



**Burwood** Inc.1874

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

## **BURWOOD LOCAL PLANNING PANEL MEETING**

MINUTES OF THE MEETING OF THE BURWOOD LOCAL PLANNING PANEL held at the CONFERENCE ROOM, 2 CONDER STREET BURWOOD on Thursday 19 February 2026 commencing at 6:03 PM.

### **Attendance**

Kevin Hoffman, Chair  
Louise Bochner  
Brian Kirk  
Tom Morgan

Jai Reid, Manager City Development  
Alastair Sim, Acting Executive Strategic Planner  
Dylan Chen, Development Assessment Planner  
Hannah Lawes, Development Assessment Planner  
Catherine Hanna, Cadet Planner  
Zac Moore, Development Advisory Planner

### **Opening of meeting**

The meeting opened at 6:03 pm

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**

<b>Name</b>	<b>Item</b>
DA.2025.77	2A Appian Way, Burwood
DA.2025.78	3 Appian Way, Burwood
DA.2025.63	67-71 Burwood Road, Burwood
DA.2025.90	52 Woodside Avenue, Strathfield

## Development Applications

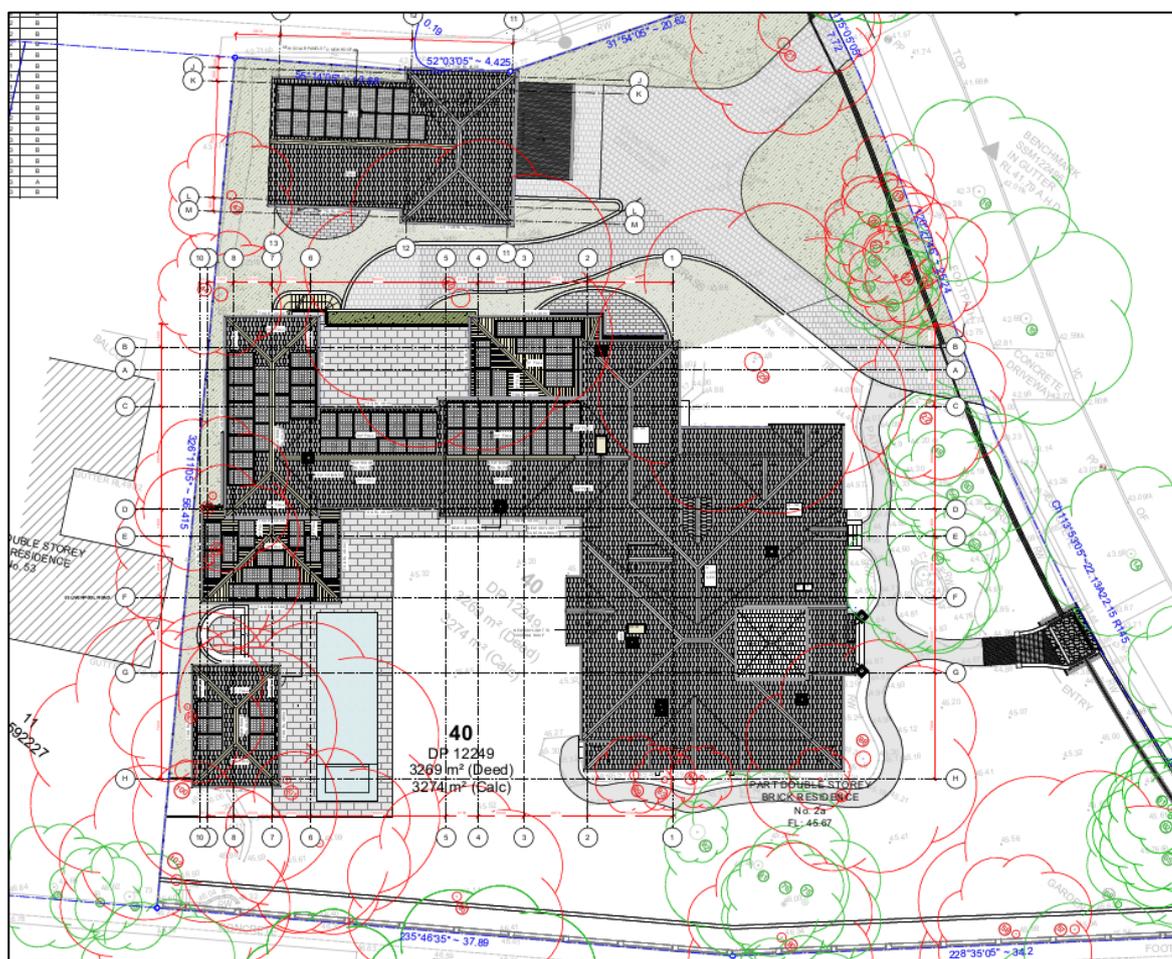
### **(Item DA2/26) DA.2025.77 Alterations and additions to an existing heritage listed dwelling at 2A Appian Way, Burwood.**

File No: 26/1650

**Owner:** G Faker  
**Applicant:** Christopher Jordan  
**Location:** 2A Appian Way, Burwood  
**Zoning:** R2 Low Density Residential

### **Proposal**

Alterations and additions to the existing dwelling house, construction of a new secondary dwelling, cabana, gym, swimming pool, fencing, associated tree removal, landscaping and heritage conservation works.



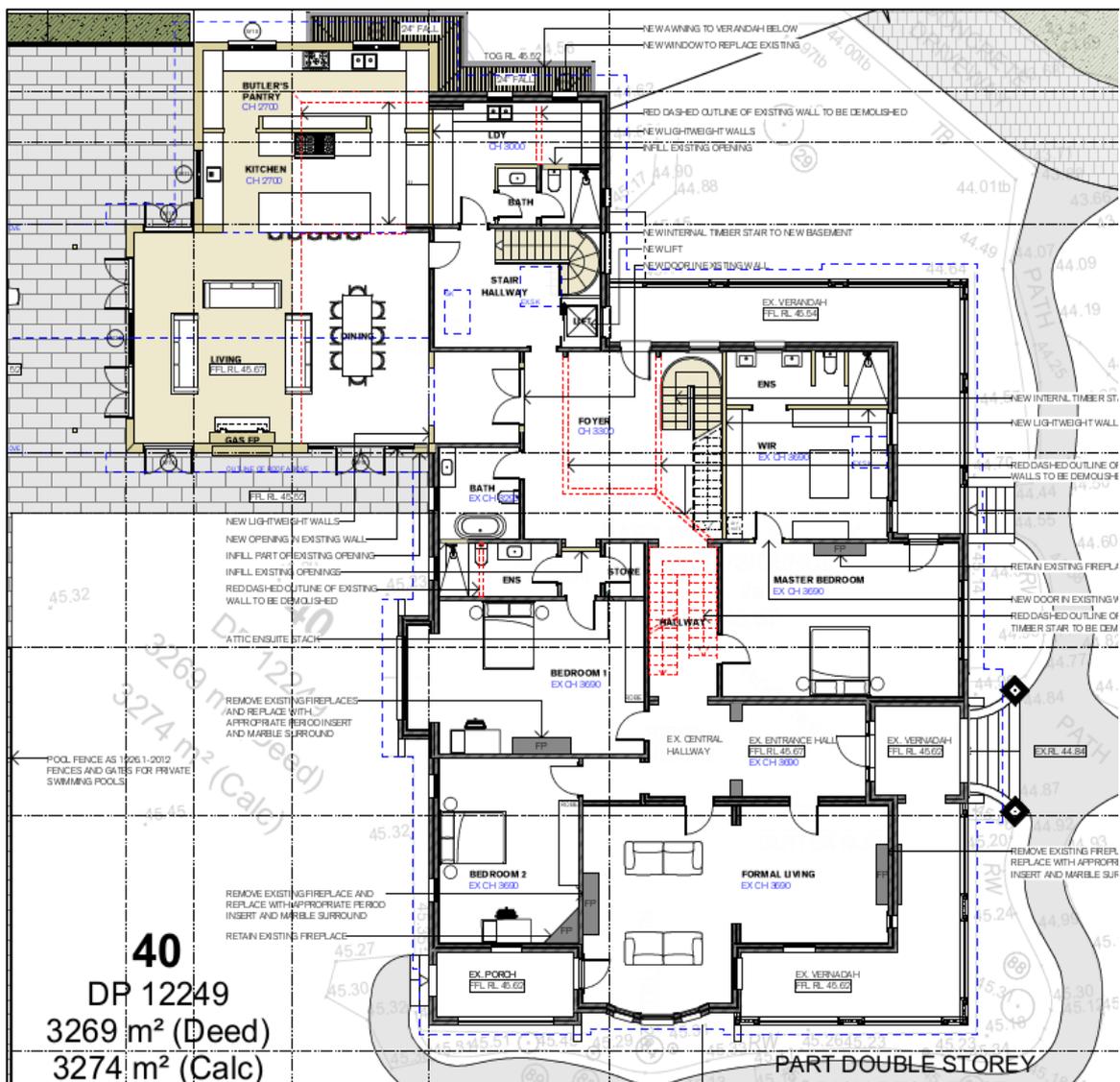
**Figure 1** – Extract of the applicant's submitted revised Site Plan.  
 Source: (Christopher Jordan Architecture and Design)

The proposed works are outlined in detail below:

#### **Alterations to Ground Floor Dwelling House and New Rear Extension**

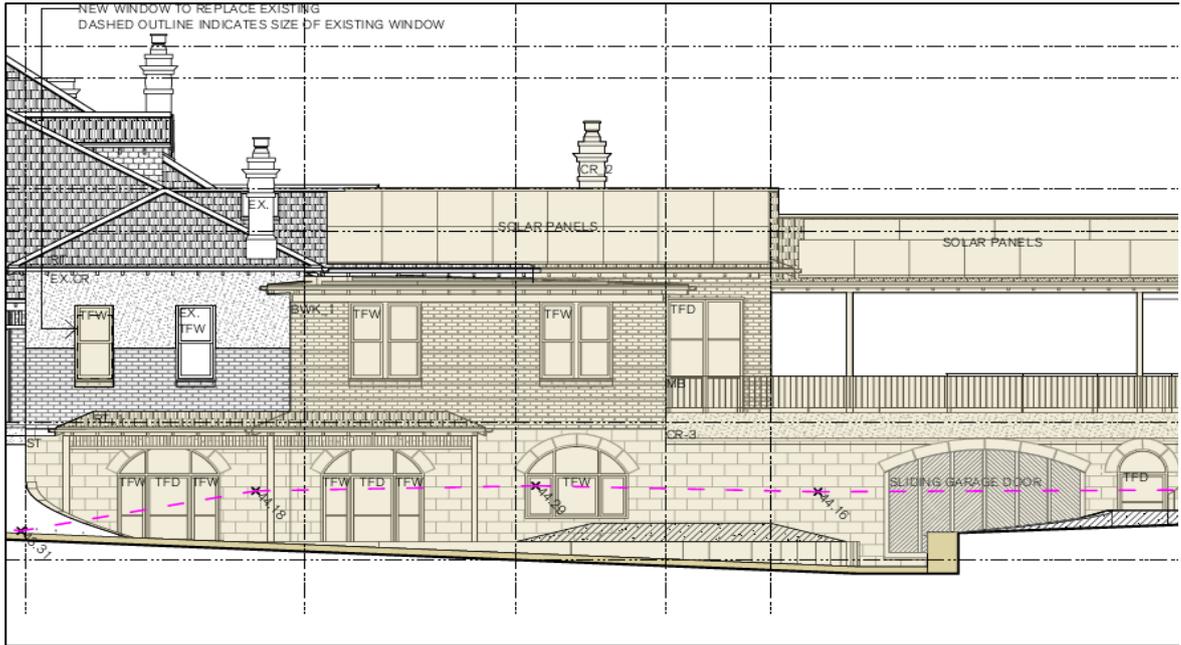
- Demolish a portion of the rear wing.

