments for this report.

## **(Item MM5/26) Keeping Burwood Cool Competition**

File No: 26/4976

Mayoral Minute by Cr John Faker (Mayor)

### **Summary**

Burwood has recently been recognised as Australia's coolest neighbourhood, but being cool is not only about culture, food and vibrancy. It is also about creating a greener, healthier and more comfortable place to live.

For years, Council has made a strong and sustained investment in greening Burwood's neighbourhoods, including extensive tree planting across streets, parks and public spaces, with almost \$1 million invested. Initiatives such as the Mayoral Street Tree Planting Program, now in its sixth year, have played a key role in strengthening urban canopy and improving street amenity across the LGA, with over 1,600 trees planted to date.

There is an opportunity to build on this momentum through a new community initiative, the "Keeping Burwood Cool Competition", celebrating the residents who are helping to green and cool Burwood through their planting efforts.

Across the community residents are already making meaningful contributions by caring for their gardens, balconies and other small green spaces around their homes. These everyday efforts collectively shape the character of our streets, enhance neighbourhood amenity, and support a healthier and more liveable environment for all.

Greening also plays an important role in supporting wellbeing and improving urban comfort. When multiplied across streets and communities, these small contributions help create cooler, greener and more pleasant places for everyone to enjoy.

This competition could recognise gardens, verges, balconies and other green spaces that contribute to cooling and beautifying the local environment. A small prize could be awarded to the winner or winners across categories, to recognise effort and contribution, based on people's votes and a selection overseen by Council staff.

This initiative aligns with Council's continued commitment to urban greening, improving neighbourhood amenity, supporting wellbeing and strengthening community pride of place, while reinforcing Burwood's identity as a cool, vibrant and liveable neighbourhood.

### **Operational Plan Objective**

C.2.3 Provide opportunities for people to participate in activities and events that celebrate our diverse community, history and culture

#### **I therefore move that:**

1. The General Manager investigate the establishment of an annual Keeping Burwood Cool Competition, commencing in 2026.
2. The General Manager investigate the development of a policy to enable planting on verges, to further encourage community participation in greening and cooling Burwood's neighbourhoods.

### **Attachments**

There are no attachments for this report.

## Reports to Council

### (Item 10/26) Burwood North Metro Precinct – NSW Government State-Led Rezoning Proposal

File No: 26/12476

Report by Director City Strategy

#### **Summary**

The NSW Government has placed an updated [Burwood North Metro Precinct Masterplan](#) on public exhibition as part of a State-led rezoning process for land surrounding the future Burwood North Metro Station.

The proposal is currently on exhibition until 10 April 2026, with submissions required to be made directly to the NSW Department of Planning, Housing and Infrastructure (DPHI) by both community members and councils.

The proposal includes an increase in development density and associated population growth, which has implications for the provision of physical and social infrastructure.

This report seeks Council's endorsement for Council to prepare and submit a technical submission to DPHI on the exhibited Masterplan, including addressing the delivery and funding of the physical and social infrastructure required to support increased density within the precinct, as well as consideration of infrastructure delivery responsibilities and development contributions and funding mechanisms.

#### **Operational Plan Objective**

- A.63 Research plans and opportunities for the creation of public open spaces as part of the planning of the Burwood North Precinct.
- A.76 Undertake initiatives that support new economic growth in the Burwood North Precinct and Burwood Town Centre.
- 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.
- C.4 Sustainable, integrated transport, infrastructure and networks to 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

#### **Background**

The NSW Government has placed the updated [Burwood North Metro Precinct Masterplan](#) on public exhibition as part of a State-led rezoning process for land surrounding the future Burwood North Metro Station. The proposal is being progressed by the [NSW Department of Planning, Housing and Infrastructure \(DPHI\) through the State Significant Rezoning Pathway](#), following the NSW Government's 2025 decision to assume responsibility for rezoning the precinct and build upon master planning work previously undertaken by Burwood Council and Canada Bay Council.

The rezoning proposal seeks to amend the planning controls within the Burwood Local Environmental Plan 2012 (BLEP 2012) and the Canada Bay Local Environmental Plan 2013 (CBLEP 2013). These amendments are intended to facilitate increased housing supply, employment opportunities and supporting infrastructure within a transit-oriented precinct aligned with the delivery of the Sydney Metro West project, which is scheduled for completion in 2032.

The precinct comprises approximately 113 hectares of land within an 800-metre walking catchment of the future metro station, located at the intersection of Burwood Road and Parramatta Road. It spans land within both the Burwood and Canada Bay local government areas and is identified as a key urban renewal area within broader strategic planning frameworks, including the Parramatta Road Urban Transformation Strategy.

Key elements of the proposal include capacity for approximately 18,300 new dwellings, including a requirement for 5–10 per cent affordable housing, and approximately 3,900 additional jobs. The proposal also includes the provision of more than 20 pocket parks and greenways, enhanced public domain areas, and improved active transport connections, including walking and cycling links. Building heights are proposed to range from approximately 8 to 42 storeys (28 to 140 metres), reflecting a transition to a high-density, mixed-use environment centred on the future metro station.

The proposal introduces changes to land use zoning, including the application of MU1 Mixed Use, R4 High Density Residential and SP2 Infrastructure zones to support a mix of residential, commercial, employment and community use. Amendments to floor space ratio and building height controls are also proposed to facilitate increased development capacity, supported by urban design analysis and feasibility testing.

The proposal also includes the identification of key sites intended to deliver public benefits, such as open space, through-site links, public domain improvements, and road infrastructure. These sites may be eligible for incentive-based planning controls where identified infrastructure outcomes are delivered. Additional provisions relate to active street frontages, design excellence, and the preparation of a precinct-specific Design Guide to support built form, public domain, and amenity outcomes.

The proposal is currently on public exhibition until 10 April 2026, with submissions required to be made directly to DPHI. Submissions received during the exhibition period will inform the finalisation of the rezoning proposal, with an outcome anticipated in 2026.

## **Proposal**

This report seeks endorsement for Council to undertake a review of the NSW Government's publicly exhibited Burwood North Metro Precinct Masterplan and supporting documentation, and to prepare and submit a technical submission on planning and urban design matters to the NSW Department of Planning, Housing and Infrastructure (DPHI).

As part of this submission, specific consideration is to be given to infrastructure-related matters, including infrastructure provision, delivery responsibilities, and funding mechanisms. Noting that the scale of proposed development and associated population growth has implications for the provision of physical and social infrastructure, including transport infrastructure, open space, schools, health services, community facilities, emergency services, and affordable housing.

## **Development Contributions Framework**

Infrastructure funding and delivery for the precinct is proposed to occur through a combination of local and State mechanisms. Local infrastructure is typically funded through development contributions plans, while State infrastructure may be supported through mechanisms such as the Housing and Productivity Contribution and capital funding programs. DPHI has indicated that further work will be undertaken in collaboration with councils to align infrastructure delivery with the timing and scale of development.

Local infrastructure contributions, also referred to as developer contributions, are levied by councils under the Environmental Planning and Assessment Act 1979 to fund infrastructure required to support development. This includes infrastructure such as parks, community facilities, local roads, footpaths, stormwater drainage, and traffic management works.

Contributions are generally collected through Section 7.11 contributions, which are based on the relationship between development and infrastructure demand, and Section 7.12 levies, which are applied as a percentage of development cost.

Council currently delivers local infrastructure through development contributions plans, including a 4% levy within the Burwood Town Centre, supported by Council's Voluntary Planning Agreement (VPA) Policy. Any submission should include a request for at least the same application or adaptation of similar infrastructure funding mechanisms within the Burwood North Metro Precinct to support infrastructure delivery associated with future growth as 7.11 contributions are capped at a maximum of \$20,000 per dwelling and lower percentages under 7.12 contributions will possibly lead to a funding shortfall impacting councils' financial sustainability.

### **Open Space Provision and Ongoing Maintenance**

The exhibited masterplan identifies the delivery of new and enhanced open space within the precinct, including parks, greenways, and public domain improvements. The provision of this open space appears to be facilitated through incentive-based planning mechanisms, including key site provisions, which may enable the delivery and dedication of land for public use. Consideration should be given to ensuring that any land delivered for public open space is provided to Council at no cost as part of the development process.

Given the scale of proposed growth and the associated increase in public infrastructure assets, there are ongoing implications for Council in relation to maintenance, renewal, and operational costs. Consideration should also be given to the availability of State funding mechanisms, including grants or other funding programs, to support the long-term maintenance and management of new infrastructure delivered as part of the precinct.

### **Affordable Housing**

The proposal incorporates an affordable housing requirement of 5–10 per cent of new residential development, to be delivered either as dwellings or as equivalent contributions and managed by a registered community housing provider. Council should also advocate for additional planning mechanisms to increase social infrastructure such as affordable housing through the activation of existing provisions under relevant State Environmental Planning Policies for infill affordable housing, or the introduction of a similar mechanism through amendments to Council's Local Environmental Plan to achieve the same outcomes in support of the delivery of affordable housing and associated community infrastructure within the precinct.

### **Consultation**

The NSW Government has placed an updated Burwood North Metro Precinct Masterplan is currently on public exhibition until 10 April 2026 as part of a State-led rezoning process for land surrounding the future Burwood North Metro Station.

Any community or Council submissions is required to be made directly to the NSW Department of Planning, Housing and Infrastructure (DPHI) by both community members and councils.

### **Planning or Policy Implications**

The publicly exhibited The NSW Government updated Burwood North Metro Precinct Masterplan looks to made amendments to Burwood Local Environment Plan 2012 to increase housing and jobs in the Burwood North and Concord area. This will result in zoning, height, FSR and other planning control changes along with a variation to the urban form of the area. Any change to density will have implication on infrastructure for the LGA and a need to fund, implement and maintain new assets.

### **Financial Implications**

Any change to density in the Burwood North Precinct will have financial implication on infrastructure for the LGA and a need to fund, implement and maintain new assets.

### **Conclusion**

The NSW Government has exhibited an updated masterplan for the Burwood North Metro Precinct as part of a State-led rezoning process around the future metro station.

Public submissions are open until 10 April 2026 and are to be made directly to the NSW Department of Planning, Housing and Infrastructure.

The proposal introduces increased development capacity and population growth, with associated requirements for supporting physical and social infrastructure.

This report seeks Council's endorsement to prepare and submit a technical response to the exhibited masterplan, including consideration of infrastructure provision, delivery responsibilities, and funding arrangements.

### ***Recommendation(s)***

1. Council notes that the NSW Government has placed the Burwood North Metro Precinct Masterplan on public exhibition as part of the State-led rezoning process, with submissions open until 10 April 2026 and to be made directly to the NSW Department of Planning, Housing and Infrastructure.
2. The General Manager prepare and submit a technical submission to the NSW Department of Planning, Housing and Infrastructure which also addresses the need for infrastructure provision to support the population growth, appropriate funding mechanisms for required infrastructure and the need to increase provision of social infrastructure within the proposed rezoning as outlined in this report.

### **Attachments**

There are no attachments for this report.

## **(Item 11/26) Endorsement of Planning Proposal for the Heritage Listing of The Strand for Submission to DPHI for Gateway Determination**

File No: 26/11359

Report by Director City Strategy

### **Summary**

Council has prepared a Planning Proposal (Attachment 1) to amend Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012 by adding a group heritage listing for The Strand, Croydon. The Planning Proposal applies to the properties located at 1–50 The Strand, Croydon.

The Planning Proposal responds to Council's resolution at its Extraordinary Meeting of 29 January 2025, following the NSW Government's Transport Oriented Development (TOD) Program for Croydon (gazetted by DPHI on 6 February 2026), where it resolved to further protect the buildings and shops within the commercial areas of the existing Heritage Conservation Area of The Strand, Croydon by pursuing their listing as a group heritage item.

The Planning Proposal is supported by a heritage assessment (Attachment 2) prepared by an independent heritage consultant, GML Heritage. The assessment demonstrates that the subject sites meet the threshold for local group heritage listing, satisfying multiple criteria established by the NSW Heritage Office.

In accordance with Ministerial Directions under the Environmental Planning and Assessment Act 1979, advice was sought from the Burwood Local Planning Panel (BLPP) on the Planning Proposal. The BLPP has subsequently endorsed the Planning Proposal for progression to Gateway Determination to amend the Burwood Local Environmental Plan 2012.

### **Operational Plan Objective**

- 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.1.1 Support and deliver initiatives that encourage high-quality design, sustainable development and enhanced urban amenity.
- C.10 A well informed community active in civic life, local planning and decision making
- P.38 Deliver attractive, healthy streetscapes and centres that are inviting and foster community pride

### **Background**

#### **Council Resolution and Croydon Masterplan Response**

On 29 January 2025, Council held an Extraordinary Meeting to determine its alternative response to the NSW Government's Transport-Oriented Development (TOD) Program for Croydon. A copy of the Council report can be accessed [here](#).

In response to the NSW Government's Croydon TOD Program, Council resolved to adopt Option 4 as its alternate response, which includes uplift in The Strand, Croydon.

The adopted masterplan proposed a maximum building height of four storeys and an increase in the Floor Space Ratio (FSR) from 1:1 to 1.5:1 within The Strand.

Council's resolution includes the following as it relates to The Strand, Croydon:

“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 Spaces 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.”

The full minutes of Council's Extraordinary meeting of 29 January 2025 can be accessed [here](#).

### NSW Government Transport-Oriented Development Program

Council's endorsed alternate Croydon Masterplan was submitted to the Department of Planning, Housing and Infrastructure (DPHI) on 31 January 2025.

On 6 February 2026, the NSW Government gazetted and implemented the Transport-Oriented Development (TOD) Program for Croydon within the Burwood Local Government Area.

The scheme was implemented through the gazettal of State Environmental Planning Policy (Amendment – Croydon North Masterplan Precinct) 2026. This is a self-repealing planning instrument and has the effect of amending the Burwood Local Environmental Plan 2012 to introduce changes to zoning, floor space ratios and maximum building heights across parts of Croydon.

A copy of the amending SEPP is available at the following link: [Notice of Gazettal](#) , with updated precinct maps available on the [NSW Governments Eplanning Spatial Viewing Platform](#)

### Heritage Listing Request for The Strand

As anticipated, although Council requested the group heritage listing of The Strand through the TOD Program pathway, the amending SEPP did not include this listing. Accordingly, a separate Planning Proposal has been prepared for DPHI's consideration.

Further investigation and legal advice obtained by Council confirmed that the issuing of an Interim Heritage Order was not available due to the existing Heritage Conservation Area status of The Strand.

### Early Engagement and Community Feedback

Early engagement on the proposed heritage listing of The Strand commenced on 18 August 2025 and concluded on 22 September 2025. During this period, a total of 23 submissions were received. Of these:

- 19 submissions were received through the Participate Burwood online platform; and
- 4 submissions were received via direct email correspondence to Council, including submissions from the Burwood & District Historical Society and the National Trust of Australia (NSW).

None of the submissions received objected to the proposed group heritage listing of The Strand.

### Burwood Local Planning Panel Advice

In accordance with Ministerial Directions under the Environmental Planning and Assessment Act 1979, advice on the Planning Proposal was sought from the Burwood Local Planning Panel (BLPP) on 16 October 2025.

The BLPP subsequently endorsed the Planning Proposal for the heritage listing of The Strand properties. A copy of the BLPP resolution is available in Attachment 5.

### Next Steps

The matter is now before Council for endorsement of the Planning Proposal for progression to Gateway Determination to amend the Burwood Local Environmental Plan 2012.

### **Proposal**

The Planning Proposal seeks to amend BLEP 2012 to include the properties at 1-50 The Strand, Croydon as a local group heritage item through their listing in Schedule 5 - Environmental Heritage and identification on the Heritage Map.

The Planning Proposal seeks to achieve the intended objectives and outcomes by amending Burwood LEP 2012 as follows:

- Amend the existing *Heritage Map* (ref: 1300 COM HER 001 010 20240603) (Figure 14) to add properties at 1-50 The Strand, Croydon as a local group heritage item as indicated in Figure 15 below.
- Amend Schedule 5 - Environmental Heritage to include the properties at 1-50 The Strand, Croydon as indicated in Table 3 below ([blue font](#) represents an insertion):

**Attachment 1** contains the draft Planning Proposal Report in the format required by the Department of Planning, Housing and Industry (DPHI). This report contains detailed information on the planning proposal as it relates to the heritage significance of The Strand, Croydon to facilitate its group listing under Schedule 5 of BLEP 2012.

**Attachment 2** is the Heritage Assessment Report for The Strand Croydon, dated August 2025. This report provides a detailed heritage assessment of The Strand, Croydon to support its proposed group heritage listing.

**Attachment 3** contains the exhibited draft Heritage Inventory Sheet in the format required by the Heritage NSW and contains the key summary of the assessment completed by GML.

### **Site Context**

#### **Regional Context**

The Strand, Croydon is located approximately 12 kilometres west of the Sydney CBD and is recognised as an established neighbourhood centre in the inner-western suburbs of Sydney.



**Figure 1: Site Context, The Strand, Croydon (Source: Google Map)**

Positioned immediately south/south-west of Croydon Railway Station on the Inner West Line (Figure 1), the subject site has strong connections to the metropolitan rail network, providing direct access to Sydney CBD and key centres such as Strathfield, Burwood and Ashfield. Bus services operating along the Strand, Paisley Road, Burwood Road and Shaftesbury Road further enhance accessibility to surrounding suburbs.

Parramatta Road is located approximately 1.5km to the north and provides east–west connectivity across metropolitan Sydney. Frederick Street to the east and Liverpool Road (Hume Highway) to the south provide additional arterial links. Together, these transport connections reinforce Croydon’s role as a highly accessible neighbourhood within the broader Sydney transport network, while also influencing patterns of land use, movement, and development in the area.

### **Local Context**

Located to the immediate south/south-west of Croydon train station, The Strand comprises a compact local centre with commercial uses on the eastern and western sides of The Strand road reserve, forming a small neighbourhood shopping strip.

The subject site is bound by Paisley Road to the north, Paisley Lane to the east, Thomas Street/Malvern Avenue to the south, and Post Office Lane to the west. The eastern edge of The Strand fronting Paisley Lane is the boundary between Burwood and Inner West local government areas (Figure 2).



**Figure 2: The Strand, Aerial View (source: Council GIS)**



**Figure 3: The Strand, Cadastre details Croydon (Source: Council GIS)**

**Statutory Planning Context**



**Figure 4: Existing Zoning (Source: NSW Eplanning Spatial Viewer)**



**Figure 5: Existing Maximum FSR (Source: NSW Eplanning Spatial Viewer)**

The Strand comprises a total of 37 allotments (Figure 3) located along the eastern and western edges of The Strand road reserve and is currently zoned E1 Local Centre (previously B1 Local Centre) pursuant to BLEP 2012.

Under BLEP 2012, the existing Maximum Floor Space Ratio, Maximum Height of Building and the status of Heritage Conservation Area applicable to The Strand is shown in Figures 6, 7 and 8.



