



ORDINARY MEETING

Notice is hereby given that a meeting of the Council of Burwood will be held in the Conference Room, 2 Conder Street, Burwood on Tuesday 24 March 2026 at 6:00 PM to consider the matters contained in the attached Agenda.

The public gallery will be open for those wishing to observe the meeting. In addition, an opportunity to observe the meeting via audio visual link will also be made available.

Public Forum

A public forum will be held at 6:00 pm, prior to the commencement of the meeting, to allow members of the public to make oral submissions about an item on the Agenda for the meeting. The opportunity will also be provided to speak via audio visual link.

Anyone wishing to address Council during the public forum will need to register by 2:00 pm on the day of the meeting. A person wishing to speak must indicate the item of business on the Agenda they wish to speak on and whether they wish to speak 'for' or 'against' the item. Registrations to speak can be lodged on [Council's website](#).

The Council Meeting will commence immediately after the conclusion of the Public Forum.

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General Manager

Councillors



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Council meeting room

General
Manager

Mayor

Cr
Mannah

Cr Bhatta

Cr Yang

Cr Esber

Cr Wu-
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Cr Hull

Public gallery

Agenda

For an Ordinary Meeting of Burwood Council to be held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 24 March 2026 immediately after the Public Forum commencing at 6.00pm.

1. Prayer

Lord, we humbly beseech thee to vouchsafe thy blessing on this Council, direct and prosper its deliberations for the advancement of this area and the true welfare of its people. Amen.

2. Acknowledgement of Country

3. Statement of Ethical Obligations

4. Recording of Meeting

5. Apologies

6. Declarations of Interest

7. Declaration of Political Donations

8. Confirmation of Minutes

Minutes of the Council Meeting held on Tuesday, 17 February 2026, copies of which were previously circulated to all councillors be hereby confirmed as a true and correct record.

9. Mayoral Minutes

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11. Conclusion of the Meeting

Mayoral Minutes

(Item MM4/26) Infrastructure Delivery to Support Urban Growth

File No: 26/11847

Mayoral Minute by Cr John Faker (Mayor)

Summary

Over the next 15–20 years, the population of the Burwood Local Government Area is expected to increase significantly to support housing supply and employment growth, consistent with the NSW Government's metropolitan strategy and the designation of Burwood as a Strategic Centre.

The strong partnership between Council and the NSW Government has delivered a range of social and economic outcomes, including over \$110 million in transformational infrastructure projects through the Western Sydney Infrastructure Grants Program, investment in arts and culture through vibrancy and night-time economy initiatives, and the delivery of the Sydney Metro, which will enable residents to travel to both Parramatta and the Sydney CBD within approximately 10 minutes.

While these investments are acknowledged, it is important that Council seeks clarity from the NSW Government regarding how critical State infrastructure and services will be planned, delivered and funded to support future growth. As population increases within the Burwood Local Government Area, the provision of infrastructure such as schools, health services, transport, and emergency services will be required to support the community. It is also important that planning frameworks supporting future growth include clear mechanisms to facilitate the delivery and provision of additional open space for the community.

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.
- C.4 Sustainable, integrated transport, infrastructure and networks to support population growth and improve liveability and productivity.
- C.4.2 Plan for a city that is safe, accessible and easy to get to and move around in

I therefore move that:

That the Mayor write to the NSW Minister for Planning and Public Spaces and the Local Member for Strathfield seeking confirmation that any urban transformation within the Burwood Local Government Area, and associated population growth, will be supported by the timely planning, delivery and funding of adequate state infrastructure, including schools, health services, transport, and emergency services, and that planning frameworks include clear mechanisms to facilitate the provision of additional open space to support the growing community.

Attachments

There are no attachments for this report.

(Item MM5/26) Keeping Burwood Cool Competition

File No: 26/4976

Mayoral Minute by Cr John Faker (Mayor)

Summary

Burwood has recently been recognised as Australia's coolest neighbourhood, but being cool is not only about culture, food and vibrancy. It is also about creating a greener, healthier and more comfortable place to live.

For years, Council has made a strong and sustained investment in greening Burwood's neighbourhoods, including extensive tree planting across streets, parks and public spaces, with almost \$1 million invested. Initiatives such as the Mayoral Street Tree Planting Program, now in its sixth year, have played a key role in strengthening urban canopy and improving street amenity across the LGA, with over 1,600 trees planted to date.

There is an opportunity to build on this momentum through a new community initiative, the "Keeping Burwood Cool Competition", celebrating the residents who are helping to green and cool Burwood through their planting efforts.

Across the community residents are already making meaningful contributions by caring for their gardens, balconies and other small green spaces around their homes. These everyday efforts collectively shape the character of our streets, enhance neighbourhood amenity, and support a healthier and more liveable environment for all.

Greening also plays an important role in supporting wellbeing and improving urban comfort. When multiplied across streets and communities, these small contributions help create cooler, greener and more pleasant places for everyone to enjoy.

This competition could recognise gardens, verges, balconies and other green spaces that contribute to cooling and beautifying the local environment. A small prize could be awarded to the winner or winners across categories, to recognise effort and contribution, based on people's votes and a selection overseen by Council staff.

This initiative aligns with Council's continued commitment to urban greening, improving neighbourhood amenity, supporting wellbeing and strengthening community pride of place, while reinforcing Burwood's identity as a cool, vibrant and liveable neighbourhood.

Operational Plan Objective

C.2.3 Provide opportunities for people to participate in activities and events that celebrate our diverse community, history and culture

I therefore move that:

1. The General Manager investigate the establishment of an annual Keeping Burwood Cool Competition, commencing in 2026.
2. The General Manager investigate the development of a policy to enable planting on verges, to further encourage community participation in greening and cooling Burwood's neighbourhoods.

Attachments

There are no attachments for this report.

Reports to Council

(Item 10/26) Burwood North Metro Precinct – NSW Government State-Led Rezoning Proposal

File No: 26/12476

Report by Director City Strategy

Summary

The NSW Government has placed an updated [Burwood North Metro Precinct Masterplan](#) on public exhibition as part of a State-led rezoning process for land surrounding the future Burwood North Metro Station.

The proposal is currently on exhibition until 10 April 2026, with submissions required to be made directly to the NSW Department of Planning, Housing and Infrastructure (DPHI) by both community members and councils.

The proposal includes an increase in development density and associated population growth, which has implications for the provision of physical and social infrastructure.

This report seeks Council's endorsement for Council to prepare and submit a technical submission to DPHI on the exhibited Masterplan, including addressing the delivery and funding of the physical and social infrastructure required to support increased density within the precinct, as well as consideration of infrastructure delivery responsibilities and development contributions and funding mechanisms.

Operational Plan Objective

- A.63 Research plans and opportunities for the creation of public open spaces as part of the planning of the Burwood North Precinct.
- A.76 Undertake initiatives that support new economic growth in the Burwood North Precinct and Burwood Town Centre.
- 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.
- C.4 Sustainable, integrated transport, infrastructure and networks to support population growth and improve liveability and productivity.
- C.4.2 Plan for a city that is safe, accessible and easy to get to and move around in

Background

The NSW Government has placed the updated [Burwood North Metro Precinct Masterplan](#) on public exhibition as part of a State-led rezoning process for land surrounding the future Burwood North Metro Station. The proposal is being progressed by the [NSW Department of Planning, Housing and Infrastructure \(DPHI\) through the State Significant Rezoning Pathway](#), following the NSW Government's 2025 decision to assume responsibility for rezoning the precinct and build upon master planning work previously undertaken by Burwood Council and Canada Bay Council.

The rezoning proposal seeks to amend the planning controls within the Burwood Local Environmental Plan 2012 (BLEP 2012) and the Canada Bay Local Environmental Plan 2013 (CBLEP 2013). These amendments are intended to facilitate increased housing supply, employment opportunities and supporting infrastructure within a transit-oriented precinct aligned with the delivery of the Sydney Metro West project, which is scheduled for completion in 2032.

The precinct comprises approximately 113 hectares of land within an 800-metre walking catchment of the future metro station, located at the intersection of Burwood Road and Parramatta Road. It spans land within both the Burwood and Canada Bay local government areas and is identified as a key urban renewal area within broader strategic planning frameworks, including the Parramatta Road Urban Transformation Strategy.

Key elements of the proposal include capacity for approximately 18,300 new dwellings, including a requirement for 5–10 per cent affordable housing, and approximately 3,900 additional jobs. The proposal also includes the provision of more than 20 pocket parks and greenways, enhanced public domain areas, and improved active transport connections, including walking and cycling links. Building heights are proposed to range from approximately 8 to 42 storeys (28 to 140 metres), reflecting a transition to a high-density, mixed-use environment centred on the future metro station.

The proposal introduces changes to land use zoning, including the application of MU1 Mixed Use, R4 High Density Residential and SP2 Infrastructure zones to support a mix of residential, commercial, employment and community use. Amendments to floor space ratio and building height controls are also proposed to facilitate increased development capacity, supported by urban design analysis and feasibility testing.

The proposal also includes the identification of key sites intended to deliver public benefits, such as open space, through-site links, public domain improvements, and road infrastructure. These sites may be eligible for incentive-based planning controls where identified infrastructure outcomes are delivered. Additional provisions relate to active street frontages, design excellence, and the preparation of a precinct-specific Design Guide to support built form, public domain, and amenity outcomes.

The proposal is currently on public exhibition until 10 April 2026, with submissions required to be made directly to DPHI. Submissions received during the exhibition period will inform the finalisation of the rezoning proposal, with an outcome anticipated in 2026.

Proposal

This report seeks endorsement for Council to undertake a review of the NSW Government's publicly exhibited Burwood North Metro Precinct Masterplan and supporting documentation, and to prepare and submit a technical submission on planning and urban design matters to the NSW Department of Planning, Housing and Infrastructure (DPHI).

As part of this submission, specific consideration is to be given to infrastructure-related matters, including infrastructure provision, delivery responsibilities, and funding mechanisms. Noting that the scale of proposed development and associated population growth has implications for the provision of physical and social infrastructure, including transport infrastructure, open space, schools, health services, community facilities, emergency services, and affordable housing.

Development Contributions Framework

Infrastructure funding and delivery for the precinct is proposed to occur through a combination of local and State mechanisms. Local infrastructure is typically funded through development contributions plans, while State infrastructure may be supported through mechanisms such as the Housing and Productivity Contribution and capital funding programs. DPHI has indicated that further work will be undertaken in collaboration with councils to align infrastructure delivery with the timing and scale of development.

Local infrastructure contributions, also referred to as developer contributions, are levied by councils under the Environmental Planning and Assessment Act 1979 to fund infrastructure required to support development. This includes infrastructure such as parks, community facilities, local roads, footpaths, stormwater drainage, and traffic management works.

Contributions are generally collected through Section 7.11 contributions, which are based on the relationship between development and infrastructure demand, and Section 7.12 levies, which are applied as a percentage of development cost.

Council currently delivers local infrastructure through development contributions plans, including a 4% levy within the Burwood Town Centre, supported by Council's Voluntary Planning Agreement (VPA) Policy. Any submission should include a request for at least the same application or adaptation of similar infrastructure funding mechanisms within the Burwood North Metro Precinct to support infrastructure delivery associated with future growth as 7.11 contributions are capped at a maximum of \$20,000 per dwelling and lower percentages under 7.12 contributions will possibly lead to a funding shortfall impacting councils' financial sustainability.

Open Space Provision and Ongoing Maintenance

The exhibited masterplan identifies the delivery of new and enhanced open space within the precinct, including parks, greenways, and public domain improvements. The provision of this open space appears to be facilitated through incentive-based planning mechanisms, including key site provisions, which may enable the delivery and dedication of land for public use. Consideration should be given to ensuring that any land delivered for public open space is provided to Council at no cost as part of the development process.

Given the scale of proposed growth and the associated increase in public infrastructure assets, there are ongoing implications for Council in relation to maintenance, renewal, and operational costs. Consideration should also be given to the availability of State funding mechanisms, including grants or other funding programs, to support the long-term maintenance and management of new infrastructure delivered as part of the precinct.

Affordable Housing

The proposal incorporates an affordable housing requirement of 5–10 per cent of new residential development, to be delivered either as dwellings or as equivalent contributions and managed by a registered community housing provider. Council should also advocate for additional planning mechanisms to increase social infrastructure such as affordable housing through the activation of existing provisions under relevant State Environmental Planning Policies for infill affordable housing, or the introduction of a similar mechanism through amendments to Council's Local Environmental Plan to achieve the same outcomes in support of the delivery of affordable housing and associated community infrastructure within the precinct.

Consultation

The NSW Government has placed an updated Burwood North Metro Precinct Masterplan is currently on public exhibition until 10 April 2026 as part of a State-led rezoning process for land surrounding the future Burwood North Metro Station.

Any community or Council submissions is required to be made directly to the NSW Department of Planning, Housing and Infrastructure (DPHI) by both community members and councils.

Planning or Policy Implications

The publicly exhibited The NSW Government updated Burwood North Metro Precinct Masterplan looks to made amendments to Burwood Local Environment Plan 2012 to increase housing and jobs in the Burwood North and Concord area. This will result in zoning, height, FSR and other planning control changes along with a variation to the urban form of the area. Any change to density will have implication on infrastructure for the LGA and a need to fund, implement and maintain new assets.

Financial Implications

Any change to density in the Burwood North Precinct will have financial implication on infrastructure for the LGA and a need to fund, implement and maintain new assets.

Conclusion

The NSW Government has exhibited an updated masterplan for the Burwood North Metro Precinct as part of a State-led rezoning process around the future metro station.

Public submissions are open until 10 April 2026 and are to be made directly to the NSW Department of Planning, Housing and Infrastructure.

The proposal introduces increased development capacity and population growth, with associated requirements for supporting physical and social infrastructure.

This report seeks Council's endorsement to prepare and submit a technical response to the exhibited masterplan, including consideration of infrastructure provision, delivery responsibilities, and funding arrangements.

Recommendation(s)

1. Council notes that the NSW Government has placed the Burwood North Metro Precinct Masterplan on public exhibition as part of the State-led rezoning process, with submissions open until 10 April 2026 and to be made directly to the NSW Department of Planning, Housing and Infrastructure.
2. The General Manager prepare and submit a technical submission to the NSW Department of Planning, Housing and Infrastructure which also addresses the need for infrastructure provision to support the population growth, appropriate funding mechanisms for required infrastructure and the need to increase provision of social infrastructure within the proposed rezoning as outlined in this report.

Attachments

There are no attachments for this report.

(Item 11/26) Endorsement of Planning Proposal for the Heritage Listing of The Strand for Submission to DPHI for Gateway Determination

File No: 26/11359

Report by Director City Strategy

Summary

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

The Planning Proposal responds to Council's resolution at its Extraordinary Meeting of 29 January 2025, following the NSW Government's Transport Oriented Development (TOD) Program for Croydon (gazetted by DPHI on 6 February 2026), where it 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) prepared 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 established by the NSW Heritage Office.

In accordance with Ministerial Directions under the Environmental Planning and Assessment Act 1979, advice was sought from the Burwood Local Planning Panel (BLPP) on the Planning Proposal. The BLPP has subsequently endorsed the Planning Proposal for progression to Gateway Determination to amend the Burwood Local Environmental Plan 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

Council Resolution and Croydon Masterplan Response

On 29 January 2025, Council held an Extraordinary Meeting to determine its 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.

The adopted masterplan proposed a maximum building height of four storeys and an increase in the Floor Space Ratio (FSR) from 1:1 to 1.5:1 within The Strand.

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:

- a) 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.
- b) 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.
- c) 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](#).

NSW Government Transport-Oriented Development Program

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

On 6 February 2026, the NSW Government gazetted and implemented the Transport-Oriented Development (TOD) Program for Croydon within the Burwood Local Government Area.

The scheme was implemented through the gazettal of State Environmental Planning Policy (Amendment – Croydon North Masterplan Precinct) 2026. This is a self-repealing planning instrument and has the effect of amending the Burwood Local Environmental Plan 2012 to introduce changes to zoning, floor space ratios and maximum building heights across parts of Croydon.

A copy of the amending SEPP is available at the following link: [Notice of Gazettal](#) , with updated precinct maps available on the [NSW Governments Eplanning Spatial Viewing Platform](#)

Heritage Listing Request for The Strand

As anticipated, although Council requested the group heritage listing of The Strand through the TOD Program pathway, the amending SEPP did not include this listing. Accordingly, a separate Planning Proposal has been prepared for DPHI's consideration.

Further investigation and legal advice obtained by Council confirmed that the issuing of an Interim Heritage Order was not available due to the existing Heritage Conservation Area status of The Strand.

Early Engagement and Community Feedback

Early engagement on the proposed heritage listing of The Strand commenced on 18 August 2025 and concluded on 22 September 2025. During this period, a total of 23 submissions were received. Of these:

- 19 submissions were received through the Participate Burwood online platform; and
- 4 submissions were received via direct email correspondence to Council, including submissions from the Burwood & District Historical Society and the National Trust of Australia (NSW).

None of the submissions received objected to the proposed group heritage listing of The Strand.

Burwood Local Planning Panel Advice

In accordance with Ministerial Directions under the Environmental Planning and Assessment Act 1979, advice on the Planning Proposal was sought from the Burwood Local Planning Panel (BLPP) on 16 October 2025.

The BLPP subsequently endorsed the Planning Proposal for the heritage listing of The Strand properties. A copy of the BLPP resolution is available in Attachment 5.

Next Steps

The matter is now before Council for endorsement of the Planning Proposal for progression to Gateway Determination to amend the Burwood Local Environmental Plan 2012.

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

Positioned immediately south/south-west of Croydon Railway Station on the Inner West Line (Figure 1), 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 2).



Figure 2: The Strand, Aerial View (source: Council GIS)



Figure 3: The Strand, Cadastre details Croydon (Source: Council GIS)

Statutory Planning Context



Figure 4: Existing Zoning (Source: NSW Eplanning Spatial Viewer)



Figure 5: Existing Maximum FSR (Source: NSW Eplanning Spatial Viewer)

The Strand comprises a total of 37 allotments (Figure 3) 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 6: Existing Maximum Height of Building

(Source: NSW Eplanning Spatial Viewer)



Figure 7: Existing Heritage Conservation Status of the Strand

(Source: NSW Legislation website)

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 8, 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.

