

BURWOOD LOCAL PLANNING PANEL MEETING

MINUTES OF THE MEETING OF THE BURWOOD LOCAL PLANNING PANEL held at Burwood Council on Thursday 27 November 2025 commencing at 6:00 PM.

Attendance

Kevin Hoffman, Chair
Judith Clark
Brian Kirk
Kristy Wellfare

Jai Reid, Manager City Development
Julian Sciarrone, Executive Assessment Planner
Alastair Sim, Senior Assessment Planner
Erica Lacuna, Strategic Planner (Environment)

Opening of meeting

The meeting opened at 6:02PM

The Chair opened the meeting with Acknowledgement of Country.

Apologies

There were no apologies.

Declarations of Interest

There were no declarations of interests by Panel Members.

Address by the public on agenda items

Name	Speaking Position	Item
Linda Sukkar	Against the recommendation	BD.2016.003 – 2 Gordon Street & 6 Rowley Street BURWOOD
Jenny Rudolph (Town planner)	For the recommendation	BD.2016.003 – 2 Gordon Street & 6 Rowley Street BURWOOD
Sophie Bock	For the recommendation	BD.2016.003 – 2 Gordon Street & 6 Rowley Street BURWOOD
Scott Walsh	For the recommendation	BD.2016.003 – 2 Gordon Street & 6 Rowley Street BURWOOD

Development Applications

(Item DA15/25) DA.2025.48 - S4.55(1A) Modification to an approved sex premises

File No: 25/55688

Owner: Tamara Doong & Michael Doong
Applicant: Jason Chun
Location: 10 Elizabeth Street BURWOOD 2134
Zoning: **MU1 Mixed Use**

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 application is to be determined by the local planning panel for the following reasons:

1. The development is specified as being 'sensitive development' as it is for the purpose of a sex services premises.

Proposal

This Section 4.55(1A) modification seeks to create additions to an existing sex premises (brothel), previously approved as DA.2025.48, including extension of the staff room and an additional external egress consisting of doors and stairs, increasing the gross floor area from 58.06m² to 59.80m². Details provided below:

1. Staff Room Expansion (Figs. 1 and 2)

1. The Staff Room has been extended by approximately 1.0 metre, which results in a corresponding shift to the external wall line. The external wall will be finished in weatherboard cladding, consistent with the approved DA. As a result, the approved gross floor area increases from 58.06 sqm to 59.80 sqm (net increase of 1.74 sqm).

2. Office Expansion and Kitchenette Adjustment (Figs. 1 and 2)

The Office has been extended by approximately 1.1 metres to allow a more practical layout and functional working area. As a result, the kitchenette area has been reduced slightly, while still maintaining its intended use as a staff kitchenette (no cooking).

3. New Exit Door and Egress Path (Figs. 3–8)

A new exit door has been incorporated from the Kitchenette to the outside. The exit includes a landing and external staircase, ensuring improved compliance with NCC/BCA egress and safety requirements.