Figure 6: Existing Maximum Height of Building

(Source: NSW Eplanning Spatial Viewer)

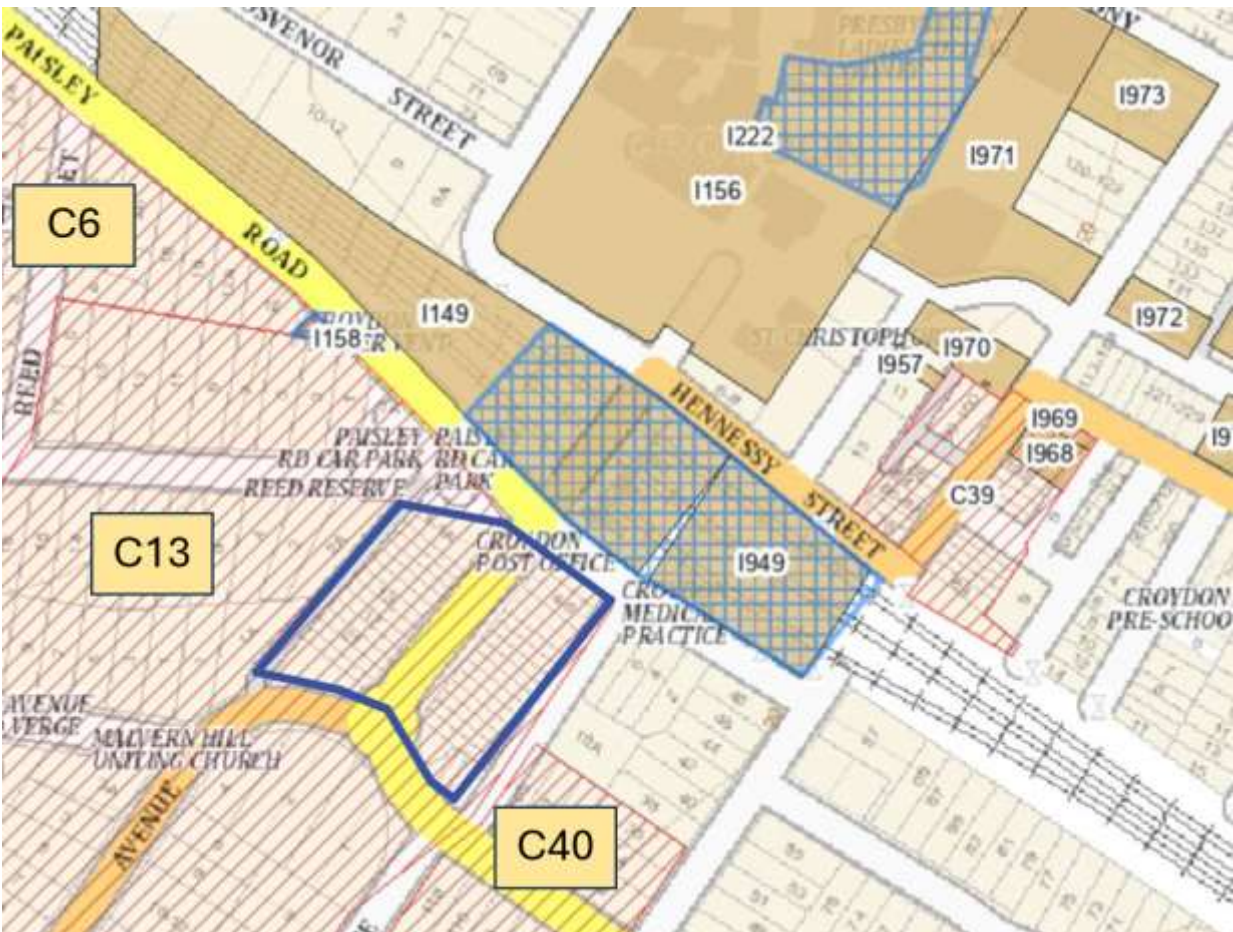


Figure 7: Existing Heritage Conservation Status of the Strand

(Source: NSW Legislation website)

**Malvern Hill Heritage Conservation Area**

The Strand is located within the Malvern Hill Heritage Conservation Area (HCA) (C13) under *Schedule 5 Environmental Heritage* of BLEP 2012. As shown in Figure 8, the subject site is also adjacent to the Cintra Estate HCA (C6) and Wallace and Brady Streets HCA (C20) to its west (under BLEP 2012) and the Gads Hill HCA (C40) to its east, which is listed in the Inner West LEP 2022.



**Figure 8: Heritage map showing The Strand outlined in dark blue, local heritage items (shaded ochre), HCAs (hatched in red) and SHR items (cross-hatched in blue). (Source: GML 2025)**

The Strand was first developed between 1910 and 1923 in association with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. Integral to the model suburb planning of the Malvern Hill Estate, The Strand was specifically designed as the commercial centre for the suburb. The subject site comprises two distinct blocks divided by a wide road with an avenue of palm trees.

The broader area around the subject site contains a range of low-rise building typologies, predominantly residential properties including Federation style and early interwar buildings. Commercial development of the area is primarily confined to the neighbourhood shopping strip concentrated mostly on the subject site. The subject precinct marks a transition between Croydon Station and the residential streets of the broader area.



**Figure 9: View west from Croydon station towards the old post office at the intersection of Paisley Rd.**



**Figure 10: View southwest towards The Strand from Croydon station at Paisley Rd**



**Figure 11: View north along The Strand at the intersection of Malvern Avenue & Thomas Street.**

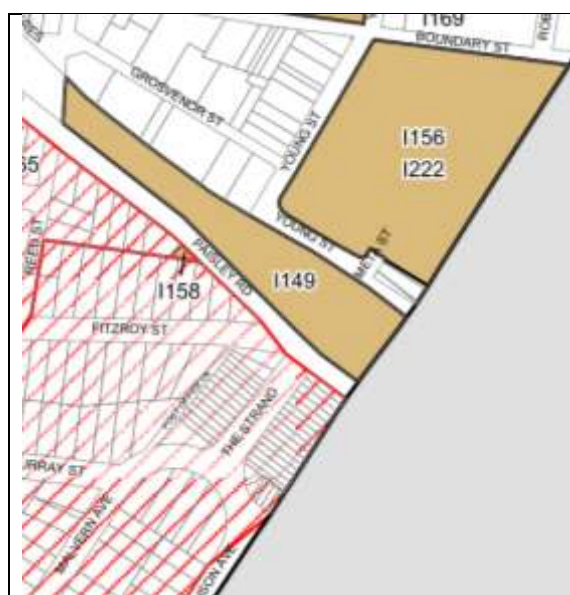


**Figure 12: The Strand road reserve, view west**

The Planning Proposal relates to the properties detailed in Table 1.

**Table 1: Legal description of The Strand, Croydon**

Address (West of the Strand)	LOT & DP	Address (East of the Strand)	LOT & DP
1-1A The Strand	Lot 1, Sec D, DP5613; Lot 2, Sec D, DP5613	2 The Strand	Lot 4, Sec C, DP5613
3 The Strand	Lot 1, DP255126	4-6 The Strand	Lot 5, Sec C, DP5613
5 The Strand	Lot 21, DP719900	4-6 The Strand	Lot 6, Sec C, DP5613
7 The Strand	Lot 22, DP719900	8-10 The Strand	Lot 7, Sec C, DP5613; Lot 8, Sec C, DP5613
9 The Strand	Lot 3, DP255126	12 The Strand	Lot 1, DP255125
11 The Strand	Lot 4, DP255126	14 The Strand	Lot 2, DP255125
13 The Strand	Lot 5, DP255126	16 The Strand	Lot 3, DP255125
15 The Strand	Lot 6, DP255126	18 The Strand	Lot 4, DP255125
17 The Strand	Lot 7, DP255126	20 The Strand	Lot 5, DP255125
19 The Strand	Lot 8, DP255126	22 The Strand	Lot 6, DP255125
21 The Strand	Lot 9, DP255126	24 The Strand	Lot 7, DP255125
23 The Strand	Lot 10, DP255126	26 The Strand	Lot 8, DP255125
25 The Strand	Lot 11, DP255126	28 The Strand	Lot 9, DP255125
27 The Strand	Lot 14, Sec D, DP5613	30 The Strand	Lot 10, DP255125
		32 The Strand	Lot 11, DP255125
		34-40 The Strand	Lot 12, DP255125
		42 The Strand	Lot 13, DP255125
		44 The Strand	Lot 14, DP255125
		46 The Strand	Lot 15, DP255125
		48 The Strand	Lot 16, DP255125
		50 The Strand	Lot 17, DP255125



**Figure 14: Existing Heritage Map**



**Figure 15: Proposed Heritage Map**

**Table 2: Proposed addition to Schedule 5 of Burwood LEP 2012**

<b>Suburb</b>	<b>Item name</b>	<b>Address</b>	<b>Property description</b>	<b>Significance</b>	<b>Item no</b>
Burwood	The Strand	1-50 The Strand, Croydon 2132	See Table 1 for property description	Local	1237*

\* Heritage Item Nos. are indicative only at this stage and are to be confirmed at finalisation.

### Heritage Assessment

In April 2025, Council engaged a qualified heritage consultant, GML Heritage to seek independent heritage on the heritage significance of The Strand, Croydon.

The heritage assessment report (**Attachment 2**) completed by GML includes an assessment of significance of the subject properties in accordance with the standard criteria established in the NSW Heritage Office guidelines. These guidelines provide the framework for heritage assessment and incorporate the seven criteria of cultural heritage values identified in the Burra Charter into a structured framework.

Table 4 below provides a summary of heritage assessment of The Strand against the assessment framework demonstrating that The Strand satisfies multiple heritage assessment criteria for its local group heritage listing.

**Table 4: NSW Heritage Assessment Criteria applying to The Strand**

<b>NSW Heritage Criteria for local listing</b>	<b>The Strand</b>
<p><b>Criterion (A) Historical Significance</b></p> <p>The Strand meets the threshold for Criterion (A) Historical Significance with the following significance indicator:</p> <ul style="list-style-type: none"> <li>Demonstration of important periods or phases in history</li> </ul>	Yes
<p><b>Criterion (B) Historical Association</b></p> <p>The Strand meets the threshold for Criterion (B) Historical Association with the following significance indicator:</p> <ul style="list-style-type: none"> <li>A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation.</li> <li>An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organization.</li> </ul>	Yes
<p><b>Criterion (C) Aesthetic/Technical Significance</b></p> <p>The Strand meets the threshold for Criterion (C) Aesthetic or Technical Significance with the following significance indicator:</p> <ul style="list-style-type: none"> <li>Recognition as a landmark or distinctive aesthetic natural environment.</li> <li>Recognition of artistic or design excellence.</li> </ul>	Yes

<p><b>Criterion (D) Social, Cultural and Spiritual Significance</b></p> <p>The Strand meets the threshold for Criterion (C) Aesthetic or Technical Significance with the following significance indicator:</p> <ul style="list-style-type: none"> <li>• Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment.</li> <li>• Important to the community as a landmark within social and political history</li> <li>• Important as a place of symbolic meaning and community identity.</li> <li>• Important as a place of community service (including health, education worship, pastoral care, communications, emergency services, museums).</li> </ul>	Yes
<p><b>Criterion (E) Research Potential</b></p> <p>No sufficient evidence is currently present to satisfy this criterion.</p>	No
<p><b>Criterion (F) Rarity</b></p> <p>The Strand meets the threshold for Criterion (F) Rarity due to the following significance indicator:</p> <ul style="list-style-type: none"> <li>• Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.</li> </ul>	Yes
<p><b>Criterion (G) Representativeness</b></p> <p>The Strand meets the threshold for Criterion (G) Representativeness with the following significance indicator:</p> <ul style="list-style-type: none"> <li>• A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.</li> </ul>	Yes
<p><b>Integrity</b></p> <p>The setting and context of The Strand have remained unchanged since the development of its buildings. The planned layout of the pedestrian realm and central avenue of trees is still extant and adds to the character of the precinct. The buildings vary in integrity. Most shopfronts on the northern side of the road are intact. Features including pressed metal ceilings have been retained. All of the shops have been altered at ground level with changes in use and tenancy. However, in general, most buildings retain some original features such as ceramic tiled front porches with Art Nouveau motifs, tessellated tile patterns, brass sashes around windows, leadlight glazing and terracotta vents.</p> <p>The upper-storey fabric is mostly intact across all buildings. No new openings and limited infills were noted for the upper storeys of the buildings. Features such as recessed facades in arches, original sash windows, parapets and details in brickwork remain intact and legible. The buildings can be considered to have integrity consistent with original design, composition and external materiality. Overall, the planned layout of The Strand and the Federation-style character of its buildings remain highly legible.</p>	Yes

## Heritage Statement of Significance – The Strand, Croydon

The assessment undertaken by GML recommends the following as the key evidence and support for heritage significance of The Strand:

- The Strand, Croydon meets the threshold for heritage listing under the historic, associative, aesthetic, social, representative and rare criterion of the NSW Heritage Assessment Criteria. These attributes are contributory to, but distinct from, the values of the Malvern Hill HCA as a whole.
- The Strand, located adjacent to Croydon Station and developed between 1910 and 1923, has historic significance to the locality of Croydon. It is associated with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. Integral to the model suburb planning of the Malvern Hill Estate, The Strand was specifically designed as the commercial centre for the suburb. Its planning and segregation from the residential zone of the suburb demonstrate the influence of the garden suburb movement of the early 20th century. The precinct comprises two distinct blocks divided by a wide road with an avenue of palm trees.
- The Strand is associated with the Intercolonial Investment Land and Building Company (IILBC). Most of the shops were owned and constructed by the company, making The Strand possibly the most substantial group of Federation-era shops built by a single owner in Sydney. The IILBC was instrumental in recognising, developing and marketing the precinct. The Strand is also a good example of a precinct featuring buildings designed by a few different architectural firms/architects including Ross & Rowe, Booker and Wilson, Spencer and Spencer, and Charles H Christian.
- The Strand is a broad, elegant shopping area that significantly enhances the Federation-style character of Malvern Hill Estate. Its aesthetic appeal is defined by varied building forms including its curvilinear shape, unified parapets, and picturesque streetscapes on both sides. Despite refurbishments, the original design intent remains clear, preserving the precinct's aesthetic significance and integrity. Notable landmarks like the former post office at 1 The Strand contribute to its distinctive character. The intactness of original Art Nouveau features, such as leadlight glass and tile patterns, contribute to its aesthetic attributes.
- Designed as a distinct commercial precinct within a garden suburb, The Strand has retained its original and historic commercial function. The Strand is representative of a collection of good-quality Federation and early interwar two-storey, shop top buildings developed adjacent to a railway station. It contributes greatly to the Federation-style character of the wider suburb. The buildings comprising The Strand are highly intact and not compromised in integrity. It has maintained its aesthetic character with street planning and planting.
- The Strand has social value as a community centre which has been a place to gather, shop and socialise since the 20th century.
- While not a formal social values assessment, the recent public exhibition process of the Alternative Croydon TOD Masterplan demonstrates that there is community affinity for The Strand and desire for its conservation.
- The Strand is a rare example of a highly intact Federation-era commercial precinct. Envisaged as a commercial strip on both sides of a main road, it has retained much of its integrity. Unlike other Federation-style shops, which are limited to one side of the main road, The Strand is a planned commercial area within the Malvern Hill Estate, segregated from residential areas and lacking pubs or hotels. This reflects the estate owners' vision for a garden suburb.

- Developed by a single owner, the IILBC, The Strand is possibly the largest group of shops built by one owner, with none demolished. It stands out as a distinct commercial precinct from the Federation era in the Burwood LGA, making it a rare and unique example of its type. It is the only one of its type across the local area.

### Proposed Boundary of the Group Heritage Item

The proposed heritage boundary of The Strand is shown in Figure 16 which takes into consideration significant views of The Strand, its setting and contextual relationships with its surrounding.

Located adjacent to Croydon Station, The Strand exhibits strong aesthetic qualities that contribute to its setting and broader context. Notable views include the southwest vista from the railway station, which frames the former Post Office (No. 1 The Strand) and the former Butchery (No. 2 The Strand) at the junction of The Strand.



**Figure 16: Proposed Boundary of the Group Heritage Item (Source: GML, 2025)**

These landmark buildings function as visual markers and provide a principal entry point into the commercial precinct. While views from the south are of lesser significance, the presentation of each streetscape along The Strand contributes to the overall character of the precinct.

### Consistency with State and Local Planning Policies

A detailed assessment demonstrating the strategic and site-specific merit of the Planning Proposal and its consistency with the applicable State and Local Planning Policies is included in Attachment 2. This section highlights some of the key matters of the assessment:

- The Planning Proposal is consistent with the key objectives and priorities of the Greater Sydney Region Plan: A Metropolis of Three Cities and the Eastern City District Plan via identification of The Strand as an 'environmental heritage' in BLEP 2012 for its statutory protection.
- The Planning Proposal is consistent with Council's Community Strategic Plan (CSP) and Burwood Local Strategic Planning Statement (LSPS) as the proposal ensures local

character is protected and enhanced via listing of The Strand in the BLEP heritage schedule.

- The Planning Proposal is consistent with Council's Housing Strategy in enabling The Strand to transform in the future to meet the changing community needs; achieve vibrancy, vitality and rejuvenation whilst allowing the intrinsic value and heritage significance of The Strand being appropriately acknowledged and celebrated via the local listing.
- This Planning Proposal is consistent with the objectives of Burwood LEP 2012 in conserving environmental heritage via its listing on the heritage Schedule and providing statutory protection through Clause 5.10 Heritage Conservation of the LEP.
- The Planning Proposal is consistent with the applicable State Environmental Planning Policies (SEPPs) and Local Planning Directions (formerly known as Ministerial Directions) and are detailed in the attached Planning Proposal (Attachment 2). Some of the most relevant SEPPs and Local Planning Directions are listed below:
  - Consistent with SEPP (Exempt and Complying Development Codes) 2008: The proposal does not contravene the intent of the SEPP as The Strand is part of the Malvern Hill Heritage Conservation Area.
  - Consistent with SEPP (Housing) 2021: The proposal ensures significant elements within The Strand are identified and protected so that any future development is sympathetic to its heritage character and cultural significance.
  - Consistent with Local Planning Direction 3.2 Heritage Conservation: Clause 5.10 Heritage Conservation of BLEP 2012 would apply to the subject sites following the gazettal of the PP, providing statutory protection.
  - Consistent with Local Planning Direction 7.1 Employment Zones: The planning proposal applying to the Employment Zone does not propose to alter the extent of the employment zone and /or reduce the total potential space area for employment uses.

## **Consultation**

On 15 August 2025, early engagement notification letters were sent out to the property owners in The Strand who would be directly impacted by the proposed heritage listing. The intent of the notification letter was to inform the property owners of Council resolution of 29 January 2025, the Heritage Assessment report prepared by GML and the commencement of pre-engagement for the proposed group heritage listing.

The objective of undertaking early engagement was to gather feedback from the affected property owners and the wider community on the proposed group heritage listing of The Strand prior to reporting the matter to the Burwood Local Planning Panel.

A dedicated section was established on Council's online platform, *Participate Burwood* with the following documents being displayed for review and submission:

- Heritage Assessment Report of the Strand, GML Aug 2025
- Draft Heritage Inventory Sheet, GML Aug 2025
- Site Identification Map
- Proposed amendments to the Heritage Map of the Burwood LEP 2012

Email correspondence was sent to Inner West Council, the Burwood & District Historical Society, and local Councillors to advise them of the proposed group heritage listing and the accompanying GML report, and to invite their feedback.

Early engagement commenced on 18 August and concluded on 22 September 2025. During this period, a total of 23 submissions were received. 19 submissions were received via online *Participate Burwood* platform, and (4) four submissions were received as direct email correspondence to Council which included the submissions from the Burwood & District Historical Society and the NSW National Trust of Australia.

