



NOTICE OF BURWOOD LOCAL PLANNING PANEL MEETING

The meeting of the Burwood Local Planning Panel will be held at the Conference Room, Level 1, 2 Conder Street, Burwood on Thursday 16 October 2025 at 6:00 PM to consider the matters contained in the attached Agenda.

Tommaso Briscese
General Manager

Agenda

For a Notice of Burwood Local Planning Panel Meeting of Burwood Council to be held in the Conference Room, Level 1, 2 Conder Street, Burwood on Thursday 16 October 2025 at 6.00pm.

Welcome to the meeting of the Burwood Local Planning Panel

I declare the Meeting opened at

1. Acknowledgement of Country

Burwood Council acknowledges the Wangal Peoples who are the traditional custodians of the area. We pay our respects to their elders past and present.

2. Introduction of Panel Members

3. Recording of Meeting

Members of the public are advised that Meetings of the Panel are audio recorded for the purpose of assisting with the preparation of Minutes and the recording of the public part of the meeting will be published on Council's website.

4. Explanation of how the panel will operate

The Panel has undertaken site investigations and we have before us reports provided by Burwood Council officers on the matters for consideration.

All members of the public who have registered to speak will have the opportunity to address the panel. I will invite you to speak and commence by stating your name and address or whom you represent.

After all speakers have been heard, the panel will adjourn to deliberate on the matter.

The Panel will make determinations on the matters before it. Each determination will include reasons for the determination, and all such details will be included in the official record of the meeting.

Members of the public are advised that Meetings of the Panel are audio recorded for the purpose of assisting with the preparation of Minutes and the recording of the public part of the meeting will be published on Council's website.

5. Apologies/Leave of Absences

6. Declarations of Interest by Panel Members

7. Chair introduction of Agenda Item

8. General Business

(Item GB4/25) Planning Proposal for Group Heritage Listing of The Strand,
Croydon 4

(Item GB5/25) Disclosure of pecuniary interests by Burwood Local Planning
Panel Members 20

9. Development Applications

(Item DA14/25)	Section 4.55(1A) Modification to DA.2022.44, which approved the Burwood Urban Park and Cultural Centre. The modification seeks to achieve a 4 Green Star Rating for the development.	22
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General Business

(Item GB4/25) Planning Proposal for Group Heritage Listing of The Strand, Croydon

File No: 25/26052

Report by Executive Strategic Planner

Summary

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

The Planning Proposal is in response to Council's resolution at its Extraordinary Meeting of 29 January 2025 in response to the NSW Government's Transport Oriented Development (TOD) Program for Croydon, where Council 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) undertaken 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 set out by the NSW Heritage Office.

This report seeks the Burwood Local Planning Panel's endorsement of the Planning Proposal for its progression to Gateway Determination to amend the Burwood LEP 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

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 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 (Figure 1).

The adopted masterplan proposes 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 below:

Table 1: Proposed Building Envelope controls for The Strand under the adopted masterplan

Building Envelope Controls	Existing Controls (BLEP 2012)	Proposed Controls
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Maximum Building Height	10m	a maximum of 4 storeys
Maximum Floor Space Ratio	1: 1	1.5: 1
Zoning	E1 Local Centre	No change