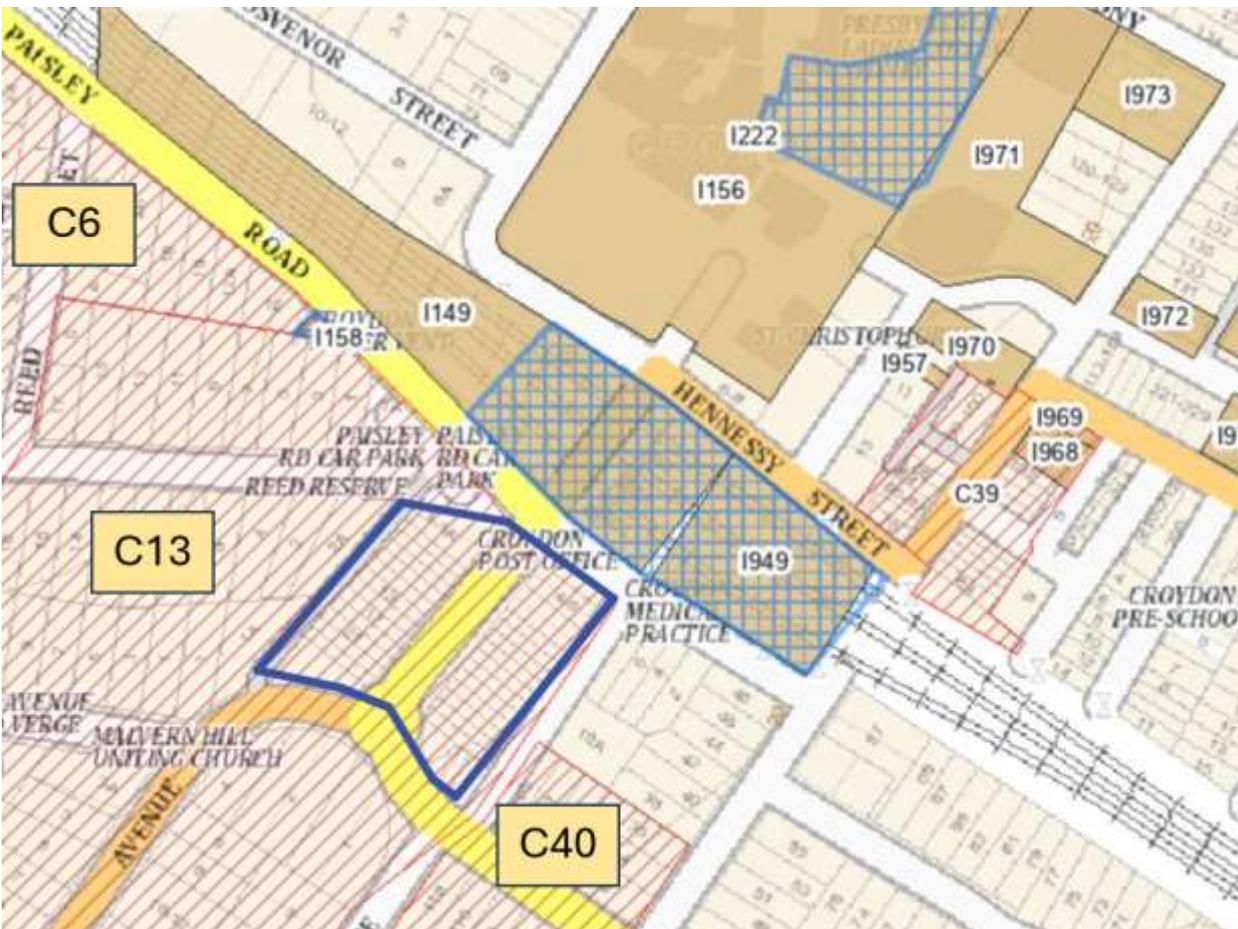


Figure 8: Heritage map showing The Strand outlined in dark blue, local heritage items (shaded ochre), HCAs (hatched in red) and SHR items (cross-hatched in blue). (Source: GML 2025)

The Strand was first developed between 1910 and 1923 in association 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. The subject site comprises two distinct blocks divided by a wide road with an avenue of palm trees.

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



Figure 10: View southwest towards The Strand from Croydon station at Paisley Rd



Figure 11: View north along The Strand at the intersection of Malvern Avenue & Thomas Street.



Figure 12: The Strand road reserve, view west

The Planning Proposal relates to the properties detailed in Table 1.

Table 1: 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

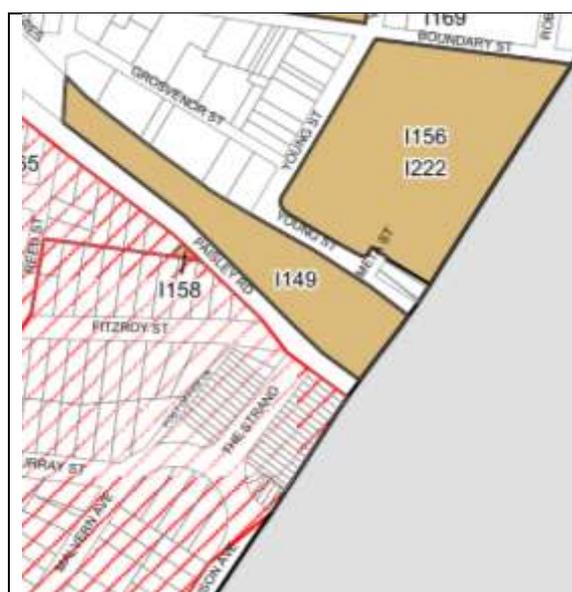


Figure 14: Existing Heritage Map



Figure 15: Proposed Heritage Map

Table 2: 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	1237*

* 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
<p>Criterion (A) Historical Significance</p> <p>The Strand meets the threshold for Criterion (A) Historical Significance with the following significance indicator:</p> <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

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.

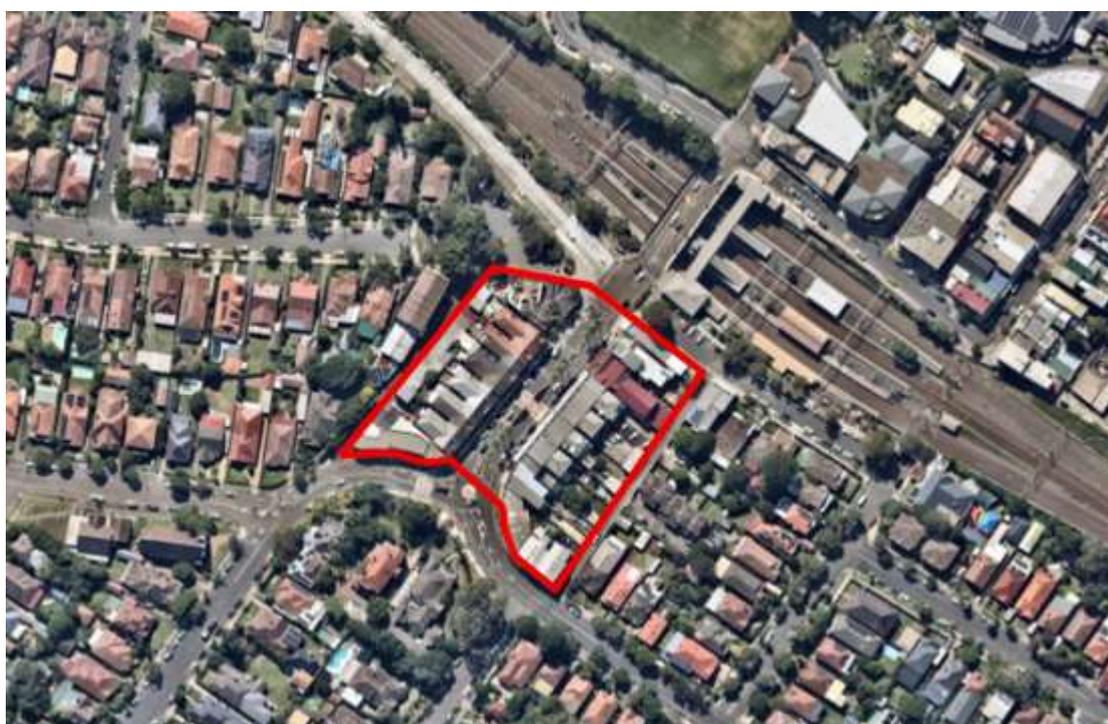


Figure 16: Proposed Boundary of the Group Heritage Item (Source: GML, 2025)

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

Summary of key matters	Council response
the heritage listing of The Strand.	<p>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>

Further consultation on the proposal will occur post Gateway Determination.

Planning or Policy Implications

This report following initial community consultation and advice of the Burwood LPP in respect to the Planning Proposal, Councils 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 three to six 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

Financial implications for the preparation of the Planning Proposal are covered within Council’s existing operating budget.

Conclusion

Whilst the recently gazetted Croydon TOD provisions seek to increase density in The Strand due to the proximity to public transport, 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 Council support the Planning Proposal for the group heritage listing of The Strand, Croydon and endorse it for DPHI Gateway Determination.

Recommendation(s)

1. That Council approve and endorse the preparation and submission to the NSW Department of Planning, Housing and Infrastructure of a request for Gateway Determination for a Planning Proposal to amend the Burwood Local Environmental Plan 2012 by updating Schedule 5 to include a group heritage listing for The Strand, Croydon. The Planning Proposal applies to the properties located at 1–50 The Strand, Croydon, as outlined in this report.
2. That, subject to the issuing of a Gateway Determination by DPHI, the Planning Proposal be publicly exhibited for a minimum period of 28 days, with community consultation undertaken and a public hearing held in accordance with the Environmental Planning and Assessment Act 1979.
3. That the General Manager be delegated authority to make minor modifications to correct any numerical, typographical, interpretative, or formatting errors, if required.
4. That the results of the Gateway Determination, community consultation and engagement process, and public hearing be reported back to Council.

Attachments

- 1 [↓](#) Attachment 1 - Planning Proposal for Group Heritage Listing - The Strand
- 2 [↓](#) Attachment 2 - GML Final Heritage Assessment Report, The Strand Croydon, August 2025
- 3 [↓](#) Attachment 3 - Draft Heritage Inventory Sheet - The Strand
- 4 [↓](#) Attachment 4 - List of Submissions - The Strand
- 5 [↓](#) Attachment 5 - BLPP Minutes - Group Heritage Listing The Strand - October 2025



Planning Proposal

Amendment of Schedule 5 of the Burwood LEP 2012 to list The Strand, Croydon as a Group Heritage Item

October 2025

A Planning Proposal is the first step in proposing amendments to Council's principle environmental planning instrument, known as the Burwood Local Environmental Plan (BLEP) 2012. A Planning Proposal explains the intended effect of the proposed amendment and also sets out the justification for making the change. The Planning Proposal is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for its consideration, referred to as the Gateway Determination, and is also made available to the public as part of the community consultation process.

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Introduction

This Planning Proposal seeks to amend Burwood Local Environmental Plan 2012 (BLEP 2012) to include The Strand, Croydon as a local Group Heritage Item consistent with the findings of the heritage assessment undertaken by GML Heritage.

The Strand is currently located in a Heritage Conservation Area, however it is not formally listed as a heritage item. By amending BLEP 2012, a formal heritage listing would afford The Strand enhanced heritage protection under planning legislation.

The properties / area to which this Planning Proposal applies: 1 – 50, The Strand, Croydon.

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's Extraordinary meeting report is attached separately in the planning portal. 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).

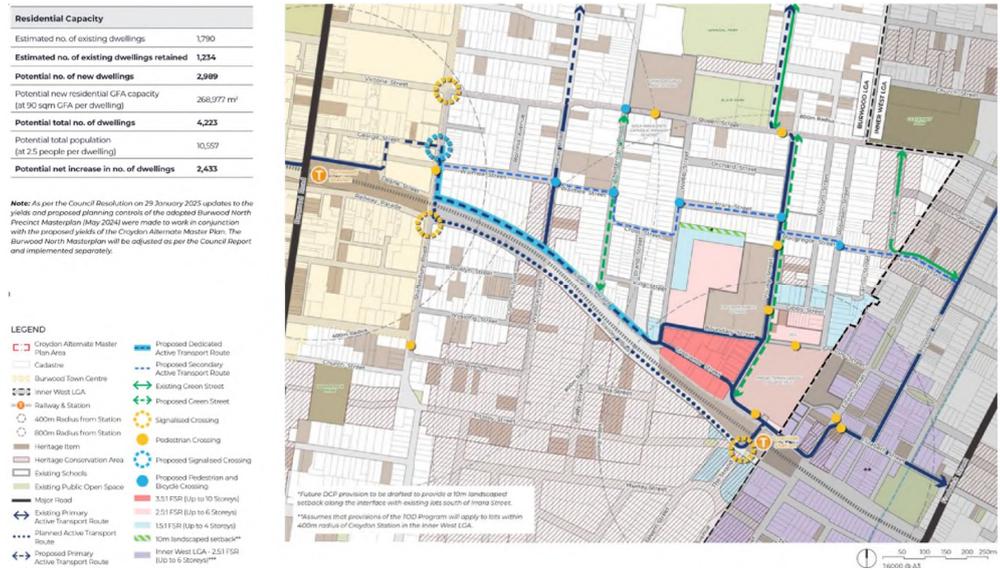


Figure 1: Council's adopted Croydon Masterplan which includes uplift in The Strand, in response to NSW Government's TOD Program (Source: Ethos Urban)

The adopted masterplan proposed 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.

Table 1: Proposed Building Envelope Controls under the adopted masterplan

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

As part of Council's alternative response to the NSW Government's Croydon TOD Program, Council resolved to uplift certain lands in Croydon and Burwood North including The Strand located immediately south of Croydon Station, and resolved the following (see relevant components in bold text):

- “1. That Council adopt Option 4 as an alternate response to the NSW Government Transport Orientated Development (TOD) program as included under Attachment 1.
2. That Option 4 include The Strand, Croydon; in including this area:
 - a) 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.
 - b) Council request the NSW Department of Planning Housing and Infrastructure and NSW Minister for Planning and Public Space 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.**
 - c) 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.
3. That Council amend the Burwood North Masterplan adopted in May 2024 to include the changes identified in Option 4, Figure 9 on Page 19 of the agenda report for the Burwood North Masterplan area along with any other required corresponding amendments.
4. That Council endorse the Burwood Local Environment Plan 2012 clause amended as exhibited.
5. That the adopted Option in (1) above be forwarded to the NSW Department of Planning Housing and Infrastructure and NSW Minister for Planning and Public Space by 31 January 2025 as Council's endorsed alternate response to the NSW Government Transport Orientated Development (TOD) program.
6. That Council prepare a report on the adopted option outlined in (1) above, which includes a public domain plan and works schedule, an updated Infrastructure Contributions Plan, and a Development Control Plan.
7. That the General Manager be delegated to undertake minor modifications to any numerical, typographical, interpretation and formatting errors, or amend any element of the adopted Option in (1) above, in order to address any post submission concerns or issues raised by the NSW Department of Planning Housing and Infrastructure and the NSW Minister for Planning and Public Space if required to enable the Option's implementation.
8. That all persons who made a submission to the draft Masterplan and landowners within the study area be advised of Council's decision.

9. *That the Director City Strategy continue discussions with senior officers of the DPHI to request the acceleration of the Burwood North Masterplan Precinct implementation via a State Environmental Planning Policy.”*

This Planning Proposal responds to Resolution No. 2(b) of Council's Extraordinary meeting of 29 January 2025.

Status of Council's alternative response to Croydon TOD

Following the resolution of 29 January 2025, Council submitted its response to the NSW Department of Planning, Housing and Infrastructure on 31 January 2025. Council at this stage is seeking DPHI's endorsement of Council's alternative response and its implementation via a self-repealing SEPP.

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.

The Site: The Strand, Croydon

Regional Context

The Strand, Croydon is located approximately 12km west of the Sydney Central Business District and is recognised as an established neighbourhood centre in the inner-western suburbs of Sydney.

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).

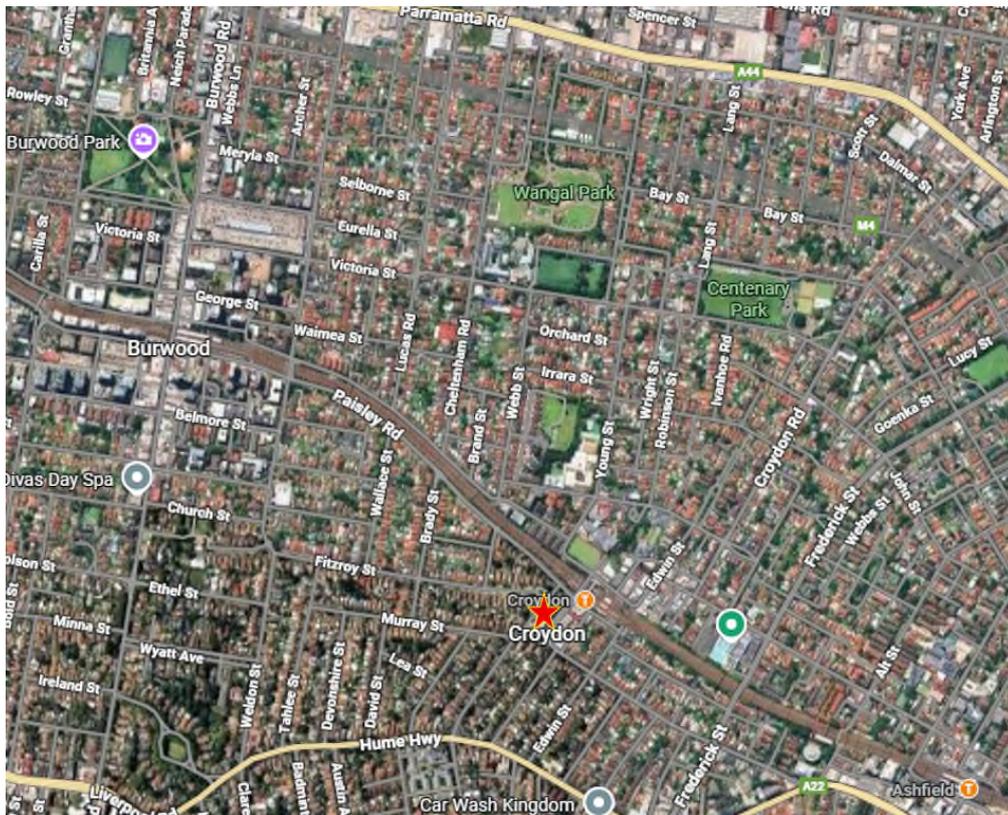


Figure 2: Regional Site Context, The Strand (Source: Google Map)



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



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

Statutory Context

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.



