



Burwood^{Inc.1874}

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BURWOOD LOCAL PLANNING PANEL MEETING

MINUTES OF THE MEETING OF THE BURWOOD LOCAL PLANNING PANEL held at the on Wednesday 28 May 2025 commencing at 6:00 PM.

Attendance

Kevin Hoffman, Chair
Stephen Pearse – Expert Member
Deborah Sutherland – Expert Member
Kristy Wellfare – Community Representative
Jai Reid, Manager City Development
Julian Sciarrone, Executive Assessment Planner
Anita Leighton, Coordinator EPlanning and Business Services
Catherine Hanna, Assistant Planner

Opening of meeting

The meeting opened at 6:05pm

The Chair opened the meeting with Acknowledgement of Country.

Apologies

There were no apologies.

Declarations of Interest

There was declaration of perceived conflict of interest made by one of the Panel Members. The Chair determined the declared conflict does not pose a risk and the panel member was not required to recuse herself from the panel.

Kristy Wellfare – Community Representative declared the Heritage Advisor on both Development Applications being considered is known to her as she also works in heritage conservation, however had not had any communication with the Heritage Advisor about either of the agenda items. Ms Wellfare indicated she felt no bias, but provided the declaration for more abundant caution. She added that there is no personal connection with the consultant Heritage Advisor and they had never visited each other's homes, it is simply a professional similarity.

Address by the public on agenda items

Name	Item	Speaking
Anthony Charbel	DA.2024.67 - 23 Chelmsford Avenue, Croydon	For Recommendation (Via Zoom)
Emma Ziegenfusz	DA.2021.88 - 18 Appian Way, Croydon Child Care Centre	Against Recommendation (Via Zoom)
Skevi Panayi	DA.2024.67 - 23 Chelmsford Avenue, Croydon	Observer (via Zoom)

The panel moved into closed session at 7:21pm.

Development Applications

(Item DA5/25) DA.2024.67 - Alterations and additions to the existing dwelling, construction of a new studio and garage on land at No. 23 Chelmsford Avenue, Croydon

File No: 25/17746

LPP25/ 25 RESOLVED

That Development Application DA.2024.67 which seeks consent for DA.2024.67 - Alterations and additions to the existing dwelling, construction of a new studio and garage on land at No. 23 Chelmsford Avenue, Croydon, be approved, subject to the conditions provided within **Attachment 1** of this report as amended by the following.

The addition of the following condition:

15a. Any new skylights are to be of a low profile. They are to have simple, unobtrusive detail and be non-reflective. The colouring is to merge with the roofing materials.

The amendment of the following conditions:

21. Delete words "and 1" from first line. Second line after "to" insert "be" and delete words "the site"

28. Second line delete "sheet set"

30. Remove condition as it is a duplication.

Renumbering of conditions to suit above.

For: Kevin Hoffman, Stephen Pearse, Deborah Sutherland, Kristy Wellfare

Against: Nil

Reasons for the decision

- The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the Applicant and read all the objection(s) and the planning officer's assessment report. The Panel understands the concerns of the objector regarding stormwater runoff have been satisfactorily addressed by a complete redesign of the stormwater system for the site. The Panel considered the heritage value of the dwelling and its curtilage have not been compromised by the proposed development.

(Item DA6/25) Section 4.56 Modification of development application no. DA.2021.88 for a centre-based Child Care Centre (approved by the NSW Land & Environment Court on 10 November 2022).

File No: 25/24411

LPP26/ 25 RESOLVED

That Application No 2021.88.02 for modifications to an approved Child Care Centre at Lot 1 DP12249, No 18 Appian Way be deferred to enable sufficient information to make a complete assessment. The applicant is to provide the required information as referred to in the reasons for decision and any additional supporting documentation within two (2) months from the date of this deferral.

For: Kevin Hoffman, Stephen Pearse, Deborah Sutherland, Kristy Wellfare

Against: Nil

Reasons for the decision

The Panel inspected the development site and familiarised itself with the environment, the Planning Assessment Report prepared by the independent planner, the Land and Environment court approval documents, submissions received during notification and the application documents; including supplementary information supplied by the applicant on the morning of 28 May 2025.

The Panel noted inconsistencies with changes from the approved design and proposed drawings and a lack of clarity regarding justification for the proposed amendments and impact upon the heritage values. The following information is required:

1. Identify clearly, describe and justify landscape amendments proposed including:
 - New ramps
 - Steps
 - Pavings
 - Turf areas and deck
 - Balustrades and handrails location and construction detail
 - Neighbour interfaces including planter beds and acoustic and privacy outcomes
 - Fencing detail and acoustic properties
 - Ancillary equipment and storage
 - Excavation and levels
2. Identify clearly, describe and justify dimensional amendment proposed including:
 - Basement set outs
 - Reduced deep soil adjacent boundaries
 - Amended boundary /basement construction and impact upon neighbours, east and south boundaries
 - First floor reductions to boundary setbacks generally
3. Provide justification for the Electrical Substation location including:
 - Sufficient information to determine best location for the electrical substation and driveway access, this should include design options and analysis with implications for all options to be assessed against: cabling, size and excavation methods, safety for both pedestrians and motorists, landscaping, impact on trees and integrity of the heritage item and conservation area.

- Suppliers requirements for access and maintenance, setbacks and protective screening including written approval from Ausgrid.
- 4. An updated traffic report including but not limited to driveway implications for moving the driveway from both traffic and pedestrian safety points of view, including investigating the need for a median on Appian Way if the driveway moved to the proposed location.
- 5. BCA and Access Reports demonstrating compliance of the proposal.
- 6. An update heritage impact assessment demonstrating a robust options analysis with recommendations to minimise impacts to the streetscape.

The meeting closed at Insert time 8.28pm.