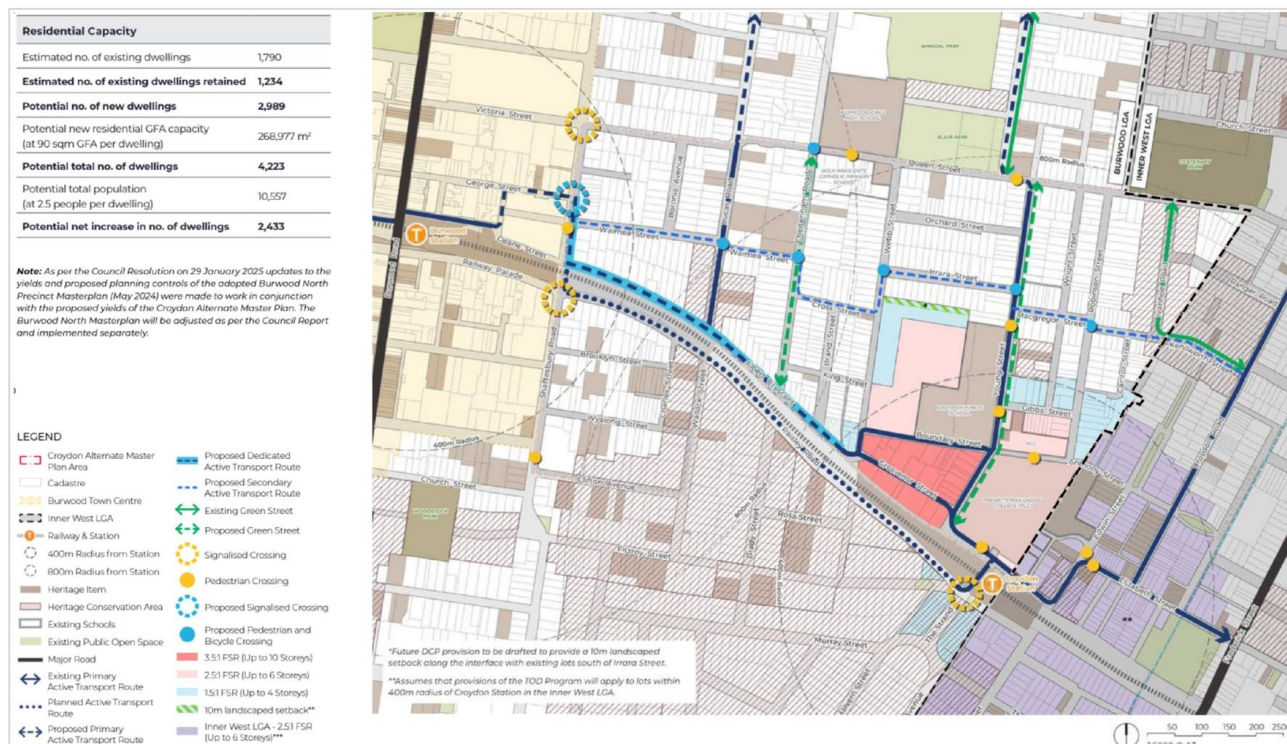


Figure 1: Council's adopted Croydon Masterplan which includes uplift in The Strand, in response to NSW Government's TOD Program (Source: Ethos Urban)

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:

- 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.*
- 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.*
- 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](#).

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

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.

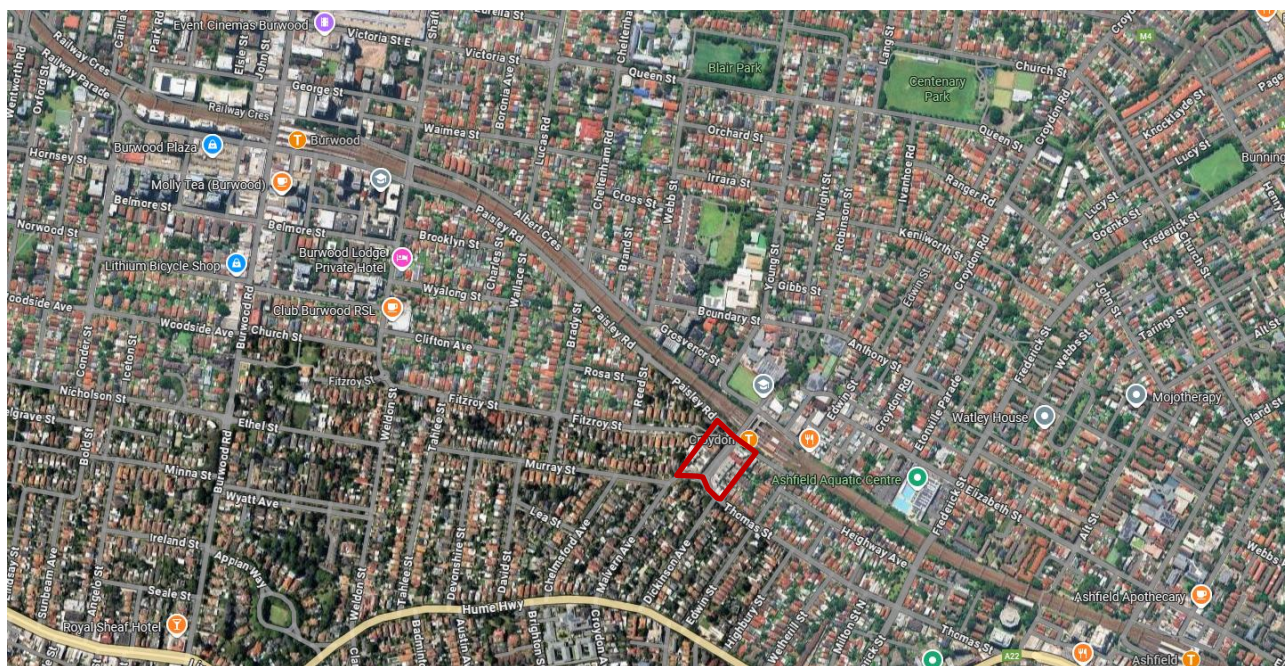


Figure 2: Site Context, The Strand, Croydon (Source: Google Map)