Figure 5: Existing Zoning

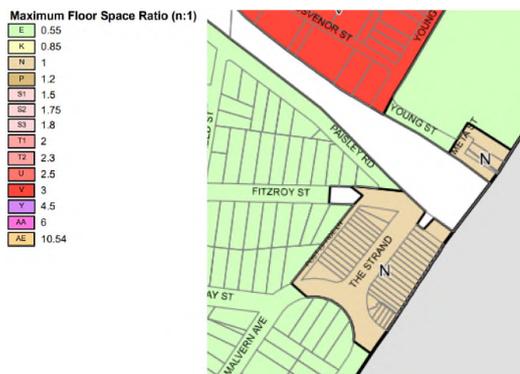


Figure 6: Existing Maximum Floor Space Ratio

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 HoB



Figure 8: Existing Heritage Conservation Status

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.

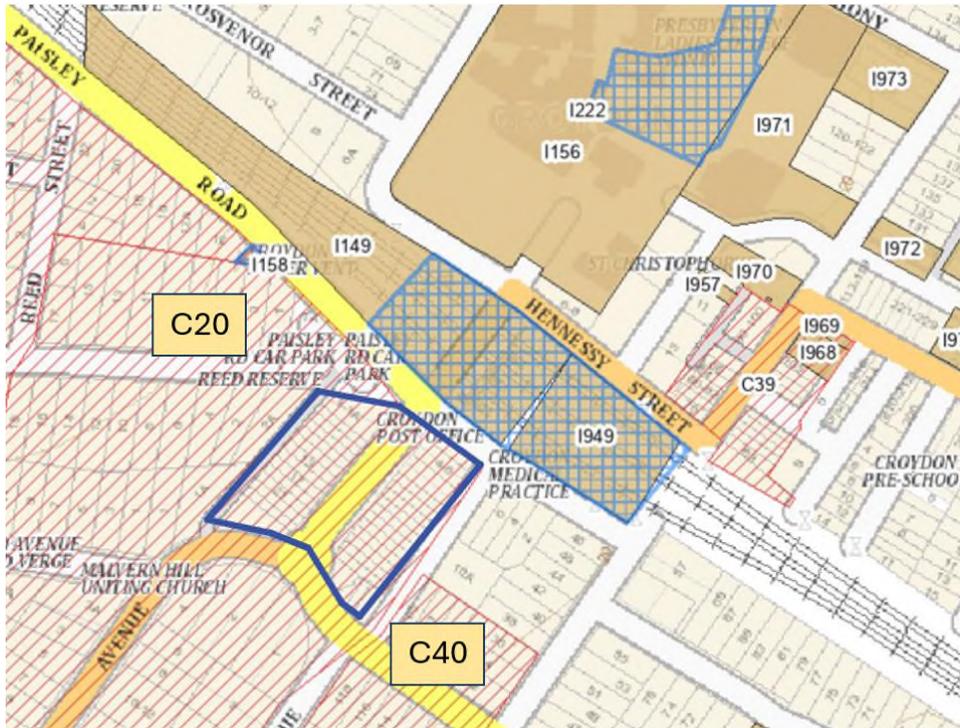


Figure 9: Heritage map showing The Strand outlined in dark blue, local heritage items (shaded ochre), HCAs (hatched in red) and SHR items (cross-hatched in blue). (Source: GML 2025)

The Strand was first developed between 1910 and 1923 in association 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. The subject site comprises two distinct blocks divided by a wide road with an avenue of palm trees.

The Statement of Significance for the Malvern Hill HCA, extracted from the NSW State Heritage Inventory (SHI), is as follows:

The Malvern Hill Estate is of local significance because together with Appian Way, the Badminton Road to Culdees Road Conservation Area, the Wallace and Brady Streets Conservation Area, and the Mosely and Roberts Streets Conservation Area, it is a key part of what distinguishes Burwood from other parts

of Sydney and containing good quality Federation housing, street planning and planting, and as an example of an early model suburb.

It is highly intact relatively large area of quality Federation and California Bungalows on substantial blocks of regular size together with an integral neighbourhood shopping centre divided by wide tree lined streets presenting cohesive but varied streetscapes.

Malvern Hill has connections with a number of important Sydney people and a number of well-known architects. The areas' particular scale and detail presents a highly desirable area for family living.

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



Figure 10: View southwest towards The Strand from Croydon station at Paisley Rd



Figure 11: View north along The Strand at the intersection of Malvern Avenue and Thomas Street.



Figure 12: View of the eastern half streetscape with Art Deco façade of the former commonwealth Bank (now a dance academy) at the left of the image and Malvern Hall in the centre of the image.



Figure 13: View northwest of The Strand from the central road reserve



Figure 14: View southwest from Croydon Station towards post office building



Figure 15: View west from The Strand road reserve



Figure 16: View east from The Strand road reserve

Part 1 – Objectives and Intended Outcomes

This Planning Proposal proposes to list Nos.1-50, The Strand in as a group heritage item of local heritage significance under Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012. The legal description of the subject sites are included in Table 1 below.

Table 2: Sites included in the Planning Proposal

Addresses - West of The Strand	LOT & DP
1-1A The Strand CROYDON 2132	Lot 1, Sec D, DP5613; Lot 2, Sec D, DP5613
3 The Strand CROYDON 2132	Lot 1, DP255126
5 The Strand CROYDON 2132	Lot 21, DP719900
7 The Strand CROYDON 2132	Lot 22, DP719900
9 The Strand CROYDON 2132	Lot 3, DP255126
11 The Strand CROYDON 2132	Lot 4, DP255126
13 The Strand CROYDON 2132	Lot 5, DP255126
15 The Strand CROYDON 2132	Lot 6, DP255126
17 The Strand CROYDON 2132	Lot 7, DP255126
19 The Strand CROYDON 2132	Lot 8, DP255126
21 The Strand CROYDON 2132	Lot 9, DP255126
23 The Strand CROYDON 2132	Lot 10, DP255126
25 The Strand CROYDON 2132	Lot 11, DP255126
27 The Strand CROYDON 2132	Lot 14, Sec D, DP5613
Addresses - East of the Strand	LOT & DP
2 The Strand CROYDON 2132	Lot 4, Sec C, DP5613
4-6 The Strand CROYDON 2132	Lot 5, Sec C, DP5613
4-6 The Strand CROYDON 2132	Lot 6, Sec C, DP5613
8-10 The Strand CROYDON 2132	Lot 7, Sec C, DP5613; Lot 8, Sec C, DP5613
12 The Strand CROYDON 2132	Lot 1, DP255125
14 The Strand CROYDON 2132	Lot 2, DP255125
16 The Strand CROYDON 2132	Lot 3, DP255125
18 The Strand CROYDON 2132	Lot 4, DP255125
20 The Strand CROYDON 2132	Lot 5, DP255125
22 The Strand CROYDON 2132	Lot 6, DP255125
24 The Strand CROYDON 2132	Lot 7, DP255125
26 The Strand CROYDON 2132	Lot 8, DP255125
28 The Strand CROYDON 2132	Lot 9, DP255125
30 The Strand CROYDON 2132	Lot 10, DP255125
32 The Strand CROYDON 2132	Lot 11, DP255125
34-40 The Strand CROYDON 2132	Lot 12, DP255125
42 The Strand CROYDON 2132	Lot 13, DP255125
44 The Strand CROYDON 2132	Lot 14, DP255125
46 The Strand CROYDON 2132	Lot 15, DP255125
48 The Strand CROYDON 2132	Lot 16, DP255125
50 The Strand CROYDON 2132	Lot 17, DP255125

Part 2 – Explanation of Provisions

The Planning Proposal seeks to achieve the intended objectives and outcomes by amending BLEP 2012 as follows:

- Amend Schedule 5 - Environmental Heritage of BLEP 2012 to include the properties at 1-50 The Strand, Croydon as indicated in Table 2 below ([blue font](#) represents an insertion):

Table 3: Proposed Additions to Schedule 5 Environmental Heritage of BLEP 2012

Suburb	Item name	Address	Property description	Significance	Item no
Burwood	The Strand	1-50 The Strand Croydon 2132	See Table 1	Local	1237*

Note: * Heritage Item Nos. are indicative only at this stage and are to be confirmed at the finalisation stage.

- Amend the *Heritage Map* (ref: 1300 COM HER 001 010 20240603) to add properties at 1-50 The Strand, Croydon as a local group heritage item as indicated in Figure 18 below.

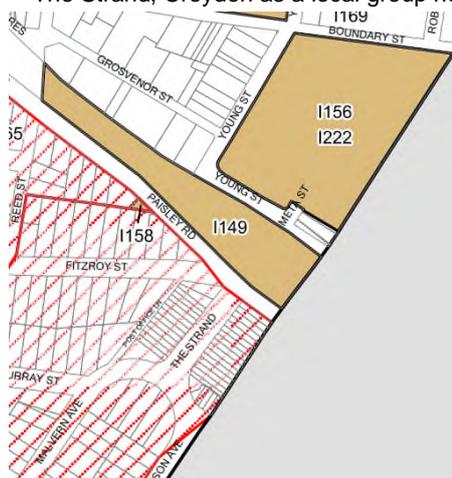


Figure 17: Existing Heritage Map

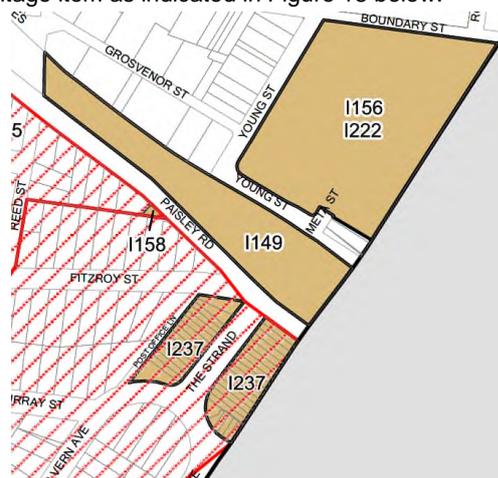


Figure 18: Proposed Heritage Map

Part 3 – Justification of strategic and site-specific merit

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This planning proposal has been prepared as a result of Burwood Council's resolution of 29 January 2025 in the context of Council's alternative response to NSW Government's TOD Program for Croydon.

As part of Council's alternative response to the NSW Government's Croydon TOD Program, Council resolved to uplift certain lands in Croydon and Burwood North including The Strand, the E1 commercially zoned land immediately south of Croydon Station.

Council at the meeting also resolved to list The Strand as a group heritage item in order to ensure the future redevelopment of The Strand is sympathetic to its existing heritage characteristic. The subject sites at The Strand are located within the Malvern Hill Heritage Conservation Area (HCA), which is currently listed as an HCA in Schedule 5 of the Burwood LEP.

In April 2025, Council sought professional services from GML Heritage to undertake Heritage Assessment of The Strand, consistent with the intent of Council resolution. The report included 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 types of cultural heritage values identified in the Burra Charter into a structured framework.

The Heritage Assessment Report completed by GML is included as a separate attachment to this Planning Proposal. Table 4 below includes a summary of heritage assessment against the assessment framework which confirms that the subject sites meet multiple heritage assessment criteria as demonstrated below.

Table 4: NSW Heritage Assessment Criteria applying to The Strand

NSW Heritage Criteria	The Strand, Croydon
Criterion (A) Historical Significance	Yes
Criterion (B) Historical Association	Yes
Criterion (C) Aesthetic/Technical Significance.	Yes
Criterion (D) Social, Cultural and Spiritual Significance	Yes
Criterion (E) Research Potential	No
Criterion (F) Rarity	Yes
Criterion (G) Representativeness	Yes
Integrity Buildings at the Strand vary in integrity but are highly legible.	Yes

The paragraphs below provide a detailed heritage assessment of The Strand against the assessment framework demonstrating relevant evidence supporting its proposed listing.

Criterion (A) Historical Significance: The Strand meets the threshold for Criterion (A) Historical Significance with the following significance indicator:

- Demonstration of important periods or phases in history

The subject precinct is associated with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. The Strand was developed as a shopping strip between 1913 and 1920 as part of the new model suburb of Malvern Hill. It was integral to the planning of Malvern Hill Estate and formed the neighbourhood shopping strip. Its location adjacent to Croydon Station was strategically planned while providing a transition to the wider area with its residential premises. Most of the two-storey shops with dwellings above were designed and built by IILBC, the developers of Malvern Hill Estate.

In addition to the shops, the subject precinct included a post office, bank, community hall and garage workshops. No pubs or hotels were included as per the commercial precinct planning principles of the garden suburb typology.

The scale of development in the immediate surrounds has respected the character of the area and the street still provides a transition between Croydon Station and the residential streets of the wider area.

The shops of The Strand are linked to the Federation and interwar development of Malvern Hill and Croydon. Developed adjacent to the railway station, The Strand has historically supported the local community and continues to do so today. Physically, the shops—particularly the upper storeys of the buildings—demonstrate an intactness in the Federation style that defines the character of the Malvern Hill Estate.

The subject precinct contributes largely to the development of the Malvern Hill Estate, which is an area of local significance within the wider Croydon area. The Strand still continues to function according to its original use and is an active commercial strip demonstrating its historical link.

Criterion (B) Historical Association: The Strand meets the threshold for Criterion (B) Historical Association with the following significance indicator:

- 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.

The subject precinct is associated with the IILBC, a company that operated from 1885 to 1960. It dealt with real estate, and operated as a bank and financial agent in the Australian colonies. IILBC owned most lots in the subject precinct and built the first three shops on 3-7 The Strand, which first accommodated a stationery shop, a pastry shop and a drapery. Until the 1920s, a majority of the shops (approximately 30) were owned and built by the company. At that time, the shops were possibly the most substantial group of Federation-era shops built by a single owner in Sydney.

The development of The Strand into a commercial precinct for the wider Malvern Hill Estate formed an integral part of the planning and advertising for the suburb. The IILBC was instrumental in recognising, developing and marketing the precinct.

The subject precinct also has historical associations with a few prominent architects. The Roy Brothers-owned garages at 27 The Strand was designed by architect Charles H Christian, known for the design of curvilinear Art Deco buildings in the interwar era.

Meanwhile, 4-6 The Strand, originally a branch of the Government Savings Bank, is associated with a few different well-known architectural firms including Ross & Rowe and Booker and Wilson. Ross & Rowe was a prominent practice in Sydney between 1911 and 1937. Examples of their buildings include the Metropolitan Hotel, the Commonwealth Bank of Australia building, and the Downing Centre.

Booker and Wilson, a post-World War II firm in operation until the 1980s, designed various banks, shops, factories and housing commission projects around Sydney.

No. 8-10 The Strand, originally designed as Malvern Hall, was designed by architect Spencer and Spencer. The subject precinct is a good example of a site that includes several architect-designed buildings from the early to mid-twentieth century.

Criterion (C) Aesthetic or Technical Significance: The Strand meets the threshold for Criterion (C) Aesthetic or Technical Significance with the following significance indicator:

- Recognition as a landmark or distinctive aesthetic natural environment.
- Recognition of artistic or design excellence.

The subject precinct was designed as a broad and elegant shopping area and promenade between the railway station and the residential areas. It contributes greatly to the Federation-style character of the broader Malvern Hill Estate area. The earliest buildings of The Strand, including 3-7 The Strand and 1 The Strand (including the former post office), are legible. Located at a prominent corner position facing the railway station, the post office is a landmark building on The Strand.

The buildings to the east and west side of The Strand are different in building forms providing The Strand with a distinctive aesthetic character. Most of the properties on the eastern side are unified by a parapet and the strip of shops curve towards the southern end. This shape is reflected on the western side by the southernmost property (garage) the form of which curves inwardly. The western side provides a picturesque streetscape of individual buildings.

Generally, all buildings in the subject precinct have undergone refurbishments though the shop facades still provide a consistent aesthetic streetscape. All buildings have been altered on the ground floor but the upper storey is largely intact. For instance, some windows have been replaced on the second storey but overall the early fenestration and features are largely apparent. The additions and refurbishments are mostly sympathetic and much of the original design intent remains legible.

Based on photographic evidence, some of the buildings have a high level of integrity to the original design. Art Nouveau features including leadlight glass and tile patterns are still evident on some shopfronts. The integrity and intactness of the buildings as a whole are not compromised and the aesthetic nature of the subject precinct is retained.

Criterion (D) Social, Cultural and Spiritual Significance: The Strand meets the threshold for Criterion (C) Aesthetic or Technical Significance with the following significance indicator:

- 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)

Since its formation in 1912, the subject precinct is still in use as the commercial centre for the wider area. Though a detailed social values assessment has not been undertaken, it is likely that the precinct has social significance for the current and past local community as a whole as a place to gather, shop and socialise.

From the Public-Exhibition of Alternative Croydon TOD Masterplan - Engagement Outcomes Report (prepared by Burwood Council, dated January 2025) which highlighted the key issues from the October 2024 formal exhibition period, heritage was a key issue (with 43.3% of submissions mentioning the theme), and there submission with specific discussions about the Railway South Precinct, the Malvern Hill Estate HCA and The Strand in particular.

Submissions highlighted the heritage significance of the Malvern Hill HCA and supported and appreciated the intent of the Masterplan towards protecting the existing HCA.