None of the submissions received objected to the proposed group heritage listing of The Strand. A detailed submissions register and Council's response to the submissions are included in **Attachment 4**. Some of the key matters noted in the submissions are summarised in Table 5 below:

**Table 5: Summary of key matters noted in early engagement submissions**

Summary of key matters	Council response
<p>The submission supports the independent and comprehensive assessment of The Strand and the proposed group heritage listing.</p> <p>The submission emphasises that the current status of The Strand as a Heritage Conservation Area is unable to provide the legal protection the precinct deserves and that only formal heritage listing can ensure long-term protection and integrity of The Strand.</p> <p>The submission also recommends that Council explore support measures for property owners, such as reduced development fees, a central contact point, and access to grant opportunities.</p>	<p>Noted. Matters relating to heritage development applications and relevant fees are reviewed on a case-by-case basis.</p> <p>All development application related queries are taken by Council's duty planning officer. Any specific queries regarding heritage Development Applications (DAs) can be further discussed with Council's Senior Heritage Planner.</p> <p>Recommendation in relation to grant funding will be further explored by Council as part of future heritage conservation initiatives.</p>
<p>The submission supports the proposed group heritage listing of The Strand.</p> <p>Concern is raised in relation to future maintenance of the heritage value of The Strand and that it should not put significant burden on rate payers.</p>	<p>Council's Local Environmental Plan contains provisions that enable the sustainable redevelopment of heritage items through adaptive reuse, supporting their ongoing maintenance and long-term viability.</p> <p>Any future development applications proposing adaptive reuse will be considered and assessed on a case-by-case basis, guided by Council's heritage advisor.</p>
<p>The submission supports the assessment undertaken by GML, the extent of the heritage boundary and the proposed group heritage listing of The Strand.</p> <p>It supports the recommendation that a conservation management plan be prepared for the ongoing protection of The Strand. The submission commends Council for initiating</p>	<p>The preparation of a Conservation Management Plan is a recognised approach to protecting and maintaining heritage items.</p> <p>Council's Local Environmental Plan also provides for the sustainable redevelopment of heritage items through adaptive reuse, helping to ensure their ongoing upkeep and long-term</p>

Summary of key matters	Council response
the heritage listing of The Strand.	<p>viability.</p> <p>As part of any future development, a Conservation Management Plan or Strategy will be required to accompany a Development Application.</p> <p>In addition to the heritage assessment, Council will undertake further specialist studies in accordance with Council's resolution to undertake a precinct-specific study of The Strand. Future Conservation Management Plans or Strategies will be guided by the recommendations of this further work, and the community will be consulted accordingly.</p>
<p>The submission provides strong support for Council's proposal to group list The Strand shops as a heritage item, noting this will further strengthen protections of The Strand.</p> <p>The submission emphasises that the detailed studies underpinning Council's proposal provide clear evidence of The Strand's heritage significance and its contribution to the integrity of the Malvern Hill Estate.</p> <p>The submission commends Council's initiative and proposes State heritage listing for the entire Malvern Hill Estate.</p>	<p>Council notes the comment received and notes that the process for State heritage listing and determination lies with the responsibility of the NSW Heritage Office.</p> <p>Council does not have the authority to initiate or determine State heritage listings.</p>

Further consultation on the proposal will occur post Gateway Determination.

### **Planning or Policy Implications**

This report following initial community consultation and advice of the Burwood LPP in respect to the Planning Proposal, Councils endorsement and progression of the planning proposal to Gateway Determination stage.

The key steps in progressing the Planning Proposal are outlined below:

1. Submission of the Planning Proposal to DPHI for Gateway Determination. This step establishes whether the proposal may proceed and sets out the requirements for formal community consultation.
2. Formal public exhibition of the Planning Proposal and consultation with relevant State agencies, consistent with requirements of the *Environmental Planning and Assessment Act*, the *Environmental Planning and Assessment Regulation 2021*, as well as other relevant plans and guidelines including the *Burwood Community Engagement Strategy*, *Local Environmental Plan Making Guideline* and any conditions of the Gateway Determination.
3. Reporting the outcomes of the formal community consultation to Council, at which time Council will determine whether to adopt the Planning Proposal and proceed to plan-making.

4. If adopted, Council will submit relevant documentation to DPHI to amend Schedule 5 of BLEP 2012.
5. Formal inclusion of the subject site as a group heritage listing in Schedule 5 of the Burwood LEP 2012.

It is anticipated that the process will take approximately three to six months to complete, from submission of the Planning Proposal to DPHI. Notwithstanding this timeframe, the subject sites will be afforded interim heritage protection (i.e. deemed “draft heritage items”) once the Planning Proposal is placed on public exhibition. At that time, a notation will also be added to Council’s Planning Certificates to ensure the information is available to current and future landowners.

### **Financial Implications**

Financial implications for the preparation of the Planning Proposal are covered within Council’s existing operating budget.

### **Conclusion**

Whilst the recently gazetted Croydon TOD provisions seek to increase density in The Strand due to the proximity to public transport, the proposed local group heritage listing intends to strengthen character protections and inform heritage planning processes for any future development in The Strand, Croydon.

The Planning Proposal will facilitate the group heritage listing of The Strand under Schedule 5 of BLEP 2012. The Strand is currently located in the Malvern Hill Conservation Area under BLEP 2012 but not listed as a heritage item under Schedule 5.

The Planning Proposal is supported by an independent heritage advice prepared by a qualified heritage consultant, GML in accordance with the resolution of Council’s extraordinary meeting of 29 January 2025. The advice provided in the report by GML concludes that The Strand demonstrates heritage significance for local group listing and meets the threshold of local significance under multiple criteria set out in the NSW Heritage Office Guidelines.

It is recommended that the Council support the Planning Proposal for the group heritage listing of The Strand, Croydon and endorse it for DPHI Gateway Determination.

### **Recommendation(s)**

1. That Council approve and endorse the preparation and submission to the NSW Department of Planning, Housing and Infrastructure of a request for Gateway Determination for a Planning Proposal to amend the Burwood Local Environmental Plan 2012 by updating Schedule 5 to include a group heritage listing for The Strand, Croydon. The Planning Proposal applies to the properties located at 1–50 The Strand, Croydon, as outlined in this report.
2. That, subject to the issuing of a Gateway Determination by DPHI, the Planning Proposal be publicly exhibited for a minimum period of 28 days, with community consultation undertaken and a public hearing held in accordance with the Environmental Planning and Assessment Act 1979.
3. That the General Manager be delegated authority to make minor modifications to correct any numerical, typographical, interpretative, or formatting errors, if required.
4. That the results of the Gateway Determination, community consultation and engagement process, and public hearing be reported back to Council.

**Attachments**

- 1 [↓](#) Attachment 1 - Planning Proposal for Group Heritage Listing - The Strand
- 2 [↓](#) Attachment 2 - GML Final Heritage Assessment Report, The Strand Croydon, August 2025
- 3 [↓](#) Attachment 3 - Draft Heritage Inventory Sheet - The Strand
- 4 [↓](#) Attachment 4 - List of Submissions - The Strand
- 5 [↓](#) Attachment 5 - BLPP Minutes - Group Heritage Listing The Strand - October 2025



## Planning Proposal

### **Amendment of Schedule 5 of the Burwood LEP 2012 to list The Strand, Croydon as a Group Heritage Item**

October 2025

*A Planning Proposal is the first step in proposing amendments to Council's principle environmental planning instrument, known as the Burwood Local Environmental Plan (BLEP) 2012. A Planning Proposal explains the intended effect of the proposed amendment and also sets out the justification for making the change. The Planning Proposal is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for its consideration, referred to as the Gateway Determination, and is also made available to the public as part of the community consultation process.*

## Planning Proposal

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Attachment 4 – Minutes of Council's Extraordinary Meeting of 29 January 2025	
Attachment 5 – Site Identification Map	
Attachment 6 – Proposed Amendment to Burwood LEP 2012, Heritage Map	

**Introduction**

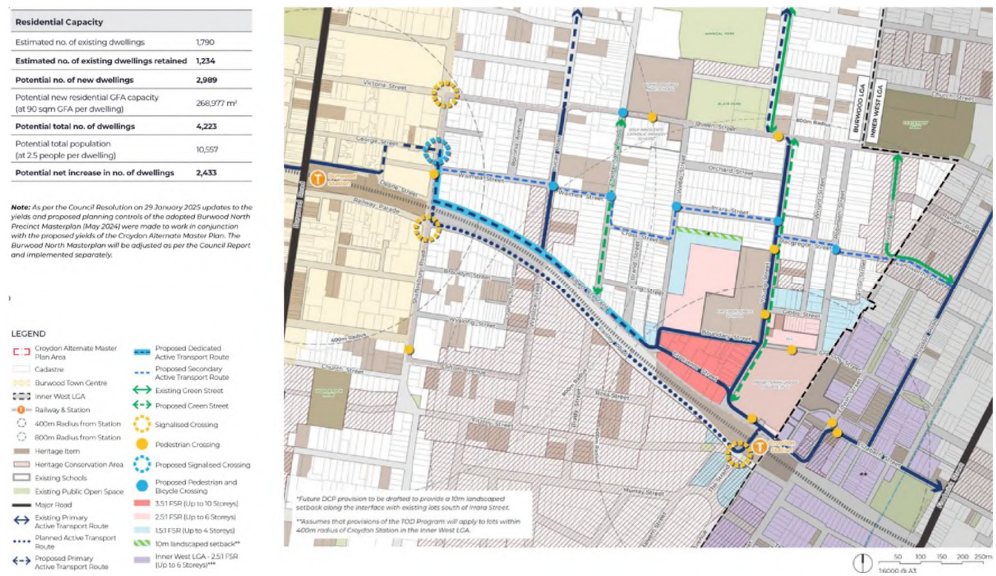
This Planning Proposal seeks to amend Burwood Local Environmental Plan 2012 (BLEP 2012) to include The Strand, Croydon as a local Group Heritage Item consistent with the findings of the heritage assessment undertaken by GML Heritage.

The Strand is currently located in a Heritage Conservation Area, however it is not formally listed as a heritage item. By amending BLEP 2012, a formal heritage listing would afford The Strand enhanced heritage protection under planning legislation.

The properties / area to which this Planning Proposal applies: 1 – 50, The Strand, Croydon.

**Background**

On 29 January 2025, Council held an Extraordinary Meeting to determine Council's alternative response to the NSW Government's Transport-Oriented Development (TOD) Program for Croydon. A copy of the Council's Extraordinary meeting report is attached separately in the planning portal. In response to the NSW Government's Croydon TOD Program, Council resolved to adopt Option 4 as its alternate response, which includes uplift in The Strand, Croydon (Figure 1).



**Figure 1: Council's adopted Croydon Masterplan which includes uplift in The Strand, in response to NSW Government's TOD Program (Source: Ethos Urban)**

The adopted masterplan proposed a maximum building height of 4 storeys and an increase of the Floor Space Ratio from 1:1 to 1.5:1 within the Strand. The proposed uplift of The Strand is summarised in Table 1.

Table 1: Proposed Building Envelope Controls under the adopted masterplan

Building Envelope Controls	Existing Controls	Proposed Controls
<b>Maximum Building Height</b>	10m	a maximum of 4 storeys
<b>Maximum Floor Space Ratio</b>	1:1	1.5:1
<b>Zoning</b>	E1 Local Centre	No change

As part of Council's alternative response to the NSW Government's Croydon TOD Program, Council resolved to uplift certain lands in Croydon and Burwood North including The Strand located immediately south of Croydon Station, and resolved the following (see relevant components in bold text):

- “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.”*

This Planning Proposal responds to Resolution No. 2(b) of Council's Extraordinary meeting of 29 January 2025.

#### **Status of Council's alternative response to Croydon TOD**

Following the resolution of 29 January 2025, Council submitted its response to the NSW Department of Planning, Housing and Infrastructure on 31 January 2025. Council at this stage is seeking DPHI's endorsement of Council's alternative response and its implementation via a self-repealing SEPP.

Under the TOD Program pathway, the group heritage listing of The Strand is unlikely to be supported and therefore a separate planning proposal has been prepared for DPHI's consideration. Upon further investigation and legal advice sought by Council, issuing of an Interim Heritage Order was considered not warranted due to the existing Heritage Conservation Area status of The Strand.

### **The Site: The Strand, Croydon**

#### **Regional Context**

The Strand, Croydon is located approximately 12km west of the Sydney Central Business District and is recognised as an established neighbourhood centre in the inner-western suburbs of Sydney.

Positioned immediately south/south-west of Croydon Railway Station on the Inner West Line (Figure 2), the subject site has strong connections to the metropolitan rail network, providing direct access to Sydney CBD and key centres such as Strathfield, Burwood and Ashfield. Bus services operating along the Strand, Paisley Road, Burwood Road and Shaftesbury Road further enhance accessibility to surrounding suburbs.

Parramatta Road is located approximately 1.5km to the north and provides east–west connectivity across metropolitan Sydney. Frederick Street to the east and Liverpool Road (Hume Highway) to the south provide additional arterial links. Together, these transport connections reinforce Croydon's role as a highly accessible neighbourhood within the broader Sydney transport network, while also influencing patterns of land use, movement, and development in the area.

#### **Local Context**

Located to the immediate south/south-west of Croydon train station, The Strand comprises a compact local centre with commercial uses on the eastern and western sides of The Strand road reserve, forming a small neighbourhood shopping strip.

The subject site is bound by Paisley Road to the north, Paisley Lane to the east, Thomas Street/Malvern Avenue to the south, and Post Office Lane to the west. The eastern edge of The Strand fronting Paisley Lane is the boundary between Burwood and Inner West local government areas (Figure 3).

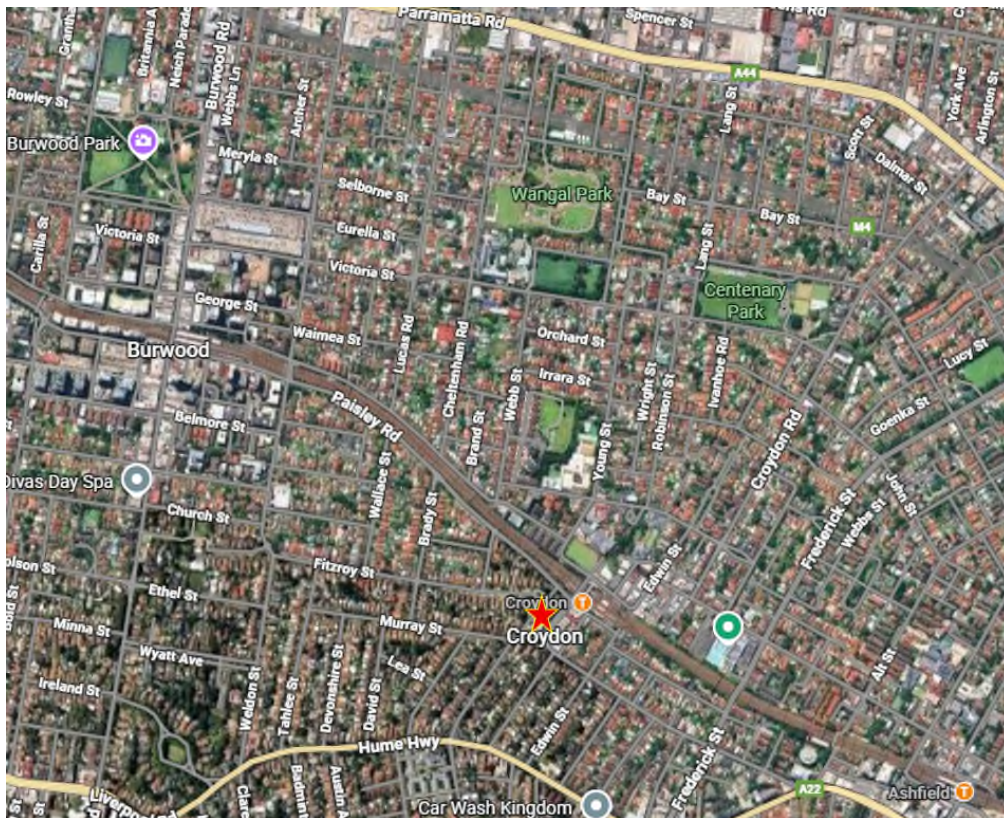


Figure 2: Regional Site Context, The Strand (Source: Google Map)



Figure 3: The Strand, Aerial View (source: Council GIS)



Figure 4: The Strand, Cadastre details Croydon (Source: Council GIS)

**Statutory Context**

The Strand comprises a total of 37 allotments (Figure 4) located along the eastern and western edges of The Strand road reserve and is currently zoned E1 Local Centre (previously B1 Local Centre) pursuant to BLEP 2012.

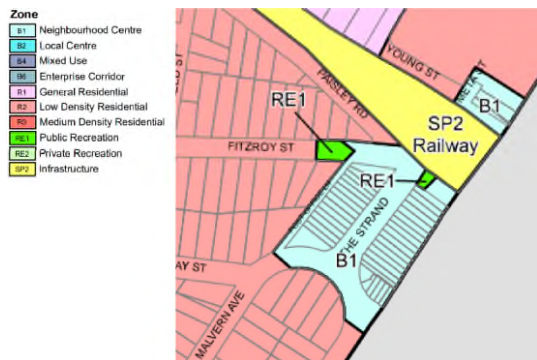


Figure 5: Existing Zoning

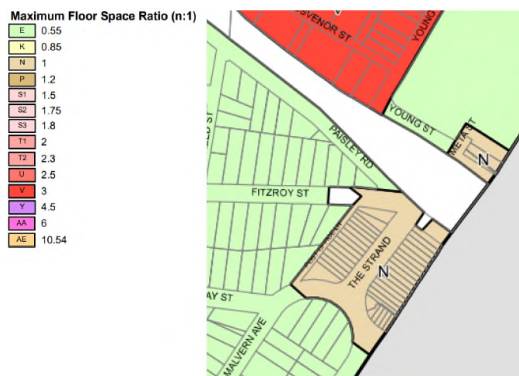


Figure 6: Existing Maximum Floor Space Ratio

Under BLEP 2012, the existing Maximum Floor Space Ratio, Maximum Height of Building and the status of Heritage Conservation Area applicable to The Strand is shown in Figures 6, 7 and 8.



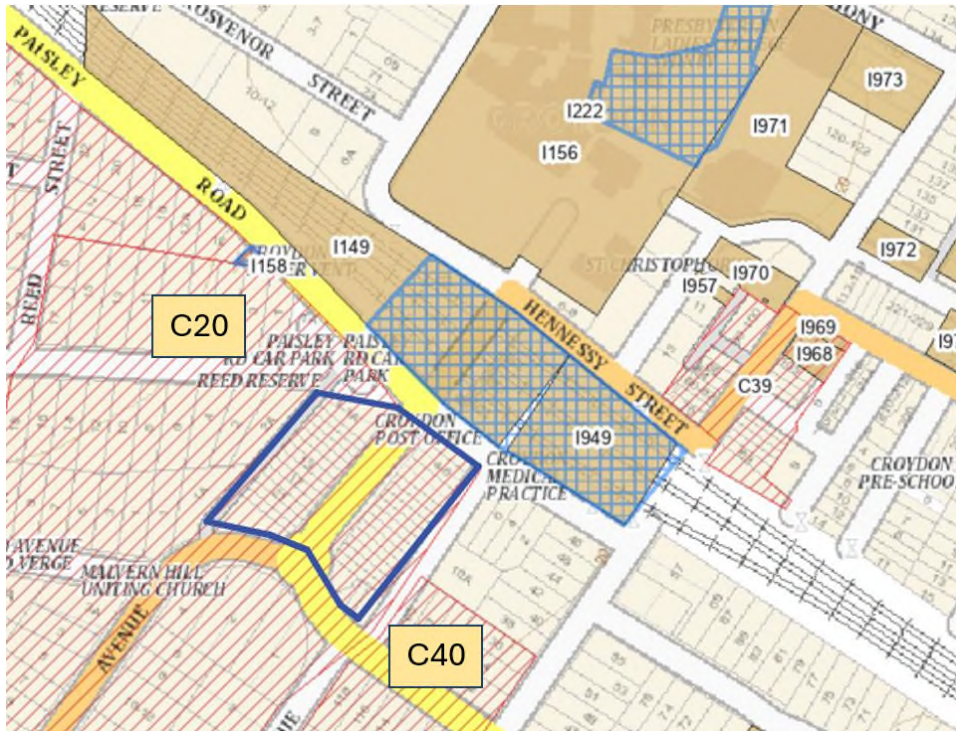
Figure 7: Existing Maximum HoB



Figure 8: Existing Heritage Conservation Status

**Malvern Hill Heritage Conservation Area**

The Strand is located within the Malvern Hill Heritage Conservation Area (HCA) (C13) under *Schedule 5 Environmental Heritage* of BLEP 2012. As shown in Figure 9, the subject site is also adjacent to the Cintra Estate HCA (C6) and Wallace and Brady Streets HCA (C20) to its west (under BLEP 2012) and the Gads Hill HCA (C40) to its east, which is listed in the Inner West LEP 2022.