- Demolish internal walls and create new openings at ground and attic floor levels.
- Infill existing openings at ground floor level.
- Remove the existing staircase (not original).
- Remove selected mantelpieces and replace them with period-appropriate mantelpieces in keeping with the Federation style (the one remaining original Federation mantelpiece will be retained).
- Construct new internal walls and undertake internal alterations of the existing ground floor layout to accommodate a new foyer, master bedroom, ensuite, main bathroom, laundry, guest bathroom and ensuite to Bedroom 1.
- Construct a new rear addition, partially within the footprint of the demolished rear wing, new rear wing will be single-storey with a lower ground level partial basement garage and accommodation area comprising a bedroom, rumpus room, media room, hallway, storage area and bathroom. The walls will be constructed of masonry, with sandstone cladding applied to the lower ground level addition. The primary new roofs will be hipped and clad in tiles to match the existing roof, while the secondary roofs will be skillion in form and finished with corrugated metal sheeting. Doors and windows will feature timber frames.



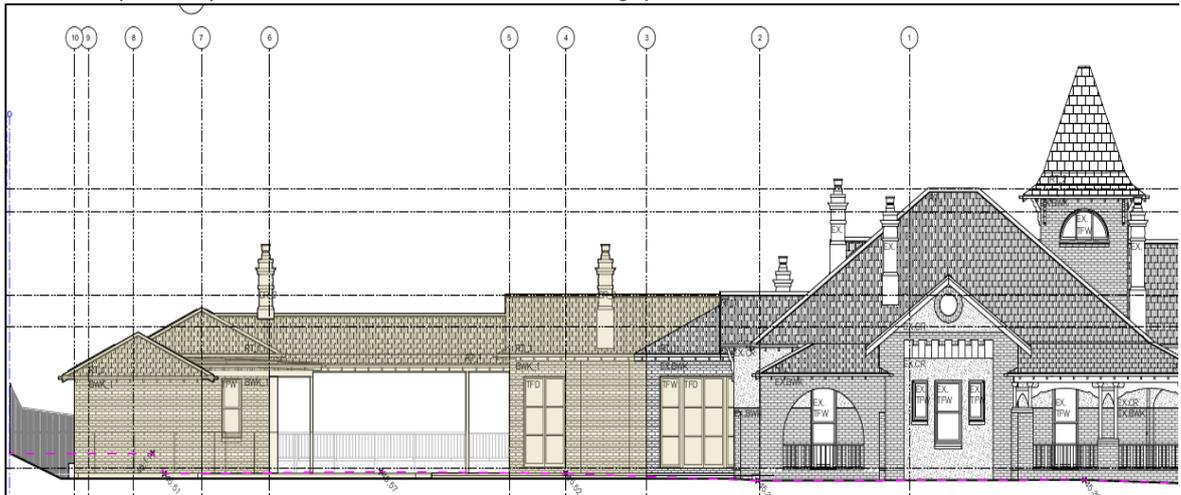


Source: (Christopher Jordan Architecture and Design)



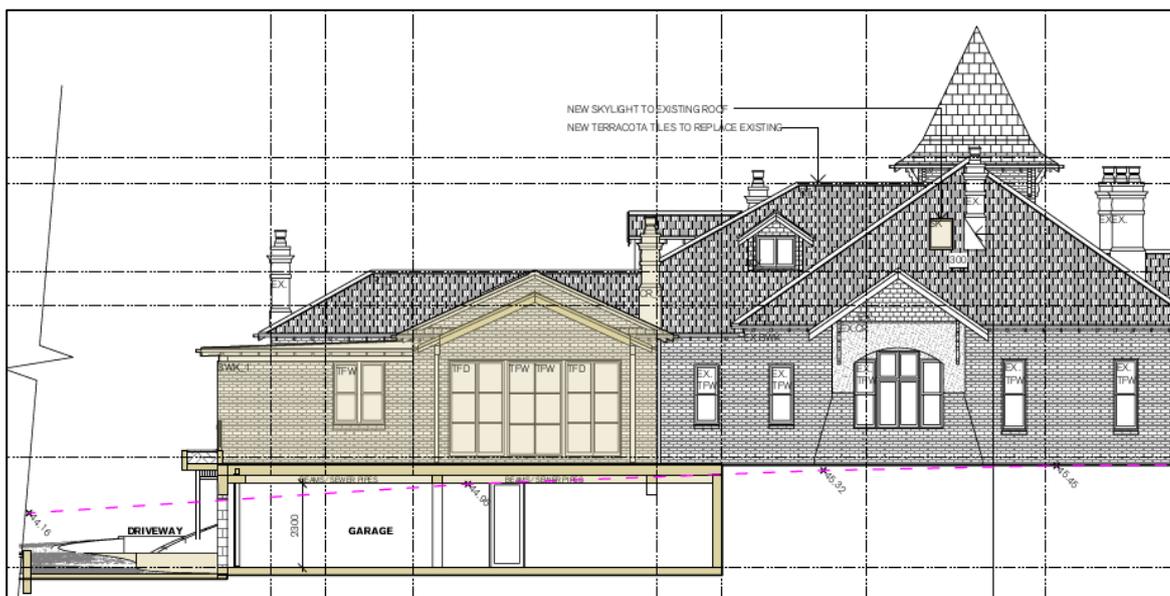
**Figure 4** – Extract of the applicant’s submitted revised North-West Elevation, depicting the proposed lower ground floor and basement entrance.

Source: (Christopher Jordan Architecture and Design)



**Figure 5** – Extract of the applicant’s submitted revised South-East Elevation.

Source: (Christopher Jordan Architecture and Design)



**Figure 6** – Extract of the applicant’s submitted revised South-West Elevation.  
Source: (Christopher Jordan Architecture and Design)

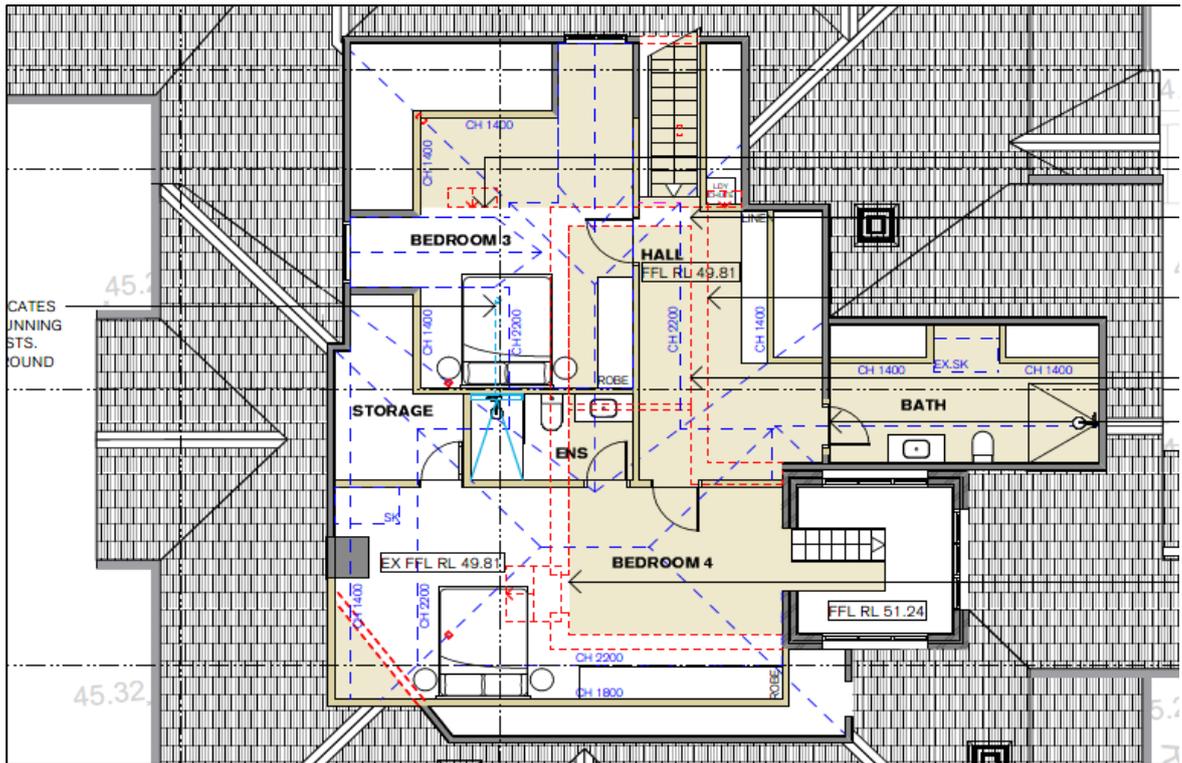


**Figure 7** – Extract of the applicant’s submitted revised Section BB Plan.  
Source: (Christopher Jordan Architecture and Design)

Alterations to Existing Turret/Attic and Roof

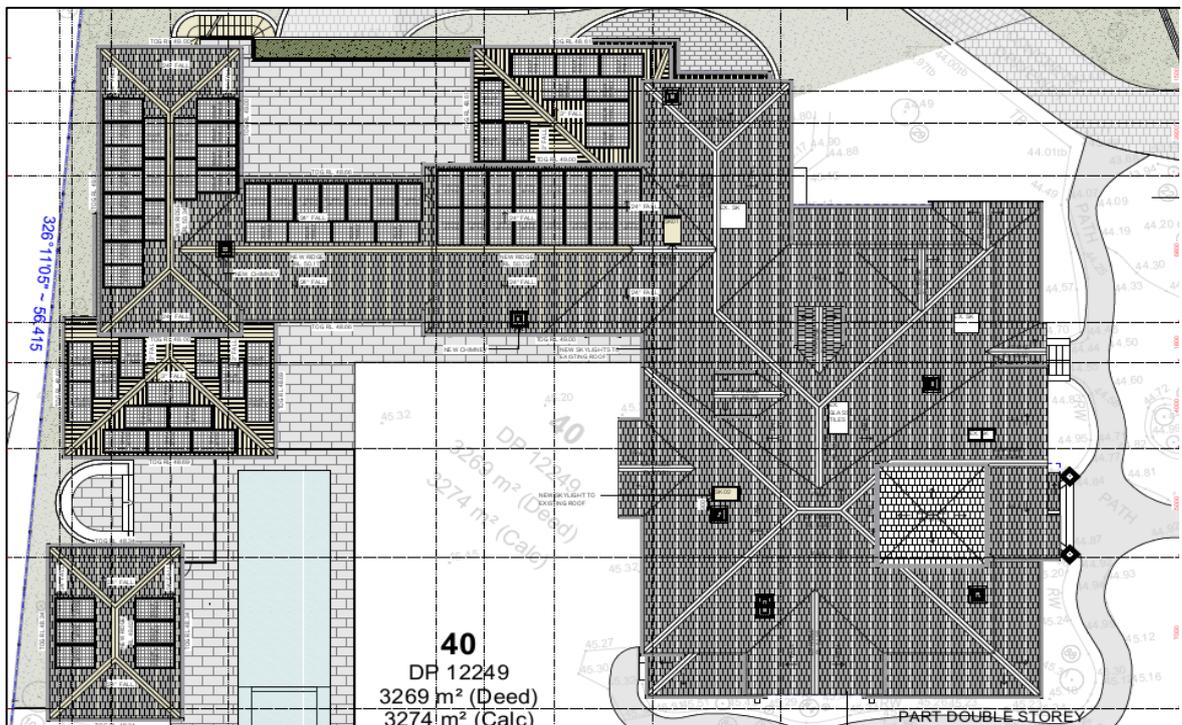
- Install a new staircase to the attic floor in a relocated position.
- Construct new internal walls and undertake internal alterations of the existing attic floor layout to accommodate a new staircase void, hall, Bedroom 3, Bedroom 4 with an ensuite, and bathroom.