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

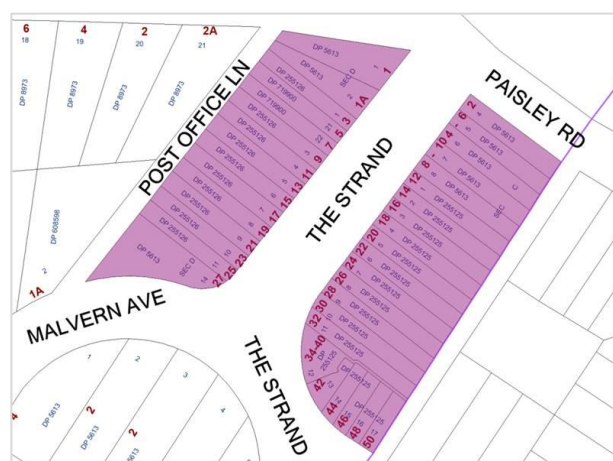
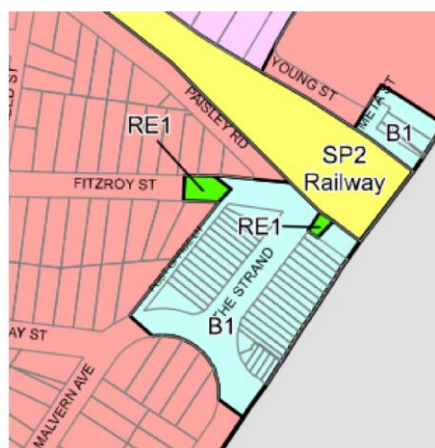


Figure 4: The Strand, Cadastre details Croydon (Source: Council GIS)

Statutory Planning Context

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B6	Enterprise Corridor
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure



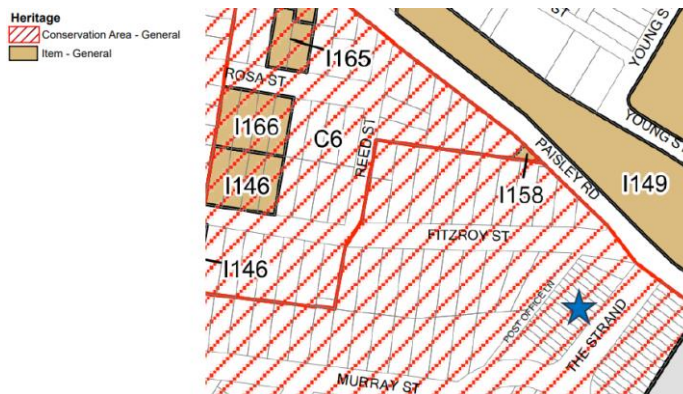
Maximum Floor Space Ratio (n:1)	
E	0.55
K	0.85
N	1
P	1.2
S1	1.5
S2	1.75
S3	1.8
T1	2
T2	2.3
U	2.5
V	3
Y	4.5
AA	6
AE	10.54



Figure 5: Existing Zoning**Figure 6: Existing Maximum FSR**

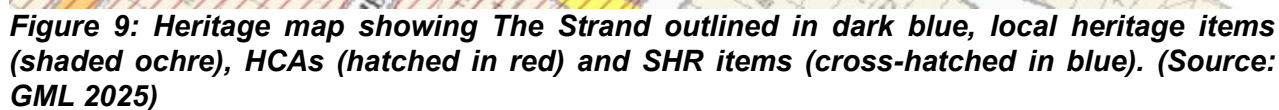
The Strand comprises a total of 37 allotments (Figure 4) located along the eastern and western edges of The Strand road reserve and is currently zoned E1 Local Centre (previously B1 Local Centre) pursuant to BLEP 2012.

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 Height of Building****Figure 8: Existing Heritage Conservation Status of the Strand**

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.



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



Figure 12: View north along The Strand at the intersection of Malvern Avenue & Thomas Street.

Figure 11: View southwest towards The Strand from Croydon station at Paisley Rd



Figure 13: The Strand road reserve, view west

The Planning Proposal relates to the properties detailed in Table 2.