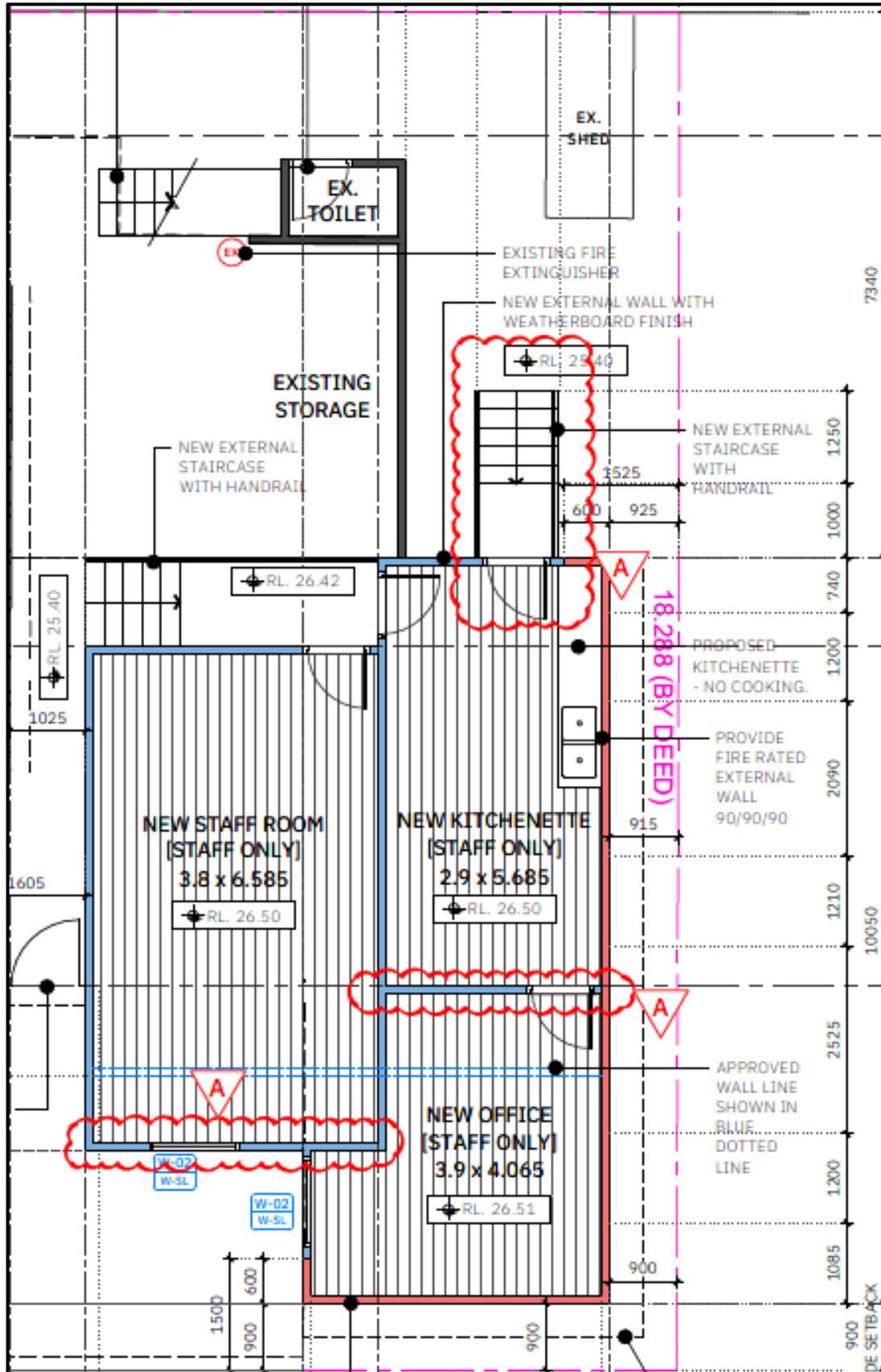


Figure 2. Excerpt from proposed, modified ground floor plans submitted by the applicant. Source: Source Up (2025)

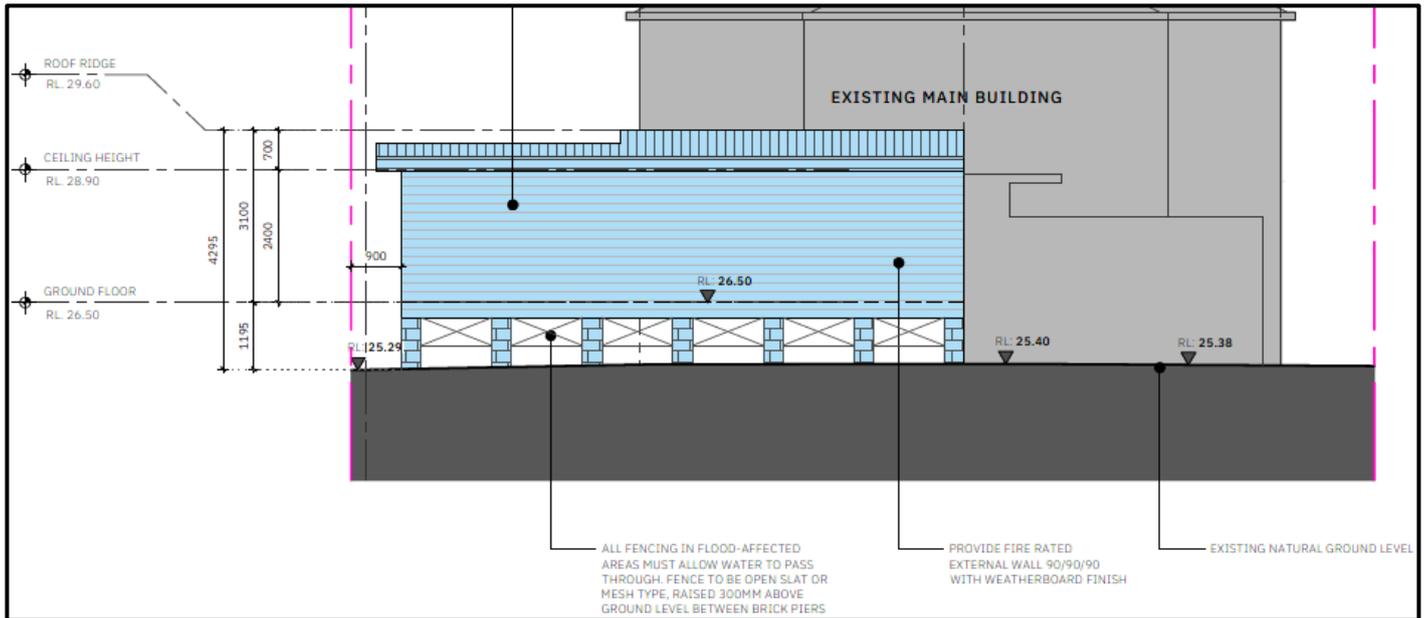


Figure 3. Excerpt from previously approved north elevation plans submitted by the applicant.
 Source: Source Up (2025)