- Modify two existing dormers and install new flush-mounted skylights on the rear



roof plane.

**Figure 8** – Extract of the applicant’s submitted revised Attic Floor Plan.  
 Source: (Christopher Jordan Architecture and Design)



**Figure 9** – Extract of the applicant’s submitted revised Roof Plan.  
 Source: (Christopher Jordan Architecture and Design)  
 Heritage Conservation Works to the Dwelling House

- Repairing and replacing terracotta tiles to roof and gables. Repair brickwork to

chimneys. Repair fascias and eaves.

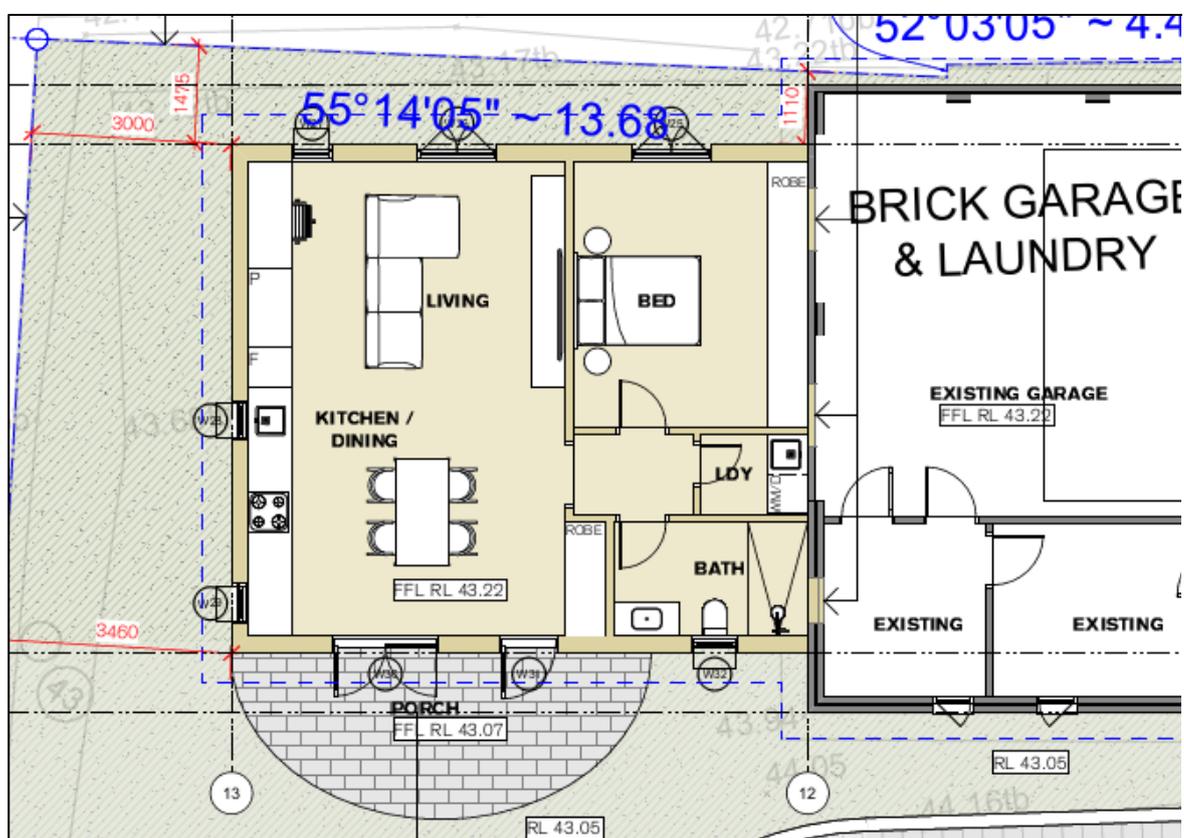
- Cleaning and repair of brickwork.
- Cleaning of tiled floors, staircase, timber posts and fretwork of verandah and entry.
- Repair and repainting of lychgate.
- Repair, patch and repaint Room 1 Entry Hall, including repairs to walls, ceilings, cornices and carpet. Remove and replace floorboards (not original).
- Repair, patch and repaint Room 2 Central Hallway, including repairs to walls, ceilings, cornices and carpet. Remove and replace floorboards (not original).
- Repair, patch and repaint Rooms 3 and 4, including repairs to walls, ceilings, cornices and carpet. Remove and replace floorboards (not original). Remove fireplace (not original) and replace with appropriate period fireplace.
- Repair, patch and repaint Room 5 Hallway, including repairs to walls, ceilings, cornices and carpet. Remove and replace floorboards (not original).
- Repair, patch and repaint Room 6, including repairs to walls, ceilings and cornices. Remove and replace floorboards (not original). Retain original timber mantelpiece.
- Repair, patch and repaint Room 7, including repairs to walls, ceilings and cornices. Remove and replace floorboards (not original). Remove fireplace (not original) and replace with appropriate period fireplace.
- Repair, patch and repaint Room 8, including repairs to walls, ceilings and cornices. Remove and replace floorboards (not original). Remove fireplace (not original) and replace with appropriate period fireplace.



**Figure 10** – Extract of the applicant’s submitted existing Room Number Plan.  
 Source: (Statement of Conservation Works prepared by Christopher Jordan Architecture and Design)

### Secondary Dwelling (Granny Flat)

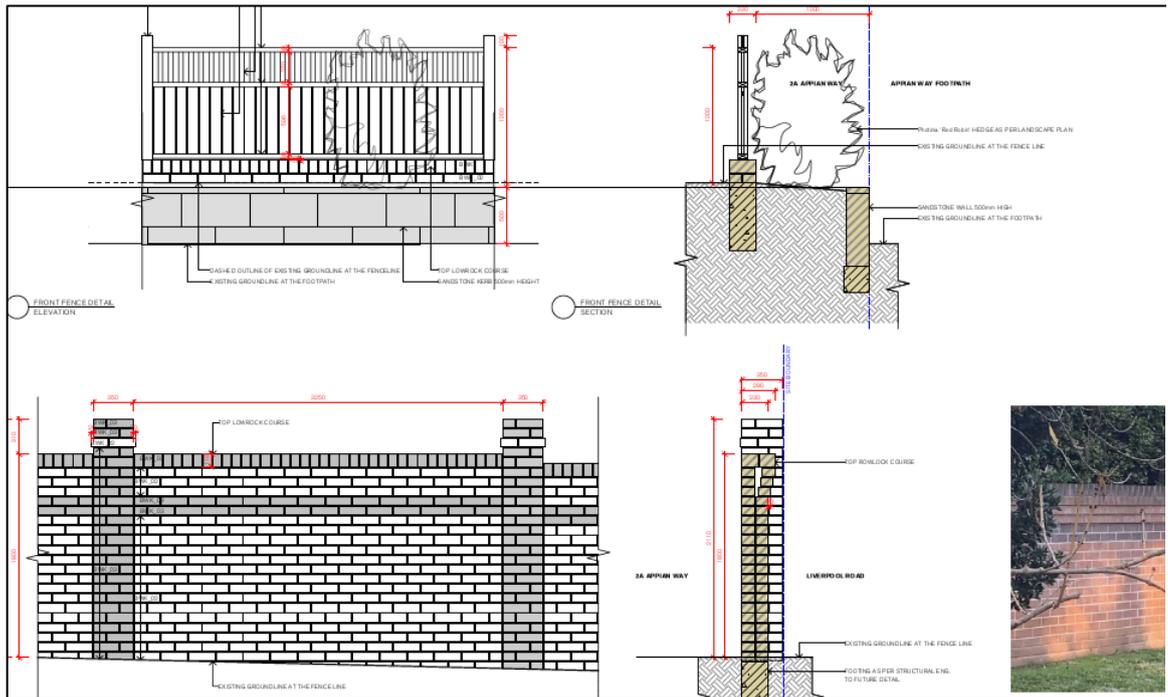
- Construct a single-storey granny flat to the rear of the existing garage with a hipped roof, comprising a living room, dining area, kitchen, bedroom, bathroom, and laundry. The walls will be constructed of brick, with a hipped roof clad in tiles to match the existing. Doors and windows will feature timber frames.
- 1.



**Figure 11** – Extract of the applicant's submitted revised Secondary Dwelling Floor Plan.  
Source: (Christopher Jordan Architecture and Design)

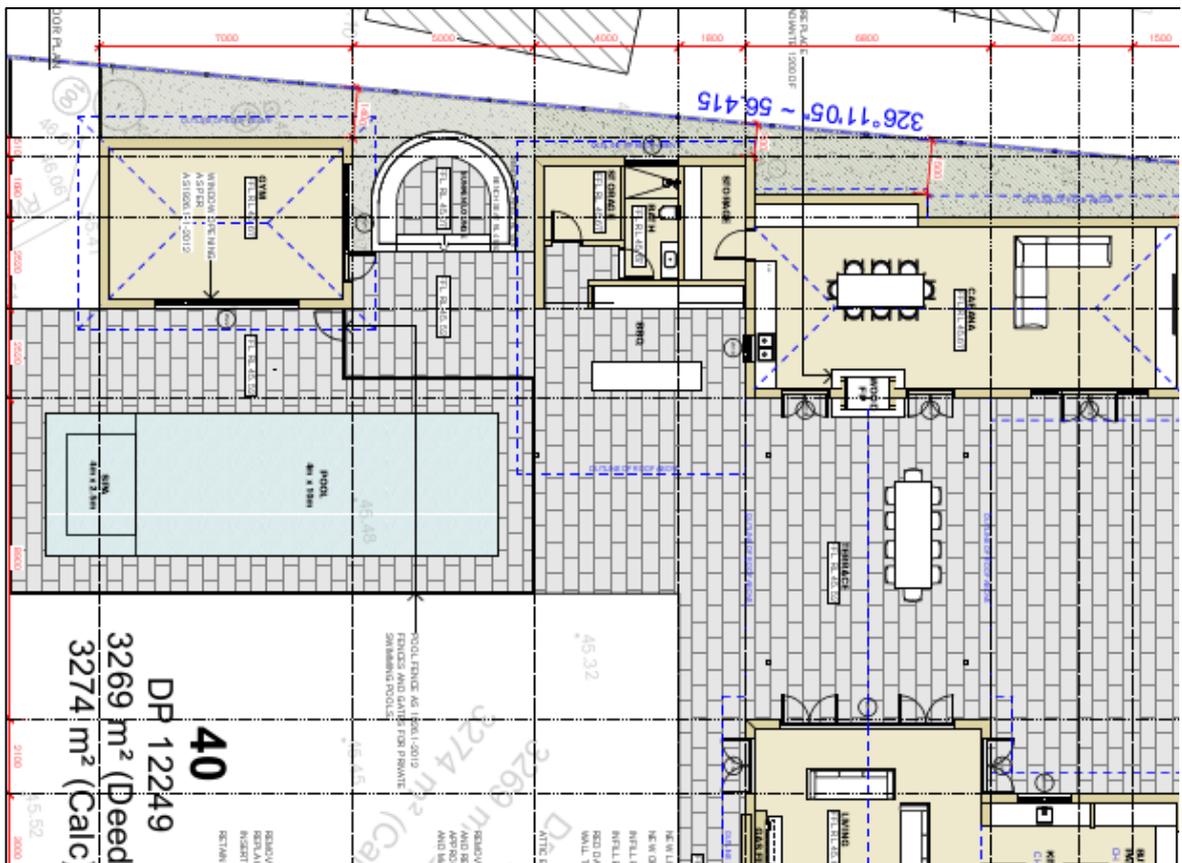
### Outdoor Alfresco and Ancillary Structures

- Undertake conservation works to the existing garage, including the installation of new timber posts to the existing awning. Remove existing aluminium openings to reinstate the garage to its original function and infill existing rear windows.
- Construction of a new cabana and gym at the rear of the dwelling. The walls will be constructed of brick, with a hipped roof clad in tiles to match the existing. Doors and windows will feature timber frames. The terrace will have a metal palisade railing and an external staircase to the lower ground driveway.
- Installation of a new inground swimming pool in the rear yard, with glazed pool fencing.
- Removal of the existing fencing along both the Appian Way and Liverpool Road boundaries.
- Construction of a new timber picket fence on a face brick base along the Appian Way boundary, including the repair of the existing lychgate. New sliding gates will be installed in the location of the current driveway gates.
- Construction of a two-tone face brick wall along the Liverpool Road boundary.