Table 2: 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

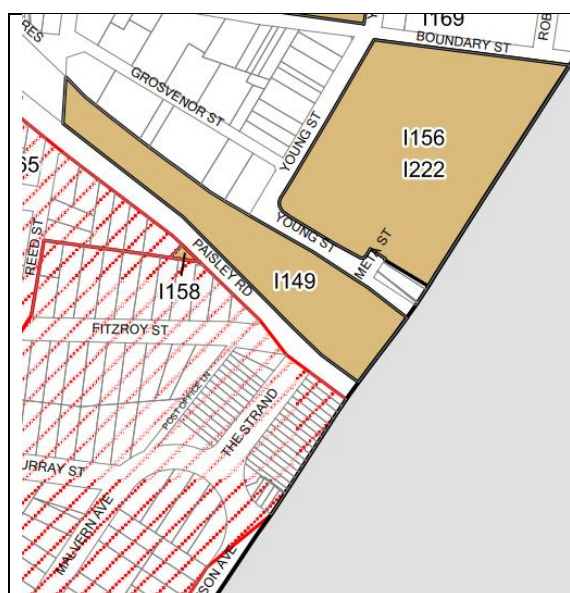


Figure 14: Existing Heritage Map

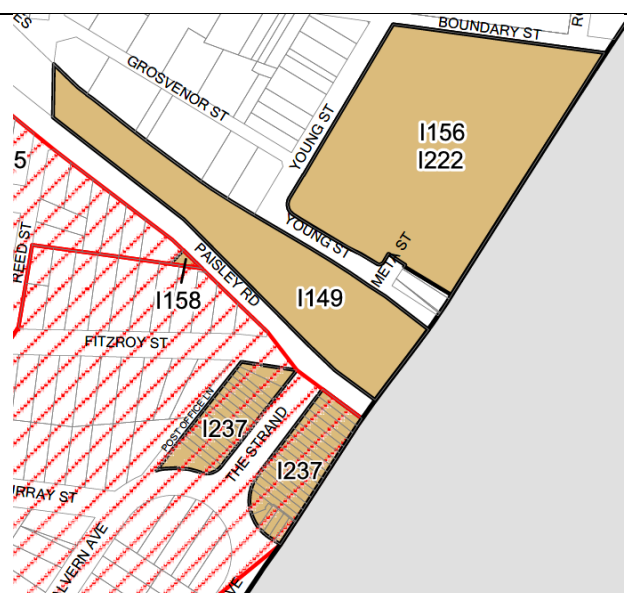


Figure 15: Proposed Heritage Map

Table 3: Proposed addition to Schedule 5 of Burwood LEP 2012

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	The Strand	1-50 The Strand, Croydon 2132	See Table 1 for property description	Local	I237*

* 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

NSW Heritage Criteria for local listing	The Strand
Criterion (A) Historical Significance The Strand meets the threshold for Criterion (A) Historical Significance with the following significance indicator: <ul style="list-style-type: none"> Demonstration of important periods or phases in history 	Yes

<p>Criterion (B) Historical Association</p> <p>The Strand meets the threshold for Criterion (B) Historical Association with the following significance indicator:</p> <ul style="list-style-type: none"> • 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. 	Yes
<p>Criterion (C) Aesthetic/Technical Significance</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"> • Recognition as a landmark or distinctive aesthetic natural environment. • Recognition of artistic or design excellence. 	Yes
<p>Criterion (D) Social, Cultural and Spiritual Significance</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"> • 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). 	Yes
<p>Criterion (E) Research Potential</p> <p>No sufficient evidence is currently present to satisfy this criterion.</p>	No
<p>Criterion (F) Rarity</p> <p>The Strand meets the threshold for Criterion (F) Rarity due to the following significance indicator:</p> <ul style="list-style-type: none"> • Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest. 	Yes
<p>Criterion (G) Representativeness</p> <p>The Strand meets the threshold for Criterion (G) Representativeness with the following significance indicator:</p> <ul style="list-style-type: none"> • A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance. 	Yes

<p>Integrity</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
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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:
 - 1.

- 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
The submission supports the independent and comprehensive assessment of The Strand and the proposed group heritage listing.	Noted. Matters relating to heritage development applications and relevant fees are reviewed on a case-by-case basis. All development application related queries are

<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>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 the heritage listing of The Strand.</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 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>
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Planning or Policy Implications

This report seeks the advice of the Burwood LPP in respect to the Planning Proposal, for 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 six to nine 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

There are no financial implications with respect to the Planning Proposal.

Conclusion

Whilst Council's adopted Croydon Masterplan seeks to increase density in The Strand, 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 Burwood Local Planning Panel support the Planning Proposal and provide advice to Council to proceed with the group heritage listing of The Strand, Croydon.

Recommendation(s)

That the Burwood Local Planning Panel:

1. Support the Planning Proposal at Attachment 1 to amend Schedule 5 of the BLEP 2012 and the heritage map for group heritage listing of The Strand, Croydon.
2. Support the Planning Proposal at Attachment 1 to proceed to Gateway Determination.
3. Support GML Heritage Assessment Report (Attachment 2) of The Strand against the NSW Heritage Assessment Criteria demonstrating having met threshold for local group listing.
4. Delegate the General Manager to undertake minor modifications to any numerical, typographical, interpretation and formatting errors, or amend any element of the Planning Proposal in Attachment 1 to meet the requirements for Gateway Determination.
5. Note the Draft Heritage Inventory Sheet in Attachment 3.
6. Note the submissions received during early engagement on the heritage assessment of The Strand in Attachment 4.

Attachments

- 1 Draft Planning Proposal for Group Heritage Listing- The Strand
- 2 GML Final Heritage Assessment Report, The Strand Croydon, August 2025
- 3 Draft Heritage Inventory Sheet - The Strand
- 4 List of Submissions - The Strand

(Item GB5/25) Disclosure of pecuniary interests by Burwood Local Planning Panel Members

File No: 25/49937

Report by Assistant Planner

Summary

In accordance with Clause 4.21 of the *Code of Conduct for Local Planning Panel Members*, the Pecuniary Interests and Other Matters Returns required to be lodged with the panel chair under clause 4.17 must be tabled at the next panel meeting after the return is lodged.