Submissions also highlighted the heritage significance of The Strand, however, a number made reference to The Strand location and the need for revitalisation with opportunities for character sympathetic development being able to be undertaken at the location to create a more vibrant and activated town centre.

While not a formal social values assessment, this recent public exhibition process demonstrates that there is community affinity for The Strand and desire for its conservation.

Criterion (F) Rarity: The Strand meets the threshold for Criterion (F) Rarity due to the following significance indicator:

- Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.

The 34 properties at The Strand are examples of Federation two-storey shoptop brick buildings. The comparative analysis identified numerous fine examples of this style from these periods, which are identified as heritage items either individually or within HCAs.

However, as a collective, The Strand is unique in its form and layout. Designed with rear lanes, its layout is still legible and the division of lots it comprises still evident. Designed as a street with blocks of shops on each side, The Strand has retained much of its integrity and intactness to date. The other groups of Federation-style shops, though comparable in character and architectural style, comprise a smaller group of shops limited to one side of the main road.

As a planned commercial area within a planned suburb, The Strand represents a typology of model suburb planning that was rare to its time. As the commercial portion of the Malvern Hill Estate, it was and still remains segregated from the surrounding residential areas. The Strand does not include a pub or hotel enabling the Malvern Hill Estate to be an uncommon form of suburb development in Sydney possible for the level of control executed by the estate owners by the use of building covenants and the desire for a garden suburb.

The Strand is an example of a large group of buildings developed at the same time by a single owner i.e. the IILBC. It is possibly the largest group of shops built by a single owner with none having been demolished. It is the only one of its type and is therefore distinct in the wider Burwood LGA as a distinguishable commercial precinct from the Federation era.

As a whole, the subject precinct is considered to be rare and the only example of its type.

Criterion (G) Representativeness: The Strand meets the threshold for Criterion (G) Representativeness with the following significance indicator:

- A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance

The subject precinct includes a group of Federation-style shoptop buildings that collectively form a fine example of this type. The setting, condition and scale of The Strand have remained uncompromised. It can be regarded as outstanding because of its integrity and intactness.

The Strand is still a prominent feature and defining street for the original subdivision of Malvern Hill Estate. It has its own distinct characteristics—for instance, the post office and former butchers form an entrance into the promenade. The row of palm trees dividing it add to its aesthetic character. The form, scale and height of the buildings defining the streetscape remain largely legible. It is an outstanding representation of its type in the LGA, forming a transition to the nearby residential areas.

The comparative analysis has determined that in comparison to other examples The Strand is a good example of the Federation/interwar two-storey shoptop typology, especially in its intactness. It still maintains a cohesive character and retains its streetscape presence and prominence in comparison to the other examples. Its form, setting and retention of a shopfront configuration together with its current use echo its original purpose and are consistent with the variety of commercial premises it originally housed.

Integrity

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.

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.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the only means of listing the subject lands as a group heritage item of local significance and ensuring their protection within the Malvern Hill HCA.

Section B – Relationship to the strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy?

Yes. The planning proposal is consistent with metropolitan, subregional and district strategies and plans.

The State Government has prepared the *Eastern City District Plan* (applicable to the Burwood LGA) to manage growth for the next 20 years in the context of economic, social and environmental matters at a district level, to contribute towards the 20-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan, *A Metropolis of Three Cities*, at a district level, and is a bridge between local and regional planning.

Objective 13 of *A Metropolis of Three Cities* states that '*environmental heritage is identified, conserved and enhanced*'. Meanwhile, Planning Priority E6 of the *Eastern City District Plan* relates to '*creating and renewing great places and local centres, and respecting the District's heritage*'. In addition, the *Eastern City District Plan* states:

Heritage and history are important components of local identity and great places. The District's rich Aboriginal, cultural and natural heritage reinforces its sense of place and identity...

Identifying, conserving, interpreting and celebrating Greater Sydney's heritage values leads to a better understanding of history and respect for the experiences of diverse communities. Heritage identification, management and interpretation are required so that heritage places and stories can be experienced by current and future generations.

By identifying the subject lands as a group heritage listing of local significance, this planning proposal supports Objective 13 of the Region Plan, and Planning Priority E6 of the District Plan in interpreting significance of The Strand as part of its future redevelopment.

4. *Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?*

Yes. The planning proposal is consistent with Council's Local Strategic Planning Statement (LSPS) which was endorsed by the former GSC in March 2020. Council's LSPS sets a long term vision for the growth of the LGA and identifies objectives and planning priorities in achieving the goals.

Planning Priority 5 of the LSPS states Identify local character areas considering preservation, enhancement and cultivation. The LSPS also states on its vision statement that one of the mechanisms in achieving Council's long-term vision is via ensuring Local character is protected and enhanced.

The planning proposal intends to protect and enhance heritage significance of The Strand and bring a sensitive integration of medium density development with The Strand. By identifying properties of local heritage significance, this planning proposal is in keeping with the vision and objectives of the LSPS.

The Burwood 2036 Community Strategic Plan (CSP) set the vision as follows:

Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper.

The CSP further states:

Our places are built around people, protecting our heritage and are well planned and liveable with housing, transport and infrastructure that meet the diverse and changing needs of our community.

This Planning Proposal intends to ensure that as The Strand transforms in the future to meet the changing community needs, the intrinsic value and heritage significance of The Strand is appropriately acknowledged and celebrated in the future redevelopment of The Strand.

The Planning Proposal is also consistent with Council's Housing Strategy and Local Environmental Plan 2012.

- Consistent with the Housing Strategy, this Planning Proposal intends to ensure that as The Strand transforms in the future to meet the changing community needs, the intrinsic value and heritage significance of The Strand is appropriately acknowledged and celebrated whilst supporting vibrancy, vitality and activity of The Strand.

- This Planning Proposal is consistent with the objectives of Burwood LEP 2012 in conserving environmental heritage via listing significant items in Schedule 5 of the LEP.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes. The planning proposal is consistent with the Standard Instrument – Principal Local Environmental Plan and all other applicable State Environmental Planning Policies.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. There are no State Environmental Planning Policies (SEPPs) which would be contravened by the amendments proposed in the planning proposal.

All SEPPs applicable to the Burwood local government area are set out in Table 5 below, together with a comment regarding the planning proposal's consistency:

Table 5: Consistency with State Environmental Planning Policies

SEPPs	Comments
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The planning proposal does not contain any provisions which are in contrary to the objectives of the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The heritage listing of the properties may alter whether development under the Codes SEPP may be carried out on the subject sites, but all properties are currently included within the Malvern Hill Heritage Conservation Area (HCA). However, this planning proposal would not contravene the SEPP in any way.
State Environmental Planning Policy (Housing) 2021	The proposed heritage listing will ensure that significant elements within the Strand are identified and protected. This will ensure the future redevelopment of The Strand is sympathetic to its heritage character and cultural significance. The planning proposal does not contain any provisions which will contravene SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	The planning proposal does not contain any provisions which are in contrary to the objectives of the SEPP.
State Environmental Planning Policy (Planning Systems) 2021	Not relevant
State Environmental Planning Policy (Precincts—Central River City) 2021	Not relevant
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not relevant

SEPPs	Comments
State Environmental Planning Policy (Precincts—Regional) 2021	Not relevant
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not relevant
State Environmental Planning Policy (Primary Production) 2021	Not relevant
State Environmental Planning Policy (Resilience and Hazards) 2021	There is no indication that previous uses at the subject sites would trigger remediation requirements. The subject sites are not located within the coastal areas identified by this SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	Not relevant
State Environmental Planning Policy (Sustainable Buildings) 2022	The planning proposal does not contain any provisions which are in contrary to the objectives of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The planning proposal does not contain any provisions which are in contrary to the objectives of the SEPP.

7. Is the planning proposal consistent with applicable Local Planning Directions (Former Ministerial Directions)?

Yes. Consistency with the list of Directions (under section 9.1(2) of the *Environmental Planning and Assessment Act 1979* issued by the Minister for Planning) is set out in Table 6.

Table 6: Consistency with Local Planning (Former Ministerial) Directions

Direction	Comments	
Focus area 1: Planning Systems		
1.1	Implementation of Regional Plans	Not relevant.
1.2	Development of Aboriginal Land Council land	Not relevant.
1.3	Approval and Referral Requirements	The planning proposal will not contain provisions which require the concurrence, referral or consultation of other public authorities, nor identify any use as designated development.
1.4	Site Specific Provisions	Not relevant.
1.4A	Exclusion of Development Standards from Variation	Not relevant.

Item Number 11/26 - Attachment 1

Attachment 1 - Planning Proposal for Group Heritage Listing - The Strand

Direction		Comments
Focus area 1: Planning Systems – Place based		
1.5	Parramatta Road Corridor Urban Transformation Strategy	Not relevant. The subject lands are not within the Parramatta Road corridor, nor undermine the achievement of that Strategy's vision or objectives.
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not relevant.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not relevant.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not relevant.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Not relevant.
1.11	Implementation of Bayside West Precincts 2036 Plan	Not relevant.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	Not relevant.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	Not relevant.
1.14	Implementation of Greater Macarthur 2040	Not relevant.
1.15	Implementation of the Pyrmont Peninsula Place Strategy	Not relevant.
1.16	North West Rail Link Corridor Strategy	Not relevant.
1.17	Implementation of the Bays West Place Strategy	Not relevant.
1.18	Implementation of the Macquarie Park Innovation Precinct	Not relevant.
1.19	Implementation of the Westmead Place Strategy	Not relevant.
1.20	Implementation of the Camellia-Rosehill Place Strategy	Not relevant.
1.21	Implementation of South West Growth Area Structure Plan	Not relevant.
1.22	Implementation of the Cherrybrook Station Place Strategy	
Focus area 2: Design and Place		
Focus area 3: Biodiversity and Conservation		
3.1	Conservation zones	Not relevant.
3.2	Heritage Conservation	Refer to discussion below
3.3	Sydney Drinking Water Catchments	Not relevant.
3.4	Application of C2 and C3 Zones and	Not relevant.
3.5	Recreation Vehicle Areas	Not relevant.
3.6	Strategic Conservation Planning	Not relevant.

Direction		Comments
3.7	Public Bushland	Not relevant.
3.8	Willandra Lakes Region	Not relevant.
3.9	Sydney Harbour Foreshores and Waterways	Not relevant.
3.10	Water Catchment Protection	Not relevant.
Focus area 4: Resilience and Hazards		
4.1	Flooding	Not relevant.
4.2	Coastal Management	Not relevant.
4.3	Planning for Bushfire Protection	Not relevant.
4.4	Remediation of Contaminated Land	Not relevant.
4.5	Acid Sulfate Soils	The lands have been identified as Class 5 on the Acid Sulfate Soils Map, representing the lowest probability of containing Acid Sulfate Soils.
4.6	Mine Subsidence and Unstable Land	Not relevant.
Focus area 5: Transport and Infrastructure		
5.1	Integrating Land Use and Transport	The planning proposal applies to heritage listing of certain properties in The Strand which is located adjacent to Croydon Station. As the planning proposal does not alter the land zoning, and as such, would not affect travel demand or the availability of transport options.
5.2	Reserving Land for Public Purposes	Not relevant.
5.3	Development Near Regulated Airports and Defence Airfields	Not relevant.
5.4	Shooting Ranges	Not relevant.
5.5	High Pressure Dangerous Goods Pipelines	Not relevant.
Focus area 6: Housing		
6.1	Residential Zones	Not relevant. The planning proposal does not seek to amend the zoning or range of permissible uses for the subject lands.
6.2	Caravan Parks and Manufactured Home	Not relevant.
Focus area 7: Industry and Employment		
7.1	Employment Zones	Refer to discussion below
7.2	Reduction in non-hosted short-term rental accommodation period	Not relevant.
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant.
Focus area 8: Resources and Energy		
8.1	Mining, Petroleum Production and Extractive Industries	Not relevant.
Focus area 9: Primary Production		
9.1	Rural Zones	Not relevant.
9.2	Rural Lands	Not relevant.
9.3	Oyster Aquaculture	Not relevant.
9.4	Farmland of State and Regional Significance on the NSW Far North	Not relevant.

3.2 Heritage Conservation

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. This Direction applies when a relevant planning authority prepares a planning proposal (see Table 7 below).

Table 7: Heritage Conservation Direction Assessment

Direction Requirement	Assessment
A planning proposal must contain provisions	that facilitate the conservation of:
a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area	<p>The Heritage Assessment of the subject sites conducted by GML concluded that the sites have heritage significance in terms of historical, associative, aesthetic, rarity, and representative values to warrant their listing as a group heritage item of local significance.</p> <p>This planning proposal seeks to list the subject lands as a group heritage item. Once listed the provisions of Clause 5.10 Heritage Conservation of the Burwood LEP would apply to these lands. This clause seeks to conserve the environmental heritage of Burwood.</p>
b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and	N/A.
c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	The heritage investigation conducted by GML does not encompass any Aboriginal assessment.

Based on GML's detailed analysis of the subject sites against the NSW Heritage Assessment Criteria as noted in Question 1, Section A of this Planning Proposal, GML provided the following as the Statement of Heritage Significance for The Strand:

The Strand, Croydon, has cultural significance at the local level for its historic, associative, aesthetic, social, representative and rare attributes.

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). A majority 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 shoptop 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 19 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. 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.



Figure 19: Proposed Boundary of the Group Heritage Item (Source: GML, 2025)

The planning proposal is consistent with Direction 3.2 Heritage Conservation.

7.1 Employment Zones

The objectives of this Direction are to encourage employment growth in suitable locations, protect employment land in employment zones, and support the viability of identified centres.

As part of a planning proposal applying to Employment Zones, a planning proposal must retain the areas and locations of Employment zones, and not reduce the total potential floor space area for employment uses and related public services in Employment Zones.

This planning proposal is consistent with the objectives of this Direction as the planning proposal applying to the Employment Zone does not propose to alter the catchment of the employment zone and /or reduce the total potential floor space area for employment uses and related public services.

The subject sites are located within the Malvern Hill Heritage Conservation Area and are zoned E1 Local Centre, under the Burwood LEP 2012. With the proposed heritage listing of the properties within E1 Local Centre, the planning proposal intends to identify items of heritage significance and allow their appropriate integration in the future development of The Strand.

The planning proposal is consistent with Direction 7.1 Employment Zones.

Section C – Environmental, Social and Economic Impact

- 8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?***

No. There is no known critical habitat or threatened species, populations or ecological communities, or their habitats affected by the planning proposal.

9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

No. There are no other likely environmental effects as a result of the planning proposal, such as flooding, landslip, bushfire hazard and the like.

10. *How has the planning proposal adequately addressed any social and economic effects?*

The planning proposal is considered to have positive social effect for the community, as it will enhance the protection and retention of local heritage, and will ensure best practice urban design and development that retains character of The Strand as part of its future redevelopment.

The objectives of the planning proposal is to identify significant elements within The Strand to list within Council's Local Environmental Plan as local heritage item so that sensitive integration of heritage is possible in future development of The Strand.

The planning proposal is not expected to have any adverse social or economic effects.

Section D – Infrastructure (Local, State and Commonwealth)

11. *Is there adequate public infrastructure for the planning proposal?*

The proposal seeks to list the subject sites as a group heritage item in Schedule 5 of the Burwood LEP 2012. As a result, it does not have the potential to increase the current demand on public infrastructure.

Section E – State and Commonwealth Interests

12. *What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?*

Pre Gateway consultation

The proposal is minor in nature and as such, no State or Commonwealth authorities have been consulted as part of the preparation of this planning proposal.

Post Gateway consultation

Following the receipt of any Gateway Determination, Council proposes to seek the views of the following state and federal public authorities and government agencies:

- Heritage NSW
- TfNSW

Part 4 – Maps

The planning proposal seeks to amend the existing Heritage Map (ref: 1300 COM HER 001 010 20240603) to list 1-50 The Strand as a group heritage item.

The planning proposal does not seek to alter the zoning, height of buildings, floor space ratio, or any other Burwood LEP maps.