**Figure 12** – Extract of the applicant’s submitted revised Front and Boundary Fence Plan.

Source: (Christopher Jordan Architecture and Design)



**Figure 13** – Extract of the applicant’s submitted revised Ground Floor Plan

Source: (Christopher Jordan Architecture and Design)



***Panel's Decision***

That Development Application DA.2025.77, which proposes alterations and additions to the existing dwelling house, construction of a new secondary dwelling, cabana, gym, swimming pool, fencing, associated tree removal, landscaping and heritage conservation works on land at No. 2A Appian Way, Burwood 2134, be approved subject to the conditions of approval contained within **Attachment 1** with the additional condition requiring the proposed solar panel and skylight arrangement to be maintained.

**Reasons for the decision**

The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the Applicant. The Panel has considered the architectural plans and documentations and formed the view that the application has adequately demonstrated compliance with the relevant planning instruments including cl.4.8.1 of the Burwood Development Control Plan 2013. The Panel understands that there were no objectors and that the submitted documentation provides satisfactory conservation works to the heritage list dwelling.

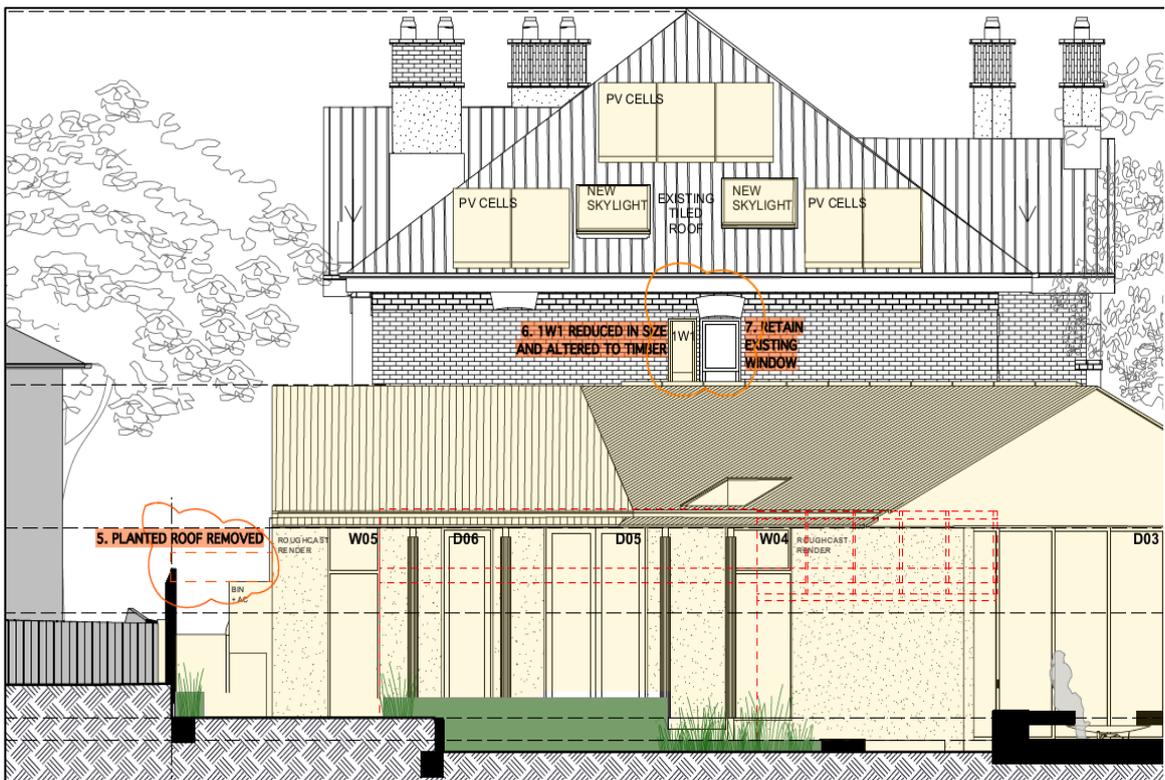
Unanimous



- Construction of a new ground floor level extension with walkway connecting the original heritage dwelling and to the proposed extension.
- Construction of a new living and dining area, kitchen, study and laundry contained within the proposed rear extension.

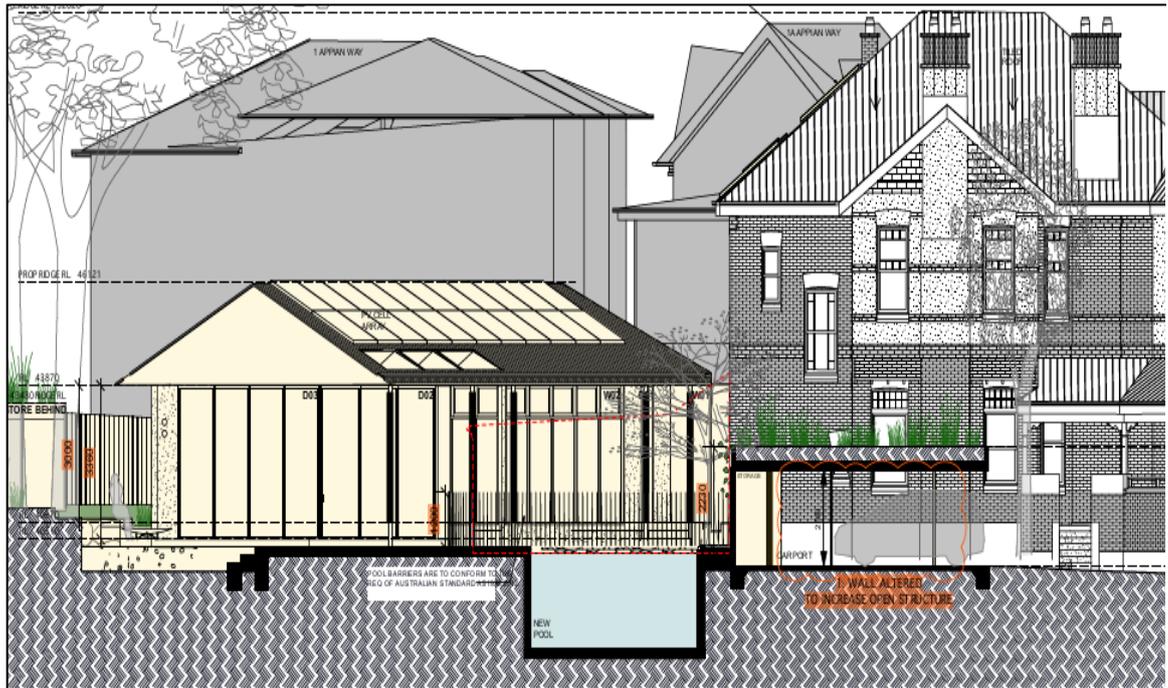


**Figure 2** – Extract of the applicant’s submitted Demolition Site Plan.  
Source: (Some Commonplace)

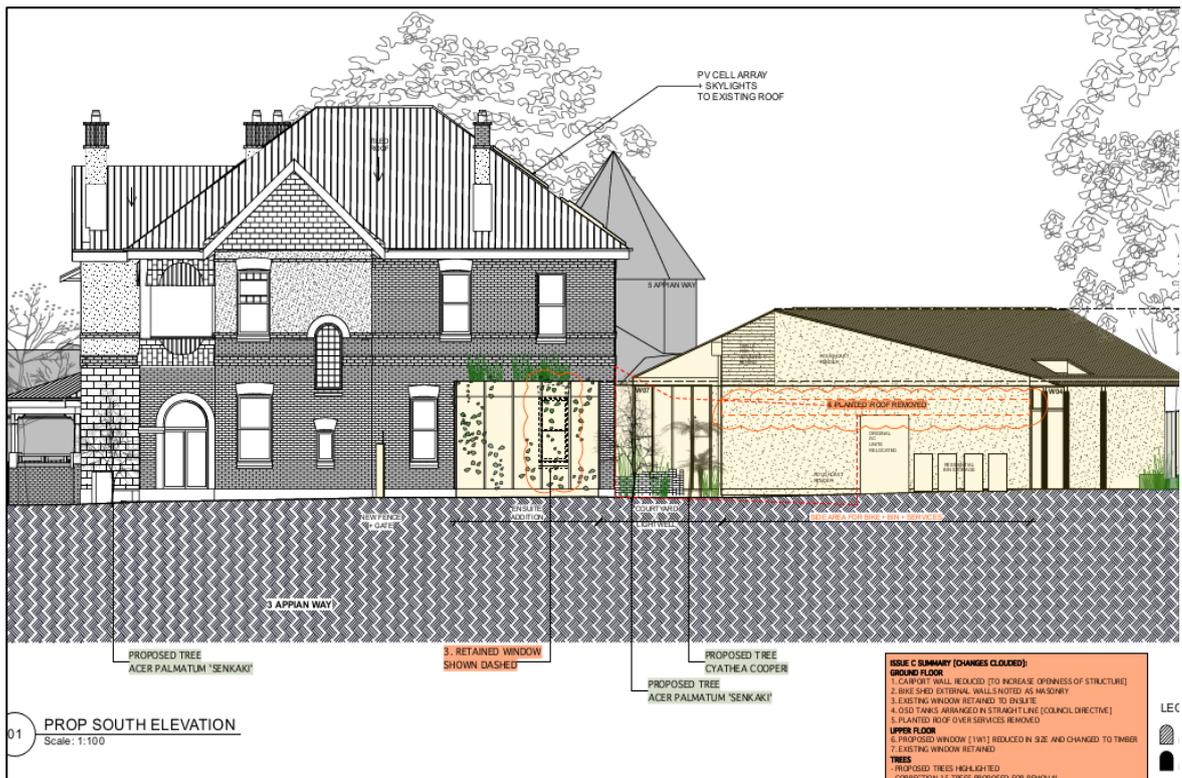


**Figure 3** – Extract of the applicant’s submitted amended East Elevation.

Source: (Some Commonplace)