Background

1. Under Clause 4.17 of the *Code of Conduct for Local Planning Panel Members*, Panel Members are required to make and lodge a disclosure of interest with the Panel Chair as at 30 June 2024.
2. In addition, new members are to lodge their first time disclosure within one month of appointment and before they attend any panel meetings. Burwood Council recently appointed several new expert members to the Panel who are submitting their first time returns.
3. The following Disclosures have been lodged:

POSITION	INCUMBENT	RECEIVED
Chair	Kevin Hoffman	18-Sep-25
Alternate Chair	Donna Rygate	5-Aug-25
Alternate Chair	Peter Tomasetti	30-Jul-25
Expert Member	Luke Foley	30-Jul-25
Expert Member	Lisa Trueman	30-Jul-25
Expert Member	Schandel Fortu	Not received
Expert Member	Linda Kelly	17-Jul-25
Expert Member	Stephen Pearse	30-Jul-25
Expert Member	Deborah Sutherland	28-Jul-25
Expert Member	Awais Piracha	27-Jul-25
Expert Member	Ian Armstrong	25-Aug-25
Expert Member	Louise Bochner	21-Aug-25
Expert Member	John Brockhoff	26-Aug-25
Expert Member	Clare Brown	Not received
Expert Member	Judith Clark	26-Jul-25
Expert Member	Brian Kirk	6-Aug-25
Expert Member	Michael Leavey	30-Jul-25
Expert Member	Larissa Ozog	29-Aug-25
Expert Member	Annette Ruhotas	30-Jul-25
Community Member	Claire Boskett	Not received

Community Member	Brian James	1-Aug-25
Community Member	Tom Morgan	2-Sep-25
Community Member	Kristy Wellfare	18-Sep-25

Our ref: FY26/44

Recommendation(s)

That the receipt of Disclosures of Pecuniary Interest and Other Matters Returns by the Burwood Local Planning Panel Members as listed in this report be noted and accepted as tabled in readiness for proactive release via the Burwood Council website.

Attachments

There are no attachments for this report.

Development Applications

(Item DA14/25) Section 4.55(1A) Modification to DA.2022.44, which approved the Burwood Urban Park and Cultural Centre. The modification seeks to achieve a 4 Green Star Rating for the development.

File No: 25/48955

Report by Development Assessment Planner; Manager City Development

Owner: Burwood Council
Applicant: Mecone Group Pty Ltd
Location: 2 Conder Street, Burwood (Lot 15 DP 832440), 52-60 Railway Parade (Lot 16 DP 832440), Part Railway Parade Road Reserve and Part Conder Street Road Reserve
Zoning: MU1 Mixed Use

Proposal

This Section 4.55(1A) modification application seeks consent for the following changes to the approved Burwood Urban Park and Cultural Centre:

- **Amend the Green Star Rating for the development to 4 star.**

The applicant has requested to amend the project's sustainability strategy to move from official 5 Star Green Rating to self certification 4 Star Green Rating. This revised approach ensures the facility remains environmentally responsible and aligns with Green Star principles, while enabling the delivery of a landmark cultural facility for the community.

- **Amendment of Conditions 1 and 53 to reflect the proposed changes.**

Condition 1 will be updated to reflect the proposed changes. Specifically, the updated documents include a revised ESD Report (prepared by JHA Consulting Engineers), deletion of the Green Star Strategy Report (prepared by Cundall) and revision of the Section J Report (prepared by JHA Consulting Engineers).

Condition 53 of the approved consent is proposed to be reworded as follows:

53. ~~*The building must be designed to achieve a minimum 5 Star Green Star rating under the Design & As Built Green Building Council of Australia Rating Tool. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit details to the Certifying Authority demonstrating compliance with this requirement. Minor amendments to the detailed design required to adapt the building to achieve 5 Star Green Star certification may be submitted to and approved by the Council prior to the issue of a Construction Certificate. Any minor amendments to the detailed design must be demonstrably associated with the green star certification process.*~~
53. *The building must be designed to achieve a minimum 4 Star Green self-certified Star rating under the Buildings v1 Green Building Council of Australia Rating Tool. Prior to the issue of the relevant Construction Certificate, the Applicant shall submit details to the Certifying Authority demonstrating compliance with this requirement. Minor amendments to the detailed design required to adapt the building to achieve 4 Star Green Star self-certification may be submitted to and approved by the Council prior to the issue of a Construction Certificate. Any minor amendments to the detailed design must*

be demonstrably associated with the green star self-certification process.