**Figure 9: Heritage map showing The Strand outlined in dark blue, local heritage items (shaded ochre), HCAs (hatched in red) and SHR items (cross-hatched in blue). (Source: GML 2025)**

The Strand was first developed between 1910 and 1923 in association with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. Integral to the model suburb planning of the Malvern Hill Estate, The Strand was specifically designed as the commercial centre for the suburb. The subject site comprises two distinct blocks divided by a wide road with an avenue of palm trees.

The Statement of Significance for the Malvern Hill HCA, extracted from the NSW State Heritage Inventory (SHI), is as follows:

*The Malvern Hill Estate is of local significance because together with Appian Way, the Badminton Road to Culdees Road Conservation Area, the Wallace and Brady Streets Conservation Area, and the Mosely and Roberts Streets Conservation Area, it is a key part of what distinguishes Burwood from other parts*

*of Sydney and containing good quality Federation housing, street planning and planting, and as an example of an early model suburb.*

*It is highly intact relatively large area of quality Federation and California Bungalows on substantial blocks of regular size together with an integral neighbourhood shopping centre divided by wide tree lined streets presenting cohesive but varied streetscapes.*

*Malvern Hill has connections with a number of important Sydney people and a number of well-known architects. The areas' particular scale and detail presents a highly desirable area for family living.*

The broader area around the subject site contains a range of low-rise building typologies, predominantly residential properties including Federation style and early interwar buildings. Commercial development of the area is primarily confined to the neighbourhood shopping strip concentrated mostly on the subject site. The subject precinct marks a transition between Croydon Station and the residential streets of the broader area.



**Figure 9: View west from Croydon station towards the old post office at the intersection of Paisley Rd.**



**Figure 10: View southwest towards The Strand from Croydon station at Paisley Rd**



**Figure 11: View north along The Strand at the intersection of Malvern Avenue and Thomas Street.**



**Figure 12: View of the eastern half streetscape with Art Deco façade of the former commonwealth Bank (now a dance academy) at the left of the image and Malvern Hall in the centre of the image.**



*Figure 13: View northwest of The Strand from the central road reserve*



*Figure 14: View southwest from Croydon Station towards post office building*



*Figure 15: View west from The Strand road reserve*



*Figure 16: View east from The Strand road reserve*

## Part 1 – Objectives and Intended Outcomes

This Planning Proposal proposes to list Nos.1-50, The Strand in as a group heritage item of local heritage significance under Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012. The legal description of the subject sites are included in Table 1 below.

**Table 2: Sites included in the Planning Proposal**

<b>Addresses - West of The Strand</b>	<b>LOT &amp; DP</b>
1-1A The Strand CROYDON 2132	Lot 1, Sec D, DP5613; Lot 2, Sec D, DP5613
3 The Strand CROYDON 2132	Lot 1, DP255126
5 The Strand CROYDON 2132	Lot 21, DP719900
7 The Strand CROYDON 2132	Lot 22, DP719900
9 The Strand CROYDON 2132	Lot 3, DP255126
11 The Strand CROYDON 2132	Lot 4, DP255126
13 The Strand CROYDON 2132	Lot 5, DP255126
15 The Strand CROYDON 2132	Lot 6, DP255126
17 The Strand CROYDON 2132	Lot 7, DP255126
19 The Strand CROYDON 2132	Lot 8, DP255126
21 The Strand CROYDON 2132	Lot 9, DP255126
23 The Strand CROYDON 2132	Lot 10, DP255126
25 The Strand CROYDON 2132	Lot 11, DP255126
27 The Strand CROYDON 2132	Lot 14, Sec D, DP5613
<b>Addresses - East of the Strand</b>	<b>LOT &amp; DP</b>
2 The Strand CROYDON 2132	Lot 4, Sec C, DP5613
4-6 The Strand CROYDON 2132	Lot 5, Sec C, DP5613
4-6 The Strand CROYDON 2132	Lot 6, Sec C, DP5613
8-10 The Strand CROYDON 2132	Lot 7, Sec C, DP5613; Lot 8, Sec C, DP5613
12 The Strand CROYDON 2132	Lot 1, DP255125
14 The Strand CROYDON 2132	Lot 2, DP255125
16 The Strand CROYDON 2132	Lot 3, DP255125
18 The Strand CROYDON 2132	Lot 4, DP255125
20 The Strand CROYDON 2132	Lot 5, DP255125
22 The Strand CROYDON 2132	Lot 6, DP255125
24 The Strand CROYDON 2132	Lot 7, DP255125
26 The Strand CROYDON 2132	Lot 8, DP255125
28 The Strand CROYDON 2132	Lot 9, DP255125
30 The Strand CROYDON 2132	Lot 10, DP255125
32 The Strand CROYDON 2132	Lot 11, DP255125
34-40 The Strand CROYDON 2132	Lot 12, DP255125
42 The Strand CROYDON 2132	Lot 13, DP255125
44 The Strand CROYDON 2132	Lot 14, DP255125
46 The Strand CROYDON 2132	Lot 15, DP255125
48 The Strand CROYDON 2132	Lot 16, DP255125
50 The Strand CROYDON 2132	Lot 17, DP255125

## Part 2 – Explanation of Provisions

The Planning Proposal seeks to achieve the intended objectives and outcomes by amending BLEP 2012 as follows:

- Amend Schedule 5 - Environmental Heritage of BLEP 2012 to include the properties at 1-50 The Strand, Croydon as indicated in Table 2 below ([blue font](#) represents an insertion):

**Table 3: Proposed Additions to Schedule 5 Environmental Heritage of BLEP 2012**

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	The Strand	1-50 The Strand Croydon 2132	See Table 1	Local	1237*

**Note:** \* Heritage Item Nos. are indicative only at this stage and are to be confirmed at the finalisation stage.

- Amend the *Heritage Map* (ref: 1300 COM HER 001 010 20240603) to add properties at 1-50 The Strand, Croydon as a local group heritage item as indicated in Figure 18 below.

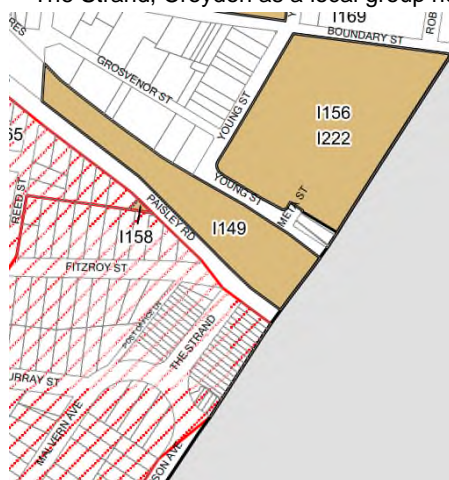


Figure 17: Existing Heritage Map

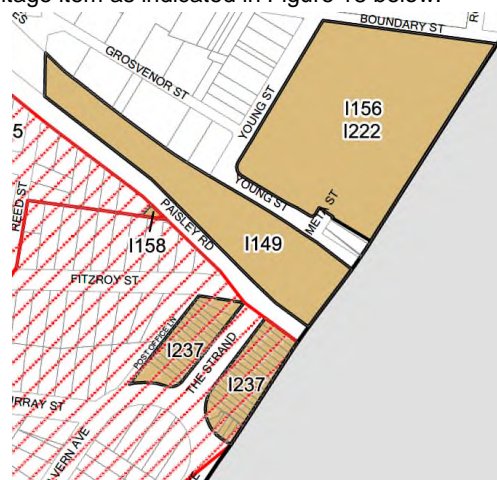


Figure 18: Proposed Heritage Map

### Part 3 – Justification of strategic and site-specific merit

#### Section A – Need for the planning proposal

**1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?**

This planning proposal has been prepared as a result of Burwood Council's resolution of 29 January 2025 in the context of Council's alternative response to NSW Government's TOD Program for Croydon.

As part of Council's alternative response to the NSW Government's Croydon TOD Program, Council resolved to uplift certain lands in Croydon and Burwood North including The Strand, the E1 commercially zoned land immediately south of Croydon Station.

Council at the meeting also resolved to list The Strand as a group heritage item in order to ensure the future redevelopment of The Strand is sympathetic to its existing heritage characteristic. The subject sites at The Strand are located within the Malvern Hill Heritage Conservation Area (HCA), which is currently listed as an HCA in Schedule 5 of the Burwood LEP.

In April 2025, Council sought professional services from GML Heritage to undertake Heritage Assessment of The Strand, consistent with the intent of Council resolution. The report included an assessment of significance of the subject properties in accordance with the standard criteria established in the NSW Heritage Office guidelines. These guidelines provide the framework for heritage assessment and incorporate the seven types of cultural heritage values identified in the Burra Charter into a structured framework.

The Heritage Assessment Report completed by GML is included as a separate attachment to this Planning Proposal. Table 4 below includes a summary of heritage assessment against the assessment framework which confirms that the subject sites meet multiple heritage assessment criteria as demonstrated below.

**Table 4: NSW Heritage Assessment Criteria applying to The Strand**

NSW Heritage Criteria	The Strand, Croydon
Criterion (A) Historical Significance	Yes
Criterion (B) Historical Association	Yes
Criterion (C) Aesthetic/Technical Significance.	Yes
Criterion (D) Social, Cultural and Spiritual Significance	Yes
Criterion (E) Research Potential	No
Criterion (F) Rarity	Yes
Criterion (G) Representativeness	Yes
Integrity Buildings at the Strand vary in integrity but are highly legible.	Yes

The paragraphs below provide a detailed heritage assessment of The Strand against the assessment framework demonstrating relevant evidence supporting its proposed listing.

**Criterion (A) Historical Significance:** The Strand meets the threshold for Criterion (A) Historical Significance with the following significance indicator:

- Demonstration of important periods or phases in history

*The subject precinct is associated with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. The Strand was developed as a shopping strip between 1913 and 1920 as part of the new model suburb of Malvern Hill. It was integral to the planning of Malvern Hill Estate and formed the neighbourhood shopping strip. Its location adjacent to Croydon Station was strategically planned while providing a transition to the wider area with its residential premises. Most of the two-storey shops with dwellings above were designed and built by IILBC, the developers of Malvern Hill Estate.*

*In addition to the shops, the subject precinct included a post office, bank, community hall and garage workshops. No pubs or hotels were included as per the commercial precinct planning principles of the garden suburb typology.*

*The scale of development in the immediate surrounds has respected the character of the area and the street still provides a transition between Croydon Station and the residential streets of the wider area.*

*The shops of The Strand are linked to the Federation and interwar development of Malvern Hill and Croydon. Developed adjacent to the railway station, The Strand has historically supported the local community and continues to do so today. Physically, the shops—particularly the upper storeys of the buildings—demonstrate an intactness in the Federation style that defines the character of the Malvern Hill Estate.*

*The subject precinct contributes largely to the development of the Malvern Hill Estate, which is an area of local significance within the wider Croydon area. The Strand still continues to function according to its original use and is an active commercial strip demonstrating its historical link.*

**Criterion (B) Historical Association:** The Strand meets the threshold for Criterion (B) Historical Association with the following significance indicator:

- A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation;
- An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organization.

*The subject precinct is associated with the IILBC, a company that operated from 1885 to 1960. It dealt with real estate, and operated as a bank and financial agent in the Australian colonies. IILBC owned most lots in the subject precinct and built the first three shops on 3-7 The Strand, which first accommodated a stationery shop, a pastry shop and a drapery. Until the 1920s, a majority of the shops (approximately 30) were owned and built by the company. At that time, the shops were possibly the most substantial group of Federation-era shops built by a single owner in Sydney.*

*The development of The Strand into a commercial precinct for the wider Malvern Hill Estate formed an integral part of the planning and advertising for the suburb. The IILBC was instrumental in recognising, developing and marketing the precinct.*

*The subject precinct also has historical associations with a few prominent architects. The Roy Brothers-owned garages at 27 The Strand was designed by architect Charles H Christian, known for the design of curvilinear Art Deco buildings in the interwar era.*

*Meanwhile, 4-6 The Strand, originally a branch of the Government Savings Bank, is associated with a few different well-known architectural firms including Ross & Rowe and Booker and Wilson. Ross & Rowe was a prominent practice in Sydney between 1911 and 1937. Examples of their buildings include the Metropolitan Hotel, the Commonwealth Bank of Australia building, and the Downing Centre.*

*Booker and Wilson, a post-World War II firm in operation until the 1980s, designed various banks, shops, factories and housing commission projects around Sydney.*

*No. 8-10 The Strand, originally designed as Malvern Hall, was designed by architect Spencer and Spencer. The subject precinct is a good example of a site that includes several architect-designed buildings from the early to mid-twentieth century.*

**Criterion (C) Aesthetic or Technical Significance:** The Strand meets the threshold for Criterion (C) Aesthetic or Technical Significance with the following significance indicator:

- Recognition as a landmark or distinctive aesthetic natural environment.
- Recognition of artistic or design excellence.

*The subject precinct was designed as a broad and elegant shopping area and promenade between the railway station and the residential areas. It contributes greatly to the Federation-style character of the broader Malvern Hill Estate area. The earliest buildings of The Strand, including 3-7 The Strand and 1 The Strand (including the former post office), are legible. Located at a prominent corner position facing the railway station, the post office is a landmark building on The Strand.*

*The buildings to the east and west side of The Strand are different in building forms providing The Strand with a distinctive aesthetic character. Most of the properties on the eastern side are unified by a parapet and the strip of shops curve towards the southern end. This shape is reflected on the western side by the southernmost property (garage) the form of which curves inwardly. The western side provides a picturesque streetscape of individual buildings.*

*Generally, all buildings in the subject precinct have undergone refurbishments though the shop facades still provide a consistent aesthetic streetscape. All buildings have been altered on the ground floor but the upper storey is largely intact. For instance, some windows have been replaced on the second storey but overall the early fenestration and features are largely apparent. The additions and refurbishments are mostly sympathetic and much of the original design intent remains legible.*

*Based on photographic evidence, some of the buildings have a high level of integrity to the original design. Art Nouveau features including leadlight glass and tile patterns are still evident on some shopfronts. The integrity and intactness of the buildings as a whole are not compromised and the aesthetic nature of the subject precinct is retained.*

**Criterion (D) Social, Cultural and Spiritual Significance:** The Strand meets the threshold for Criterion (C) Aesthetic or Technical Significance with the following significance indicator:

- Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment
- Important to the community as a landmark within social and political history
- Important as a place of symbolic meaning and community identity
- Important as a place of community service (including health, education worship, pastoral care, communications, emergency services, museums)

*Since its formation in 1912, the subject precinct is still in use as the commercial centre for the wider area. Though a detailed social values assessment has not been undertaken, it is likely that the precinct has social significance for the current and past local community as a whole as a place to gather, shop and socialise.*

*From the Public-Exhibition of Alternative Croydon TOD Masterplan - Engagement Outcomes Report (prepared by Burwood Council, dated January 2025) which highlighted the key issues from the October 2024 formal exhibition period, heritage was a key issue (with 43.3% of submissions mentioning the theme), and there submission with specific discussions about the Railway South Precinct, the Malvern Hill Estate HCA and The Strand in particular.*

*Submissions highlighted the heritage significance of the Malvern Hill HCA and supported and appreciated the intent of the Masterplan towards protecting the existing HCA.*

*Submissions also highlighted the heritage significance of The Strand, however, a number made reference to The Strand location and the need for revitalisation with opportunities for character sympathetic development being able to be undertaken at the location to create a more vibrant and activated town centre.*

*While not a formal social values assessment, this recent public exhibition process demonstrates that there is community affinity for The Strand and desire for its conservation.*

**Criterion (F) Rarity:** The Strand meets the threshold for Criterion (F) Rarity due to the following significance indicator:

- Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.

*The 34 properties at The Strand are examples of Federation two-storey shoptop brick buildings. The comparative analysis identified numerous fine examples of this style from these periods, which are identified as heritage items either individually or within HCAs.*

*However, as a collective, The Strand is unique in its form and layout. Designed with rear lanes, its layout is still legible and the division of lots it comprises still evident. Designed as a street with blocks of shops on each side, The Strand has retained much of its integrity and intactness to date. The other groups of Federation-style shops, though comparable in character and architectural style, comprise a smaller group of shops limited to one side of the main road.*

*As a planned commercial area within a planned suburb, The Strand represents a typology of model suburb planning that was rare to its time. As the commercial portion of the Malvern Hill Estate, it was and still remains segregated from the surrounding residential areas. The Strand does not include a pub or hotel enabling the Malvern Hill Estate to be an uncommon form of suburb development in Sydney possible for the level of control executed by the estate owners by the use of building covenants and the desire for a garden suburb.*

*The Strand is an example of a large group of buildings developed at the same time by a single owner i.e. the IILBC. It is possibly the largest group of shops built by a single owner with none having been demolished. It is the only one of its type and is therefore distinct in the wider Burwood LGA as a distinguishable commercial precinct from the Federation era.*

*As a whole, the subject precinct is considered to be rare and the only example of its type.*

**Criterion (G) Representativeness:** The Strand meets the threshold for Criterion (G) Representativeness with the following significance indicator:

- A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance

*The subject precinct includes a group of Federation-style shoptop buildings that collectively form a fine example of this type. The setting, condition and scale of The Strand have remained uncompromised. It can be regarded as outstanding because of its integrity and intactness.*

*The Strand is still a prominent feature and defining street for the original subdivision of Malvern Hill Estate. It has its own distinct characteristics—for instance, the post office and former butchers form an entrance into the promenade. The row of palm trees dividing it add to its aesthetic character. The form, scale and height of the buildings defining the streetscape remain largely legible. It is an outstanding representation of its type in the LGA, forming a transition to the nearby residential areas.*

*The comparative analysis has determined that in comparison to other examples The Strand is a good example of the Federation/interwar two-storey shoptop typology, especially in its intactness. It still maintains a cohesive character and retains its streetscape presence and prominence in comparison to the other examples. Its form, setting and retention of a shopfront configuration together with its current use echo its original purpose and are consistent with the variety of commercial premises it originally housed.*

### **Integrity**

*The setting and context of The Strand have remained unchanged since the development of its buildings. The planned layout of the pedestrian realm and central avenue of trees is still extant and adds to the character of the precinct. The buildings vary in integrity. Most shopfronts on the northern side of the road are intact. Features including pressed metal ceilings have been retained. All of the shops have been altered at ground level with changes in use and tenancy. However, in general, most buildings retain some original features such as ceramic tiled front porches with Art Nouveau motifs, tessellated tile patterns, brass sashes around windows, leadlight glazing and terracotta vents.*

*The upper-storey fabric is mostly intact across all buildings. No new openings and limited infills were noted for the upper storeys of the buildings. Features such as recessed facades in arches, original sash windows, parapets and details in brickwork remain intact and legible. The buildings can be considered to have integrity consistent with original design, composition and external materiality. Overall, the planned layout of The Strand and the Federation-style character of its buildings remain highly legible.*

### **2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The planning proposal is the only means of listing the subject lands as a group heritage item of local significance and ensuring their protection within the Malvern Hill HCA.

### **Section B – Relationship to the strategic planning framework**

### **3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy?**

Yes. The planning proposal is consistent with metropolitan, subregional and district strategies and plans.

The State Government has prepared the *Eastern City District Plan* (applicable to the Burwood LGA) to manage growth for the next 20 years in the context of economic, social and environmental matters at a district level, to contribute towards the 20-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan, *A Metropolis of Three Cities*, at a district level, and is a bridge between local and regional planning.