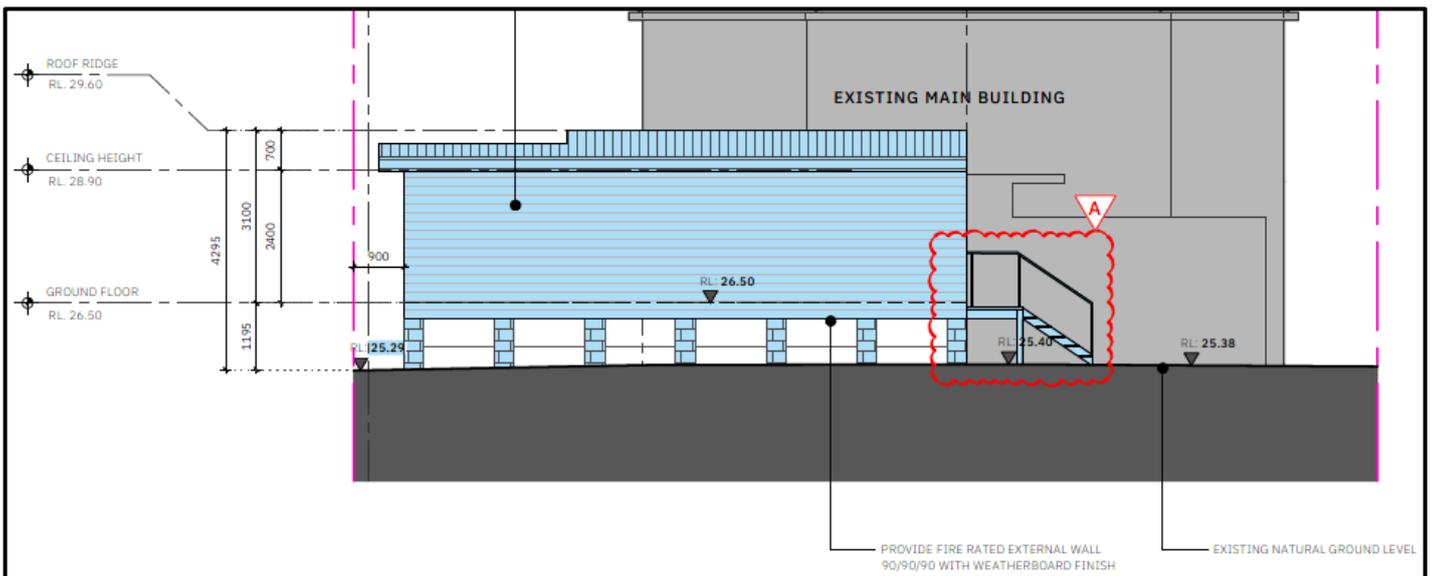


Figure 4. Excerpt from proposed, modified north elevation plans submitted by the applicant.
 Source: Source Up (2025)

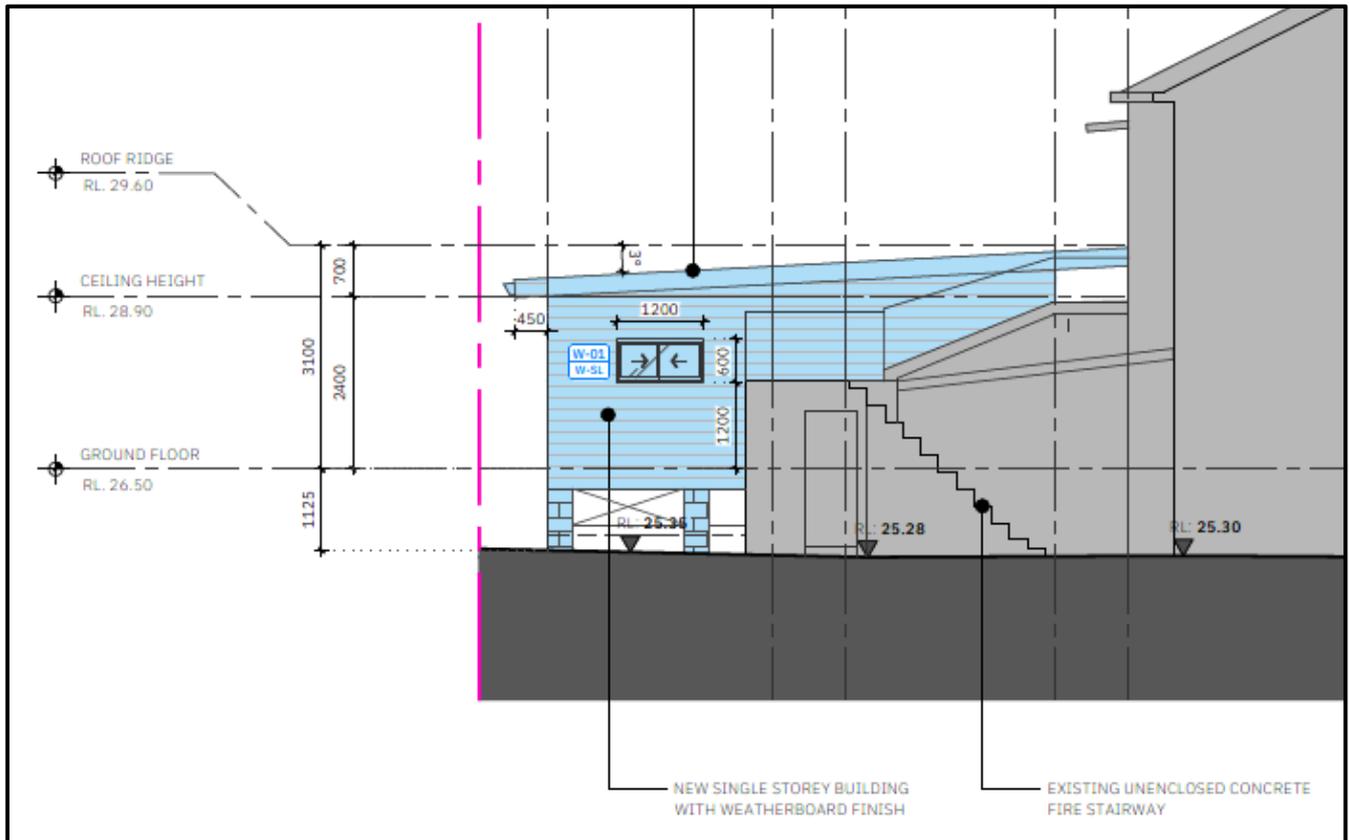


Figure 5. Excerpt from previously approved west elevation plans submitted by the applicant.
Source: Source Up (2025)