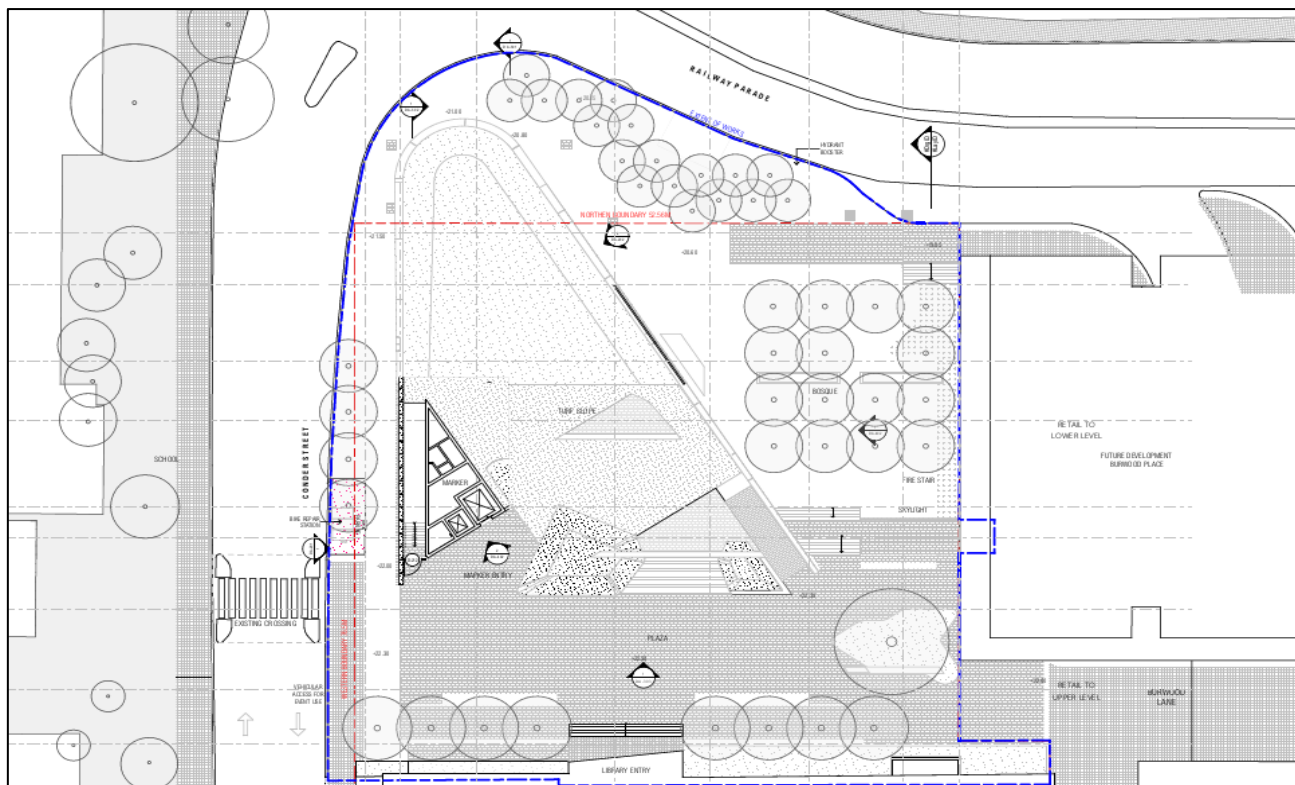


Figure 1 – Extract of applicant's approved Site Plan, approved 10/12/2024.

Source: (CHROFI)



Figure 2 – Extract of applicant's amended West Elevation Plan, approved 10/12/2024.

Source: (CHROFI)

BLPP Referral Criteria

Pursuant to the Ministerial direction dated 6 May 2024, under Section 9.1 of the *Environmental Planning and Assessment Act 1979* (the Act), the modification is to be determined by the local planning panel for the following reason:

Conflict of interest – Development for which the applicant or landowner is the council. The land on which the proposed development is located is owned by Burwood Council.

Background

(Previous Applications)

DA.2022.44.1 – Demolition of an existing car park and construction of the Burwood Urban Park and Cultural Centre. This includes the construction of a community and cultural centre, public plaza, café, landscaping and public domain upgrades, basement car parking and other associated works – Approved by Sydney Eastern Planning Panel on 27 February 2023.

DA.2022.44.2 – Section 4.55(2) modification of 2022.44.2 for amendments to finished floor levels, internal reconfiguration to floor plans, relocation of studio, change of use from café to food and drink premises, amendments to ‘Marker’ structure and modifications to landscaping plan – Approved by Sydney Eastern Planning Panel on 14 November 2024.

DA.2022.44.3 – Section 4.55(1) modification of 2022.44.3 for amendment to drawing and plan details to correct error on the Condition of Consent – Approved by Council staff under delegated authority on 10 December 2024.

DA.2021.44 - Demolition of the existing structures and the construction of a mixed use development known as ‘Burwood Place’ comprising five (5) towers above a three storey podium with 1,041 residential units, 30,044 of non-residential gross floor area for retail, commercial, child care and entertainment/cinema uses, 6-7 levels of basement parking with 1,757 car parking spaces, including car parking spaces for the adjacent Burwood Urban Park and Cultural Centre, and public domain areas – original application approved 1 December 2022.

(Current Application)

This section 4.55(1A) modification application was lodged with Council via the NSW Planning Portal on 28 August 2025. In accordance with the Burwood Community Participation Strategy 2023-2026, the modification application was placed on public notification from 16 September 2025 until 14 October 2025. At the time of preparing this report no submissions were received.

Statutory Requirements

The application is assessed under the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), as amended, which include:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- The provisions of the Burwood Local Environmental Plan (BLEP) 2012.
- The regulations (of the EP&A Act).
- The likely social, environmental and economic impacts of the development.
- The suitability of the site for development.
- Submissions made under the Act and Regulations, and
- The public interest.

Locality

The subject site is known as No. 2-4 Conder Street and also expands to the Railway Parade Road Reserve located to the north. The main part of the site at 2-4 Conder Street is occupied by an at-grade bitumen car park with 56 spaces, and pedestrian forecourt to the adjoining Burwood Council Chambers and Library within the same lot. Vehicle access to the car park is provided from Conder Street via a two-way, left-in/left-out driveway. No vehicle access to the site is permitted from Railway Parade. The site is generally flat, rising to the south via a staircase providing access to the Council/library building. It is landscaped with low-lying gardens generally around the perimeter of the site, as well as various mature trees.