**Figure 4** – Extract of the applicant’s submitted amended North Elevation. Source: (Some Commonplace)



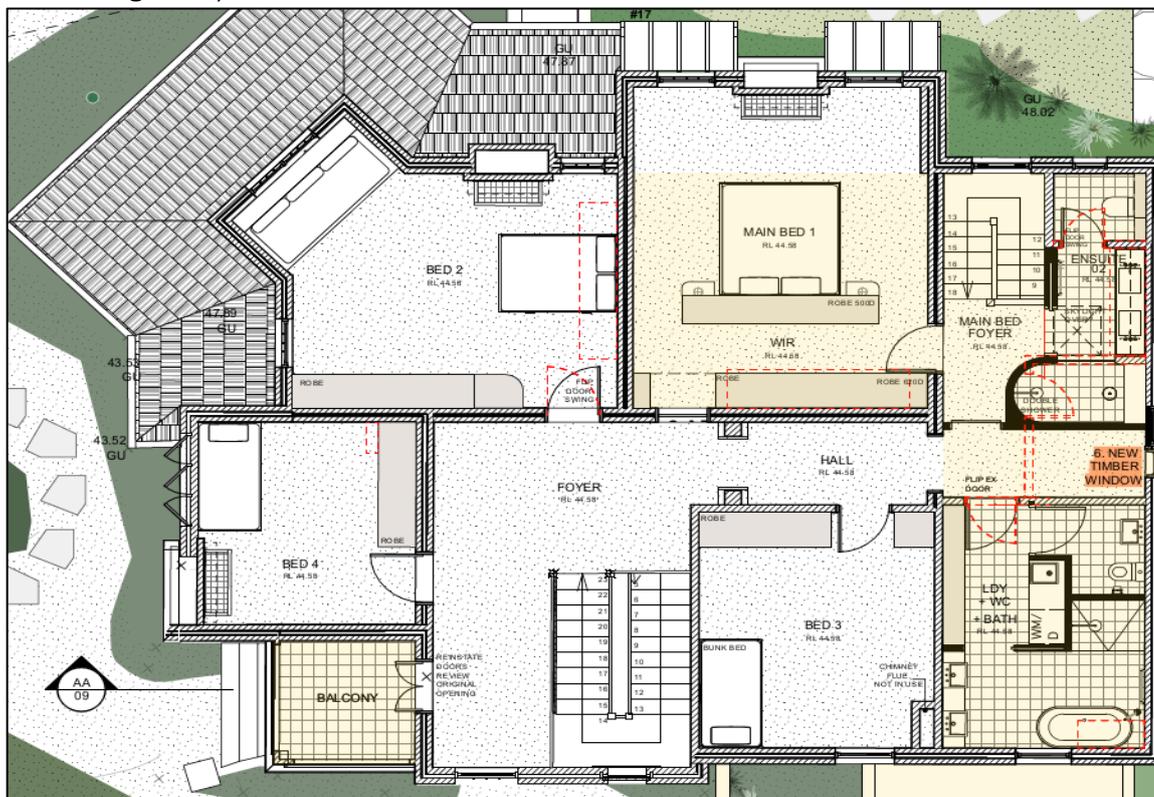
**Figure 5** – Extract of the applicant’s submitted amended South Elevation. Source: (Some Commonplace)

Alterations and Additions to First Floor Level

- Alterations and additions to the existing first floor level, including reopening the

existing enclosed sunroom into an open balcony, renovation of the existing Bedroom 5 into a bathroom and renovation of Bed 2 (existing) into Main Bed 1, with an ensuite.

- PV Cells and skylights proposed at the rear of the First Floor Level (Refer Figure 3).



**Figure 6** – Extract of the applicant’s submitted revised First Floor Plan.  
Source: (Some Commonplace)

Ancillary Structures – Demolition and Construction Works

- Demolition and relocation of the rear yard swimming pool.
- On-Site Detention (OSD) tanks to be constructed beneath the main driveway entrance, within the front setback.
- Construction of a double carport with a planted roof. The back wall of the carport is to form part of the swimming pool barrier.
- Construction of a masonry bike shed built to the boundary.

- Construction of new boundary fencing and front fencing to Appian Way.

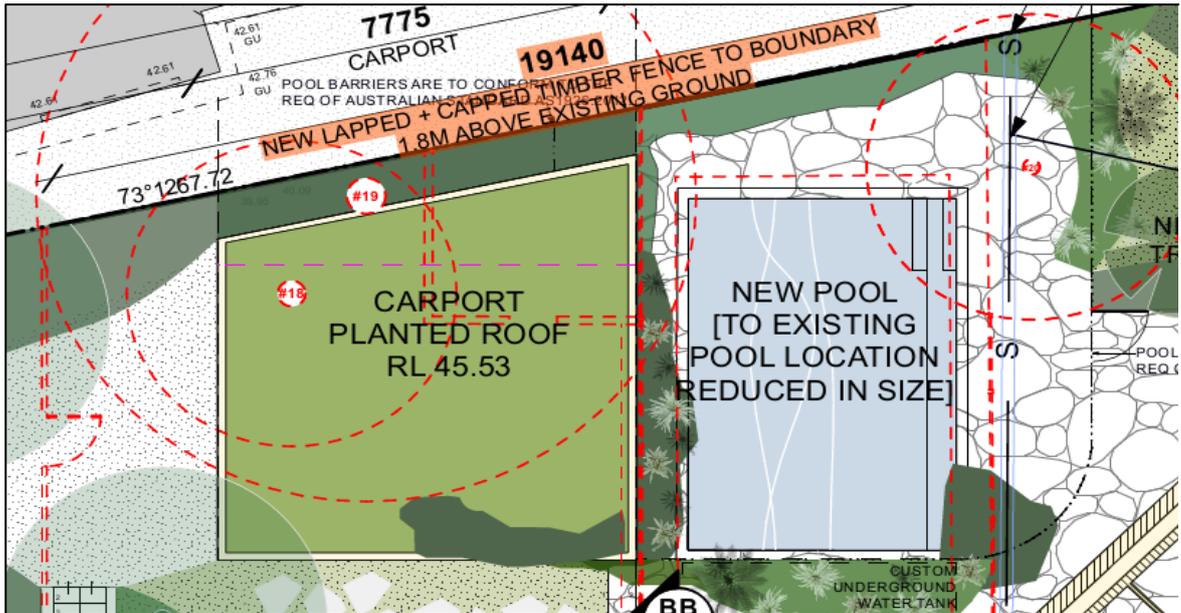
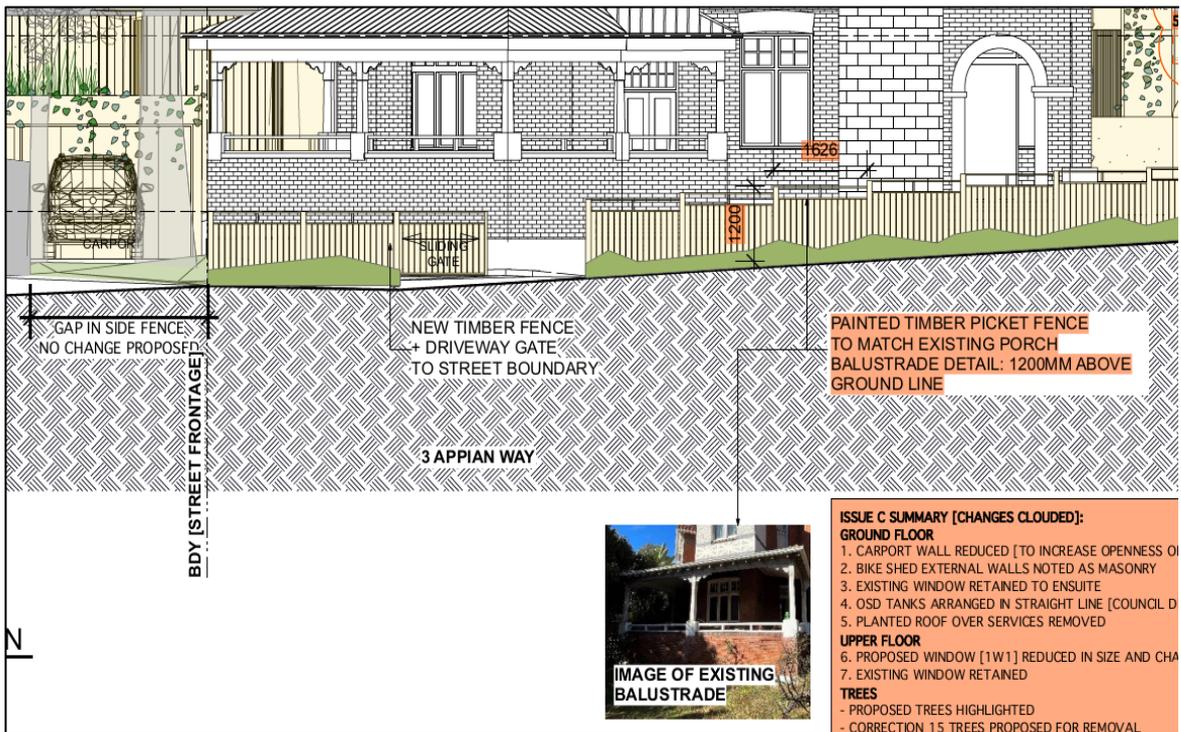


Figure 7 – Extract of the applicant's submitted Roof Plan, detailing open garage

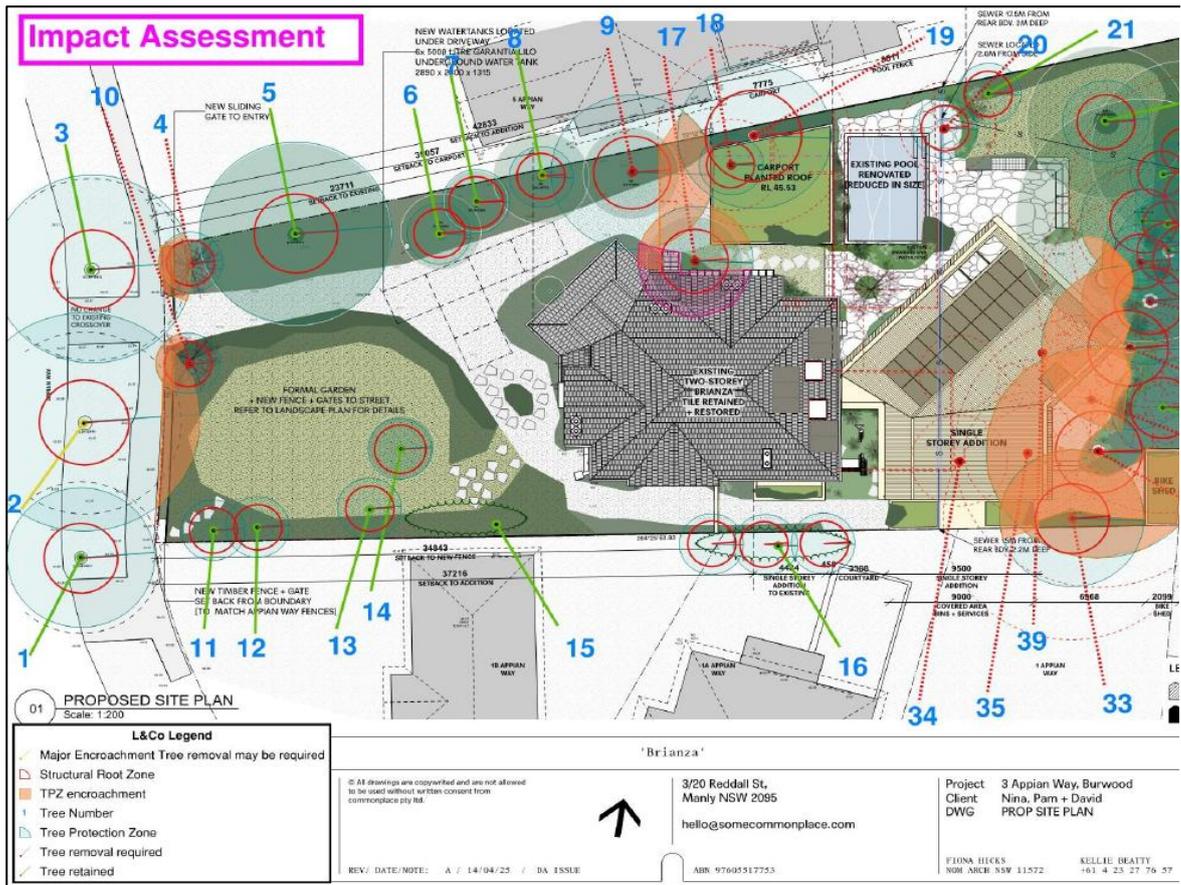


planted roof and boundary fence details. Source: (Some Commonplace)

Figure 8 – Extract of the applicant's submitted revised Street Elevation Plan detailing front fencing. Source: (Some Commonplace)

Tree Removal and Landscaping

- The application seeks the removal of fourteen (14) trees within the property and new landscaping arrangements.