Objective 13 of *A Metropolis of Three Cities* states that '*environmental heritage is identified, conserved and enhanced*'. Meanwhile, Planning Priority E6 of the *Eastern City District Plan* relates to '*creating and renewing great places and local centres, and respecting the District's heritage*'. In addition, the *Eastern City District Plan* states:

*Heritage and history are important components of local identity and great places. The District's rich Aboriginal, cultural and natural heritage reinforces its sense of place and identity...*

*Identifying, conserving, interpreting and celebrating Greater Sydney's heritage values leads to a better understanding of history and respect for the experiences of diverse communities. Heritage identification, management and interpretation are required so that heritage places and stories can be experienced by current and future generations.*

By identifying the subject lands as a group heritage listing of local significance, this planning proposal supports Objective 13 of the Region Plan, and Planning Priority E6 of the District Plan in interpreting significance of The Strand as part of its future redevelopment.

**4. *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?***

Yes. The planning proposal is consistent with Council's Local Strategic Planning Statement (LSPS) which was endorsed by the former GSC in March 2020. Council's LSPS sets a long term vision for the growth of the LGA and identifies objectives and planning priorities in achieving the goals.

*Planning Priority 5 of the LSPS states Identify local character areas considering preservation, enhancement and cultivation. The LSPS also states on its vision statement that one of the mechanisms in achieving Council's long-term vision is via ensuring Local character is protected and enhanced.*

The planning proposal intends to protect and enhance heritage significance of The Strand and bring a sensitive integration of medium density development with The Strand. By identifying properties of local heritage significance, this planning proposal is in keeping with the vision and objectives of the LSPS.

The Burwood 2036 Community Strategic Plan (CSP) set the vision as follows:

*Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper.*

The CSP further states:

*Our places are built around people, protecting our heritage and are well planned and liveable with housing, transport and infrastructure that meet the diverse and changing needs of our community.*

This Planning Proposal intends to ensure that as The Strand transforms in the future to meet the changing community needs, the intrinsic value and heritage significance of The Strand is appropriately acknowledged and celebrated in the future redevelopment of The Strand.

The Planning Proposal is also consistent with Council's Housing Strategy and Local Environmental Plan 2012.

- Consistent with the Housing Strategy, this Planning Proposal intends to ensure that as The Strand transforms in the future to meet the changing community needs, the intrinsic value and heritage significance of The Strand is appropriately acknowledged and celebrated whilst supporting vibrancy, vitality and activity of The Strand.

- This Planning Proposal is consistent with the objectives of Burwood LEP 2012 in conserving environmental heritage via listing significant items in Schedule 5 of the LEP.

**5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?**

Yes. The planning proposal is consistent with the Standard Instrument – Principal Local Environmental Plan and all other applicable State Environmental Planning Policies.

**6. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

Yes. There are no State Environmental Planning Policies (SEPPs) which would be contravened by the amendments proposed in the planning proposal.

All SEPPs applicable to the Burwood local government area are set out in Table 5 below, together with a comment regarding the planning proposal's consistency:

**Table 5: Consistency with State Environmental Planning Policies**

SEPPs	Comments
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The planning proposal does not contain any provisions which are in contrary to the objectives of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The heritage listing of the properties may alter whether development under the Codes SEPP may be carried out on the subject sites, but all properties are currently included within the Malvern Hill Heritage Conservation Area (HCA). However, this planning proposal would not contravene the SEPP in any way.
State Environmental Planning Policy (Housing) 2021	The proposed heritage listing will ensure that significant elements within the Strand are identified and protected. This will ensure the future redevelopment of The Strand is sympathetic to its heritage character and cultural significance.  The planning proposal does not contain any provisions which will contravene SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	The planning proposal does not contain any provisions which are in contrary to the objectives of the SEPP.
State Environmental Planning Policy (Planning Systems) 2021	Not relevant
State Environmental Planning Policy (Precincts—Central River City) 2021	Not relevant
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not relevant

SEPPs	Comments
State Environmental Planning Policy (Precincts—Regional) 2021	Not relevant
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not relevant
State Environmental Planning Policy (Primary Production) 2021	Not relevant
State Environmental Planning Policy (Resilience and Hazards) 2021	There is no indication that previous uses at the subject sites would trigger remediation requirements. The subject sites are not located within the coastal areas identified by this SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	Not relevant
State Environmental Planning Policy (Sustainable Buildings) 2022	The planning proposal does not contain any provisions which are in contrary to the objectives of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The planning proposal does not contain any provisions which are in contrary to the objectives of the SEPP.

**7. Is the planning proposal consistent with applicable Local Planning Directions (Former Ministerial Directions)?**

Yes. Consistency with the list of Directions (under section 9.1(2) of the *Environmental Planning and Assessment Act 1979* issued by the Minister for Planning) is set out in Table 6.

**Table 6: Consistency with Local Planning (Former Ministerial) Directions**

Direction	Comments	
<b>Focus area 1: Planning Systems</b>		
1.1	Implementation of Regional Plans	Not relevant.
1.2	Development of Aboriginal Land Council land	Not relevant.
1.3	Approval and Referral Requirements	The planning proposal will not contain provisions which require the concurrence, referral or consultation of other public authorities, nor identify any use as designated development.
1.4	Site Specific Provisions	Not relevant.
1.4A	Exclusion of Development Standards from Variation	Not relevant.

**Item Number 11/26 - Attachment 1**

**Attachment 1 - Planning Proposal for Group Heritage Listing - The Strand**

<b>Direction</b>		<b>Comments</b>
<b>Focus area 1: Planning Systems – Place based</b>		
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not relevant. The subject lands are not within the Parramatta Road corridor, nor undermine the achievement of that Strategy's vision or objectives.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not relevant.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not relevant.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not relevant.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant.
1.14	Implementation of Greater Macarthur 2040	Not relevant.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not relevant.
1.16	North West Rail Link Corridor Strategy	Not relevant.
1.17	Implementation of the Bays West Place Strategy	Not relevant.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not relevant.
1.19	Implementation of the Westmead Place Strategy	Not relevant.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not relevant.
1.21	Implementation of South West Growth Area Structure Plan	Not relevant.
1.22	Implementation of the Cherrybrook Station Place Strategy	
<b>Focus area 2: Design and Place</b>		
<b>Focus area 3: Biodiversity and Conservation</b>		
3.1	Conservation zones	Not relevant.
3.2	Heritage Conservation	Refer to discussion below
3.3	Sydney Drinking Water Catchments	Not relevant.
3.4	Application of C2 and C3 Zones and	Not relevant.
3.5	Recreation Vehicle Areas	Not relevant.
3.6	Strategic Conservation Planning	Not relevant.

Direction		Comments
3.7	Public Bushland	Not relevant.
3.8	Willandra Lakes Region	Not relevant.
3.9	Sydney Harbour Foreshores and Waterways	Not relevant.
3.10	Water Catchment Protection	Not relevant.
<b>Focus area 4: Resilience and Hazards</b>		
4.1	Flooding	Not relevant.
4.2	Coastal Management	Not relevant.
4.3	Planning for Bushfire Protection	Not relevant.
4.4	Remediation of Contaminated Land	Not relevant.
4.5	Acid Sulfate Soils	The lands have been identified as Class 5 on the Acid Sulfate Soils Map, representing the lowest probability of containing Acid Sulfate Soils.
4.6	Mine Subsidence and Unstable Land	Not relevant.
<b>Focus area 5: Transport and Infrastructure</b>		
5.1	Integrating Land Use and Transport	The planning proposal applies to heritage listing of certain properties in The Strand which is located adjacent to Croydon Station.  As the planning proposal does not alter the land zoning, and as such, would not affect travel demand or the availability of transport options.
5.2	Reserving Land for Public Purposes	Not relevant.
5.3	Development Near Regulated Airports and Defence Airfields	Not relevant.
5.4	Shooting Ranges	Not relevant.
5.5	High Pressure Dangerous Goods Pipelines	Not relevant.
<b>Focus area 6: Housing</b>		
6.1	Residential Zones	Not relevant.  The planning proposal does not seek to amend the zoning or range of permissible uses for the subject lands.
6.2	Caravan Parks and Manufactured Home	Not relevant.
<b>Focus area 7: Industry and Employment</b>		
7.1	Employment Zones	Refer to discussion below
7.2	Reduction in non-hosted short-term rental accommodation period	Not relevant.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant.
<b>Focus area 8: Resources and Energy</b>		
8.1	Mining, Petroleum Production and Extractive Industries	Not relevant.
<b>Focus area 9: Primary Production</b>		
9.1	Rural Zones	Not relevant.
9.2	Rural Lands	Not relevant.
9.3	Oyster Aquaculture	Not relevant.
9.4	Farmland of State and Regional Significance on the NSW Far North	Not relevant.

**3.2 Heritage Conservation**

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. This Direction applies when a relevant planning authority prepares a planning proposal (see Table 7 below).

**Table 7: Heritage Conservation Direction Assessment**

Direction Requirement	Assessment
A planning proposal must contain provisions	that facilitate the conservation of:
a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area	The Heritage Assessment of the subject sites conducted by GML concluded that the sites have heritage significance in terms of historical, associative, aesthetic, rarity, and representative values to warrant their listing as a group heritage item of local significance.  This planning proposal seeks to list the subject lands as a group heritage item. Once listed the provisions of Clause 5.10 Heritage Conservation of the Burwood LEP would apply to these lands. This clause seeks to conserve the environmental heritage of Burwood.
b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and	N/A.
c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	The heritage investigation conducted by GML does not encompass any Aboriginal assessment.

Based on GML's detailed analysis of the subject sites against the NSW Heritage Assessment Criteria as noted in Question 1, Section A of this Planning Proposal, GML provided the following as the Statement of Heritage Significance for The Strand:

*The Strand, Croydon, has cultural significance at the local level for its historic, associative, aesthetic, social, representative and rare attributes.*

*The Strand, located adjacent to Croydon Station and developed between 1910 and 1923, has historic significance to the locality of Croydon. It is associated with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. Integral to the model suburb planning of the Malvern Hill Estate, The Strand was specifically designed as the commercial centre for the suburb. Its planning and segregation from the residential zone of the suburb demonstrate the influence of the garden suburb movement of the early 20th century. The precinct comprises two distinct blocks divided by a wide road with an avenue of palm trees.*

*The Strand is associated with the Intercolonial Investment Land and Building Company (IILBC). A majority of the shops were owned and constructed by the company, making The Strand possibly the most substantial group of Federation-era shops built by a single owner in Sydney. The IILBC was instrumental in recognising, developing and marketing the precinct. The Strand is also a good example of a precinct featuring buildings designed by a few different architectural firms/architects including Ross & Rowe, Booker and Wilson, Spencer and Spencer, and Charles H Christian.*

*The Strand is a broad, elegant shopping area that significantly enhances the Federation-style character of Malvern Hill Estate. Its aesthetic appeal is defined by varied building forms including its curvilinear shape, unified parapets, and picturesque streetscapes on both sides. Despite refurbishments, the original design intent remains clear, preserving the precinct's aesthetic significance and integrity. Notable landmarks like the former post office at 1 The Strand contribute to its distinctive character. The intactness of original Art Nouveau features, such as leadlight glass and tile patterns, contribute to its aesthetic attributes.*

*Designed as a distinct commercial precinct within a garden suburb, The Strand has retained its original and historic commercial function. The Strand is representative of a collection of good-quality Federation and early interwar two-storey shoptop buildings developed adjacent to a railway station. It contributes greatly to the Federation-style character of the wider suburb. The buildings comprising The Strand are highly intact and not compromised in integrity. It has maintained its aesthetic character with street planning and planting.*

*The Strand has social value as a community centre which has been a place to gather, shop and socialise since the 20th century.*

*While not a formal social values assessment, the recent public exhibition process of the Alternative Croydon TOD Masterplan demonstrates that there is community affinity for The Strand and desire for its conservation.*

*The Strand is a rare example of a highly intact Federation-era commercial precinct. Envisaged as a commercial strip on both sides of a main road, it has retained much of its integrity. Unlike other Federation-style shops, which are limited to one side of the main road, The Strand is a planned commercial area within the Malvern Hill Estate, segregated from residential areas and lacking pubs or hotels. This reflects the estate owners' vision for a garden suburb.*

*Developed by a single owner, the IILBC, The Strand is possibly the largest group of shops built by one owner, with none demolished. It stands out as a distinct commercial precinct from the Federation era in the Burwood LGA, making it a rare and unique example of its type. It is the only one of its type across the local area.*

#### **Proposed Boundary of the Group Heritage Item**

The proposed heritage boundary of The Strand is shown in Figure 19 which takes into consideration significant views of The Strand, its setting and contextual relationships with its surrounding.

Located adjacent to Croydon Station, The Strand exhibits strong aesthetic qualities that contribute to its setting and broader context. Notable views include the southwest vista from the railway station, which frames the former Post Office (No. 1 The Strand) and the former Butchery (No. 2 The Strand) at the junction of The Strand. These landmark buildings function as visual markers and provide a principal entry point into the commercial precinct. While views from the south are of lesser significance, the presentation of each streetscape along The Strand contributes to the overall character of the precinct.



**Figure 19: Proposed Boundary of the Group Heritage Item (Source: GML, 2025)**

The planning proposal is consistent with Direction 3.2 Heritage Conservation.

### **7.1 Employment Zones**

The objectives of this Direction are to encourage employment growth in suitable locations, protect employment land in employment zones, and support the viability of identified centres.

As part of a planning proposal applying to Employment Zones, a planning proposal must retain the areas and locations of Employment zones, and not reduce the total potential floor space area for employment uses and related public services in Employment Zones.

This planning proposal is consistent with the objectives of this Direction as the planning proposal applying to the Employment Zone does not propose to alter the catchment of the employment zone and /or reduce the total potential floor space area for employment uses and related public services.

The subject sites are located within the Malvern Hill Heritage Conservation Area and are zoned E1 Local Centre, under the Burwood LEP 2012. With the proposed heritage listing of the properties within E1 Local Centre, the planning proposal intends to identify items of heritage significance and allow their appropriate integration in the future development of The Strand.

The planning proposal is consistent with Direction 7.1 Employment Zones.

### **Section C – Environmental, Social and Economic Impact**

- 8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?***

No. There is no known critical habitat or threatened species, populations or ecological communities, or their habitats affected by the planning proposal.

**9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?***

No. There are no other likely environmental effects as a result of the planning proposal, such as flooding, landslip, bushfire hazard and the like.

**10. *How has the planning proposal adequately addressed any social and economic effects?***

The planning proposal is considered to have positive social effect for the community, as it will enhance the protection and retention of local heritage, and will ensure best practice urban design and development that retains character of The Strand as part of its future redevelopment.

The objectives of the planning proposal is to identify significant elements within The Strand to list within Council's Local Environmental Plan as local heritage item so that sensitive integration of heritage is possible in future development of The Strand.

The planning proposal is not expected to have any adverse social or economic effects.

**Section D – Infrastructure (Local, State and Commonwealth)**

**11. *Is there adequate public infrastructure for the planning proposal?***

The proposal seeks to list the subject sites as a group heritage item in Schedule 5 of the Burwood LEP 2012. As a result, it does not have the potential to increase the current demand on public infrastructure.

**Section E – State and Commonwealth Interests**

**12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?***

**Pre Gateway consultation**

The proposal is minor in nature and as such, no State or Commonwealth authorities have been consulted as part of the preparation of this planning proposal.

**Post Gateway consultation**

Following the receipt of any Gateway Determination, Council proposes to seek the views of the following state and federal public authorities and government agencies:

- Heritage NSW
- TfNSW

## Part 4 – Maps

The planning proposal seeks to amend the existing Heritage Map (ref: 1300 COM HER 001 010 20240603) to list 1-50 The Strand as a group heritage item.

The planning proposal does not seek to alter the zoning, height of buildings, floor space ratio, or any other Burwood LEP maps.

**FIGURE 20: Existing Heritage Map**

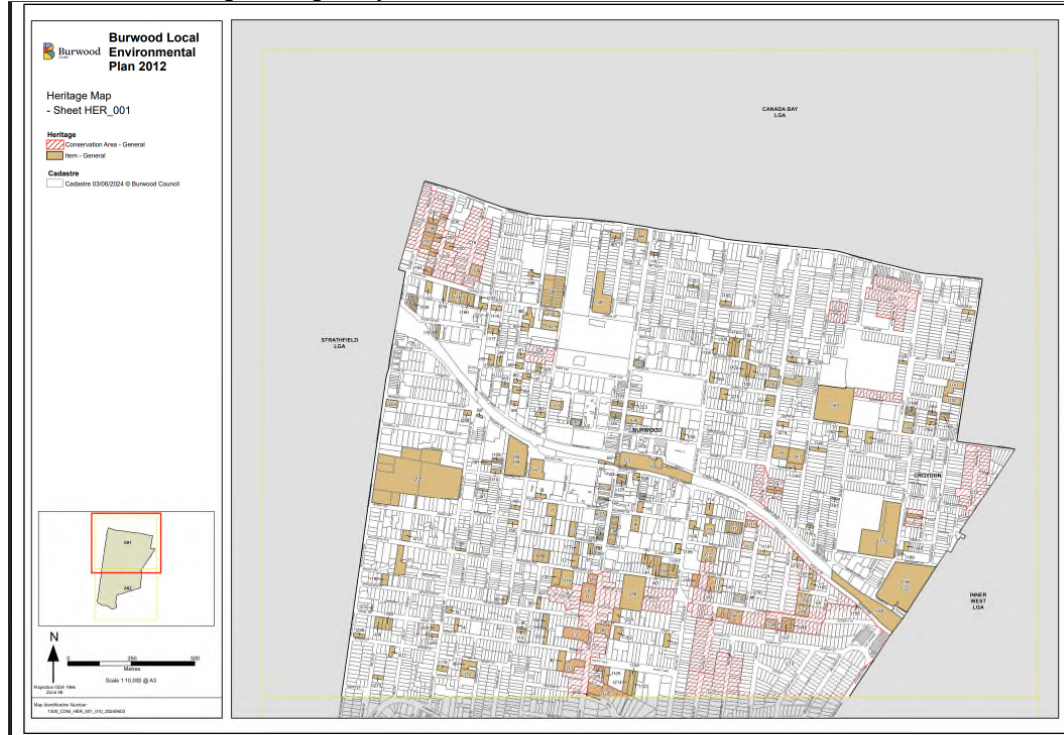


FIGURE 21: Proposed Heritage Map

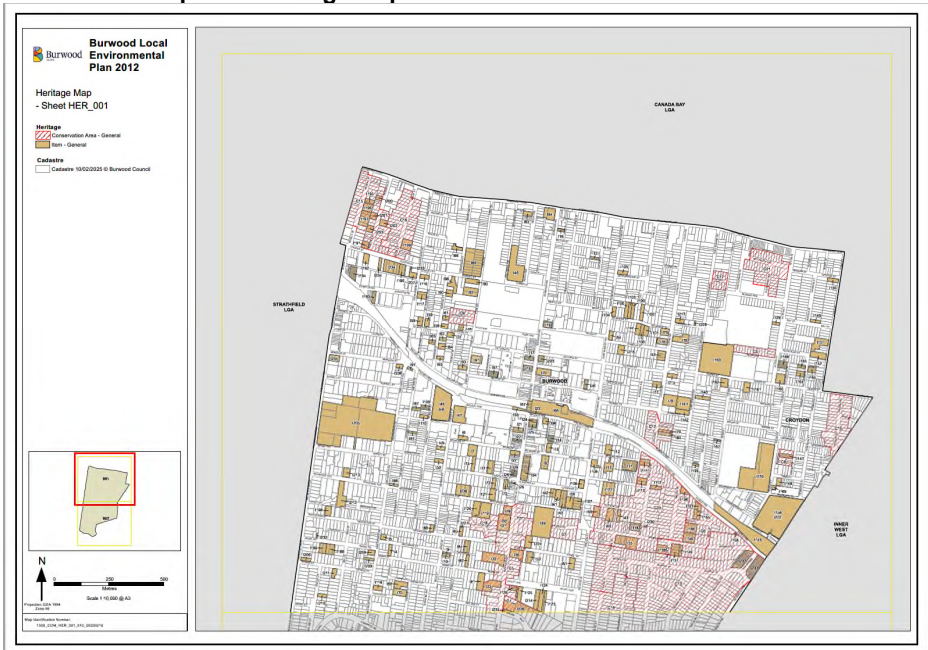
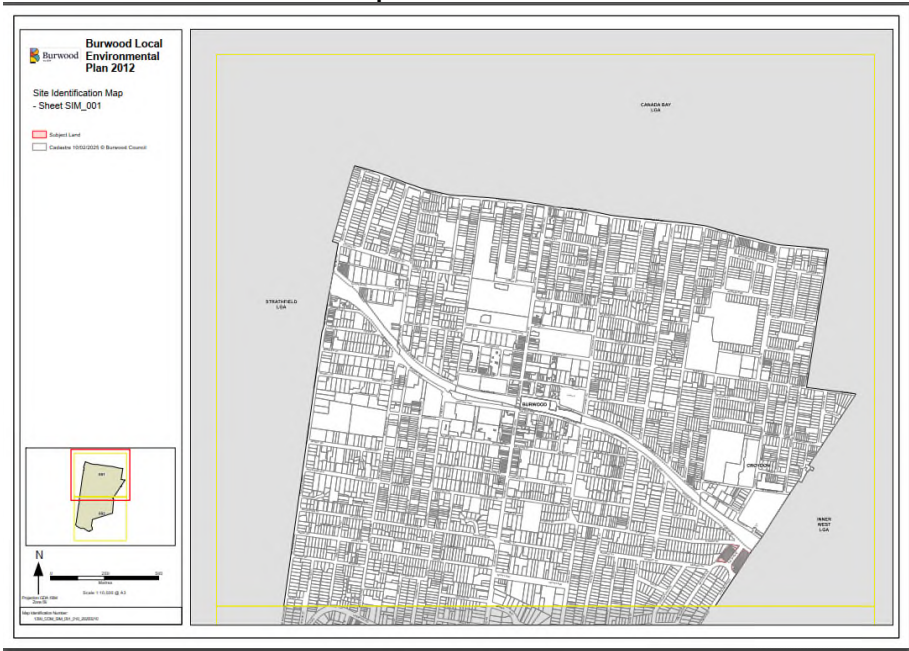