The site is located on the south-western edge of Burwood Town Centre as defined by the Burwood Development Control Plan 2013 (BDCP 2013), adjacent to the Burwood Council Chambers and Library Building, Burwood Place and Burwood Public School. The project is currently undergoing demolition of the existing library carpark, with the site inaccessible to the public via hoarding (refer to **Figure 4**). The site is located within the MU1 Mixed Use Zone pursuant to the Burwood Local Environmental Plan 2012. The development is characterised as a community facility which is permitted in the zone. Refer to **Figure 3** below.

The site contains multiple lots, including the following:

Address	Lot/DP	Landowner	Site Area
Part 2-4 Conder Street, Burwood	Lot 15 DP 832440	Burwood Council	2,806m ² (total lot area = 4,197 m ²)
Part 52-60 Railway Parade, Burwood	Lot 16 DP832440	Wynne Ave Property Pty Ltd	10m ² (total lot area = 6,642m ²)
Part Railway Parade Road Reserve		Burwood Council	492m ²
Part Conder Street Road Reserve		Burwood Council	97m ²



Figure 3 – Extract of the applicant's site aerial map.

Source: (Statement of Environmental Effects, prepared by Mecone Group Pty Ltd)



Figure 4 – The subject site currently undergoing demolition.

Source: (Council Staff September 2025)

Planning Assessment

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

In order to modify the consent, the consent authority must be satisfied that the development to which the consent as modified relates to is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all).

Comment: Council is satisfied, based on the modified plans and supporting documentation provided by the applicant, that this proposed modification is 'substantially the same development' as already approved. The application can therefore be assessed and determined by the consent authority as a Section 4.55(1A) modification.

SECTION 4.15 EVALUATION

(1) Matters for consideration-general

In determining a development application, a consent authority is to take into consideration the following matters that are of relevance to the subject development application—

(a) the provisions of—

(i) **Any environmental planning instrument:**

State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 Remediation of land

The object of Chapter 4 of the SEPP is to provide for a statewide planning approach to the remediation of contaminated land. In particular, this Chapter aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment—

- (a) by specifying when consent is required, and when it is not required, for a remediation work, and
- (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- (c) by requiring that a remediation work meet certain standards and notification requirements.

Comment: Site contamination and remediation was addressed and resolved as part of the assessment of the original DA. Conditions of consent in relation to contamination and remediation will remain as part of the development consent.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Subdivision 2 Development in or adjacent to road corridors and road reservations

2.119 Development with frontage to classified road

- (1) The objectives of this section are—
 - (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and
 - (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.
- (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—
 - (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and
 - (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—
 - (i) the design of the vehicular access to the land, or
 - (ii) the emission of smoke or dust from the development, or
 - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and
 - (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

Comment: The site has a frontage to Railway Parade, which is a classified road under the control of Burwood Council. Vehicular access to the site will be provided via the adjoining Burwood Place development, currently under construction. Access from the classified road will connect through Burwood Place to the site's basement.

The proposal does not seek to make any changes to the access arrangements or number of parking spaces provided on site. The development also seeks to maintain the physical connection between the basement level 1 car park of the subject development and the basement level 1 car park of the Burwood Place development.

Burwood Local Environmental Plan 2012 (BLEP)**Permissibility of the development in the zone, and compliance with Objectives of the zone**

The proposed development is permitted with development consent and is consistent with the zone objectives of the MU1 Mixed Use Zone. As such, the proposed modifications can be considered by the Panel. The objectives of the MU1 zone are as follows:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.



Figure 5 – Subject site located within the MU1 Mixed Use Zone.

Source: (Council Spatial Spectrum)

Compliance with relevant BLEP development standards

The modified proposal will not alter the compliance of the development with the BLEP in comparison to the original development application.

As noted, the subject modification does not seek structural changes. The subject modification seeks to amend the Green Star Rating for the development from 5 star to 4 star and amend relevant conditions of consent to reflect the proposed changes.

(ii) Any proposed instrument (Draft LEP etc.)

There are no draft planning instruments for consideration.

(iii) Any development control plan**Burwood Development Control Plan 2013 (BDCP)**

The BDCP does not include any objectives or provisions specifically related to Green Star Ratings. However, the modified proposal is considered to be consistent with the objectives specified in *Chapter 6.7 Energy Efficiency and Sustainability* of the BDCP. The applicant has provided an amended Ecologically Sustainable Development (ESD) Report (prepared by JHA Consulting Engineers) and amended NCC Section J Report (prepared by JHA Consulting Engineers), in line with BDCP aims and provisions. Furthermore, Council's Executive Building Surveyor has assessed the proposed modified development and raised no concerns, subject to conditions.

(iv) The Regulations

The Regulation underpins the day-to-day operation of the NSW planning system. The Regulation guides the processes, plans, public consultation, impact assessment and decisions made by local councils, the Department of Planning and others. The proposal is not inconsistent with the Regulations.