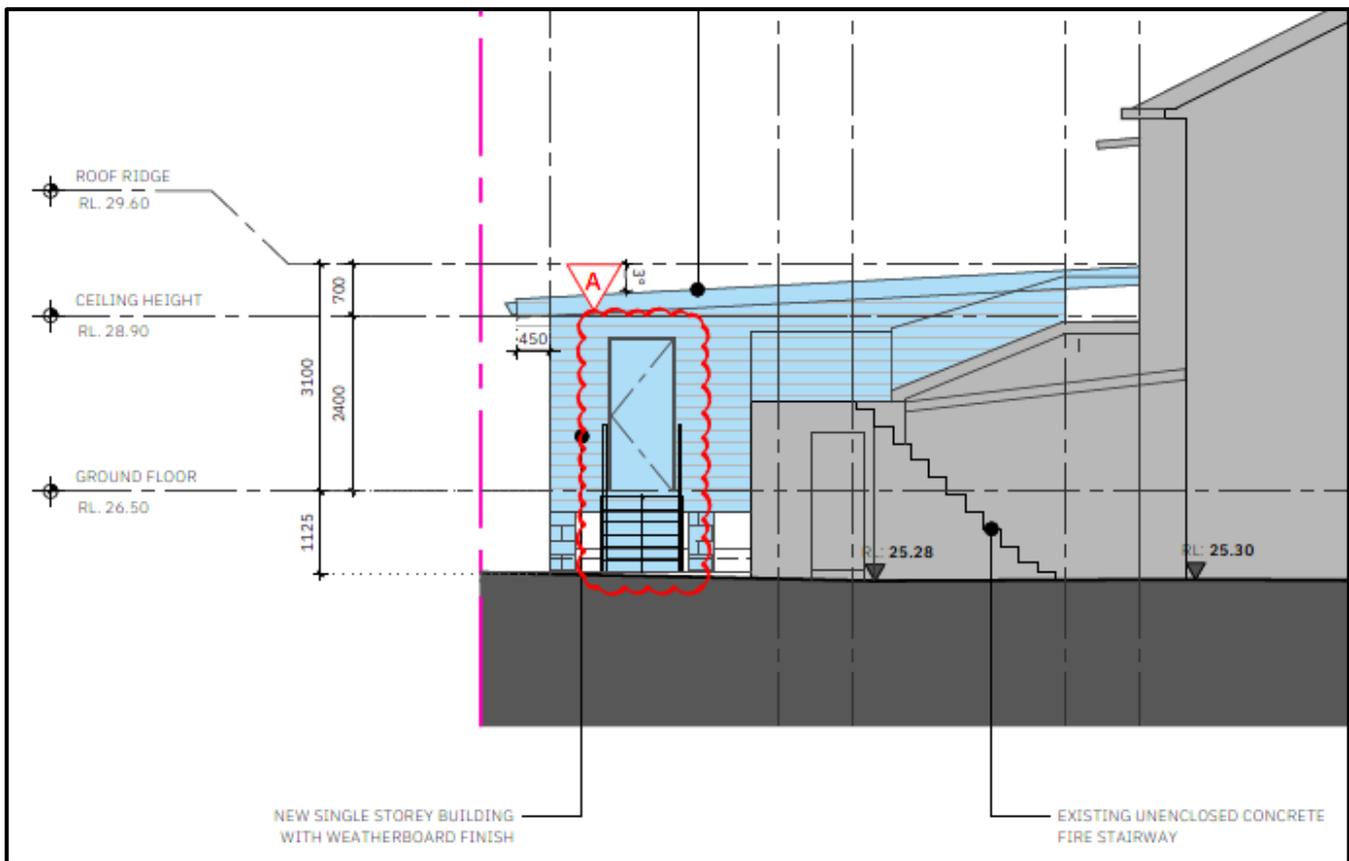


Figure 5. Excerpt from proposed, modified west elevation plans submitted by the applicant.
Source: Source Up (2025)

