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BURWOOD LOCAL PLANNING PANEL MEETING

MINUTES OF THE MEETING OF THE BURWOOD LOCAL PLANNING PANEL held at Burwood Council Offices, 2 Conder Street BURWOOD 2134, on Thursday 16 October 2025 commencing at 6:00 PM.

Attendance

Kevin Hoffman, Chair
Michael Leavey, Expert Panellist
Annette Ruhotas, Expert Panellist
Tom Morgan, Community Representative

Jai Reid, Manager City Development
Sumathi Navaratnam, Manager City Planning
Amita Maharjan, Executive Strategic Planner
Julian Sciarrone, Executive Assessment Planner
Dr Noni Boyd, Senior Strategic Planner (Heritage)
Alastair Sim, Senior Development Assessment Officer
Hannah Lawes, Development Assessment Officer
Erica Lacuna, Assistant Planner

Opening of meeting

The meeting opened at 18:01.

The Chair opened the meeting with Acknowledgement of Country.

Apologies

There were no apologies.

Declarations of Interest

There were no declarations of interests by Panel Members.

Speakers

There were no members of the public who appeared to speak to the Panel regarding the agenda items.

The panel moved into closed sessions at 18:18.

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

File No: 25/26052

**LPP33/
25 RESOLVED**

That the Panel support the recommendation of Council and expert staff regarding the group listing of The Strand as a local heritage group item under Schedule 5 of Burwood LEP 2012.

For: Mr Hoffman, Mr Leavey, Ms Ruhotas, Mr Morgan

Against: Nil

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

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.

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

File No: 25/49937

LPP34/ 25 RESOLVED

That the record of the Disclosures of Pecuniary Interest and Other Matters Returns have been noted and accepted by the Panel.

For: Mr Hoffman, Mr Leavey, Ms Ruhotas, Mr Morgan

Against: Nil

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.

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.

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

LPP35/ 25 RESOLVED

That the Panel support the recommendation of Council regarding modification of DA.2022.44 and resolved to amend the conditions 1 and 53 of the consent.

For: Mr Hoffman, Mr Leavey, Ms Ruhotas, Mr Morgan

Against: Nil

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.

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 minimum 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**.

Reasons for the decision

The Panel inspected the development site and familiarised itself with the environment.

- The Panel is satisfied that the development as amended is substantially the same development as that originally approved.
- The modification would have no material effect on public amenity of the proposal nor its impact on the precinct and would be in the public interest.

The meeting closed at 18:34.