FIGURE 20: Existing Heritage Map

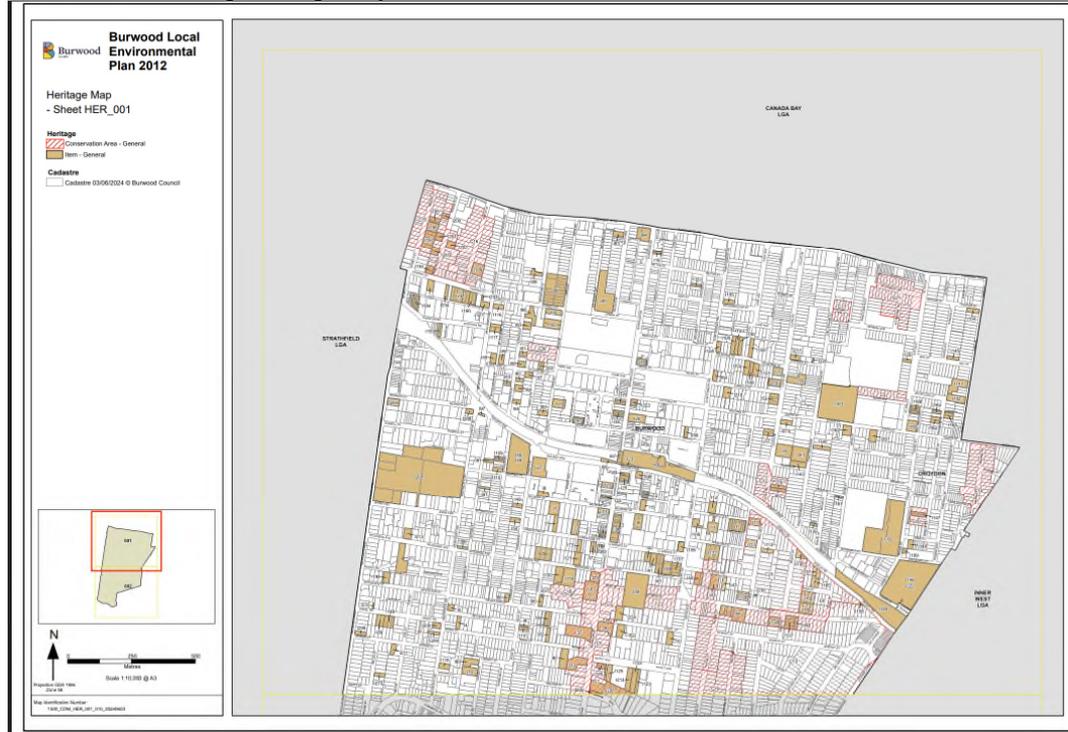


FIGURE 21: Proposed Heritage Map

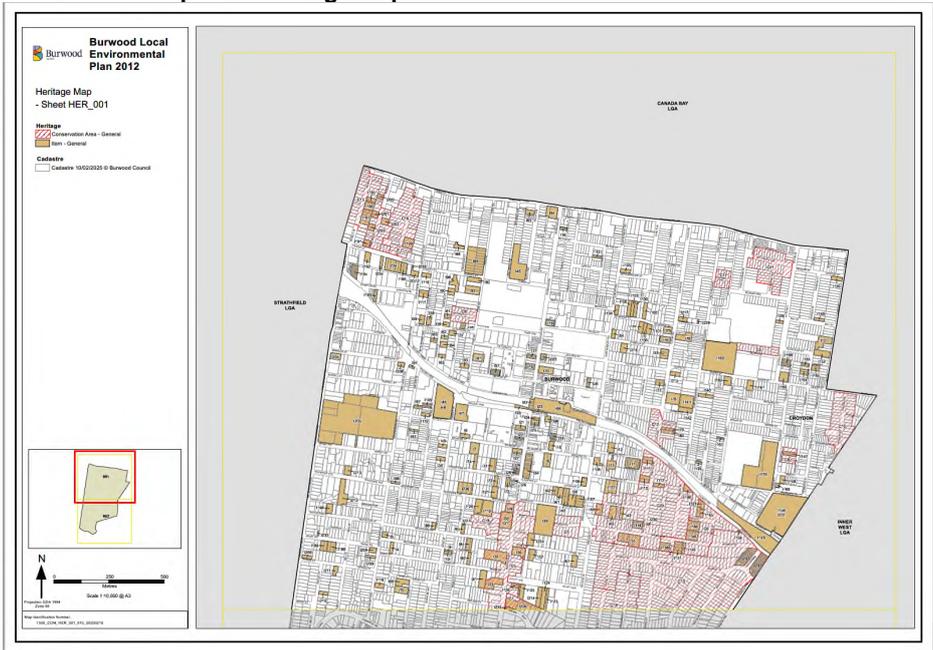
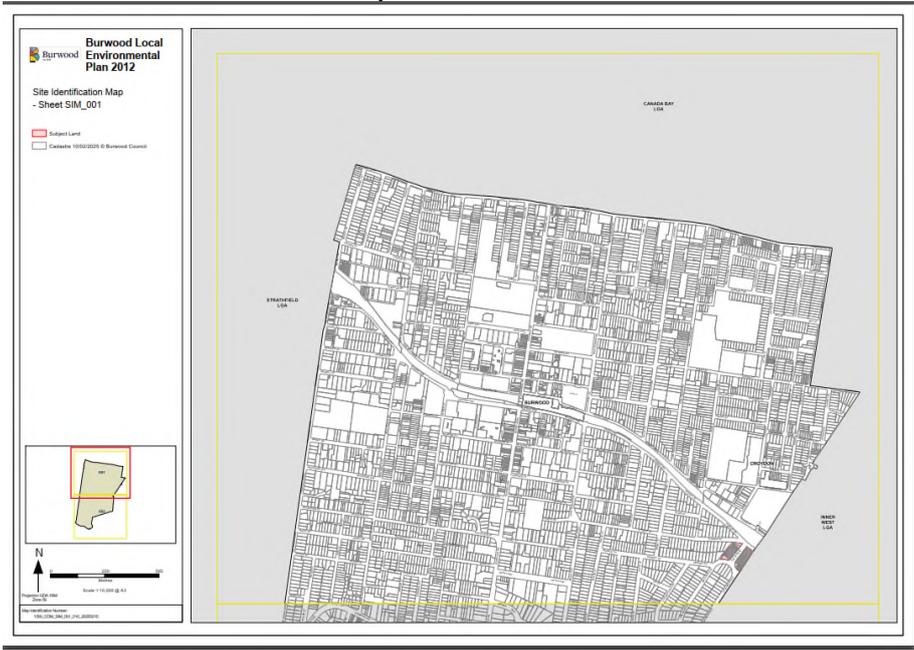


FIGURE 22: Site Identification Map



Part 5 – Community Consultation

It is proposed to publicly exhibit the planning proposal for 28 days in accordance with NSW Department of Planning & Environment’s “A Guide to preparing local environmental plans.” The planning proposal will be available to view on Council’s website and the community will be notified through Council’s newsletters. Affected property owners and adjoining landowners will be notified. The Burwood District Historical Society and National Trust will also be notified. This section will be further updated once a formal community consultation has been completed following the receipt of the Gateway Determination.

Early engagement

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. Table 8 below details the submissions received:

Table 8: Summary of key matters noted in early engagement submissions

Submissions	Support (Y/N)	Summary of Submission received	Council response
Submission 1	Y	The submission strongly supports the proposal for group heritage listing of the Strand.	Noted

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Submission 2	Y	<p>The submission supports the independent and comprehensive assessment of The Strand and the proposed group heritage listing.</p> <p>The submission emphasises that the current status of the Strand as a Heritage Conservation Area is unable to provide legal protection the precinct deserves and that only formal heritage listing can ensure long-term protection and integrity of The Strand. 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>Noted. Matters relating to heritage development applications and relevant fees are reviewed on a case-by-case basis.</p> <p>All development application related queries are 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>
Submission 3	Y	<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>
Submission 4	Y	The submission strongly supports the proposal for group heritage listing of the Strand.	Noted
Submission 5	Y	The submission strongly supports the proposal for group heritage listing of the Strand.	Noted

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Submission 6	Y	The submission supports the assessment undertaken by GML, the extent of the heritage boundary and the proposed group heritage listing of the Strand. 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>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>
Submission 7	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted
Submission 8	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted
Submission 9	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted
Submission 10	Y	The submission supports the proposal for group heritage listing of the Strand and commends Council on this initiative.	Noted

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Submission 11	Y	<p>The submission commends Council's initiative on protecting the Strand via a group heritage listing. It recommends that individual heritage listing would assist with a reduced land tax for individual property owner.</p>	<p>The proposed group heritage listing aligns with the recommendations of the 2025 GML Heritage Assessment. Its purpose is not to limit future redevelopment opportunities along The Strand, and as such, the listing is not expected to affect land value or associated land tax. Council's Local Environmental Plan includes provisions that encourage the sustainable redevelopment of heritage items through adaptive reuse, ensuring their ongoing maintenance and long-term viability. Development applications seeking adaptive reuse will continue to be reviewed and assessed on a case-by-case basis.</p>
Submission 12 (Burwood and District Historical Society)	Y	<p>The Burwood & District Historical Society strongly supports the proposed heritage listing of The Strand, Croydon and the proposed boundary for the listing.</p> <p>The Historical Society supports the findings of GML Heritage Assessment which states:</p> <p><i>"that 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."</i></p> <p>The report highlights The Strand's rarity as a retail precinct predominantly developed by a single developer in the early 20th century, giving it a unique and cohesive character.</p> <p>In addition to supporting the listing, the Society recommends the preparation of a Conservation</p>	<p>Council acknowledges and appreciates the support of the Burwood & District Historical Society for the proposed heritage listing of The Strand. Council also notes the recommendation for the preparation of a Conservation Management Plan (CMP) to guide future development.</p> <p>The preparation of a CMP is a recognised mechanism to protect and maintain heritage items and will form an important part of the ongoing management of The Strand. Council's Local Environmental Plan includes provisions that enable sustainable redevelopment of heritage items through adaptive reuse, ensuring their ongoing maintenance and long-term viability. As such, any future development applications involving The Strand will be required to include a Conservation Management Plan</p>

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		Management Plan to guide future development and ensure the long-term protection, maintenance, and integrity of The Strand's heritage significance.	or Strategy for assessment. Further, Council has also commissioned additional studies on the Character Area, Built Form Testing, and a Public Domain Plan for The Strand. These specialist reports will inform the preparation and assessment of future CMPs to ensure that redevelopment is balanced with the protection and enhancement of The Strand's heritage significance.
Submission 13 (The National Trust of Australia)	Y	The National Trust of Australia (NSW) commends Council on the proposed listing of The Strand on the Local Environmental Plan and supports the proposed listing. The National Trust agrees with the Heritage Assessment undertaken by GML Heritage that states: <i>"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."</i>	Noted
Submission 14	Y	The submission supports the proposal for group heritage listing of the Strand. It was developed by a single owner and continues in place unchanged and together with the adjoining Malvern Heritage Estate presents a model suburb layout which was unusual at the time.	Noted
Submission 15	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted

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Submission 16	Y	The submission supports the proposal for group heritage listing of the Strand due to its unique character and rarity.	Noted
Submission 17	Y	The submission supports the proposal for group heritage listing of the Strand due to its unique character and suburban charm.	Noted
Submission 18	Y	The submission strongly supports the proposal for group heritage listing of the Strand, an area of historic significance that is well used by the local community and visitors equally.	Noted
Submission 19 (Burwood and District Historical Society)	Y	<p>The author of "The Model Suburb: A History of the Malvern Hill Estate, Croydon NSW" has expressed 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. The submission commends Council's initiative and advises that the Burwood Historical Society intends to propose State heritage listing for the entire Malvern Hill Estate.</p>	<p>Council notes that the process for State heritage listing is the responsibility of the NSW Heritage Office.</p> <p>While Council does not have the authority to initiate or determine State heritage listings, it is more than willing to review and consider any proposal prepared by a qualified heritage consultant.</p>
Submission 20	Y	The submission supports the proposal for group heritage listing of the Strand which is unique to the Inner West and important to the community's wellbeing as a gathering place. It proposes that allowing development within and around will change the character of the place.	Council acknowledges community concerns that allowing new development within and around The Strand may adversely affect the character of this important precinct. Council's adopted Croydon Masterplan provides for a maximum height of four storeys, a scale that has been deliberately set to facilitate

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			<p>sustainable change while not detracting significantly from the existing heritage character and village atmosphere.</p> <p>The current heritage assessment represents the first step in formally identifying and acknowledging the elements of The Strand that are of greatest importance to the community. In line with Council's resolution of 29 January 2025, further detailed planning work is underway, including the preparation of a Local Area Study and built form controls for The Strand. These measures will ensure that any future redevelopment occurs in a manner that is sympathetic to the precinct's heritage significance, while also supporting its long-term vitality and liveability.</p> <p>Through this approach, Council seeks to balance the need for managed renewal with the protection of the cultural and historic values that make The Strand a distinctive and valued place.</p>
Submission 21	Y	The submission supports the proposal for group heritage listing of the Strand	Noted
Submission 22	Y	The submission supports the proposal.	Noted
Submission 23	Y	The submission supports the proposal and commends Council for its initiative.	Noted

Part 6 – Project Timeline

The project timeline is outlined below:

Table 9: Project Timeframe

Submit to DPHI seeking a Gateway Determination	Oct 2025
Receive Gateway Determination	Nov 2025
Public Exhibition	Jan/Feb 2025
Review of Public Submissions and Post Exhibition Report to Council	Feb 2025
Seek Parliamentary Counsel Office's (PCO) opinion	March 2025
Submit maps for DPE review	April 2025
Gazettal of LEP amendment	May 2025

Appendix

Attachment 1 - Final Heritage Assessment of The Strand, GML, August 2025 (presented as a separate document in Planning Portal)

Attachment 2 - Draft Heritage Inventory Form, GML August 2025 (presented as a separate document in Planning Portal)

Attachment 3 - Council Report - Extraordinary Meeting of 29 January 2025 (presented as a separate document in Planning Portal)

[Agenda of Burwood Council Meeting - Wednesday, 29 January 2025](#)

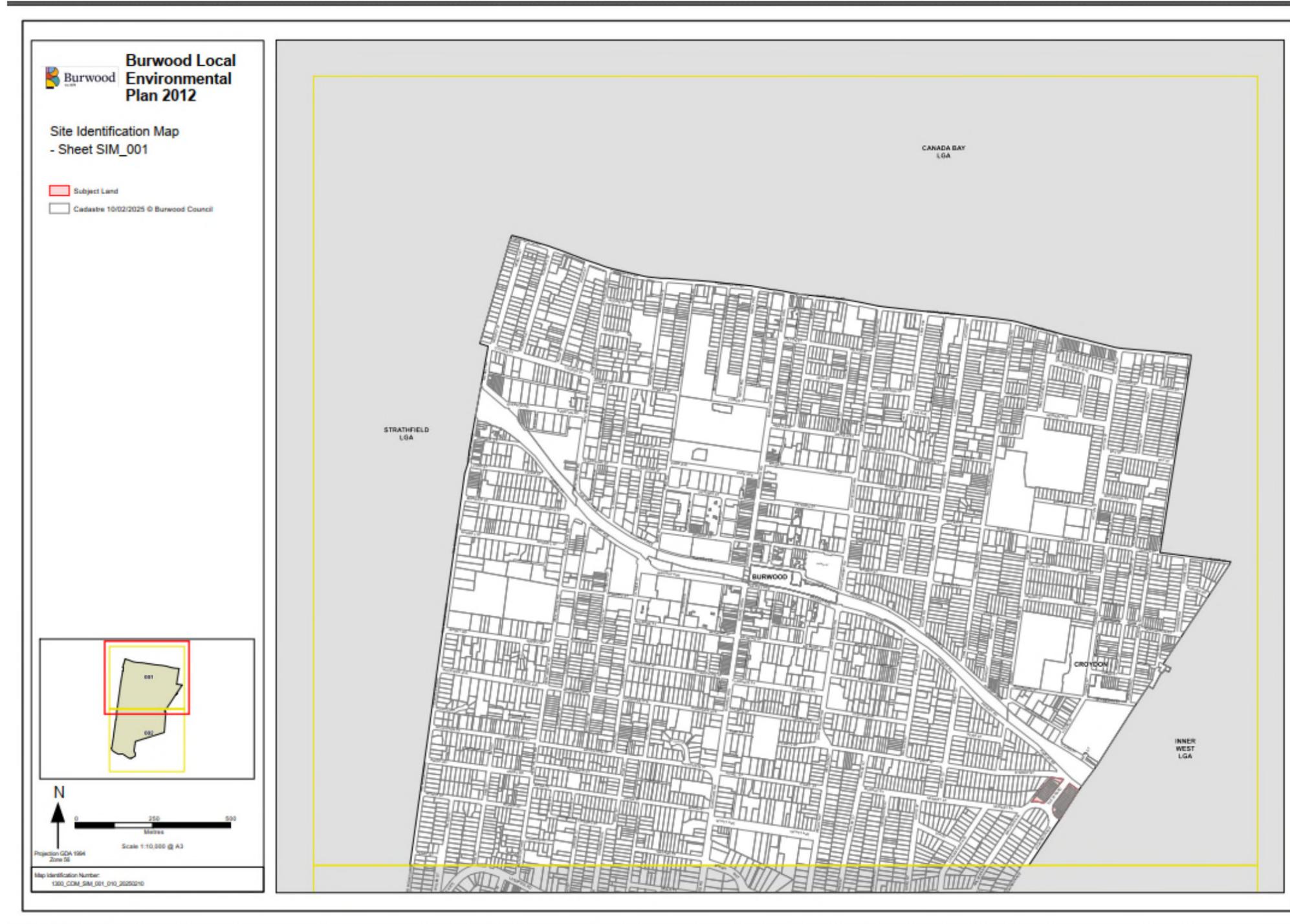
Attachment 4 - Minutes of Council's Extraordinary Meeting of 29 January 2025 (presented as a separate document in Planning Portal)

[Minutes of Burwood Council Meeting - Wednesday, 29 January 2025](#)

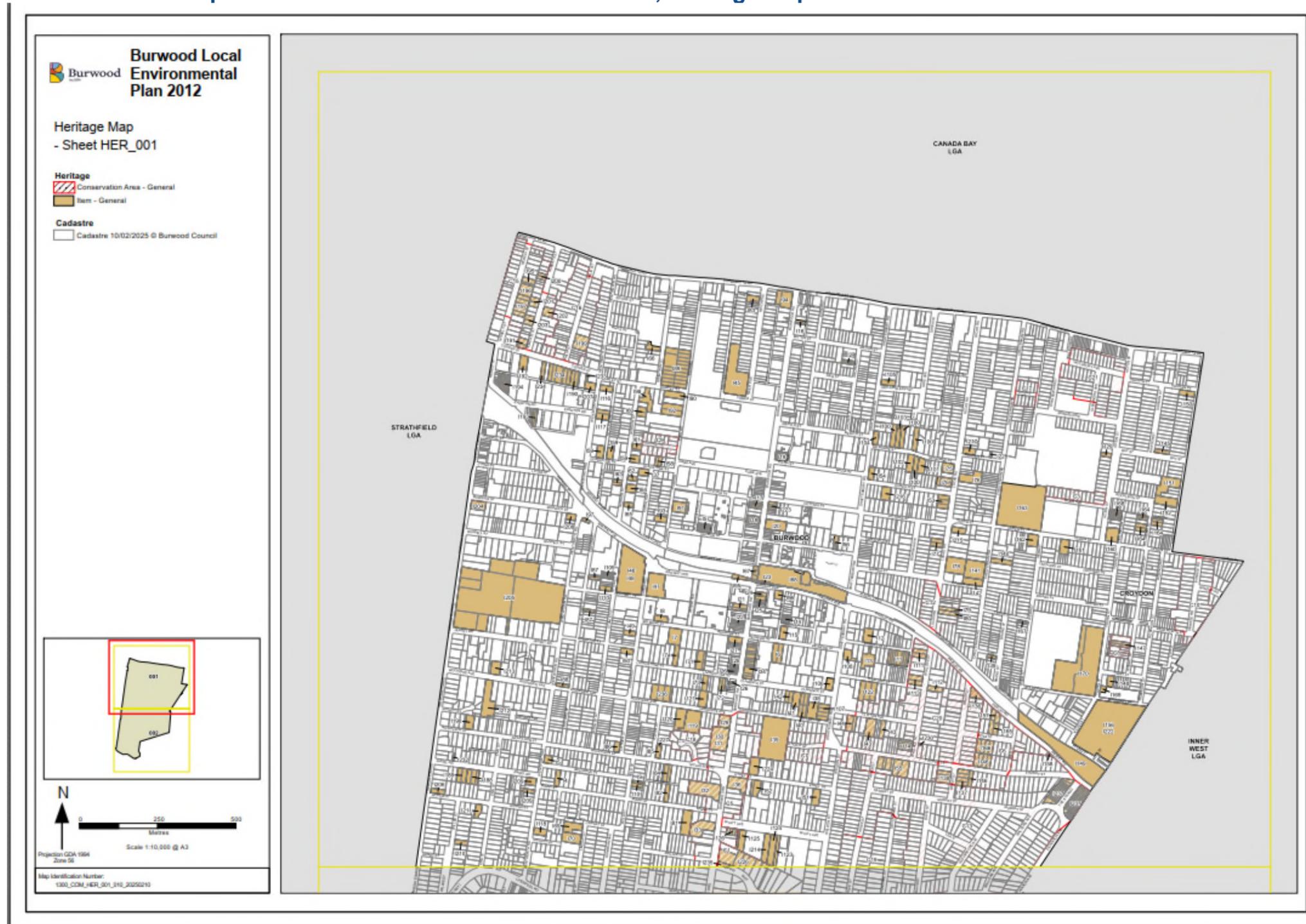
Attachment 5 - Site Identification Map

Attachment 6 - Proposed Amendment to Burwood LEP 2012, Heritage Map

Attachment 5 - Site Identification Map



Attachment 6 - Proposed Amendment to Burwood LEP 2012, Heritage Map





The Strand, Croydon

Heritage Assessment

Prepared for Ethos Urban on behalf of Burwood Council

August 2025



Acknowledgement of Country

We respect and acknowledge the Wangal people, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Wangal people to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.