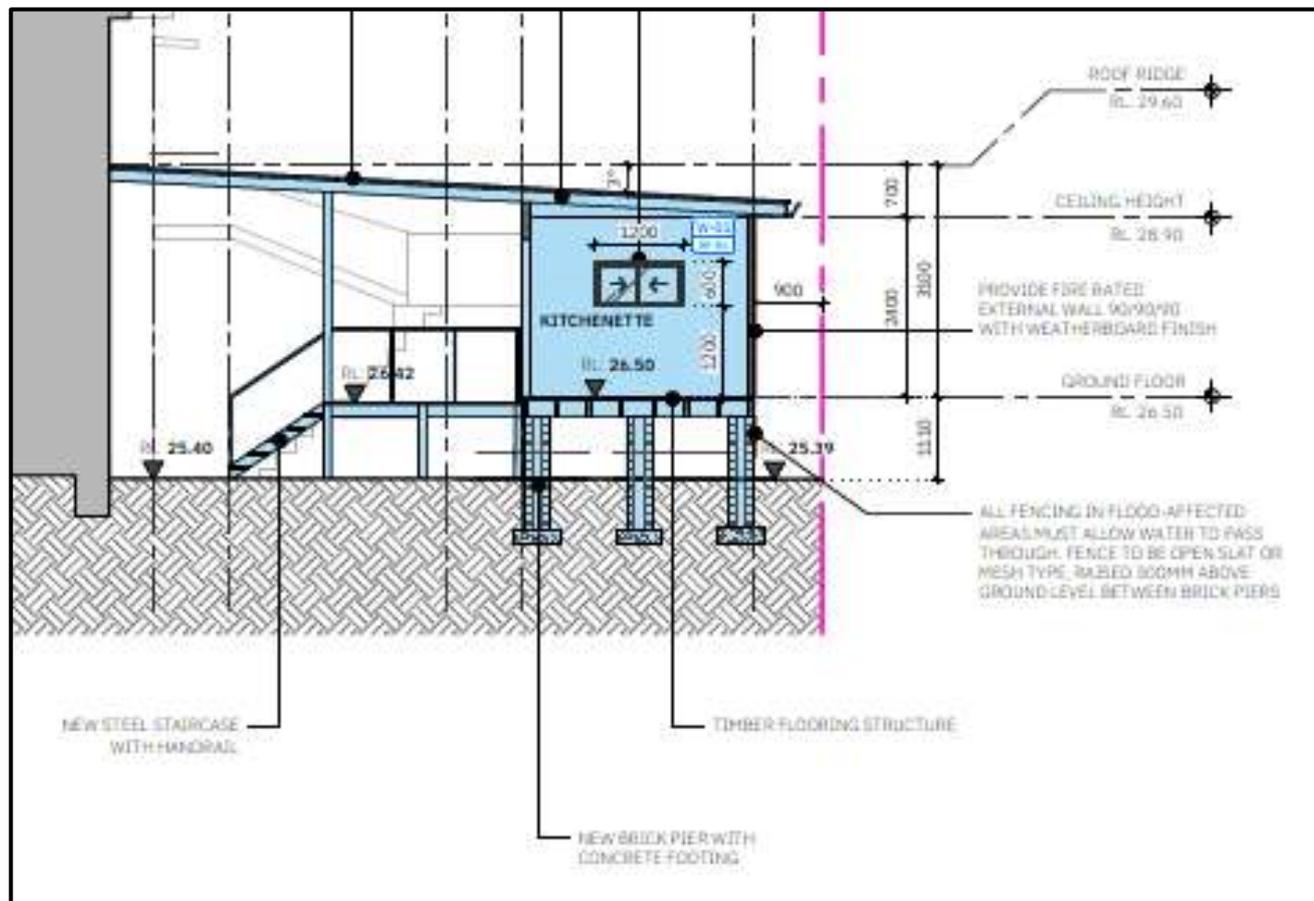


Figure 7. Excerpt from previously approved long section plans submitted by the applicant.
 Source: Source Up (2025)

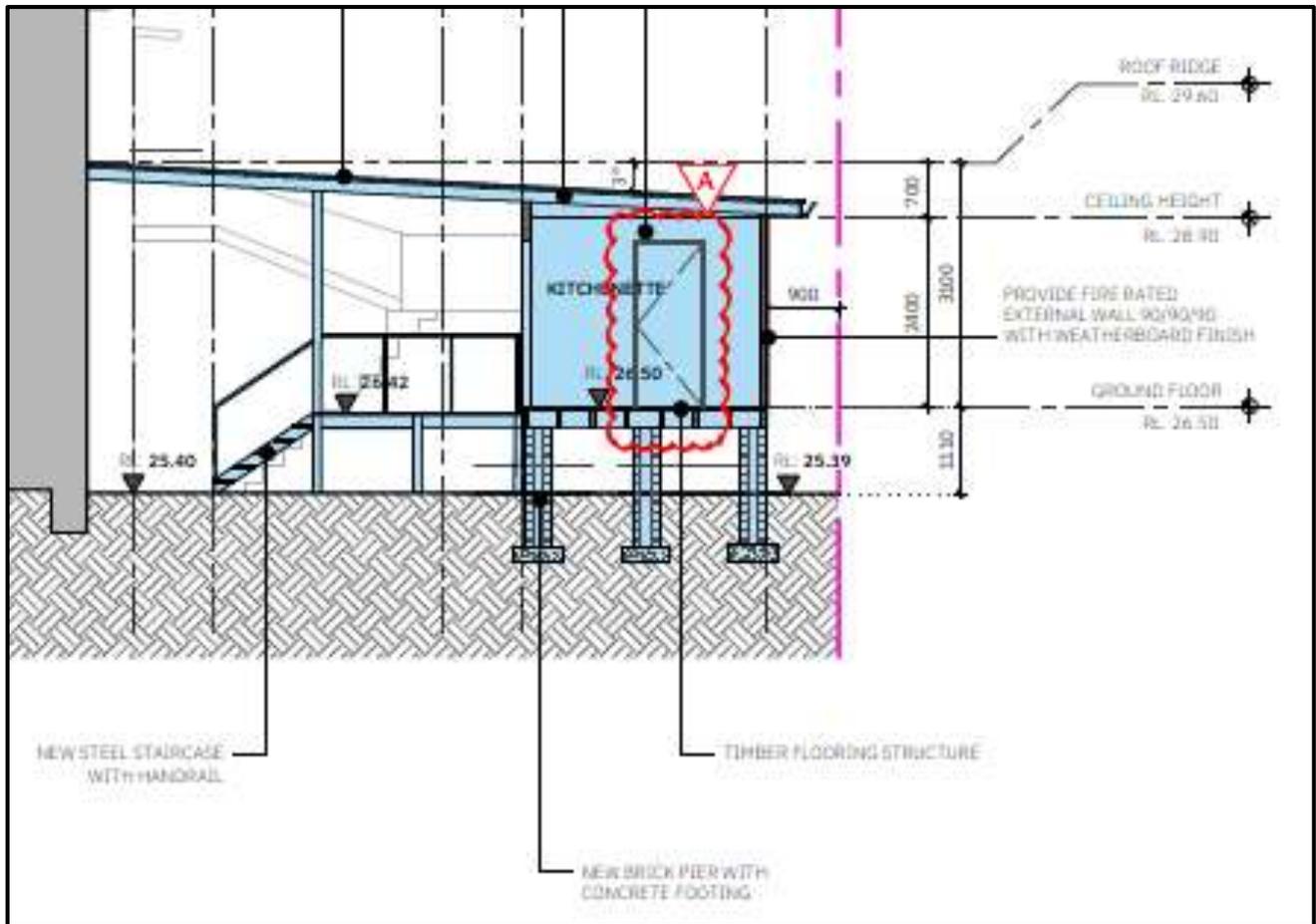


Figure 8. Excerpt from proposed, modified long section plans submitted by the applicant.
 Source: Source Up (2025)

Resolution

That DA.2025.48 - S4.55(1A) modification to extend the staff room and add external egress including door and stairs, increasing GFA from 58.06 to 59.80 sqm at 10 Elizabeth Street BURWOOD be approved subject to the modified conditions of approval in **Attachment 1**.

Vote

Unanimous for approval.

Reasons for the decision

The Panel familiarised itself with development site and the environment. In reaching its decision the Panel considered the following:

- The proposal resulted in minor modification to the approved development for onsite staff facilities.
- The Panel is satisfied that the Council's assessment report is satisfactory and agrees that there would be no adverse impacts sufficient to refuse the proposal and the application can be considered a 4.55 (1A) modification.

(Item DA16/25) Section 4.55(2) Modification to BD.2016.003 at 6 Rowley Street & 2 Gordon Street, Burwood

File No: 25/64728

Owner: ZHENSHENG YUAN, CAIMEI LI
Applicant: HUANCHAO YUAN
Location: 6 Rowley Street & 2 Gordon Street, Burwood
Zoning: R2 Low Density Residential

Proposal

This Section 4.55(2) modification application seeks consent for the following changes to an approved two-storey boarding house:

To increase the number of boarding rooms from 41 to 49 by adding a third storey, inclusive of associated alterations and additions.