**Figure 9** – Extract of the applicant’s submitted Arboricultural impact assessment schedule.

Source: (L & Co Consultancy Arboriculture Plant Pathology)



*Landscape 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 Act), the application is to be determined by the local planning panel for the following reasons:

- 1) Development involving the demolition of a heritage item; and
- 1.
- 2) The application is considered to be in the public interest to be heard in a public forum by an independent body and determined by the Burwood Local Planning Panel, in accordance with the delegations issued 14 May 2024.

### ***Panel's Decision***

That Development Application DA.2025.78, which proposes alterations and additions to the existing dwelling house including demolition of an existing single storey extension and swimming pool, tree removal, and construction of a new rear addition, carport, swimming pool and bike shed, fencing, and associated landscaping on land at No. 3 Appian Way, Burwood 2134, be approved subject to the recommended conditions of approval contained within **Attachment 1**.

### **Reasons for the decision**

The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the Applicant and read the objection. The Panel has considered the concerns raised by the objector and are satisfied these concerns have been addressed where relevant by amended plans or conditions of consent.

The Panel considered the applicants request to remove condition 32 relating to PV cells. The Panel resolved to retain the condition given the objectives and provisions of cl.4.8.1 of the Burwood Development Control Plan 2013.

The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the Applicant. The Panel has considered the architectural plans and documentations and formed the view that the application has adequately demonstrated compliance with the relevant planning instruments including cl.4.8.1 of the Burwood Development Control Plan 2013.

Unanimous

**(Item DA4/26) DA.2025.63 Works to expand commercial tenancy and use as a chemist at 67-71 Burwood Road, Burwood.**

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File No: 26/4037

**Owner:** 67-71 Burwood Road Burwood Pty Ltd  
**Applicant:** Allan Caladine  
**Location:** 67 - 71 Burwood Road Burwood  
**Zoning:** MU1 Mixed Use Zone

**Proposal**

Demolition of the existing party walls between shops, removal of the external walls and internal ground floor partition walls, relocation of two (2) parking spaces, removal of two (2) parking spaces and a 'change the use' of the commercial tenancy to operate as a 'Chemist Warehouse' chemist shop.

**The proposal is outlined in detail below:**

- Removal of internal load bearing and non-load bearing walls from existing ground floor tenancies to amalgamate three (3) shops into one single chemist shop.
- Demolition of the existing party wall of the heritage item at 69 Burwood Road, Burwood.
- Change the use of commercial tenancies located on the ground floor of 67-69 and 71 Burwood Road, Burwood to operate as a chemist shop.
- Removal of two (2) car spaces located adjacent to John Street and at the rear of the existing shop.
- Relocate two (2) car spaces from the rear of the existing shop on 67-69 Burwood to the rear site boundary adjacent to John Street.
- Construction of a rear ground floor extension behind the heritage item at 71 Burwood Road, Burwood.
- The proposal seeks to increase the maximum staff to 9 persons and to 18 persons during the peak period on Saturday, Sunday and Thursday nights.
- Fix and shut the existing front door associated with the ground floor tenancy on 71 Burwood Road, Burwood.

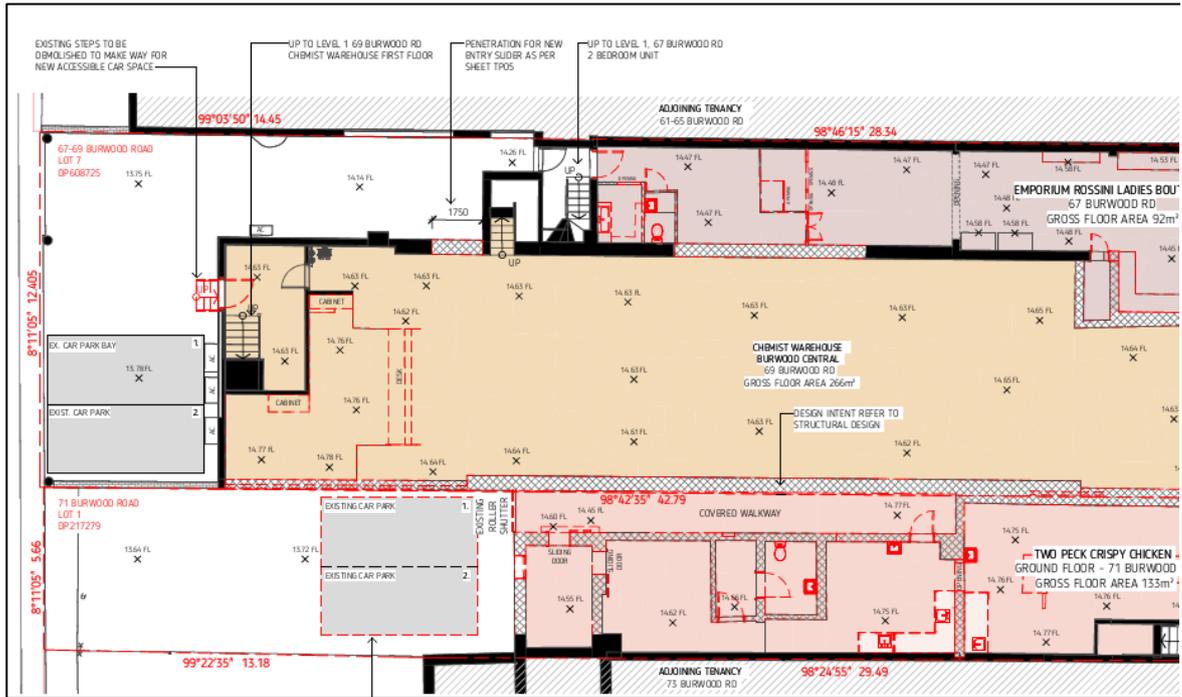


Figure 1 – Extract of applicant's demolition plan.

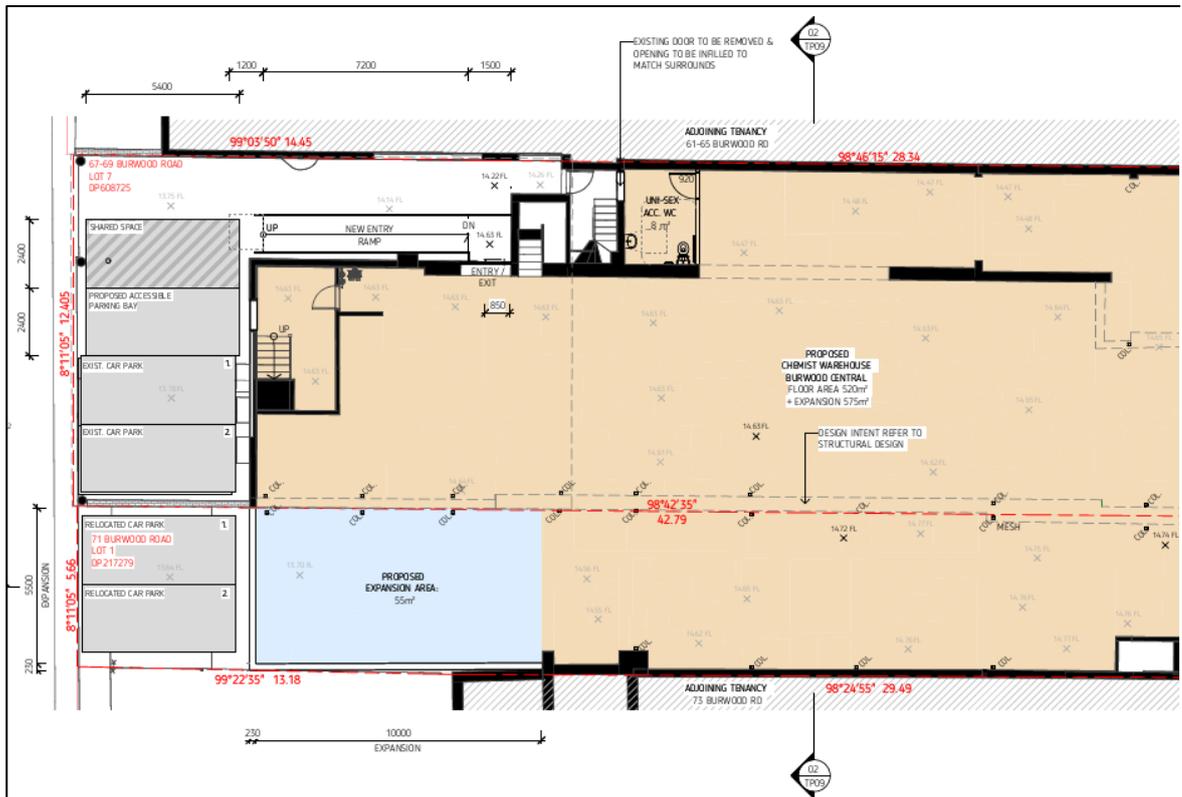


Figure 2 – Extract of applicant's proposed ground floor plan.

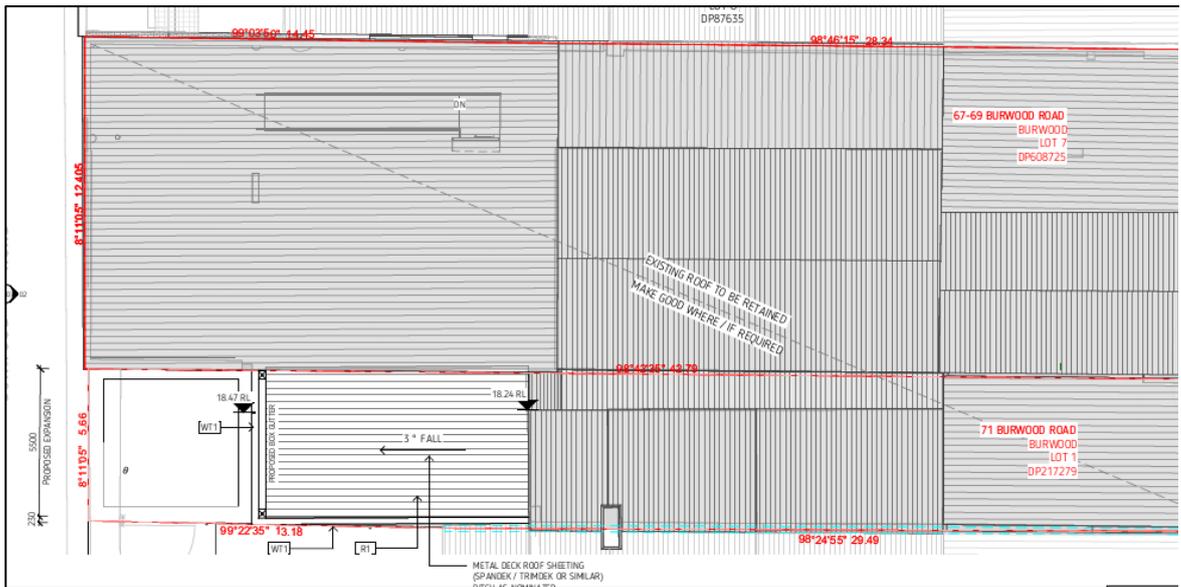


Figure 3 – Extract of applicant's proposed roof plan.