Report register

The following report register documents the development of this report, in accordance with the GML Heritage Pty Ltd (GML) Quality Management System.

Job No.	Issue No.	Notes/description	Issue date
25-0083	1	Preliminary Draft Report for Lisa Trueman Review	2 May 2025
25-0083	2	Draft Report for Council Review	9 May 2025
25-0083	3	Final Draft Report for Lisa Trueman Review	27 June 2025
25-0083	4	Final Draft Report for Council Review	2 July 2025
25-0083	5	Final Report	4 August 2025

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Cover image

The Strand, Croydon. (Source: GML Heritage)

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Executive summary

Ethos Urban Pty Ltd, on behalf of Burwood Council (Council), has engaged GML Heritage Pty Ltd (GML) to undertake a precinct-specific heritage assessment of The Strand, Croydon, to determine whether it reaches the threshold for listing as a heritage item within Schedule 5 of the *Burwood Local Environmental Plan 2012* (Burwood LEP).

In 2024, the NSW Government introduced the Transport Oriented Development (TOD) program State Environmental Planning Policy (SEPP) for 37 locations, including Croydon Station, to support the objectives of the TOD program which are to:

- increase housing supply in well-located areas;
- enable a variety of land uses (residential, commercial, recreational) within walking distance of train and metro stations;
- deliver housing that is supported by attractive public spaces, vibrancy, and community amenity; and
- increase the amount of affordable housing in these locations.

The first stage of the NSW Government's TOD planning reforms has been implemented through an amendment to the SEPP (Housing) - Chapter 5 Transport Oriented Development (the Housing SEPP). The SEPP includes new standards and changes to planning controls, applicable to heritage conservation areas (HCAs), with merit-based assessments and relevant heritage controls. Council resolved, in part, to undertake a preliminary, in-house assessment to determine whether there are any potential heritage items (including within HCAs) within the Burwood local government area that have not been identified as individual heritage items. The preliminary assessment, undertaken by Council's Heritage Advisor (January 2024), found that The Strand, Croydon (all addresses), is likely to meet the threshold for listing under at least five of the seven standard criteria for heritage listing.

In April 2024, the Croydon rezoning proposal was deferred to allow Council to conduct its own planning process with community involvement. Ethos Urban prepared the Draft Croydon Housing Investigation Area (HIA) Masterplan, which went on public exhibition in late 2024. Following the public exhibition period, Ethos Urban prepared four alternative options that considered feedback from the community. Council adopted Option 4, endorsing a lower-density masterplan near Croydon Station, which was submitted to the NSW Government for consideration in January 2025.

At a council meeting on 29 January 2025, Council resolved to engage an independent heritage consultant to undertake a precinct-specific heritage assessment of The Strand, Croydon, to determine its level of heritage significance.



This report fulfils the requirements of that resolution. This assessment will support a Planning Proposal to list The Strand as a local heritage item on Schedule 5 under the Burwood LEP.

This report has assessed the heritage significance of The Strand, Croydon, based on historical research, on-site investigation of the subject precinct, a comparative analysis against similar (predominantly locally listed) heritage items, and an assessment against the standard criteria set out in the Heritage NSW Assessing Heritage Significance guidelines.

We conclude that The Strand, Croydon, demonstrates heritage significance at the local level for the following reasons:

- Its historical importance as a distinctive planned and designed commercial area in close proximity to the railway station and residential development for the Malvern Hill Estate that reflects model suburban growth and development during the twentieth century.
- The subject precinct holds strong historical associations with the Intercolonial Investment Land and Building Company and is a good example of a collection of Federation-era shops built by a single owner in Sydney. The built form showcases several architect-designed buildings.
- The subject buildings are good examples of their type and are relatively intact. Though all shops have been altered on the ground floor, the character of the streetscape as a whole is cohesive and consistent. The alterations have been sympathetic and the streetscape is harmonious.
- 1 The Strand, the former post office, has landmark qualities, representing an entrance to the subject precinct.
- It has social value to the community as a local place to gather, shop and socialise.
- The buildings are fine examples of the Federation style and collectively the Strand is unique, having retained much of its integrity. The comparative analysis demonstrates that though there are numerous examples of Federation/interwar shoptop buildings across Sydney, as a collective The Strand is the only one of its kind in its local area.

The following Statement of Significance is provided in Section 5 of the report:

The Strand, Croydon, has cultural significance at the local level for its historic, associative, aesthetic, social, representative and rare attributes.

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 demonstrates 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 one of the most substantial groups 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 well-regarded architectural firms/architects of the period 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 its street layout, pattern and form, complemented by public domain and lineal plantings, with varied building forms including its curvilinear shape, unified parapets, and characterful streetscapes on both sides. Despite refurbishments, the original design intent remains clear, preserving the precinct's aesthetic significance and integrity. Notable landmarks such as 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, add to the sensory appeal.

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 shoptop 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 substantially intact and demonstrate high 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 local 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, separated from residential areas and without pubs or hotels. This reflects the estate owners' vision and influences of the garden suburb movement.

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.



The assessment concludes that The Strand, Croydon, warrants being added to Schedule 5 of the Burwood LEP as a group item of local heritage significance.



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1 Introduction

1.1 Background

Ethos Urban Pty Ltd, on behalf of Burwood Council, has commissioned GML Heritage Pty Ltd (GML) to undertake a heritage assessment of The Strand, Croydon, to determine whether it reaches the threshold under one or more of the assessment criteria for listing as a heritage item under Schedule 5 of the *Burwood Local Environmental Plan 2012* (Burwood LEP).

In 2024, the NSW Government announced the Transport Oriented Development (TOD) program State Environmental Planning Policy (SEPP) to be applied to 37 locations around NSW, including Croydon Station. The locations were identified to support the objectives of the TOD program which are to:

- increase housing supply in well-located areas;
- enable a variety of land uses (residential, commercial, recreational) within walking distance of train and metro stations;
- deliver housing that is supported by attractive public spaces, vibrancy, and community amenity; and
- increase the amount of affordable housing in these locations.

The first stage of the NSW Government's TOD planning reforms has been implemented through an amendment to the SEPP (Housing) - Chapter 5 Transport Oriented Development (the Housing SEPP). The SEPP includes new standards and proposed changes to planning controls that will be applicable to heritage conservation areas (HCAs). Additionally, the NSW Government has said that a merit-based assessment will continue to apply to developments in these locations and relevant heritage controls will apply to the extent they are not inconsistent with the new standards.

The NSW Government announced in April 2024 that it would defer the Croydon rezoning proposal, to allow Burwood Council (Council) to undertake its own planning process with community involvement to inform future urban renewal in the area. Ethos Urban prepared the Draft Croydon Housing Investigation Area (HIA) Masterplan, which went on public exhibition in late 2024. Following the public exhibition period, Ethos Urban prepared four alternative options that considered feedback from the community. Of these, Council resolved to adopt Option 4 and in January 2025 endorsed a refined, lower-density masterplan near Croydon Station. Option 4 was submitted to the NSW Government for consideration as an alternative to the TOD program .



As part of this submission, Council has resolved to undertake a precinct-specific heritage assessment for The Strand in the Burwood local government area (LGA), zoned E1, to identify opportunities to preserve and strengthen the character provision in the *Burwood Development Control Plan* (DCP). Council intends for the assessment to support the lodgement of a Planning Proposal to list The Strand as a local heritage item under the Burwood LEP.

Prior to this, Council has undertaken a preliminary heritage assessment¹ to determine whether there are any potential heritage items (including within HCAs) that are within the Burwood LGA and have not been identified as individual heritage items.

This study noted the intactness of the HCAs to be potentially impacted by the TOD and includes mapping of HCA areas impacted for contributory, potential neutral and potential non-contributory buildings. The Strand, which is included in the Malvern Hill HCA, has been listed as a potential new heritage item including 1 The Strand (former post office) and 27 The Strand (interwar service station).

The approach, methodology, assessment procedures, criteria and recommendations of the report are in accordance with the *Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) and with *Assessing Heritage Significance: Guidelines for Assessing Places and Objects against the Heritage Council of NSW Criteria* (Assessing Heritage Significance guidelines) prepared by the former NSW Department of Planning and Environment (now the Department of Planning, Housing and Infrastructure).

This report has been prepared to align with the following Council Resolutions of the Minutes of the Extraordinary Meeting held on 29 January 2025:

2. a) 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.
- b) Council request the NSW Department of Planning Housing and Infrastructure and NSW Minister for Planning and Public Space 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.



1.2 Identification of the precinct

The subject precinct is The Strand, Croydon, within the Municipality of Burwood, and is located approximately 12 kilometres east of the Sydney CBD (Figure 1.1).



Figure 1.1 Site location map showing the location of Croydon in the context of the Inner West and wider Sydney. (Source: Google Maps with GML overlay)

The site is on the southern side of Croydon Station and comprises two blocks on the eastern and western sides of The Strand. The eastern block is bounded by Paisley Road to the north, Paisley Lane to the east and Thomas Street to the south. The western block is bounded by Fitzroy Street to the north, Post Office Lane to the west and Malvern Avenue to the south (Figure 1.2).



Figure 1.2 Location map of The Strand in the context of Croydon Station. (Source: Nearmap with GML overlay)

The subject precinct includes 34 individual properties from 1–50 The Strand, which comprise commercial tenancies on the ground level and residential properties above. Tables 1.1 and 1.2 list the properties in the western and eastern blocks respectively.

Table 1.1 Properties of the eastern block.

Address	Lot/Deposited Plan (DP)	Current zoning, Burwood LEP 2012
2 The Strand	4/C/DP5613	E1 Local Centre
2A The Strand		
4–6 The Strand	5/C/DP5613 6/C/DP5613	E1 Local Centre
8–10 The Strand	7/C/DP5613 8/C/DP5613	E1 Local Centre
12 The Strand	1//DP255125	E1 Local Centre
14 The Strand	2//DP255125	E1 Local Centre
16 The Strand	3//DP255125	E1 Local Centre
18 The Strand	4//DP255125	E1 Local Centre



Address	Lot/Deposited Plan (DP)	Current zoning, Burwood LEP 2012
20 The Strand	5//DP255125	E1 Local Centre
22 The Strand	6//DP255125	E1 Local Centre
24 The Strand	7//DP255125	E1 Local Centre
26 The Strand	8//DP255125	E1 Local Centre
28 The Strand	9//DP255125	E1 Local Centre
30 The Strand	10//DP255125	E1 Local Centre
32 The Strand	11//DP255125	E1 Local Centre
34-36 The Strand 38 The Strand	12//DP255125	E1 Local Centre
40-42 The Strand	13//DP255125	E1 Local Centre
44 The Strand	14//DP255125	E1 Local Centre
46 The Strand	15//DP255125	E1 Local Centre
48 The Strand	16//DP255125	E1 Local Centre
50 The Strand	17//DP255125	E1 Local Centre

Table 1.2 Properties of the western block.

Address	Lot/DP	Current zoning, Burwood LEP 2012
1-1A The Strand	1/D/DP5613 2/D/DP5613	E1 Local Centre
3 The Strand	1//DP255126	E1 Local Centre
5 The Strand	21//DP719900	E1 Local Centre
7 The Strand	22//DP719900	E1 Local Centre
9 The Strand	3//DP255126	E1 Local Centre
11 The Strand	4//DP255126	E1 Local Centre
13 The Strand	5//DP255126	E1 Local Centre
15 The Strand	6//DP255126	E1 Local Centre
17 The Strand	7//DP255126	E1 Local Centre
19 The Strand	8//DP255126	E1 Local Centre
21 The Strand	9//DP255126	E1 Local Centre
23 The Strand	10//DP255126	E1 Local Centre



Further details are provided in Section 4 and Appendix A of this report.

1.3 Heritage context

The subject precinct is not individually listed as an item under the Burwood LEP 2012. However, it is located within the Malvern Hill HCA (C13). The area was initially listed as Malvern Hill Estate in the Burwood LEP 1989.

The Statement of Significance for the Malvern Hill HCA, extracted from the NSW State Heritage Inventory (SHI), is as follows:

The Malvern Hill Estate is of local significance because together with Appian Way, the Badminton Road to Culdees Road Conservation Area, the Wallace and Brady Streets Conservation Area, and the Mosely and Roberts Streets Conservation Area, it is a key part of what distinguishes Burwood from other parts of Sydney and containing good quality Federation housing, street planning and planting, and as an example of an early model suburb.

It is highly intact relatively large area of quality Federation and California Bungalows on substantial blocks of regular size together with an integral neighbourhood shopping centre divided by wide tree lined streets presenting cohesive but varied streetscapes.

Malvern Hill has connections with a number of important Sydney people and a number of well-known architects. The areas' particular scale and detail presents a highly desirable area for family living.

The closest heritage item to the subject precinct, being Croydon Railway Station Group (State Heritage Register (SHR) ID 01125), is located to the north of the subject precinct.

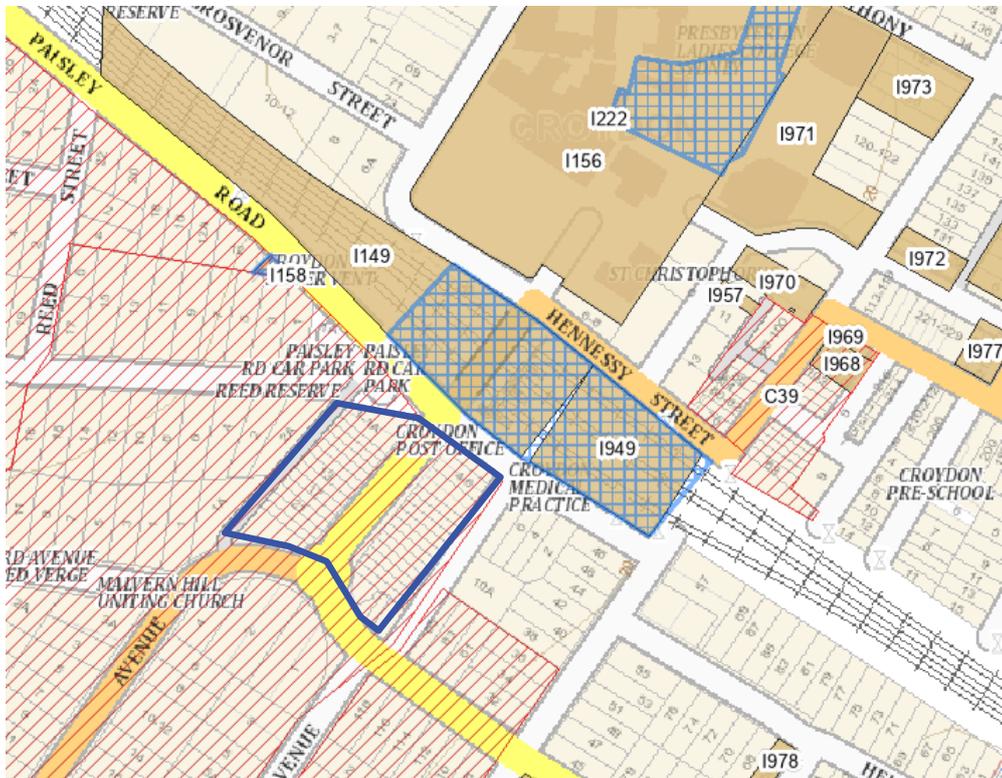


Figure 1.4 Heritage map showing the subject precinct (outlined in dark blue), local heritage items (shaded ochre), HCAs (hatched in red) and SHR items (hatched in blue). (Source: NSW Planning Portal Spatial Viewer with GML overlay, 2025)

The site is also adjacent to the Cintra Estate HCA (C6) and Wallace and Brady Streets HCA (C20) to its west and Gads Hill HCA (C40) to its east, which is listed on the Inner West LEP 2022.

1.4 Methodology

This heritage assessment uses methodology and terminology consistent with the guidelines of the Burra Charter² and with the (former) NSW Department of Planning and Environment guidelines, including the Assessing Heritage Significance guidelines.³

This report acknowledges the preliminary heritage assessment⁴ undertaken by Burwood Council (dated January 2024) that identifies The Strand, Croydon, including 1 The Strand (former post office) and 27 The Strand (interwar service station) as potentially meeting the threshold for local heritage listing.