The modification proposes to add eight (8) additional boarding rooms to the approved boarding house development. The additional rooms take the form of an extra storey added on top of an approved building. Currently, the development is a maximum of two storeys in height and this modification proposes to add a third storey. The proposal also adds additional gross floor area.

Key proposed amendments to the boarding house are summarised in the table below:

Element	As Currently Approved	Proposed
Gross Floor Area	1211sqm	1356sqm
Floor Space Ratio	0.55:1	0.62:1
Max. Building Height	6.9m	9.05m
Number of Boarding Rooms	41	49
Number of Adaptable Rooms	3	3
Max. Number of Occupants	75	89
Parking Spaces (cars, motorbike, and bicycle)	9 car and 9 bicycle spaces	10 car spaces (1 accessible space) and 10 bicycle spaces
Canopy trees	4	3
Laundry facilities (machines and wash tubs)	5	5
Number of Waste Bins	17	25

The modification includes amendments to open space and landscaping (predominately in the centre of the site), to at-grade car parking arrangements, setbacks, height, floor space, internal layout and room configuration, communal living space, access stairs, waste bin arrangements, windows and building façade amendments. The proposal also adds a new substation adjacent to the Gordon Street entry, which was required under a condition of consent of the original development consent. The total number of occupants is proposed to be 89, an increase of 14 persons. The applicant has provided a breakdown of the occupancy (single or double) of the new proposed rooms:

- **Rooms 1 to 41 – To remain as originally approved (34 double rooms and 7 single rooms) = 75 occupants**
- **Rooms 42, 43, 45, 46, 47, 49 are double rooms = 12 occupants.**
- **Rooms 44 and 48 are single rooms = 2 occupants.**

75 occupants (originally approved) + 14 additional occupants (under this modification) = 89 occupants in total.

The proposal does not include any changes to the number of occupants of the approved boarding rooms at ground floor and first floor level. The additional 14 occupants will be housed on the proposed second floor level (3rd storey). 10 car parking spaces are proposed on-site being accessed from Gordon Street via an approved crossover / layback. 1 accessible car parking space is included. 10 motorbike and 10 bicycle parking spaces are provided adjoining the building fronting Gordon Street and adjacent to the existing building which faces Rowley Street. Proposed open space and landscaped areas consist of an area of 671sqm (30.4% of total site area). Amendments to the conditions of consent are also required to reflect the proposed changes.



Figure 1: (above) Proposed Western Elevation plan, prepared by Walsh Architects.

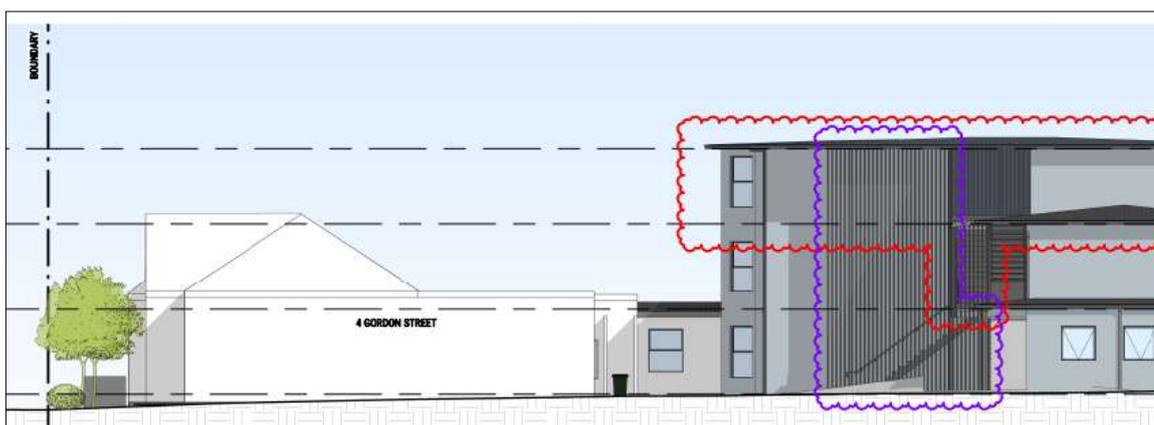


Figure 2: (above) Proposed Southern Elevation plan, prepared by Walsh Architects.



Figure 3: (above) Proposed Eastern Elevation plan, prepared by Walsh Architects.