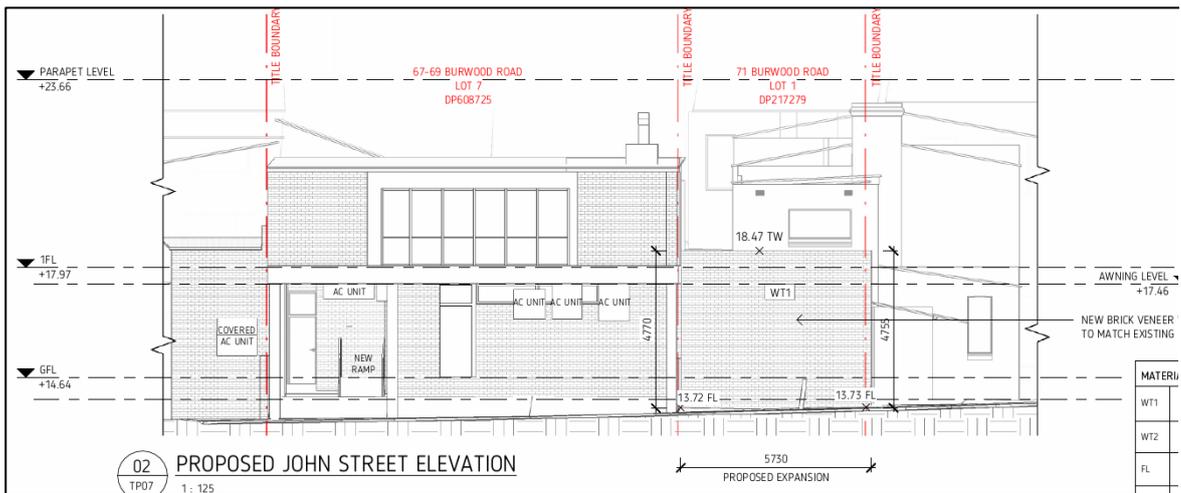
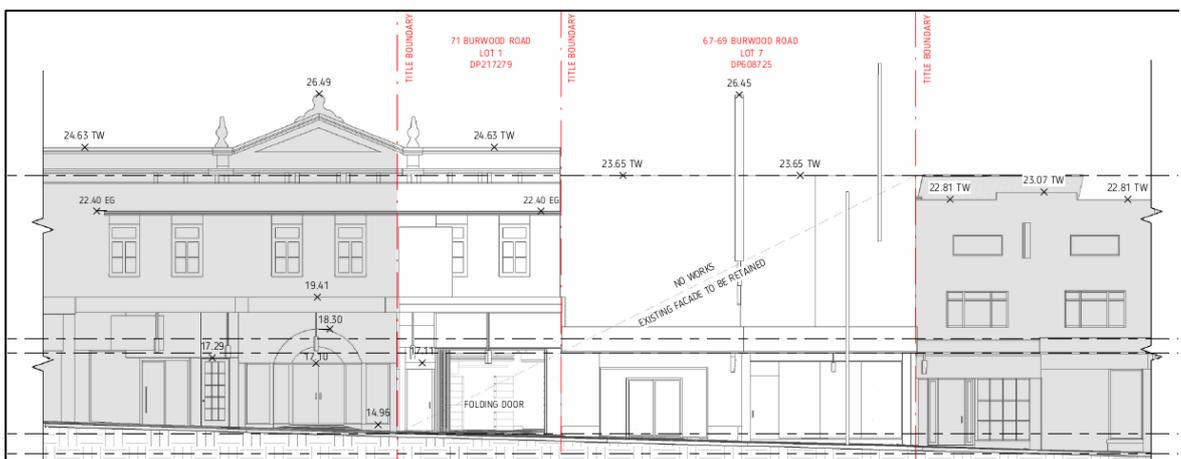
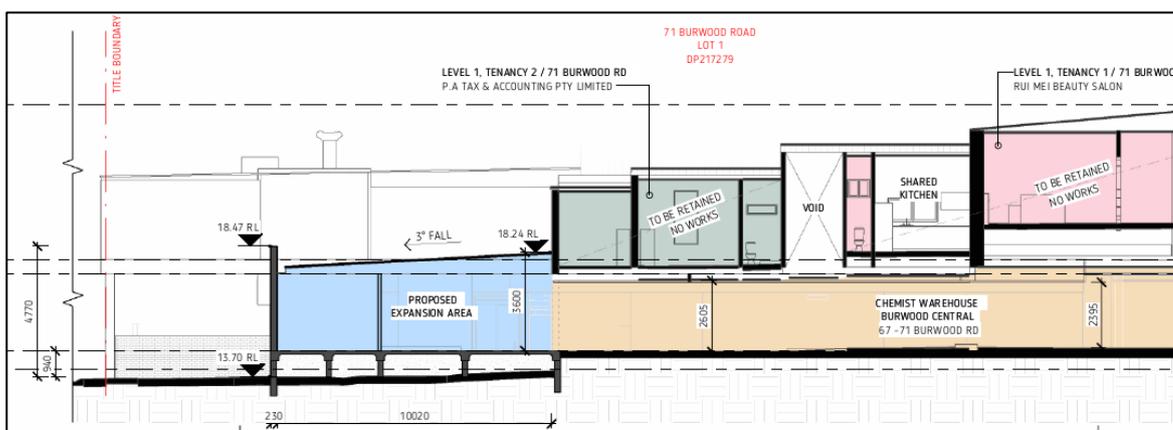


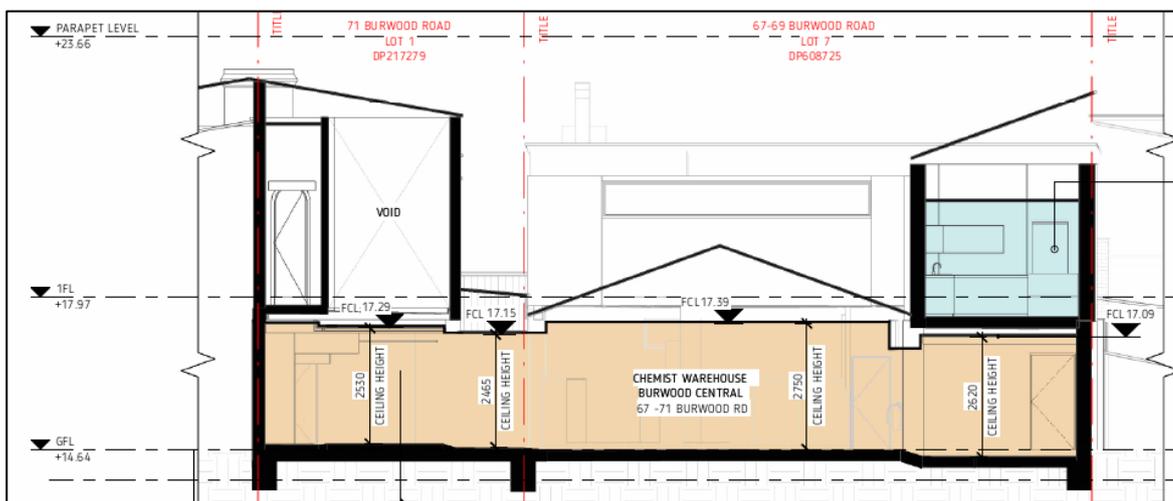
Figure 4 – Extract of applicant's proposed John Street elevation.



**Figure 5** – Extract of applicant’s proposed Burwood Street elevation.



**Figure 6** – Extract of applicant’s proposed sectional drawing.



**Figure 7** – Extract of applicant’s proposed sectional drawing

**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. Development involving the demolition of a heritage item.

***Panel’s Decision***

That Development Application DA.2025.63 which seeks consent for alteration and addition to the existing ground floor commercial tenancies and of a local heritage item, and change of use of ground floor tenancies to operate as a chemist on land at 67 – 71 Burwood Road Burwood, Burwood, be approved, subject to the conditions provided within Attachment 1 of this report.

**Reasons for the decision**

The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the Applicant and no objections were received. The Panel is satisfied that the application has been satisfactorily assessed and agrees with the recommendations contained in Councils Assessment Report.

Unanimous

**(Item DA5/26) DA.2025.90 - Demolition of all existing structures and construction of a new two-storey dwelling with new basement parking and ancillary structures at 52 Woodside Avenue Strathfield**

File No: 26/4112

**Owner:** K D Attwater  
**Applicant:** Tony Taouk  
**Location:** 52 Woodside Avenue, Strathfield 2135  
**Zoning:** R2 Low Density Residential

**BLPP Referral Criteria**

Pursuant to the Ministerial direction dated 30 June 2020, under Section 9.1 of the *Environmental Planning and Assessment Act 1979*, the DA is to be determined by the Burwood Local Planning Panel for the following reasons:

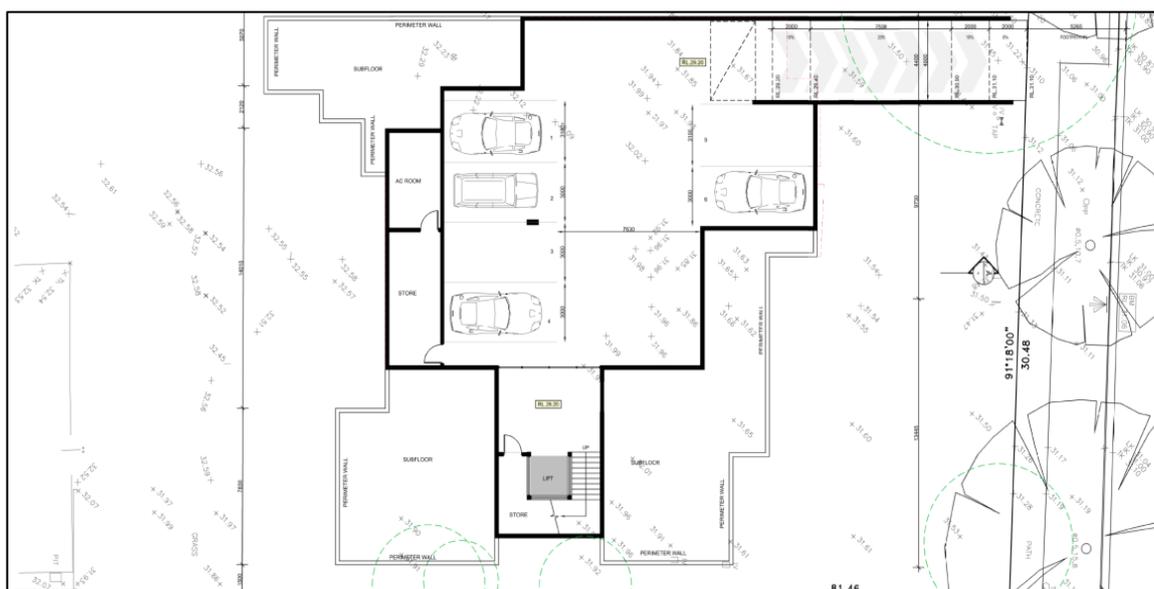
1. The application is considered to be in the public interest to be heard in a public forum by an independent body and determined by the Burwood Local Planning Panel in accordance with the delegations issued 14 May 2024.