1.5 Limitations

This report was subject to the following limitations:

- All properties were inspected from the public domain only. No comprehensive inspection of interiors was undertaken though views of some ground-floor interiors were possible from the public domain. No inspection of any first floors were undertaken.
- Historical research was undertaken as a desktop activity. Limited additional archival research has been undertaken.
- The assessment of Aboriginal cultural heritage values, historical archaeological values, or social values did not form part of this assessment.
- Detailed heritage assessment of the individual properties of the subject precinct has not been undertaken.

1.6 Authorship and acknowledgements

This report has been prepared by Adiba Rahman, GML Heritage Consultant, with review and input from Julian Siu, GML Principal. The historical overview was prepared by Léonie Masson, GML Associate and Historian. Strategic review has been provided by Sharon Veale, GML CEO and Partner.

Lisa Trueman, from Lisa Trueman Heritage, has provided strategic input and review.

Katarzyna Malicka (Local Heritage Librarian, Burwood Library) and John Johnson (Burwood and District Historical Society) provided valuable input to the historical overview.

1.7 Endnotes

- ¹ Croydon Transport Oriented Development – Preliminary Heritage Assessment, prepared by Gavin Patton, Burwood Council, dated January 2024.
- ² Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000.
- ³ Department of Planning and Environment 2023, *Assessing Heritage Significance: Guidelines for Assessing Places and Objects against the Heritage Council of NSW Criteria*, <<https://www.environment.nsw.gov.au/sites/default/files/assessing-heritage-significance-guidelines-assessing-places-objects-against-criteria-230167.pdf>>.
- ⁴ Croydon Transport Oriented Development – Preliminary Heritage Assessment, prepared by Gavin Patton, Burwood Council, dated January 2024.



2 Statutory context

2.1 Introduction

In NSW, items of built heritage significance are afforded statutory protection under the following New South Wales Acts:

- *Heritage Act 1977* (Heritage Act); and
- *Environmental Planning and Assessment Act 1979* (EPA Act).

2.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve the state's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'.

The subject precinct is not listed on the SHR. Croydon Railway Station Group, listed on the SHR, is in the vicinity of the subject precinct.

2.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning, Housing and Infrastructure and provides for environmental planning instruments to be made to guide the process of development and land use. The EPA Act also provides for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs), which provide local councils with the framework required to make planning decisions.

2.3.1 State Environmental Planning Policy (Housing) Amendment (Transport Oriented Development) 2024

The *State Environmental Planning Policy (Housing) Amendment (Transport Oriented Development) 2024* (TOD) is an amendment of *State Environmental Planning Policy (Housing) 2021*. Under the EPA Act, it is administered by the Department of Planning, Housing and Infrastructure. It applies to land in selected LGAs that has been identified as a TOD area, which is generally land within 400 metres of a railway or metro station. Croydon Station, located in the Burwood LGA, has been identified as a TOD area.



2.4 Burwood Local Environmental Plan 2012

The *Burwood Local Environmental Plan 2012* (Burwood LEP) is the principal environmental planning instrument applying to the land. Schedule 5 of the LEP identifies heritage items (Part 1) and HCAs (Part 2) within the LGA. The objectives of Clause 5.10 are as follows:

- (a) to conserve the environmental heritage of Burwood,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The subject precinct is not individually listed as a heritage item but is located within the Malvern Hill HCA (C13).

2.5 Burwood Development Control Plan

The *Burwood Development Control Plan* (Burwood DCP) details the various standards, policies and guidelines related to construction and development for the Burwood LGA. Section 3.10 applies to the development of heritage items (including potential or draft heritage items), properties in a HCA, and development in the vicinity of a heritage item or a HCA, where the developable property or heritage property is located in a Centre or Corridor.

The objectives of Section 3.10 are as follows:

- O1 To support the retention of heritage properties and maintain their heritage significance.
- O2 To ensure that alterations or additions to heritage properties are sympathetic to the heritage significance of the property and in keeping with its character.
- O3 To ensure that development located in the vicinity of a heritage item is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.
- O4 To facilitate adaptive re-use of heritage properties where such a use would contribute to the ongoing maintenance and viability of that item or place.

Section 4.8.2 contains specific objectives and provisions for the Malvern Hill HCA. However, most of these provisions are more applicable to the residential components of the HCA. This section contains some provisions specific for The Strand Shopping Centre (P68 to P79).



P68 Preservation, reinstatement and maintenance of original façades and shopfronts is required.

P69 To achieve appropriate development to the original façades and shopfronts within The Strand, proposals shall satisfy the following aims:

- Preserve and maintain original parapets, with existing detailing, unpainted and free of hoarding and signs.
- Restore and maintain original upper level windows, with alternatives, being sympathetic in scale and proportion.
- Replacement downpipe and guttering to be circular in section.
- Retention of continuous awning at unified heights and fascia to each shop.

P70 First floor balconies should remain open, as important functional and architectural elements of the front façade. Enclosure of balconies will only be permitted if compatibility with original window types can be demonstrated.

P71 Rear elevations and structures are to be treated and maintained in a manner that is of quality and character appropriate to The Strand and its controls.

P72 The profile of the front parapet wall should be maintained as a silhouette against the sky.

P73 The removal of first floor windows that have altered the profile of former openings is encouraged, with the original window to be restored.

P74 The level of overhead awnings above footpath level should match existing.

P75 Overhead awnings shall be of a uniform depth and form to match that predominant within the terrace group, with timber fascia and gutter to be maintained or reinstated on buildings that originally featured a timber fascia, where appropriate.

P76 New shopfronts shall reflect original details and proportions, including the siting of recessed entrance doors.

P77 Gable ends to the roof above eaves level should retain their existing details, where present.

P78 The symmetry about the central shop within each group of three shops shall be maintained, in particular at eaves level, in roof pitch and ridge level.

P79 Visible pitched roofs shall be finished in slate or unglazed "Marseilles" terracotta tiles.

Consistent with Council Resolutions of the Minutes of the Extraordinary Meeting held on 29 January 2025, specific DCP controls for The Strand will be prepared following the Character Study with an aim to identify opportunities to preserve and strengthen the character provisions in the DCP.



3 Historical overview

3.1 Introduction

This section provides an overview of the historical background of the subject precinct. It is based upon secondary sources, supplemented with additional primary research from the National Library of Australia), the State Library of NSW, NSW Land Registry Services and Burwood Council. The principal printed source for background information on the area and subject precinct was the draft history of Malvern Hill written by John Johnson, which is to be published in 2025 by the Burwood and District Historical Society. An invaluable source for the history was a University of Sydney thesis on The Strand Conservation Area, Croydon of Helen Lochhead and Stephen Togher in November 1983. The National Trust of Australia (NSW) Listing Card for the Malvern Hill Conservation Area was also consulted.

Additional details about the construction, development and tenancy of individual properties of The Strand are included in Appendix A.

3.2 Aboriginal history

The Strand is located on the traditional land of the Dharug-speaking Wangal clan. Wangal Country stretched along the southern shore of Parramatta River from Darling Harbour to Parramatta and south to the Cooks River.

On 5 February 1788, Lieutenant William Bradley documented seeing a number of Wangal people along the banks of the river around present-day Mortlake when his party landed to cook breakfast on the shore opposite:

We made signs to them to come over & waved green boughs, soon after which 7 of them came over in two Canoes & landed near our Boats, they left their spears in the canoes and came to us; we tied beads etc about them & left them our fire to dress their Muscles [sic] which they went about as soon as our Boats put off.¹

A well-known Wangal man was Bennelong, who was captured with Colbee, a Cadigal man, under orders from Governor Arthur Phillip on 25 November 1789. Bennelong travelled to England with Phillip in December 1792 and returned to the colony with Governor John Hunter in 1795. Following his return, Bennelong was unable to find full acceptance among his countrymen or the Europeans and later died in 1813.

The smallpox epidemic of 1789 is estimated to have killed half of Sydney's Aboriginal population. The Aboriginal people who survived the smallpox outbreak were rapidly dispossessed of their traditional lands including hunting and fishing grounds.



There is scant evidence of the fate of the Wangal people, but survivors of the early contact with Europeans likely intermarried or united with other clans and spread out across the colony.

There are sites related to the Wangal people located along the Cooks and Parramatta rivers.

According to the 2021 Census, there were 33 Aboriginal and/or Torres Strait Islander people living in the Burwood LGA (including much of the suburb of Croydon), making up 0.2% of the population.

3.3 Early land grants and European occupation

The first land grant in the vicinity of The Strand was made in 1794 to Sarah Nelson, the free settler wife of convict Isaac Nelson. She was granted 15 acres (6 hectares) in the vicinity of present-day Malvern and Dickinson avenues. In the same period the governor issued several small grants, ranging from 25 to 30 acres (10–12 hectares), along the Parramatta Road.

On 3 August 1799, Governor John Hunter granted Captain Thomas Rowley 260 acres in the District of Liberty Plains. Rowley's grant (known as Burwood Farm) was situated on the southern side of Parramatta Road and was bordered on the western side by allotments granted to Thomas Rose and Joseph Webb. Rowley increased the size of Burwood Farm in 1803 by adding the grant of Joseph Webb and the end of Rose's 120 acres to it. Rowley used his farm for grazing Merino sheep but did not live there.

The farm was later extended to 750 acres (304 hectares), encompassing most of Burwood and Croydon. In 1812, Rowley's executor illegally sold Burwood Farm to Sydney businessman Alexander Riley. Following Riley's death in 1833, Rowley's heirs successfully challenged the estate and regained ownership of the entire 750 acres granted to Rowley and illegally sold in 1812. Rowley's original farm was then divided among his heirs, John Rowley, Thomas Rowley, John Lucas and Henry Briggs. Subdivision of the estate commenced in 1835.

In November 1808, 1000 acres (405 hectares) was granted to William Faithful, a retired private soldier from the New South Wales Corps. Faithful's Farm, as it was known, was south of Thomas Rowley's 750-acre (303-hectare) Burwood estate and extended from Rowley's property in the north to the Cooks River in the south. Rowley's and Faithful's grants excluded Sarah Nelson's 15 acres.²

Augustus Alt was granted 100 acres (40 hectares) to the east of Sarah Nelson's grant in February 1794 and this land known as Hermitage Farm. His farm was attacked by Aboriginal people in 1798 and his house burnt down. He was also granted an adjoining 280 acres (113 hectares). The grants were collectively named Ashfield Park.



During the 1830s and 1840s, the area remained sparsely settled and dominated by farming. A railway station was constructed at Burwood and Ashfield in 1855 after the railway line was constructed from Sydney to Parramatta.

Railway services encouraged subdivision and development in the townships of Burwood and Ashfield, as the wealthy purchased allotments in close proximity to the station and railway corridor. Substantial residences in the area included The Lea, Schuldham Hall and Gads Hill Villa.

The Municipality of Burwood was incorporated in 1874. The following year a new railway station was opened in February 1875 known as Five Dock Platform. This event, in conjunction with the rapid population growth experienced in the colony from 1880, encouraged property speculation and subdivision in the Croydon area. Prominent local residents led by Ashfield Mayor Daniel Holborow and George Hardie of Hardie and Gorman lobbied the Minister of Public Works to make improvements to the railway station including renaming it Croydon. The name change was approved in 1876. According to historian John Johnson, 'the naming of Croydon station and the subdivision of Croydon Park Estate are intimately linked'.³ A village developed to the north of Croydon Station in Edwin Street.



Figure 3.1 Meta Street overbridge looking southwest towards Dickinson's land after a severe thunderstorm, June 1902. This area was later developed as The Strand and Malvern Hill Estate. (Source: Museums of History NSW, NSW State Archives Collection, NRS-17420-2-29-886/020)



Figure 3.2 View looking north over the future line of Dickinson Avenue towards The Strand and Croydon Station in the aftermath of the hailstorm of 3 June 1902, possibly viewed from the verandah of The Hall. (Source: Burwood and District Historical Society)

By the early 1900s, a large swathe of land in Croydon remained locked up in the ownership of George Murray, Samuel Dickinson and Walter Friend, including substantial villas The Lea and Schuldham (The) Hall. Following the death of Dickinson in 1904 and Murray in 1909, The Lea and The Hall properties were sold to the Intercolonial Investment Land and Building Company (IILBC).

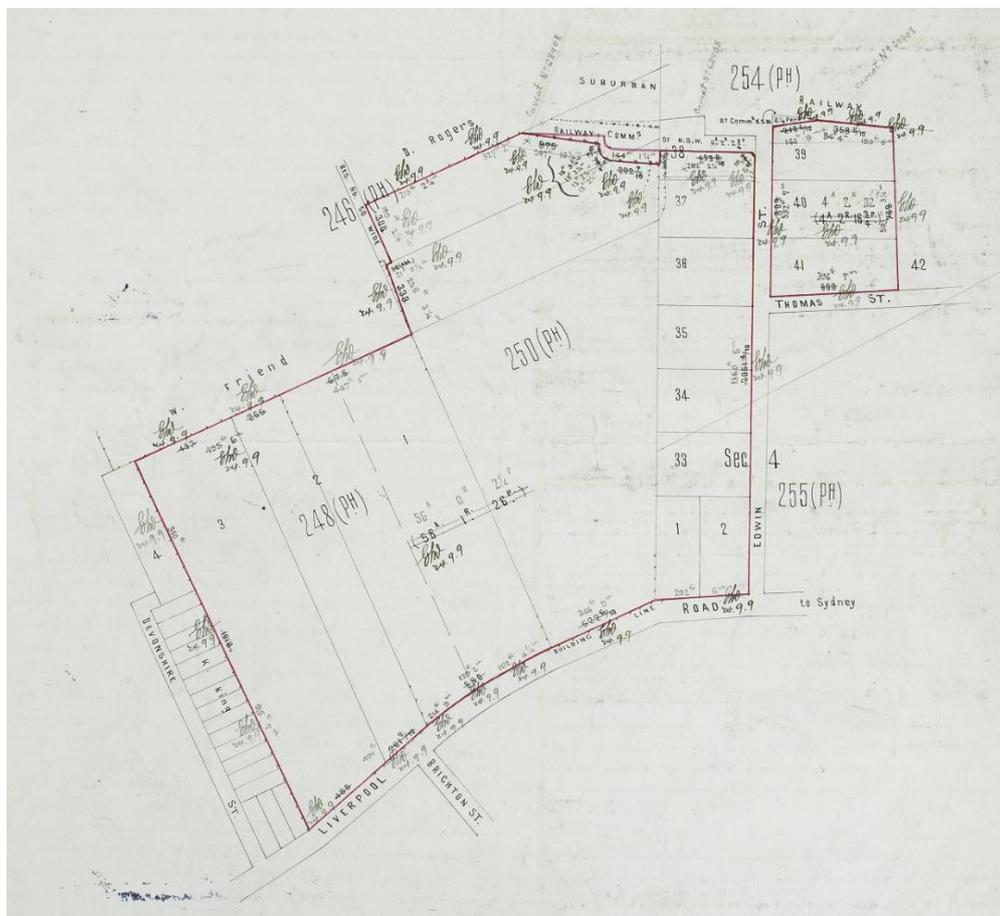


Figure 3.3 Land at Croydon acquired by IILBC, May 1909. (Source: NSW Land Registry Services, CT Vol 1972 Fol 120)

That company completed the purchase of 56 acres (22.6 hectares) on 29 May 1909 as shown in the block plan at Figure 3.3.⁴ By this date, the IILBC had commenced subdivision and sale of the new model suburb of Malvern Hill at Croydon Station on 1 May (Figure 3.4).

That splendid property at Croydon, so long the residence and grounds of Mr S Dickinson and known as “Malvern Hill” has been subdivided by the Intercolonial Investment Land and Building Company Limited, and will be offered for auction on Saturday, May 1. It is right at the station, and is one of the most picturesquely situated estates in the suburbs. The sale will be conducted by Messrs Richardson and Wrench.⁵

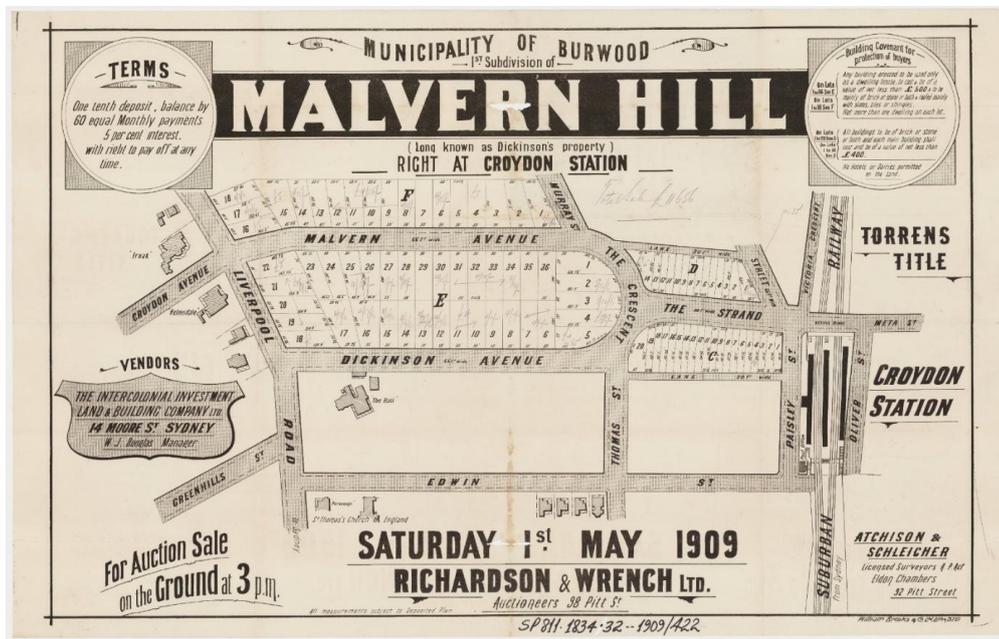


Figure 3.4 First subdivision of Malvern Hill, 1 May 1909. (Source: State Library of NSW)

Burwood Council placed strict regulations on the IILBC in respect of Malvern Hill in accordance with the *Local Government Act 1906* (NSW) to ensure the area was developed as a 'salubrious residential suburb free from the threat of commercial activity springing up among the houses.'⁶

The final plan of the suburb was approved by Council in March 1909, subject to the conditions that the streets be at least 66 feet (20 metres) wide and metalled, and that the company pay for all drainage work.⁷ The company undertook the preliminary work on the estate and paid Council £1,100 to form and metal the roads.⁸

The subdivision contained a building covenant specifying all buildings on the estate be built of brick or stone (or both) with a slate or terracotta roof, and there was a minimum value of £400–500. The covenant prohibited the construction of semi-detached or terrace houses, and 'that (excepting the lost in The Strand), any building erected in the Estate could only be used as a dwelling house and built no closer to the street alignment than 20 feet'. Commercial activity was only permitted in The Strand. There was a special condition in the Conditions and Terms of Sale in respect of the allotments in The Strand were as follows:

- (vi) That all buildings and outbuildings erected should of brick or stone, or both, and cost not less than 400 pounds to build.⁹



According to Lochhead and Togher, the building covenant was a significant factor in preventing semi-detached or terrace housing development and use of inferior materials such as weatherboard, which in turn increased the desirability of the new suburbs and assured prospective buyers that Malvern Hill would be a 'salubrious residential suburb free of the threat of commercial activity springing up amongst the houses'.¹⁰

The Malvern Hill street layout was designed by Atchison and Schleicher, a prominent and well-respected firm of surveyors and civil engineers.