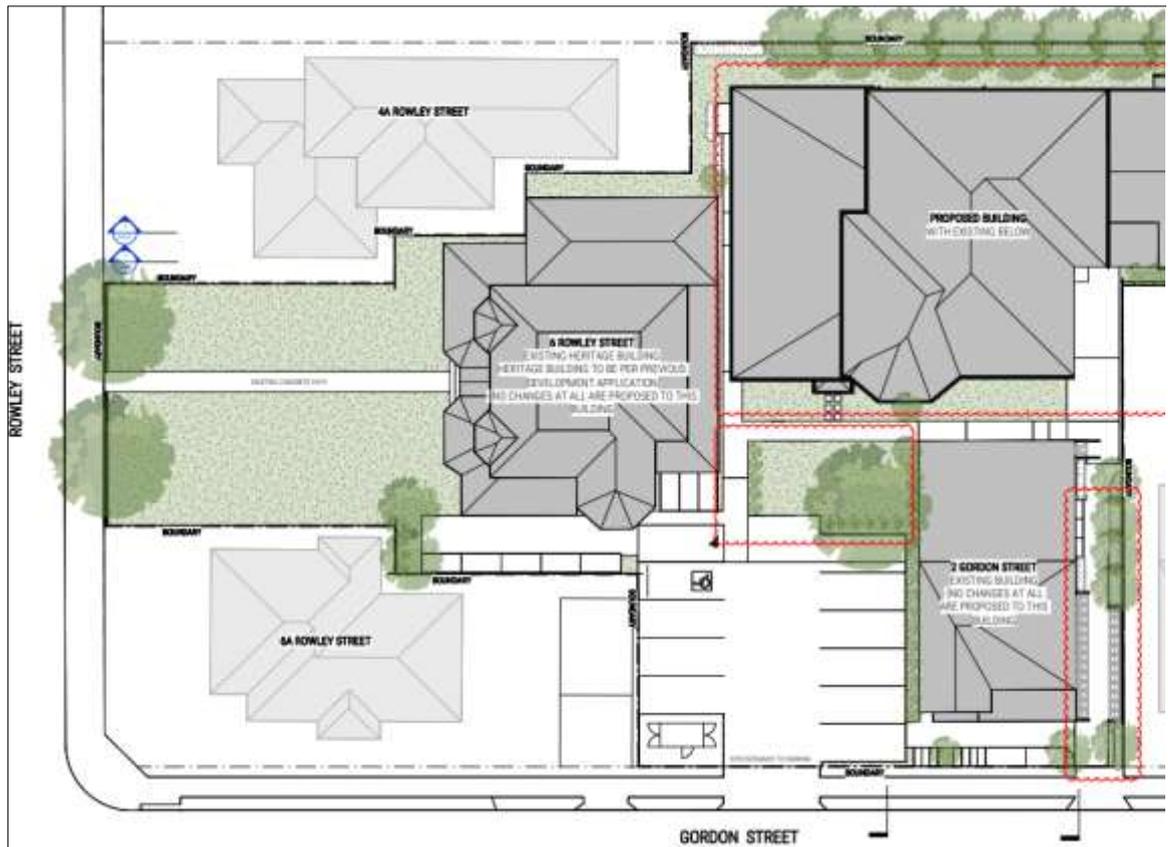


Figure 4: (above) Proposed Site Plan, prepared by Walsh Architects.

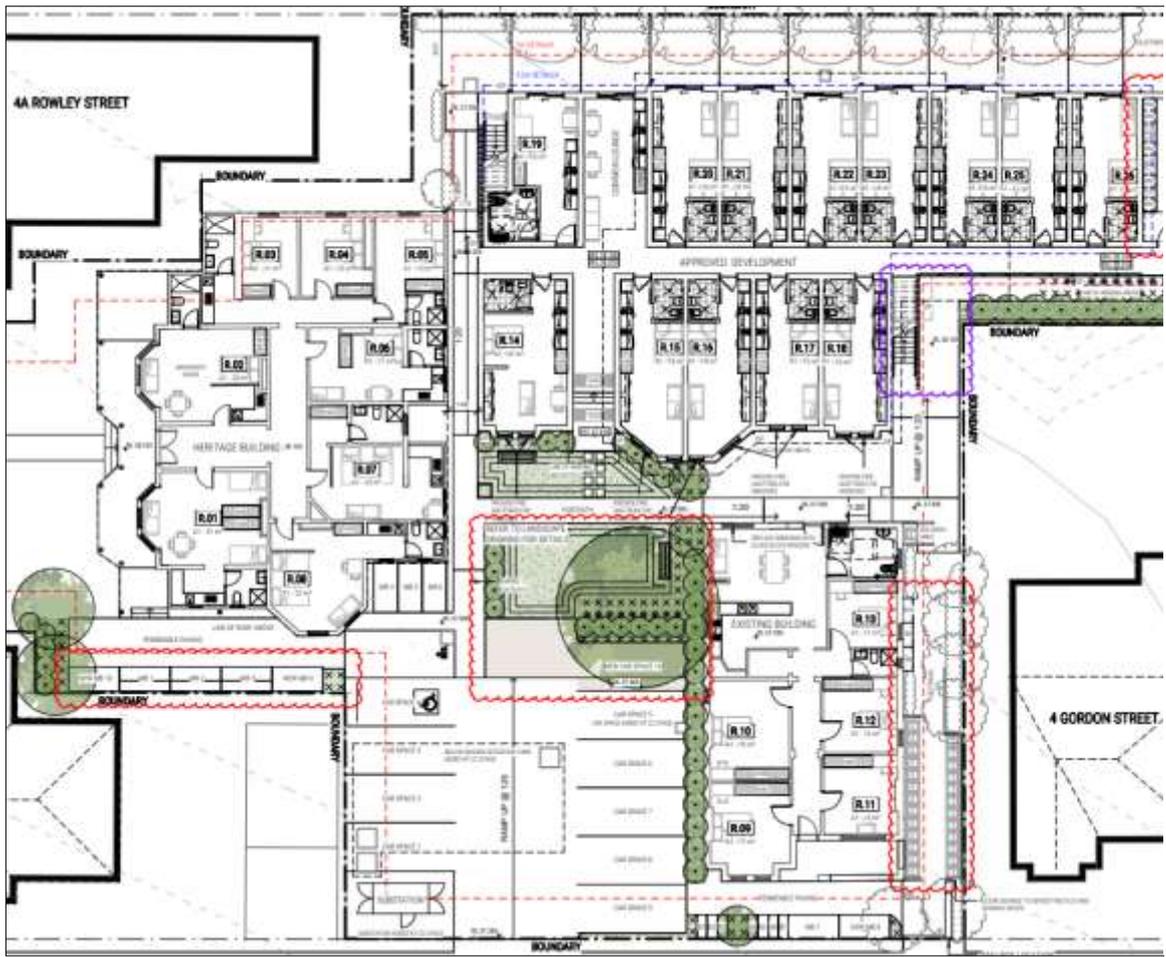


Figure 5: (above) Proposed Ground Floor Plan, prepared by Walsh Architects.