FIGURE 22: Site Identification Map



## Part 5 – Community Consultation

It is proposed to publicly exhibit the planning proposal for 28 days in accordance with NSW Department of Planning & Environment’s “A Guide to preparing local environmental plans.” The planning proposal will be available to view on Council’s website and the community will be notified through Council’s newsletters. Affected property owners and adjoining landowners will be notified. The Burwood District Historical Society and National Trust will also be notified. This section will be further updated once a formal community consultation has been completed following the receipt of the Gateway Determination.

### Early engagement

On 15 August 2025, early engagement notification letters were sent out to the property owners in The Strand who would be directly impacted by the proposed heritage listing. The intent of the notification letter was to inform the property owners of Council resolution of 29 January 2025, the Heritage Assessment report prepared by GML and the commencement of pre-engagement for the proposed group heritage listing.

The objective of undertaking early engagement was to gather feedback from the affected property owners and the wider community on the proposed group heritage listing of The Strand prior to reporting the matter to the Burwood Local Planning Panel.

A dedicated section was established on Council’s online platform, *Participate Burwood* with the following documents being displayed for review and submission:

- Heritage Assessment Report of the Strand, GML Aug 2025
- Draft Heritage Inventory Sheet, GML Aug 2025
- Site Identification Map
- Proposed amendments to the Heritage Map of the Burwood LEP 2012

Email correspondence was sent to Inner West Council, the Burwood & District Historical Society, and local Councillors to advise them of the proposed group heritage listing and the accompanying GML report, and to invite their feedback.

Early engagement commenced on 18 August and concluded on 22 September 2025. During this period, a total of 23 submissions were received. 19 submissions were received via online *Participate Burwood* platform, and (4) four submissions were received as direct email correspondence to Council which included the submissions from the Burwood & District Historical Society and the NSW National Trust of Australia.

None of the submissions received objected to the proposed group heritage listing of The Strand. Table 8 below details the submissions received:

**Table 8: Summary of key matters noted in early engagement submissions**

Submissions	Support (Y/N)	Summary of Submission received	Council response
Submission 1	Y	The submission strongly supports the proposal for group heritage listing of the Strand.	Noted

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**Attachment 1 - Planning Proposal for Group Heritage Listing - The Strand**

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Submission 2	Y	<p>The submission supports the independent and comprehensive assessment of The Strand and the proposed group heritage listing.</p> <p>The submission emphasises that the current status of the Strand as a Heritage Conservation Area is unable to provide legal protection the precinct deserves and that only formal heritage listing can ensure long-term protection and integrity of The Strand. The submission also recommends that Council explore support measures for property owners, such as reduced development fees, a central contact point, and access to grant opportunities.</p>	<p>Noted. Matters relating to heritage development applications and relevant fees are reviewed on a case-by-case basis.</p> <p>All development application related queries are taken by Council's duty planning officer. Any specific queries regarding heritage Development Applications (DAs) can be further discussed with Council's Senior Heritage Planner.</p> <p>Recommendation in relation to grant funding will be further explored by Council as part of future heritage conservation initiatives.</p>
Submission 3	Y	<p>The submission supports the proposed group heritage listing of The Strand.</p> <p>Concern is raised in relation to future maintenance of the heritage value of The Strand and that it should not put significant burden on rate payers.</p>	<p>Council's Local Environmental Plan contains provisions that enable the sustainable redevelopment of heritage items through adaptive reuse, supporting their ongoing maintenance and long-term viability.</p> <p>Any future development applications proposing adaptive reuse will be considered and assessed on a case-by-case basis, guided by Council's heritage advisor.</p>
Submission 4	Y	<p>The submission strongly supports the proposal for group heritage listing of the Strand.</p>	<p>Noted</p>
Submission 5	Y	<p>The submission strongly supports the proposal for group heritage listing of the Strand.</p>	<p>Noted</p>

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Submission 6	Y	The submission supports the assessment undertaken by GML, the extent of the heritage boundary and the proposed group heritage listing of the Strand. It supports the recommendation that a conservation management plan be prepared for the ongoing protection of the Strand. The submission commends Council for initiating the heritage listing of the Strand.	<p>The preparation of a Conservation Management Plan is a recognised approach to protecting and maintaining heritage items.</p> <p>Council's Local Environmental Plan also provides for the sustainable redevelopment of heritage items through adaptive reuse, helping to ensure their ongoing upkeep and long-term viability.</p> <p>As part of any future development, a Conservation Management Plan or Strategy will be required to accompany a Development Application.</p> <p>In addition to the heritage assessment, Council will undertake further specialist studies in accordance with Council's resolution to undertake a precinct-specific study of The Strand. Future Conservation Management Plans or Strategies will be guided by the recommendations of this further work and the community will be consulted accordingly.</p>
Submission 7	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted
Submission 8	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted
Submission 9	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted
Submission 10	Y	The submission supports the proposal for group heritage listing of the Strand and commends Council on this initiative.	Noted

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Submission 11	Y	<p>The submission commends Council's initiative on protecting the Strand via a group heritage listing. It recommends that individual heritage listing would assist with a reduced land tax for individual property owner.</p>	<p>The proposed group heritage listing aligns with the recommendations of the 2025 GML Heritage Assessment. Its purpose is not to limit future redevelopment opportunities along The Strand, and as such, the listing is not expected to affect land value or associated land tax. Council's Local Environmental Plan includes provisions that encourage the sustainable redevelopment of heritage items through adaptive reuse, ensuring their ongoing maintenance and long-term viability. Development applications seeking adaptive reuse will continue to be reviewed and assessed on a case-by-case basis.</p>
Submission 12 (Burwood and District Historical Society)	Y	<p>The Burwood &amp; District Historical Society strongly supports the proposed heritage listing of The Strand, Croydon and the proposed boundary for the listing.</p> <p>The Historical Society supports the findings of GML Heritage Assessment which states:</p> <p><i>"that The Strand, Croydon meets the threshold for heritage listing under the historic, associative, aesthetic, social, representative and rare criterion of the NSW Heritage Assessment Criteria. These attributes are contributory to, but distinct from, the values of the Malvern Hill HCA as a whole."</i></p> <p>The report highlights The Strand's rarity as a retail precinct predominantly developed by a single developer in the early 20th century, giving it a unique and cohesive character.</p> <p>In addition to supporting the listing, the Society recommends the preparation of a Conservation</p>	<p>Council acknowledges and appreciates the support of the Burwood &amp; District Historical Society for the proposed heritage listing of The Strand. Council also notes the recommendation for the preparation of a Conservation Management Plan (CMP) to guide future development.</p> <p>The preparation of a CMP is a recognised mechanism to protect and maintain heritage items and will form an important part of the ongoing management of The Strand. Council's Local Environmental Plan includes provisions that enable sustainable redevelopment of heritage items through adaptive reuse, ensuring their ongoing maintenance and long-term viability. As such, any future development applications involving The Strand will be required to include a Conservation Management Plan</p>

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**Attachment 1 - Planning Proposal for Group Heritage Listing - The Strand**

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		Management Plan to guide future development and ensure the long-term protection, maintenance, and integrity of The Strand's heritage significance.	or Strategy for assessment.  Further, Council has also commissioned additional studies on the Character Area, Built Form Testing, and a Public Domain Plan for The Strand. These specialist reports will inform the preparation and assessment of future CMPs to ensure that redevelopment is balanced with the protection and enhancement of The Strand's heritage significance.
Submission 13 (The National Trust of Australia)	Y	The National Trust of Australia (NSW) commends Council on the proposed listing of The Strand on the Local Environmental Plan and supports the proposed listing.  The National Trust agrees with the Heritage Assessment undertaken by GML Heritage that states: <i>"The Strand, Croydon meets the threshold for heritage listing under the historic, associative, aesthetic, social, representative and rare criterion of the NSW Heritage Assessment Criteria. These attributes are contributory to, but distinct from, the values of the Malvern Hill HCA as a whole."</i>	Noted
Submission 14	Y	The submission supports the proposal for group heritage listing of the Strand. It was developed by a single owner and continues in place unchanged and together with the adjoining Malvern Heritage Estate presents a model suburb layout which was unusual at the time.	Noted
Submission 15	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted

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**Attachment 1 - Planning Proposal for Group Heritage Listing - The Strand**

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Submission 16	Y	The submission supports the proposal for group heritage listing of the Strand due to its unique character and rarity.	Noted
Submission 17	Y	The submission supports the proposal for group heritage listing of the Strand due to its unique character and suburban charm.	Noted
Submission 18	Y	The submission strongly supports the proposal for group heritage listing of the Strand, an area of historic significance that is well used by the local community and visitors equally.	Noted
Submission 19 (Burwood and District Historical Society)	Y	<p>The author of "The Model Suburb: A History of the Malvern Hill Estate, Croydon NSW" has expressed strong support for Council's proposal to group list The Strand shops as a heritage item, noting this will further strengthen protections of the Strand.</p> <p>The submission emphasises that the detailed studies underpinning Council's proposal provide clear evidence of The Strand's heritage significance and its contribution to the integrity of the Malvern Hill Estate. The submission commends Council's initiative and advises that the Burwood Historical Society intends to propose State heritage listing for the entire Malvern Hill Estate.</p>	<p>Council notes that the process for State heritage listing is the responsibility of the NSW Heritage Office.</p> <p>While Council does not have the authority to initiate or determine State heritage listings, it is more than willing to review and consider any proposal prepared by a qualified heritage consultant.</p>
Submission 20	Y	The submission supports the proposal for group heritage listing of the Strand which is unique to the Inner West and important to the community's wellbeing as a gathering place. It proposes that allowing development within and around will change the character of the place.	Council acknowledges community concerns that allowing new development within and around The Strand may adversely affect the character of this important precinct. Council's adopted Croydon Masterplan provides for a maximum height of four storeys, a scale that has been deliberately set to facilitate

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**Attachment 1 - Planning Proposal for Group Heritage Listing - The Strand**

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			<p>sustainable change while not detracting significantly from the existing heritage character and village atmosphere.</p> <p>The current heritage assessment represents the first step in formally identifying and acknowledging the elements of The Strand that are of greatest importance to the community. In line with Council's resolution of 29 January 2025, further detailed planning work is underway, including the preparation of a Local Area Study and built form controls for The Strand. These measures will ensure that any future redevelopment occurs in a manner that is sympathetic to the precinct's heritage significance, while also supporting its long-term vitality and liveability.</p> <p>Through this approach, Council seeks to balance the need for managed renewal with the protection of the cultural and historic values that make The Strand a distinctive and valued place.</p>
Submission 21	Y	The submission supports the proposal for group heritage listing of the Strand	Noted
Submission 22	Y	The submission supports the proposal.	Noted
Submission 23	Y	The submission supports the proposal and commends Council for its initiative.	Noted

## Part 6 – Project Timeline

The project timeline is outlined below:

**Table 9: Project Timeframe**

Submit to DPHI seeking a Gateway Determination	Oct 2025
Receive Gateway Determination	Nov 2025
Public Exhibition	Jan/Feb 2025
Review of Public Submissions and Post Exhibition Report to Council	Feb 2025
Seek Parliamentary Counsel Office's (PCO) opinion	March 2025
Submit maps for DPE review	April 2025
Gazettal of LEP amendment	May 2025

## Appendix

**Attachment 1** - Final Heritage Assessment of The Strand, GML, August 2025 (presented as a separate document in Planning Portal)

**Attachment 2** - Draft Heritage Inventory Form, GML August 2025 (presented as a separate document in Planning Portal)

**Attachment 3** - Council Report - Extraordinary Meeting of 29 January 2025 (presented as a separate document in Planning Portal)

[Agenda of Burwood Council Meeting - Wednesday, 29 January 2025](#)

**Attachment 4** - Minutes of Council's Extraordinary Meeting of 29 January 2025 (presented as a separate document in Planning Portal)

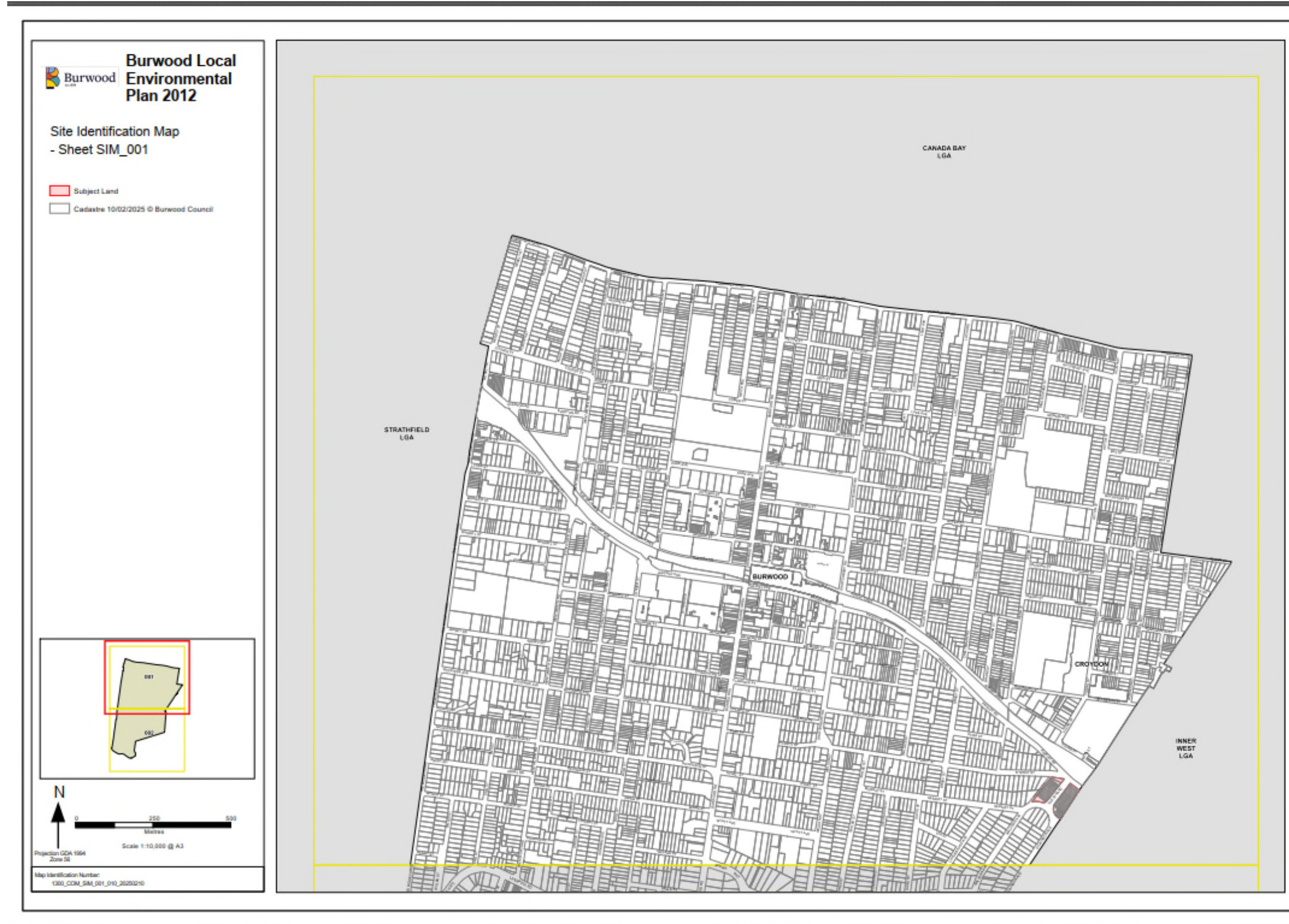
[Minutes of Burwood Council Meeting - Wednesday, 29 January 2025](#)

**Attachment 5** - Site Identification Map

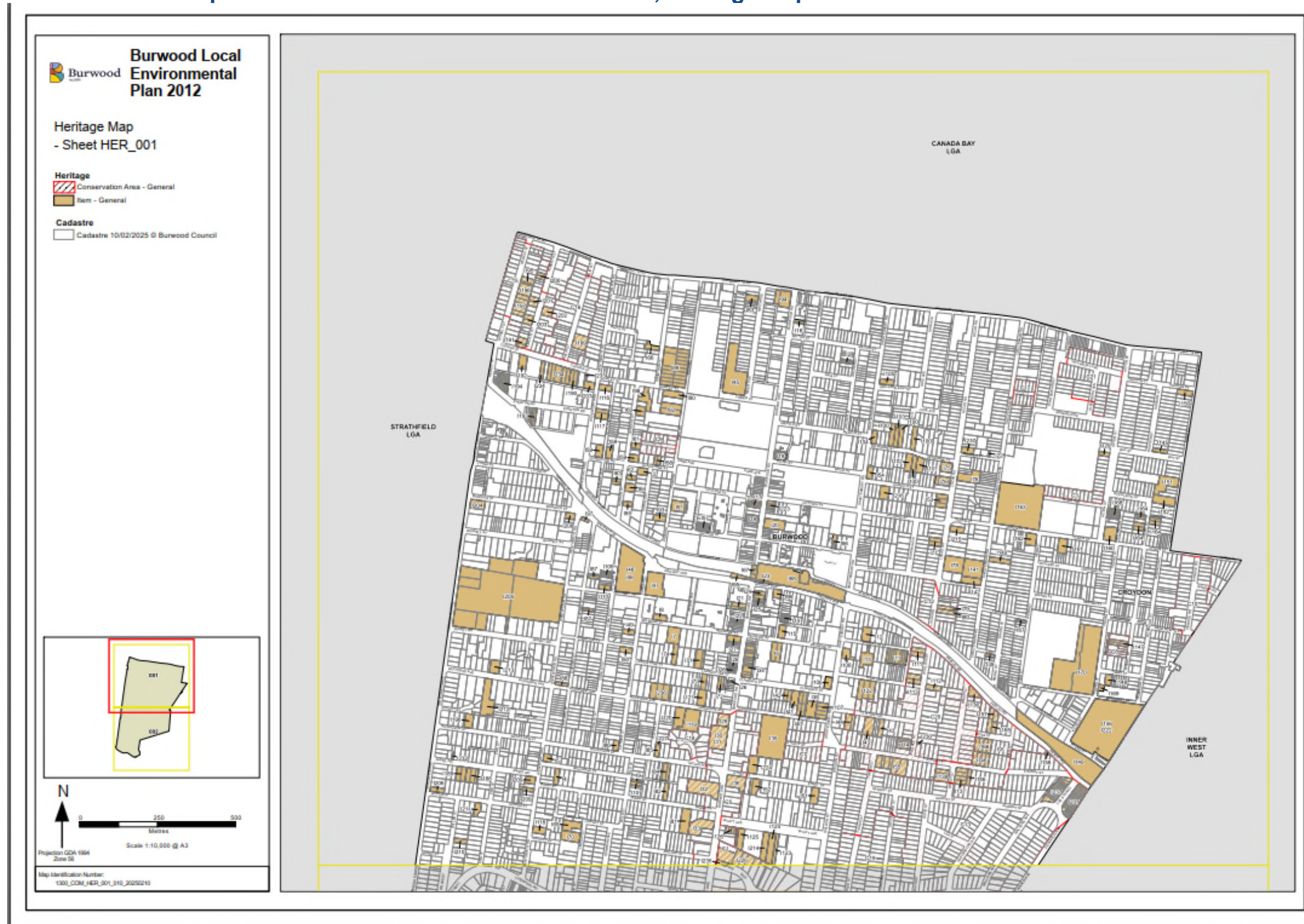
**Attachment 6** - Proposed Amendment to Burwood LEP 2012, Heritage Map



### Attachment 5 - Site Identification Map



### Attachment 6 - Proposed Amendment to Burwood LEP 2012, Heritage Map





# The Strand, Croydon

Heritage Assessment

Prepared for Ethos Urban on behalf of Burwood Council

August 2025



## Acknowledgement of Country

We respect and acknowledge the Wangal people, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Wangal people to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

## Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.