**Proposal**

The application seeks demolition of an existing dwelling and construction of new two-storey dwelling with basement parking, in-ground swimming pool and spa, tennis court with lighting, outbuilding and front fence at 52 Woodside Avenue Strathfield. The specifics of the proposal are as follows:

**Basement**

- Basement garage accessed via a driveway ramp from Woodside Avenue
- Provision of six car parking spaces, storage areas and plant rooms
- Internal lift and stairs servicing all levels



**Figure 1** – Extract of the applicant’s submitted Basement Plan.

Source: (Vision Group Architects)

**Ground Floor**

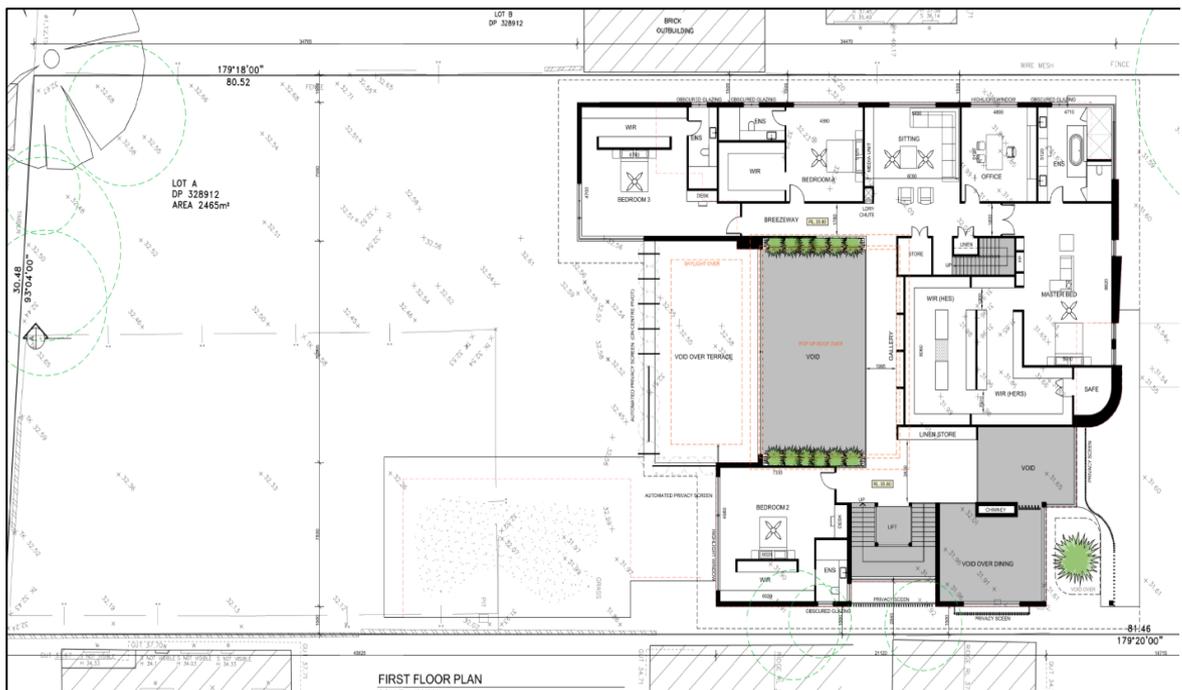
- Ground floor arranged in two wings around a central living area
- Living, kitchen and dining areas opening to a covered rear terrace
- Guest bedrooms, ancillary rooms and formal living spaces
- Rear outbuilding containing recreational rooms
- Swimming pool located within the rear yard



**Figure 2** – Extract of the applicant's submitted Ground Floor Plan.  
 Source: (Vision Group Architects)

**First Floor**

- Four bedrooms, each with ensuite and walk-in wardrobe
- Sitting room and home office
- Central voids



**Figure 3** – Extract of the applicant's submitted First Floor Plan.

Source: (Vision Group Architects)



Figure 4 – Extract of the applicant’s submitted North and South Elevations.  
Source: (Vision Group Architects)

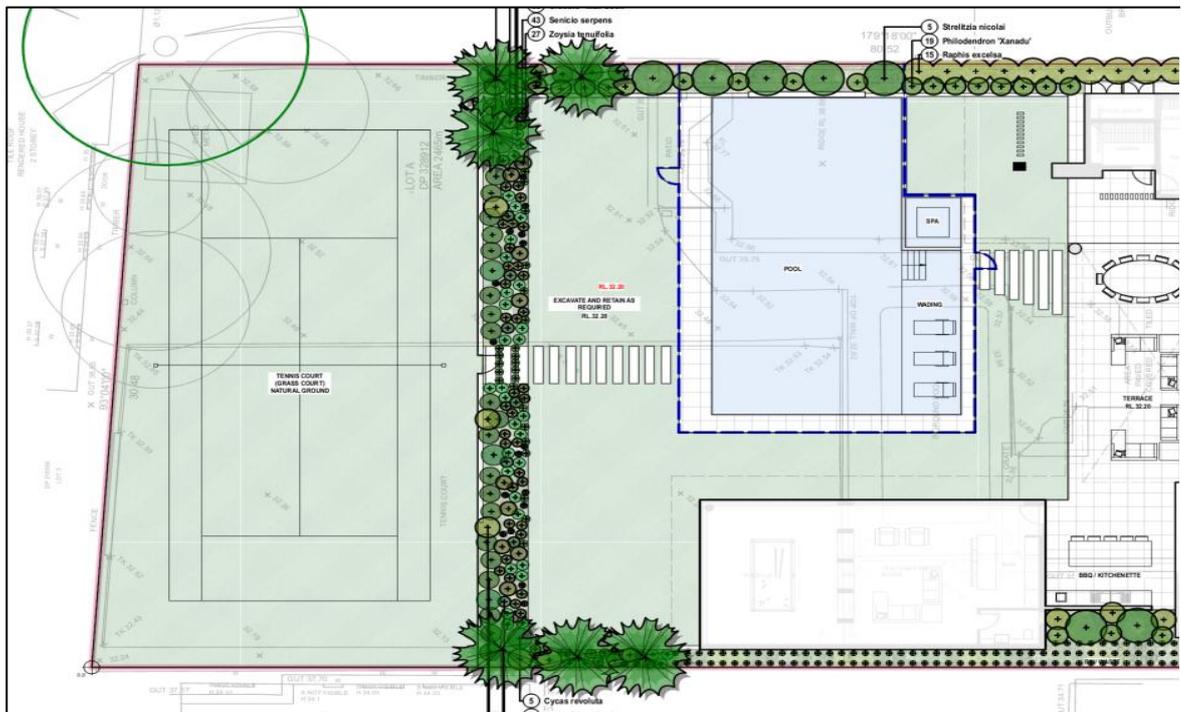


Figure 5 – Extract of the applicant’s submitted West and East Elevations.

Source: (Vision Group Architects)

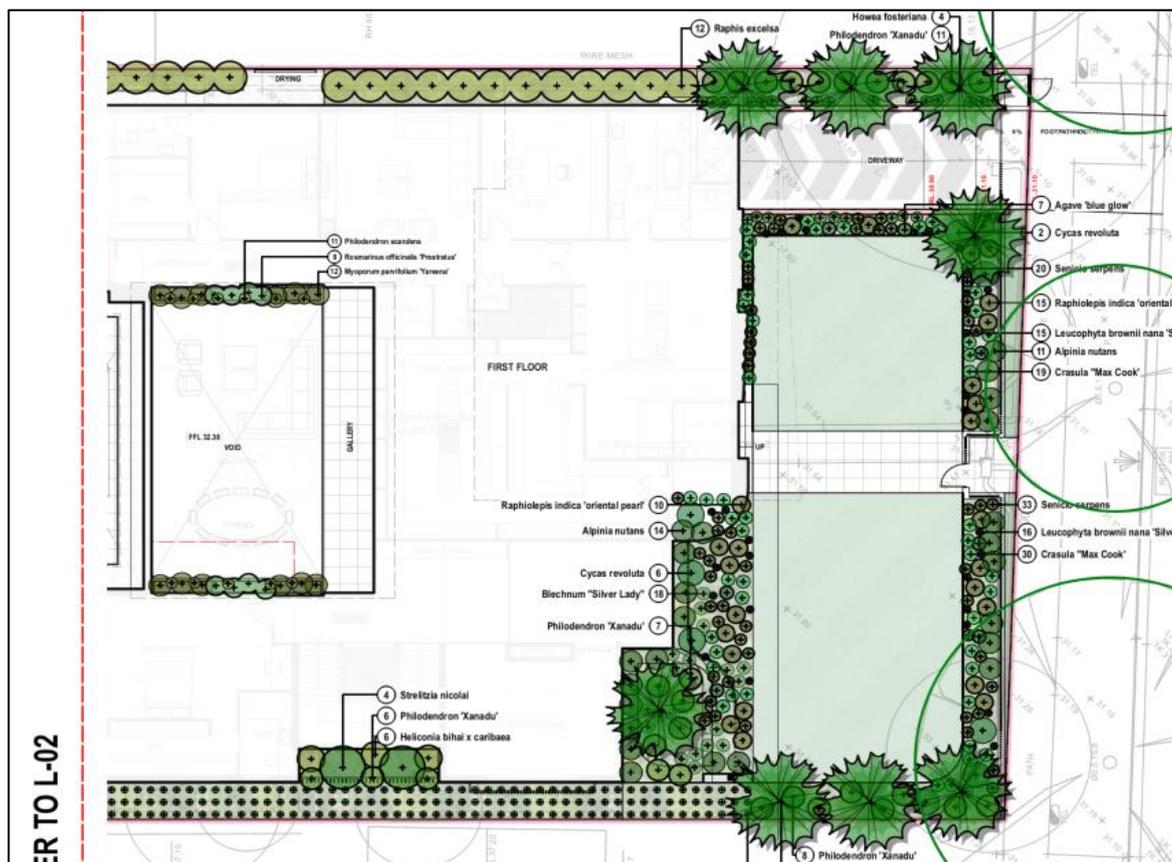
### Landscaping and Tree Removal

- Landscaping within the front, side and rear setbacks
- Removal of trees within setbacks to facilitate development
- Replacement planting provided in accordance with the landscape plan



**Figure 6** – Extract of the applicant’s submitted Landscape Plan.

Source: (Site Design + Studios)



**Figure 7** – Extract of the applicant’s submitted Landscape Plan.

Source: (Site Design + Studios)

**Panel’s Decision**

That Development Application DA.2025.90 which seeks consent for demolition of an existing dwelling and construction of new two-storey dwelling with basement parking, in-ground swimming pool and spa, tennis court with lighting, outbuilding and front fence on the land at 52 Woodside Avenue Strathfield be approved, subject to the conditions provided within **Attachment 3** of this report. In addition, condition 12 is to be amended to require the tennis court fencing to be setback at least 1 metre from the rear boundary of the site with plans to be submitted to the Principal Certifier and to form part of the Construction Certificate documents submitted to Council.

**Reasons for the decision**

The Panel inspected the development site and familiarised itself with the environment. The Panel heard from the Applicant and no objections were received. The Panel is satisfied that the application has been satisfactorily assessed and agrees with the recommendations contained in Councils Assessment Report.

Unanimous