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The applicant has provided the following rationale for the proposed changes to the approved development application:

Amending the Green Star Rating for the development from 5 star to 4 star

The applicant has committed to a green star rating process to meet environmental needs. The current requirement for a 5 star rating incurs considerable additional cost for official certification. The applicant has requested to amend to a 4 star self certification rating. A self certification 4 star rating will ensure that the project meets key sustainability practices, without additional financial costs and allow flexibility to manage the comprehensive details of the project, such as materials, construction details and components.

The below table outlines 10 key mandatory requirements of the Self-Certification Green Star benchmark requirements, as outlined in the ESD Report prepared by JHA Consulting Engineers:

Initiative	Compliance Requirements (Mandatory)
Light quality	<ul style="list-style-type: none"> • Lighting comfort • Glare from light sources • Access to daylight
Acoustic comfort	<ul style="list-style-type: none"> • Acoustic comfort strategy (including quiet enjoyment of space, functional use of space, privacy, noise transfer)
Exposure to toxins	<ul style="list-style-type: none"> • Paints, adhesives, sealants, and carpets • Engineered wood products • Banned or highly toxic materials
Climate change resilience	<ul style="list-style-type: none"> • Climate Change Pre-screening Checklist (Minimum Expectation) • Climate Change Risk and Adaptation Assessment (Credit

	Achievement) <ul style="list-style-type: none"> Managing Risks (Credit Achievement)
Heat resilience	<ul style="list-style-type: none"> Heat island reduction (strategies including vegetation, green roofs, water bodies/courses)
Energy source	<ul style="list-style-type: none"> Renewable electricity Renewable energy <p>Burwood Council has committed that '<i>fossil fuels cannot be used on site for any domestic hot water, space heating or cooking under any circumstances regardless of base build or tenant use. Fossil fuels for industrial processes are excluded from the assessment</i>' – ESD Report, Page 35.</p>
Movement and place	<ul style="list-style-type: none"> Changing facilities (minimum expectation) Accessible, inclusive, and located in a safe and protected place (minimum expectation) Bicycle parking facilities (credit achievement) Sustainable transport (credit achievement) Reducing private vehicle use (credit achievement) Encouraging walkability (credit achievement) <p>1.</p>
Culture, heritage and identity	<ul style="list-style-type: none"> Community led design responses. This includes: <ul style="list-style-type: none"> Community art or placemaking projects Selection of suppliers/designers of artwork or cultural elements Building elements that tell stories of the past and heritage Spaces and uses that reflect the local identities <p>2.</p>
Inclusive construction practices	<ul style="list-style-type: none"> On-site facilities, policies, and training. This includes: <ul style="list-style-type: none"> Separate gender inclusive bathroom facilities and changing amenities with a high degree of privacy Diverse gender-specific fit-for-purpose personal protective equipment (PPE) for diverse body sizes and types <p>3.</p>
Impacts to nature	<ul style="list-style-type: none"> Site ecological value (minimum expectation) Managing light pollution impacts (minimum expectation) Wetland management plan (minimum expectation)

Amending conditions 1 and 53 of the consent

The applicant requests the amendment of conditions 1 and 53 of the consent, so as to reflect the proposed changes to the Green Star Rating and revised documents submitted as part of the modified application.

(c) The suitability of the site for the development

The site is considered suitable to accommodate the modified development which, which does not propose structural changes. The proposed change to the Green Star Rating will continue to meet sustainability targets outlined in BDCP 2013 and NCC requirements.

(d) Any submissions made in accordance with this Act or the regulations

Please refer to the 'Community Consultation' section of this report below.

(e) The public interest

It is considered that the modified development is in the public interest as a 4 star Green Star Rating will continue to meet Council sustainability targets, while ensuring the subject Urban Park and Cultural Centre remains within budget. As a public authority, Council has a responsibility to manage public funds and act in the best interest of the community, where the proposed changes will ensure the deliverability of the project.

Community Consultation

In accordance with the Burwood Community Participation Strategy 2023-2026, the modification application was placed on public notification from 16 September 2025 until 14 October 2025. At the time of preparing this report no submissions were received.

Conclusion

The modified proposal is consistent with the relevant matters for consideration under section 4.55(1A) and section 4.15 of the *Environmental Planning & Assessment Act 1979*, as detailed in this report. The modified proposal is therefore recommended for approval.

Recommendation(s)

That this Section 4.55(1A) to development application no. DA.2022.44, which proposes to amend the Green Star Rating for the development to achieve a 4 star rating and amend conditions 1 and 53 to reflect the proposed changes, situated on Council land at 2-4 Conder Street, Burwood, be approved subject to the modified conditions of approval contained in **Attachment 5**.

Attachments

- 1 Statement of Environmental Effects (Excluded from agenda)
- 2 ESD Report (Excluded from agenda)
- 3 Section J Statement
- 4 Notice of Determination of original DA approved by the Sydney Eastern City Panel on 27 February 2023 (Excluded from agenda)
- 5 Recommended Modified Conditions of Approval (Excluded from agenda)