## Report register

The following report register documents the development of this report, in accordance with the GML Heritage Pty Ltd (GML) Quality Management System.

Job No.	Issue No.	Notes/description	Issue date
25-0083	1	Preliminary Draft Report for Lisa Trueman Review	2 May 2025
25-0083	2	Draft Report for Council Review	9 May 2025
25-0083	3	Final Draft Report for Lisa Trueman Review	27 June 2025
25-0083	4	Final Draft Report for Council Review	2 July 2025
25-0083	5	Final Report	4 August 2025

### Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Source of images is GML unless otherwise stated.

### Cover image

The Strand, Croydon. (Source: GML Heritage)

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## Executive summary

Ethos Urban Pty Ltd, on behalf of Burwood Council (Council), has engaged GML Heritage Pty Ltd (GML) to undertake a precinct-specific heritage assessment of The Strand, Croydon, to determine whether it reaches the threshold for listing as a heritage item within Schedule 5 of the *Burwood Local Environmental Plan 2012* (Burwood LEP).

In 2024, the NSW Government introduced the Transport Oriented Development (TOD) program State Environmental Planning Policy (SEPP) for 37 locations, including Croydon Station, to support the objectives of the TOD program which are to:

- increase housing supply in well-located areas;
- enable a variety of land uses (residential, commercial, recreational) within walking distance of train and metro stations;
- deliver housing that is supported by attractive public spaces, vibrancy, and community amenity; and
- increase the amount of affordable housing in these locations.

The first stage of the NSW Government's TOD planning reforms has been implemented through an amendment to the SEPP (Housing) - Chapter 5 Transport Oriented Development (the Housing SEPP). The SEPP includes new standards and changes to planning controls, applicable to heritage conservation areas (HCAs), with merit-based assessments and relevant heritage controls. Council resolved, in part, to undertake a preliminary, in-house assessment to determine whether there are any potential heritage items (including within HCAs) within the Burwood local government area that have not been identified as individual heritage items. The preliminary assessment, undertaken by Council's Heritage Advisor (January 2024), found that The Strand, Croydon (all addresses), is likely to meet the threshold for listing under at least five of the seven standard criteria for heritage listing.

In April 2024, the Croydon rezoning proposal was deferred to allow Council to conduct its own planning process with community involvement. Ethos Urban prepared the Draft Croydon Housing Investigation Area (HIA) Masterplan, which went on public exhibition in late 2024. Following the public exhibition period, Ethos Urban prepared four alternative options that considered feedback from the community. Council adopted Option 4, endorsing a lower-density masterplan near Croydon Station, which was submitted to the NSW Government for consideration in January 2025.

At a council meeting on 29 January 2025, Council resolved to engage an independent heritage consultant to undertake a precinct-specific heritage assessment of The Strand, Croydon, to determine its level of heritage significance.



This report fulfils the requirements of that resolution. This assessment will support a Planning Proposal to list The Strand as a local heritage item on Schedule 5 under the Burwood LEP.

This report has assessed the heritage significance of The Strand, Croydon, based on historical research, on-site investigation of the subject precinct, a comparative analysis against similar (predominantly locally listed) heritage items, and an assessment against the standard criteria set out in the Heritage NSW Assessing Heritage Significance guidelines.

We conclude that The Strand, Croydon, demonstrates heritage significance at the local level for the following reasons:

- Its historical importance as a distinctive planned and designed commercial area in close proximity to the railway station and residential development for the Malvern Hill Estate that reflects model suburban growth and development during the twentieth century.
- The subject precinct holds strong historical associations with the Intercolonial Investment Land and Building Company and is a good example of a collection of Federation-era shops built by a single owner in Sydney. The built form showcases several architect-designed buildings.
- The subject buildings are good examples of their type and are relatively intact. Though all shops have been altered on the ground floor, the character of the streetscape as a whole is cohesive and consistent. The alterations have been sympathetic and the streetscape is harmonious.
- 1 The Strand, the former post office, has landmark qualities, representing an entrance to the subject precinct.
- It has social value to the community as a local place to gather, shop and socialise.
- The buildings are fine examples of the Federation style and collectively the Strand is unique, having retained much of its integrity. The comparative analysis demonstrates that though there are numerous examples of Federation/interwar shoptop buildings across Sydney, as a collective The Strand is the only one of its kind in its local area.

The following Statement of Significance is provided in Section 5 of the report:

The Strand, Croydon, has cultural significance at the local level for its historic, associative, aesthetic, social, representative and rare attributes.

The Strand, located adjacent to Croydon Station and developed between 1910 and 1923, has historic significance to the locality of Croydon. It is associated with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. Integral to the model suburb planning of the Malvern Hill Estate, The Strand was specifically designed as the commercial centre for the suburb.



Its planning and segregation from the residential zone of the suburb demonstrates the influence of the garden suburb movement of the early 20<sup>th</sup> century. The precinct comprises two distinct blocks divided by a wide road with an avenue of palm trees.

The Strand is associated with the Intercolonial Investment Land and Building Company (IILBC). Most of the shops were owned and constructed by the company, making The Strand one of the most substantial groups of Federation-era shops built by a single owner in Sydney. The IILBC was instrumental in recognising, developing and marketing the precinct. The Strand is also a good example of a precinct featuring buildings designed by well-regarded architectural firms/architects of the period including Ross & Rowe, Booker and Wilson, Spencer and Spencer, and Charles H Christian.

The Strand is a broad, elegant shopping area that significantly enhances the Federation-style character of Malvern Hill Estate. Its aesthetic appeal is defined by its street layout, pattern and form, complemented by public domain and lineal plantings, with varied building forms including its curvilinear shape, unified parapets, and characterful streetscapes on both sides. Despite refurbishments, the original design intent remains clear, preserving the precinct's aesthetic significance and integrity. Notable landmarks such as the former post office at 1 The Strand contribute to its distinctive character. The intactness of original Art Nouveau features, such as leadlight glass and tile patterns, add to the sensory appeal.

Designed as a distinct commercial precinct within a garden suburb, The Strand has retained its original and historic commercial function. The Strand is representative of a collection of good-quality Federation and early interwar two-storey shoptop buildings developed adjacent to a railway station. It contributes greatly to the Federation-style character of the wider suburb. The buildings comprising The Strand are substantially intact and demonstrate high integrity. It has maintained its aesthetic character with street planning and planting.

The Strand has social value as a community centre which has been a local place to gather, shop and socialise since the 20<sup>th</sup> century. While not a formal social values assessment, the recent public exhibition process of the Alternative Croydon TOD Masterplan demonstrates that there is community affinity for The Strand and desire for its conservation.

The Strand is a rare example of a highly intact Federation-era commercial precinct. Envisaged as a commercial strip on both sides of a main road, it has retained much of its integrity. Unlike other Federation-style shops, which are limited to one side of the main road, The Strand is a planned commercial area within the Malvern Hill Estate, separated from residential areas and without pubs or hotels. This reflects the estate owners' vision and influences of the garden suburb movement.

Developed by a single owner, the IILBC, The Strand is possibly the largest group of shops built by one owner, with none demolished. It stands out as a distinct commercial precinct from the Federation era in the Burwood LGA, making it a rare and unique example of its type. It is the only one of its type across the local area.



The assessment concludes that The Strand, Croydon, warrants being added to Schedule 5 of the Burwood LEP as a group item of local heritage significance.































































































































































































































## **(Item 12/26) 2025-26 Burwood Community Satisfaction Survey**

File No: 26/10324

Report by Director People & Performance

### **Summary**

Every two years, Council undertakes a community satisfaction survey to better understand residents' views, priorities and experiences. The most recent survey was conducted by Micromex Research between October and November 2025.

The research involved a random telephone survey of 351 residents living within the Burwood Local Government Area, conducted via both landline and mobile phones.

This report presents the key findings and insights from the survey, highlighting community priorities and satisfaction levels.

### **Operational Plan Objective**

C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making

### **Background**

The Community Satisfaction survey assesses overall satisfaction with Council's performance, identifies key community priorities for Burwood's future, measures satisfaction with a range of Council services, facilities and activities, and explores residents' experiences when contacting Council.

The results provide a clear snapshot of community perceptions and help guide Council's strategic focus over the coming years.

### **Proposal**

Burwood continues to grow and evolve as one of Sydney's most dynamic communities. Amid this momentum, residents have maintained a strong level of satisfaction with Council's performance, with results continuing to track above the Sydney Metro benchmark for local councils.

This reflects the community's recognition of the progress being made across the city and the ongoing commitment to delivering services, infrastructure and initiatives that support Burwood's future.

A summary of the survey results is enclosed as an attachment.

### **Consultation**

A comprehensive survey was conducted with 301 residents, complemented by a shorter survey with an additional 50 time-poor residents.

### **Planning or Policy Implications**

No Planning or Policy implications.

### **Financial Implications**

No Financial implications.

## **Conclusion**

As Burwood continues to welcome new residents, understanding the community's experience of the area remains essential. This survey provides an important snapshot of how people feel about living in Burwood and the role Council plays in supporting a vibrant, well-serviced and connected community. Overall, the findings reflect a community that remains positive about Council's performance and the direction of the area, with satisfaction levels continuing to sit above the Sydney Metro benchmark.

## ***Recommendation(s)***

That Council receive and note this report.

## **Attachments**

1. [Community Satisfaction Survey Snapshot 2025-2026](#)







## **(Item 13/26) Draft Related Party Disclosures Policy - Endorsement for Public Exhibition**

File No: 26/10626

Report by Director Corporate Services

### **Summary**

This report seeks Council endorsement to place the updated draft *Related Party Disclosures Policy* on public exhibition for subsequent adoption. The revised policy reflects current legislative requirements in line with the Australian Accounting Standards Board (AASB), and improves clarity regarding the obligations of Councillors, Key Management Personnel of Council, and related persons. Public exhibition will provide the community with an opportunity to review the updated policy and offer feedback prior to adoption.

### **Operational Plan Objective**

C11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making

### **Background**

Under the Australian Accounting Standards, Council is required to disclose all related party relationships, transactions, and Key Management Personnel compensations in its Annual Financial Statements. The draft Policy sets out how Council identifies related parties, captures and records related party transactions and commitments, and discloses required information within annual financial statements in accordance with AASB 124.

### **Proposal**

The draft *Related Party Disclosures Policy*, contained in Attachment 1 to this report, has been prepared to ensure that Council's financial statements contain the necessary related party disclosures. This ensures public transparency in dealings with Council and their effect on Council's financial position.

The draft policy is based on the current *Related Party Disclosures Policy* adopted in 2017 and has been reviewed to ensure alignment with the current Australian Accounting Standards. Despite no significant changes to the applicable Standards, the review identified several areas where updates would improve readability and, therefore, make it easier to comply with the Policy. The updated Policy clarifies definitions and reporting responsibilities, whilst simplifying the process and forms for managing disclosures.

### **Consultation**

It is proposed to place this draft Policy on public exhibition for 28 days and invite submissions from the public. Placing the Policy on exhibition will ensure openness and provide the community with the chance to comment on the proposed changes. If no submissions are received, it is proposed that the Policy be automatically adopted without further amendment. If submissions are received, a further report will be brought back to Council.

### **Planning or Policy Implications**

No planning or additional policy implications.

**Financial Implications**

No financial implications.

**Conclusion**

The proposed revision of the *Draft Related Party Disclosures Policy* is in line with current applicable Australian Accounting Standards, effectively supporting transparency and accountability within Council's Annual Financial Statements.

**Recommendation(s)**

That Council:

1. places the *Draft Related Party Disclosures Policy*, contained in [Attachment 1](#) to this report, on public exhibition for a period of 28 days and invite submissions from the public,
2. if submissions are received, directs the General Manager to report on the outcome of public exhibition at the next ordinary meeting of Council following the last date for the lodgement of submissions, and
3. if no submissions are received, adopts the *Draft Related Party Disclosures Policy* without further amendment and revokes the previous *Related Party Disclosures Policy* adopted in 2017.

**Attachments**

1 [↓](#) DRAFT - Related Party Disclosures Policy - Updated Version 2





































## **(Item 14/26) Draft Statement of Business Ethics - For Adoption**

File No: 26/10627

Report by Director Corporate Services

### **Summary**

It is proposed that Council adopts an updated Statement of Business Ethics to guide suppliers on the standards and expectations of suppliers when conducting business with Council.

### **Operational Plan Objective**

C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making

### **Background**

The Statement of Business Ethics sets out Burwood Council's standards and expectations for ethical, transparent and lawful business with our suppliers, contractors, consultants and partners. Council has published a Statement of Business Ethics since 2007, with the most recent Statement being thoroughly reviewed in 2018.

### **Proposal**

The Statement has now been reviewed and updated. The proposed Statement includes consideration of modern slavery legislation, emerging cyber security and information management risks, recommendations of ICAC investigations, and community expectations of social, sustainable and ethical procurement practices.

The Statement will be published on Council's website alongside examples of prohibited or high-risk conduct. Suppliers will be required to read and sign a supplier declaration stating they have read and agree to the Statement of Business Ethics. Copies of those documents are provided for information.

### **Consultation**

The proposed Statement was reviewed by the Audit Risk and Improvement Committee and that Committee's feedback was considered before finalising the draft Statement.

### **Planning or Policy Implications**

While there is no legislative requirement to have a Statement of Business Ethics, it is a long-standing practice for most local councils as a probity and corruption-prevention measure. The revised Statement is consistent with current legislation and with existing procurement and governance practices in place at Council.

### **Financial Implications**

No financial implications.

### **Conclusion**

The proposed Statement reflects legislative and procurement practice changes since the last review. Adoption of the updated Statement will continue to support and encourage ethical procurement practices for Burwood Council.

**Recommendation(s)**

That Council:

1. places the *Draft Statement of Business Ethics* contained in [Attachment 1](#) to this report on public exhibition for a period of 28 days and invite submissions from the public,
2. if submissions are received, directs the General Manager to report on the outcome of public exhibition at the next ordinary meeting of Council following the last date for the lodgement of submissions, and
3. if no submissions are received, adopts the *Draft Statement of Business Ethics* without further amendment and revokes the Statement of Business Ethics last adopted in 2018.

**Attachments**

- 1 [↓](#) Draft Statement of Business Ethics - Responsibility Procurement v2
- 2 [↓](#) Statement of Business Ethics - Examples of Prohibited or High Risk Conduct
- 3 [↓](#) Statement of Business Ethics - Supplier Declaration Template













## (Item 15/26) Investment Report as at 31 January 2026 and 28 February 2026

File No: 26/10648

Report by Director Corporate Services

### Summary

In accordance with Clause 212 of the *Local Government (General) Regulation 2005*, this report details all money that Council has invested under Section 625 of the *Local Government Act 1993*.

### **Operational Plan Objective**

A.103 Implement and monitor appropriate investment strategies and prepare monthly investment reports.

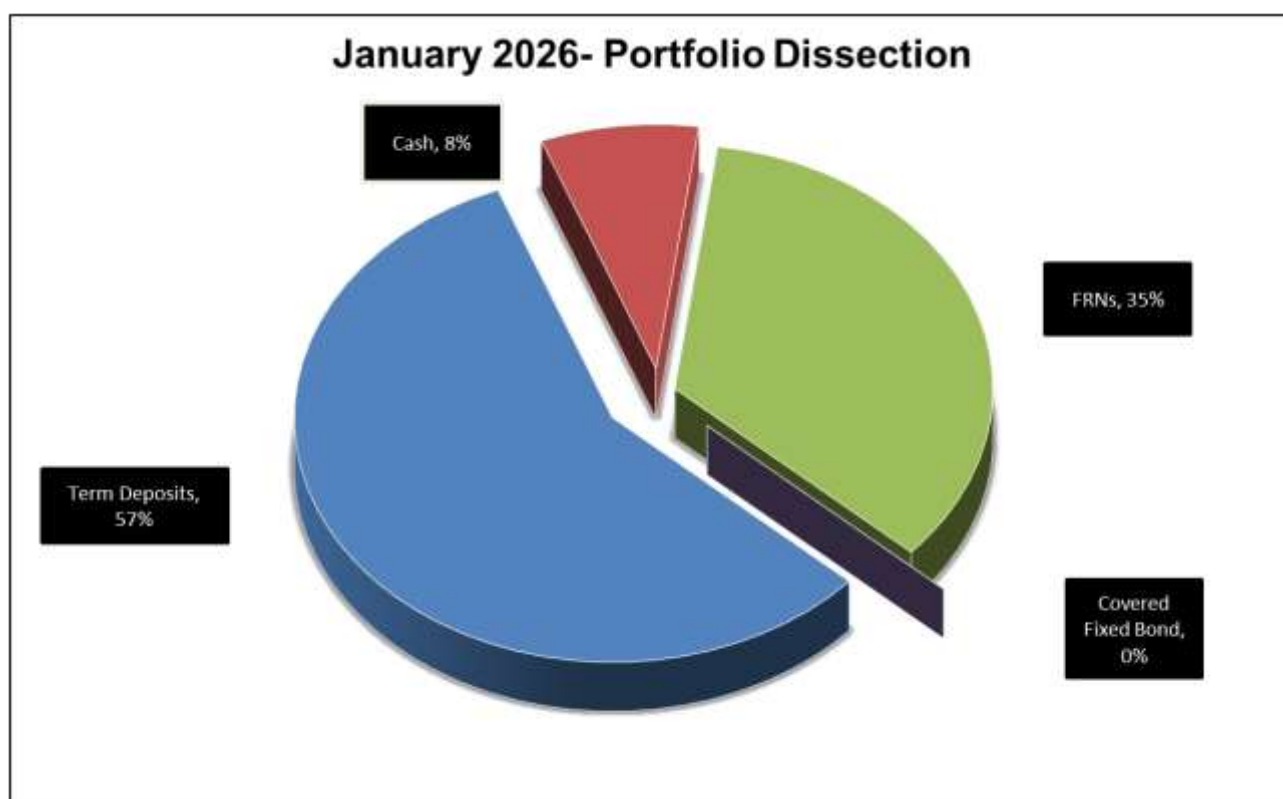
### Background

As provided for in Clause 212 of the *Local Government (General) Regulation 2005*, a report listing Council's investments must be presented to Council.