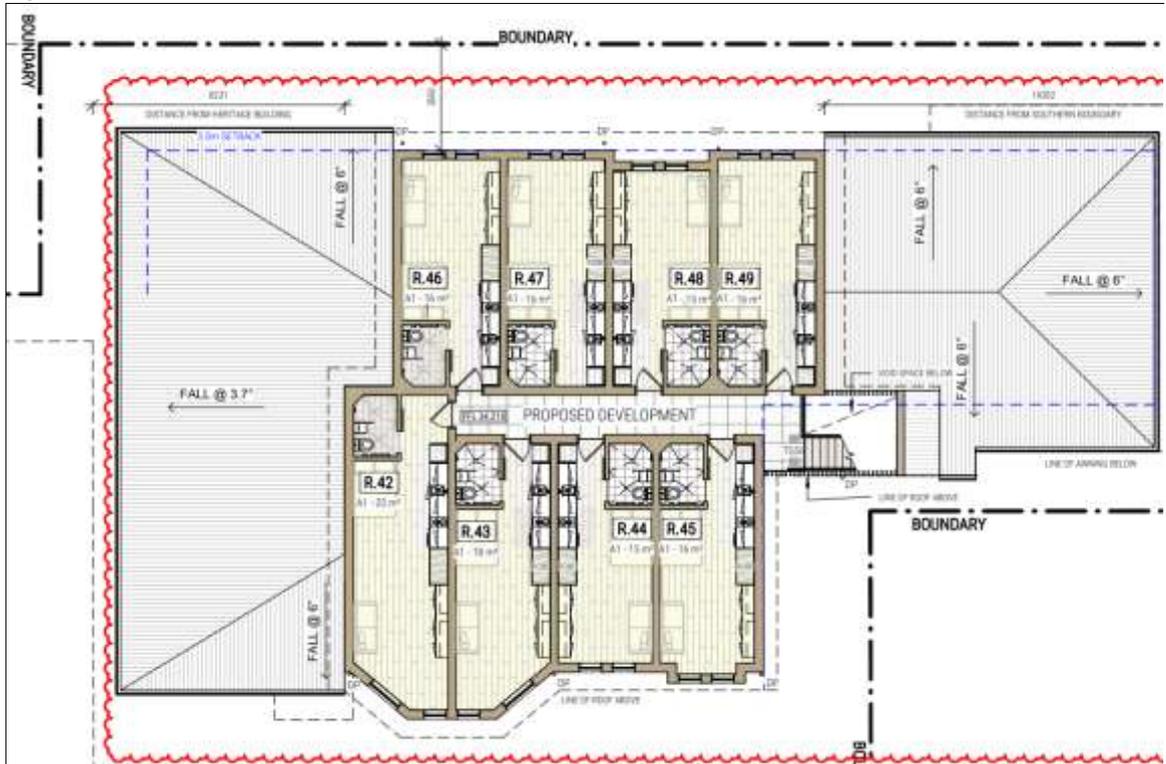


Figure 6 (above): Proposed Level 2 Floor Plan (the proposed additional storey), prepared by Walsh Architects.

BLPP Referral Criteria

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

1. The development contravenes the Floor Space Ratio development standard imposed by the Burwood Local Environmental Plan by 10%.

Resolution

That this Section 4.55(2) modification to development consent no. BD.2016.003, which proposes to increase the number of boarding rooms from 41 to 49 by adding a partial third storey, inclusive of associated alterations and additions, to an approved boarding house situated 6 Rowley Street & 2 Gordon Street, Burwood 2134, be approved subject to the conditions of approval contained in **Attachment 1** and the following conditions:

- The garbage bin storage area shall be constructed with a solid masonry wall at 1.2 metres high, within the subject property for the length of the line of bins and covered to the concrete floor slab of the garbage bin storage area to facilitate hygienic cleaning in accordance with Waste conditions (1-5).
- An Emergency Evacuation Plan shall be prepared as an Annexure to the Plan of Management detailing the evacuation procedures in the event of an emergency, provision of a resident logbook, identifying the assembly point and detailing how occupants will be made aware of the procedures contained within the plan. The Emergency Evacuation Plan must be clearly displayed in each room and in the communal living areas of the development and must be submitted to the Principal Certifier for approval prior to the issue of an Occupation Certificate. A copy is to be provided to Council with the Occupation Certificate.
- Plan of Management

Ongoing compliance is required with any approved Plan of Management.

The operator of the site is to review the Plan of Management at least annually, with any changes necessitated from the review not to be carried out without written approval of Council's Manager City Development.

Any proposed amendments to the Plan of Management that conflict with any other condition of consent or require the modification of any other condition of consent may require the submission and determination of a further formal application (e.g. complying development certificate application, modification application or development application).

Note: Council undertakes to not unreasonably withhold its approval and to respond to requests to amend in a timely manner.

Reason: To ensure the operational measures implemented protect the amenity of the local area, maintain the safety and security of patrons and staff and to facilitate ongoing minor changes to the Plan of Management.

- Additional Condition 1, Plan of Management 1, and Condition 21 are to be amended to require approval by the Manager City Development.
- Services and Fire Hydrant Enclosure

Prior to the issue of a modified Construction Certificate, the Principal Certifying Authority is to be provided with plans demonstrating that all Services (gas meter, water meter & fire hydrant and sprinkler booster valves and the like) are enclosed in a manner that complements the building and in accordance with the requirements of EP1.3 & EP1.4 of the BCA.

Reason: To ensure essential services are appropriately screened

Vote

Unanimous for approval.

Reasons for the decision

The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the three (3) of the Applicant's consultants, one (1) objector and read all the objections. The Panel is satisfied having reviewed the officer's assessment report the proposal, as modified, will not result in unreasonable impacts given the appropriate conditions that are imposed.

In reaching its decision the Panel considered the application benefits from the savings provisions of the Affordable Rental Housing SEPP and the Housing SEPP and as such is not restricted to a maximum of 12 rooms within an R2 zone.

The meeting closed at 6:53 PM.