Council's investments are made up of a number of direct investments, some of which are managed or advised by external agencies.

### Investment Portfolio

Council has a diversified investment portfolio and has a number of direct investments in term deposits. Its investment portfolio as at 31 January 2026 is:



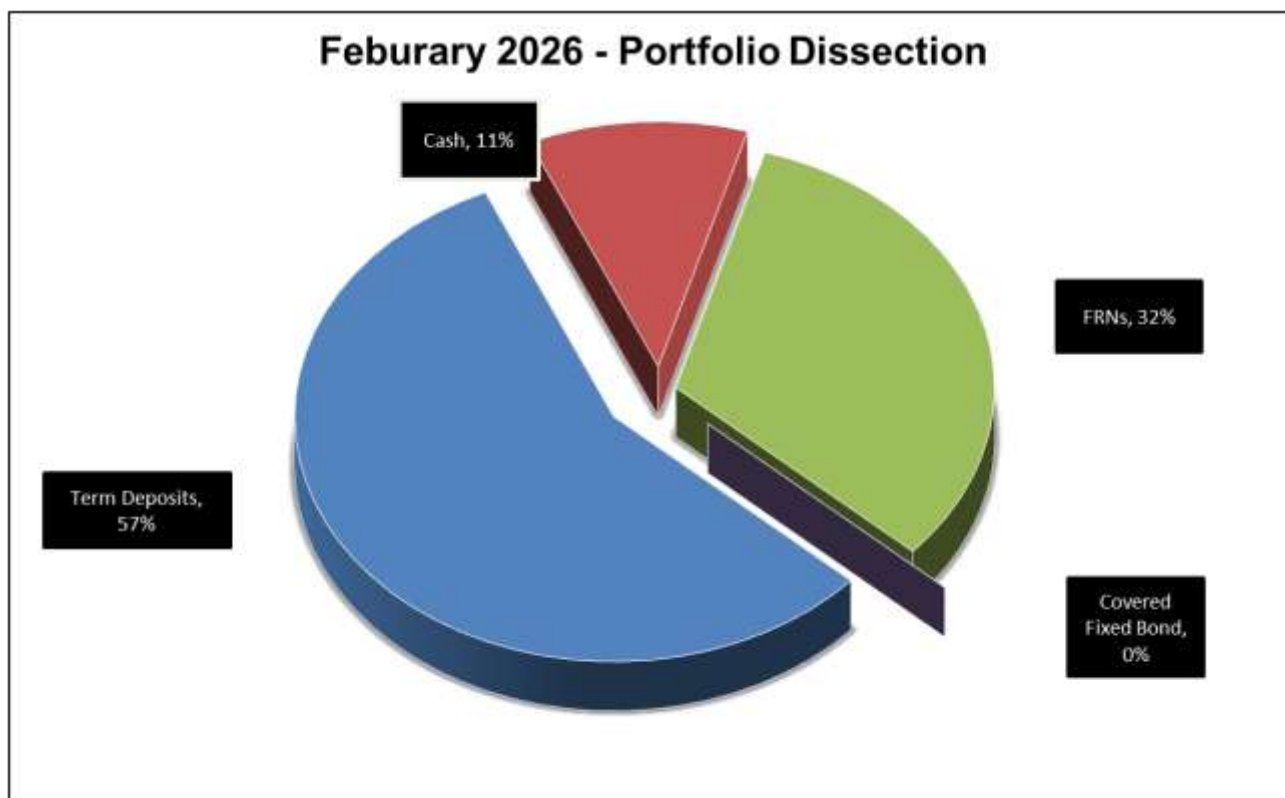
As at 31 January 2026 Council held the following term deposits:

Purchase Date	Financial Institution	Principal Amount	Interest Rate	Investment Days	Maturity Date
21 Feb 25	Westpac	4,000,000	4.81%	367	23 Feb 26
22 Aug 25	NAB	4,000,000	4.14%	182	20 Feb 26
05 Nov 25	Westpac	5,000,000	4.34%	366	06 Nov 26
05 Nov 25	Westpac	4,000,000	4.34%	366	06 Nov 26
27 Nov 25	Westpac	5,000,000	4.45%	365	27 Nov 26
09 Dec 25	Commonwealth Bank of Australia	4,000,000	4.54%	365	09 Dec 26
10 Dec 25	Westpac	2,000,000	4.90%	1,097	11 Dec 28
11 Dec 25	Commonwealth Bank of Australia	3,000,000	4.60%	364	10 Dec 26
	<b>Total</b>	<b>31,000,000</b>			

As at 31 January 2026 Council held the following Floating Rate Notes:

Purchase Date	Financial Institution	Principal Amount	Current Coupon Rate	Investment Days	Maturity Date
18 Aug 22	Commonwealth Bank of Australia	2,400,000	4.6100%	1,826	18 Aug 27
13 Jan 23	Commonwealth Bank of Australia	3,000,000	4.8915%	1,826	13 Jan 28
19 Jan 23	Rabobank U.A Australia Branch	1,500,000	4.8617%	1,826	19 Jan 28
10 Feb 23	Newcastle Permanent Building Society	1,000,000	4.6577%	1,461	10 Feb 27
03 Mar 23	HSBC Sydney Branch	2,000,000	4.7184%	1,827	03 Mar 28
16 Mar 23	United Overseas Bank Sydney	2,000,000	4.4432%	1,096	16 Mar 26
18 May 23	Suncorp-Metway Limited	1,500,000	4.6400%	1,096	18 May 26
16 Jun 23	QPCU Limited T/A QBANK	2,750,000	5.4132%	1,096	16 Jun 26
15 Dec 25	Police Bank Ltd	1,000,000	4.6850%	1,054	03 Nov 28
15 Dec 25	Bank Australia Limited	1,500,000	4.6978%	1,078	27 Nov 28
	<b>Total</b>	<b>18,650,000</b>			

Its investment portfolio as at 28 February 2026 is:



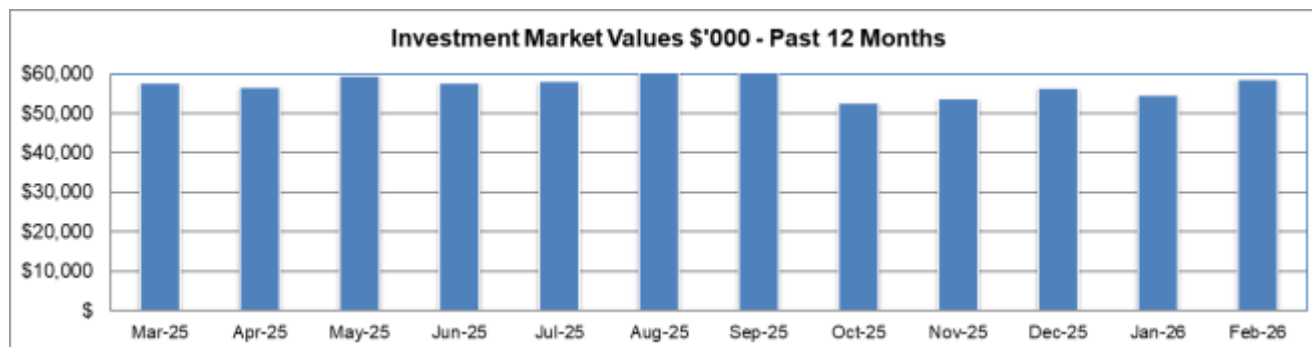
As at 28 February 2026 Council held the following term deposits:

Purchase Date	Financial Institution	Principal Amount	Interest Rate	Investment Days	Maturity Date
05 Nov 25	Westpac	5,000,000	4.34%	366	06 Nov 26
05 Nov 25	Westpac	4,000,000	4.34%	366	06 Nov 26
27 Nov 25	Westpac	5,000,000	4.45%	365	27 Nov 26
09 Dec 25	Commonwealth Bank of Australia	4,000,000	4.54%	365	09 Dec 26
10 Dec 25	Westpac	2,000,000	4.90%	1,097	11 Dec 28
11 Dec 25	Commonwealth Bank of Australia	3,000,000	4.60%	364	10 Dec 26
05 Feb 26	Westpac	2,000,000	4.87%	365	05 Feb 27
23 Feb 26	Westpac	4,000,000	4.57%	120	23 Jun 26
26 Feb 26	NAB	4,000,000	4.90%	365	26 Feb 27
	<b>Total</b>	<b>33,000,000</b>			

As at 28 February 2026 Council held the following Floating Rate Notes:

Purchase Date	Financial Institution	Principal Amount	Current Coupon Rate	Investment Days	Maturity Date
18 Aug 22	Commonwealth Bank of Australia	2,400,000	4.9858%	1,826	18 Aug 27
13 Jan 23	Commonwealth Bank of Australia	3,000,000	4.8915%	1,826	13 Jan 28
19 Jan 23	Rabobank U.A Australia Branch	1,500,000	4.8617%	1,826	19 Jan 28
10 Feb 23	Newcastle Permanent Building Society	1,000,000	4.9428%	1,461	10 Feb 27
03 Mar 23	HSBC Sydney Branch	2,000,000	4.7184%	1,827	03 Mar 28
16 Mar 23	United Overseas Bank Sydney	2,000,000	4.4432%	1,096	16 Mar 26
18 May 23	Suncorp-Metway Limited	1,500,000	5.0158%	1,096	18 May 26
16 Jun 23	QPCU Limited T/A QBANK	2,750,000	5.4132%	1,096	16 Jun 26
15 Dec 25	Police Bank Ltd	1,000,000	4.9150%	1,054	03 Nov 28
15 Dec 25	Bank Australia Limited	1,500,000	5.0161%	1,078	27 Nov 28
	<b>Total</b>	<b>18,650,000</b>			

The following graph highlights Council's investment balances for the past 12 months:



Council's investment portfolio is recognised at market value and some of its investments are based on the midpoint valuations of the underlying assets and are subject to market conditions that occur over the month.

Council's investment balances as at reporting date are detailed in Attachment 1 & 2. Definitions on the types of investments are detailed in Attachment 3.

### **Investment Performance and Market Commentary**

At the Reserve Bank of Australia (RBA) meeting on the 3 February 2026, the Board decided to increase the official cash rate by 25 basis points to 3.85 per cent. According to the Statement by the Reserve Bank Board:

"...While inflation has fallen substantially since its peak in 2022, it picked up materially in the second half of 2025. The Board has been closely monitoring the economy and judges that some of the increase in inflation reflects greater capacity pressures. As a result, the Board considers that inflation is likely to remain above target for some time.

Capacity pressures reflect, in part, the greater momentum in demand seen in recent months. Growth in private demand has strengthened substantially more than expected, driven by both household spending and investment. Activity and prices in the housing market are also continuing to pick up. Financial conditions eased over 2025 and it is uncertain whether they remain restrictive. Credit is readily available to both households and businesses and the effects of earlier interest rate reductions are yet to flow through fully to aggregate demand, prices and wages. More recently, the exchange rate, money market interest rates and government bond yields have risen following a rise in market expectations for the cash rate.

Various indicators suggest that labour market conditions remain a little tight and that they have stabilised in recent months, in line with the pick-up in momentum in economic activity. The unemployment rate has been a little lower than expected and measures of labour underutilisation remain at low rates. Growth in the Wage Price Index has eased from its peak, but broader measures of wages growth continue to be strong and growth in unit labour costs remains high.

There are uncertainties about the outlook for domestic economic activity and inflation and the extent to which monetary policy is restrictive. On the domestic side, if growth in demand is stronger than expected, and growth in the economy's supply capacity remains limited, it is likely to add further to capacity pressures. Uncertainty in the global economy remains significant but so far there has been little or no depressing effect on the Australian economy; indeed, recent growth and trade in Australia's major trading partners has surprised on the upside.

A wide range of data over recent months have confirmed that inflationary pressures picked up materially in the second half of 2025. While part of the pick-up in inflation is assessed to reflect temporary factors, it is evident that private demand is growing more quickly than

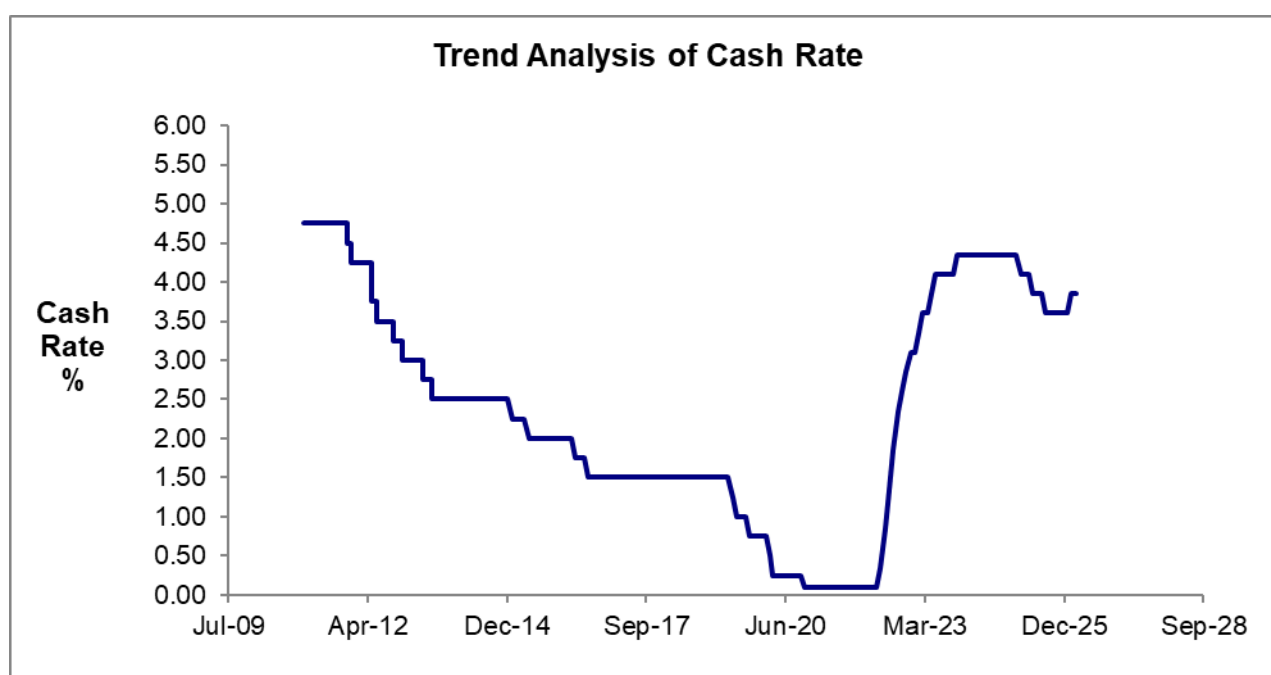
expected, capacity pressures are greater than previously assessed and labour market conditions are a little tight.

The Board judged that inflation is likely to remain above target for some time and it was appropriate to increase the cash rate target.

The Board will be attentive to the data and the evolving assessment of the outlook and risks to guide its decisions. In doing so, it will pay close attention to developments in the global economy and financial markets, trends in domestic demand, and the outlook for inflation and the labour market. The Board is focused on its mandate to deliver price stability and full employment and will do what it considers necessary to achieve that outcome.

Today's policy decision was unanimous."

The following graph provides information on the current RBA monetary policy:



### **Recommendation(s)**

1. That the investment report for 31 January 2026 and 28 February 2026 be received and endorsed.
2. That the Certificate of the Responsible Accounting Officer be received and noted.

### **Attachments**

- 1 [Investment Register January 2026](#)
- 2 [Investment Register February 2026](#)
- 3 [Investment Types](#)







## **(Item 16/26) National General Assembly of Local Government and the Australasian Placemaking Summit 2026 - Conference Attendance**

File No: 26/10831

Report by General Manager

### **Summary**

This report is to inform Council of the upcoming 2026 National General Assembly of Local Government and the 2026 Australian Placemaking Summit.

### **Operational Plan Objective**

2.5.1 Provide strong leadership and advocacy on behalf of the community.

### **Background**

#### **2026 National General Assembly of Local Government (NGA26)**

The 2026 NGA26 will be held at the National Convention Centre in Canberra from 23 to 25 June 2026. Council may nominate one Voting Delegate, and Council is requested to consider if and which Councillors will attend as delegate and nominated observers.

The theme for the NGA this year is “Stronger Together: Resilient. Productive. United”.

#### **2026 Australian Placemaking Summit**

The Australian Placemaking Summit will be held at the Sydney Masonic Centre, Sydney from 13 to 14 May 2026. The Summit is a high-level forum for discussion and debate around the crucial role of placemaking in creating better places and shaping the future of cities and towns across Australia. The 2-day summit will provide a leading platform for people from both the government and private sectors to network and discuss opportunities as well as solutions for challenges encountered in the process of placemaking. Council has previously been invited to contribute to this national forum, helping to shape national dialogue on placemaking.

Council may nominate delegates to attend to gain a deeper understanding of the role of placemaking within our community.

### **Financial Implications**

#### **NGA26**

The table below indicates approximate costs per person to attend the 2026 National General Assembly of Local Government in Canberra:

- |  |                     |
|--|---------------------|
| • Early Bird Registration Fee<br>(Payment due by Thursday 30 April 2026) | \$999.00            |
| • Conference Dinners   |                     |
| ○ GA Dinner – Australian War Memorial on<br>Thursday 25 June 2026        | \$245.00            |
| • Return Air Fare to Canberra<br>Or Travel by Car                        | \$550.00 - \$600.00 |
| • Hotel Accommodation per Night  | \$495.00            |

Councillors using private vehicles will be reimbursed in accordance with the Rate payable for claims by Council Officers under the *NSW (Local Government) State Award*, subject to the cost not exceeding the average air fare of other Councillors who flew or, if no other Councillor flew, the Flexible Economy Class air fare to the same destination available at the time of the conference.

#### Australian Placemaking Summit

Below is an approximate cost per person to attend the summit in Sydney:

- Early Bird Registration Fee \$1,315

The above expenses will be met by Council in accordance with the Councillors' Expenses and Facilities Policy.

If spouses/partners wish to accompany Councillors to the NGA26 or the Australian Placemaking Summit, all costs, including any additional air fare/accommodation costs, must be met by the Councillor or spouse/partner.

#### **Recommendation(s)**

1. That Council nominates the Mayor, or his alternate, as the Voting Delegate for the 2026 National General Assembly of Local Government (NGA26) to be held from 23 to 25 June 2026 in Canberra.
2. That Council determines the attendance of Councillors and the General Manager as observers at the 2026 National General Assembly of Local Government (NGA26) from 23 to 25 June 2026 in Canberra.
3. That Council determines the attendance of the Mayor, Councillors and the General Manager as attendees at the 2026 Australian Placemaking Summit from 13 to 14 May 2026 in Sydney.

#### **Attachments**

There are no attachments for this report.