Richardson and Wrench heralded the auction sale on 1 May 'most successful' with 44 allotments sold at prices ranging from £12 10s to £4 per foot and realising a total of £11,227 16s.¹¹ These figures were, however, incorrectly reported, there being 49 lots sold, realising £12,400.¹²

Malvern Hill was progressively subdivided with sales in September 1909, October 1910 and May 1911. IILBC purchased a further 7 acres (2.8 hectares), which were subdivided and advertised for auction in March 1912.



Figure 3.5 Second subdivision of Malvern Hill, 25 September 1909. (Source: State Library of NSW)

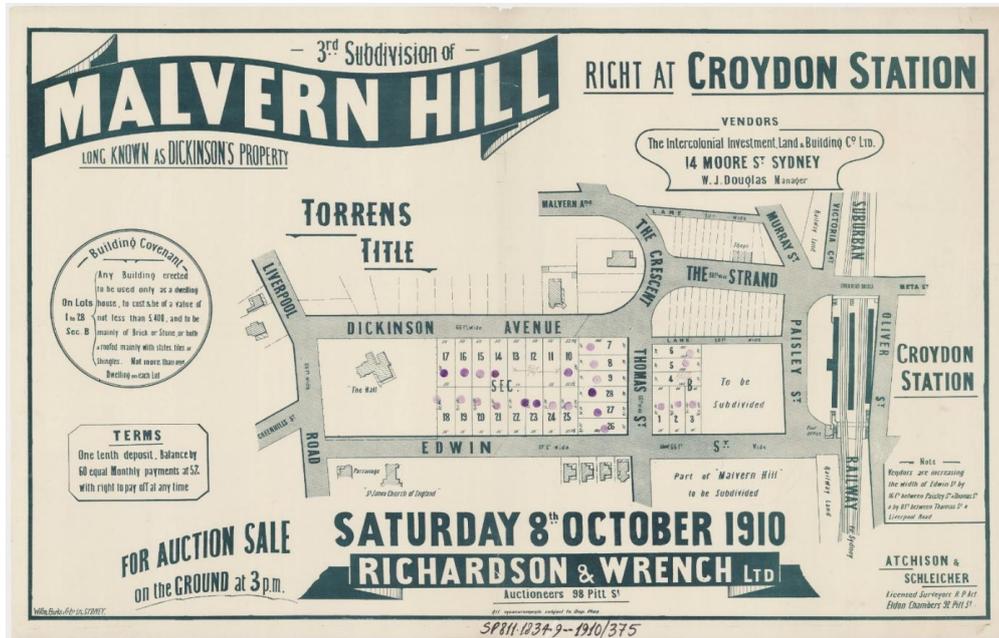


Figure 3.6 Third subdivision of Malvern Hill, 8 October 1910. (Source: State Library of NSW)



Figure 3.7 Auction sale of allotments in Malvern Hill, 13 May 1911. (Source: State Library of NSW)



3.4 The Strand

The Strand was developed between 1909 and the 1920s with additions in the 1930s. The street was a prominent feature of the Malvern Hill Estate. In the first subdivision of Malvern Hill (DP5613), The Strand consisted of Lots 1–20 Section C and 1–14 Section D.

According to the local historian John Johnson, The Strand 'was designed to provide a broad and elegant transition between the railway station at Croydon and the salubrious residential streets of Malvern Hill'.¹³ It is possible the street was named after The Strand, London, a fashionable shopping street.¹⁴

Commercial activity on the Malvern Hill Estate was restricted to The Strand to preserve the exclusive residential character of the subdivision and to control the types of shops. The majority of the two-storey shops with dwellings above were designed and built by IILBC, the developer of Malvern Hill Estate.

The first block of shops, now numbered 3–7 The Strand, was erected by IILBC following lodgement of a building application to Burwood Council in May 1910. These were the first of over 30 shops built by the company in The Strand. Although a number of the shop sites had been sold at auction, the remainder were progressively built on by the company up to the early 1920s. When finished, they were the probably the most substantial group of Federation-era shops built by a single owner in Sydney. Several sites were not built on by the IILBC. These were the Croydon Post Office (1a The Strand), Geddes' Butcher Shop (2 The Strand), the Government Savings Bank (4–6 The Strand), the Malvern Hall (8–10 The Strand) and Roy Brothers workshop (27 The Strand).¹⁵

Periodically, the IILBC advertised shops to lease in The Strand, Malvern Hill, as in August 1911 when it promoted three additional shops 'now being erected ... approved tenants are required for the two remaining [shops]'; the shops 'with commodious dwellings will be ready for occupation shortly'.¹⁶

In May 1912:

To Grocers – Good opening, The Strand, Malvern Hill, right at Croydon Station, splendid business centre, new shop and commodious dwelling.¹⁷

In November 1913:

Large shop and dwelling to let, splendid opening, good business centre, dentist, tailors, etc. the Strand, Malvern Hill, Croydon. Reasonable Rent. Cards to view from Intercolonial Investment Co Ltd.¹⁸

In January 1914:

To let. Large shop, commodious dwelling, The Strand, Malvern Hill, right at Croydon Station, good Business Centre, suit dentist, tailor, or others, splendid opening, reasonable rent.¹⁹



In November 1915:

New Shops, Malvern Hill, right at Croydon station, nearing completion. Sops 30 x 17 1/2 ft with storeroom, 5 living rooms, k., w'house, b'room, good stables, Good opening for business.²⁰

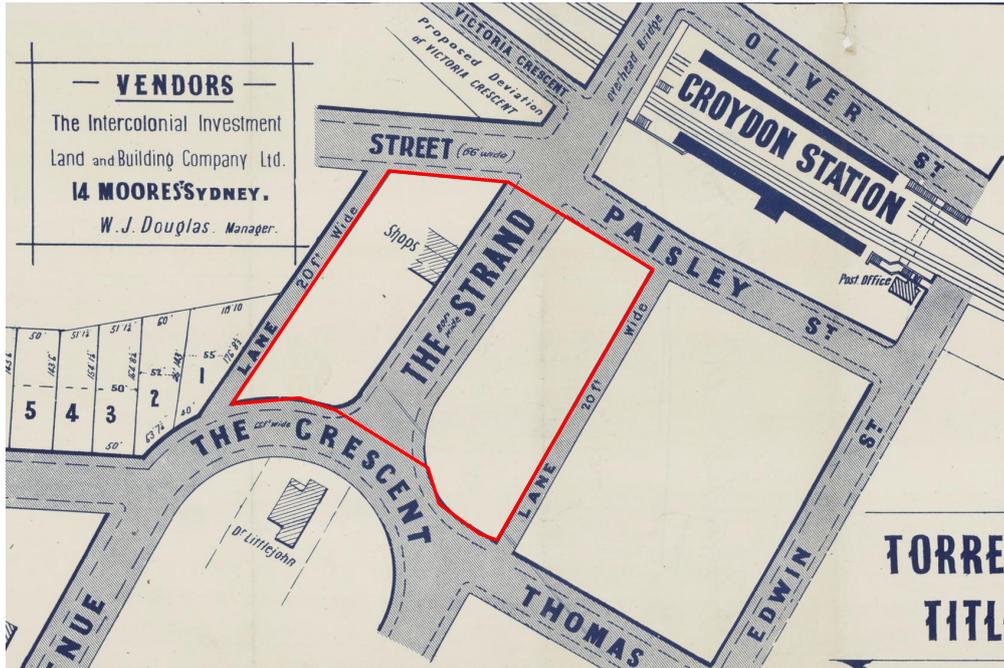


Figure 3.9 Detail from subdivision plan of Malvern Hill, 'close to Croydon Station handy to Burwood Station', May 1911. The subject precinct is outlined. (Source: State Library of NSW with GML overlay)

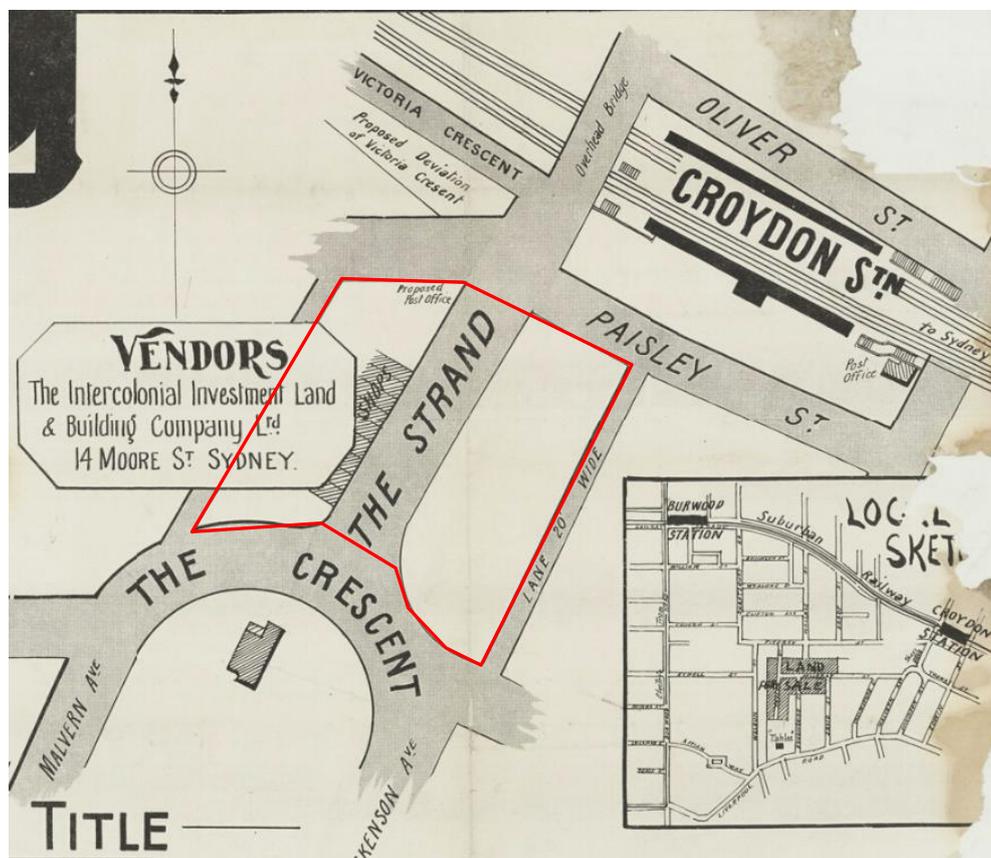


Figure 3.10 Detail from subdivision plan of the Tahlee portion of Malvern Hill, 9 March 1912. The subject precinct is outlined. (Source: State Library of NSW with GML overlay)

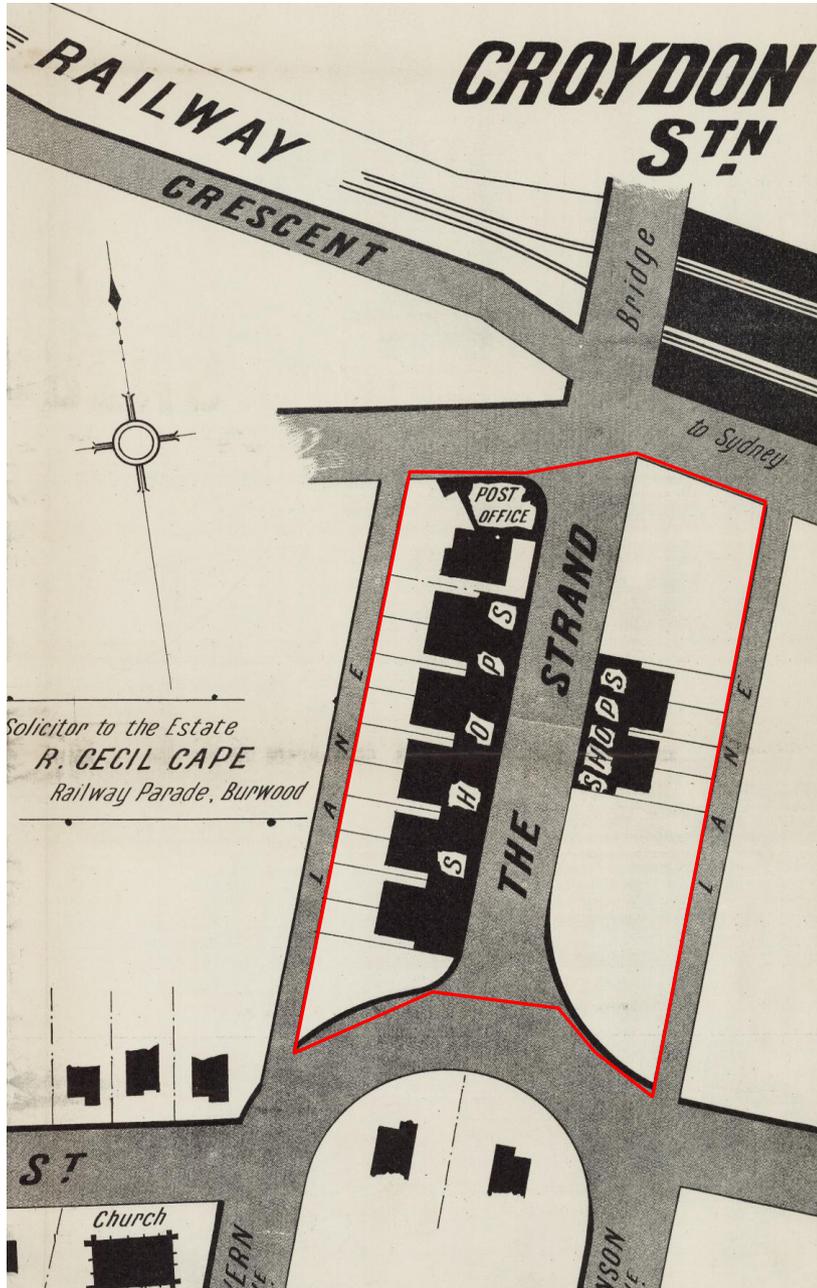


Figure 3.11 Detail from subdivision plan for the Cintra Estate between Croydon, Burwood and Malvern Hill, October 1913. The subject precinct is outlined. (Source: State Library of NSW with GML overlay)

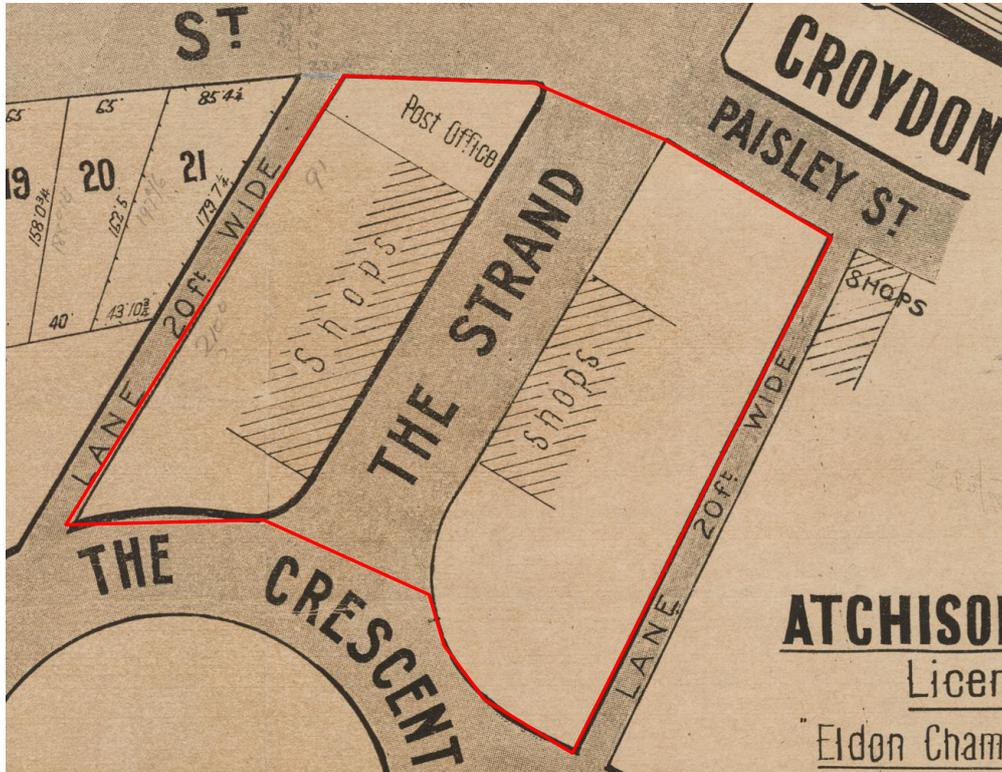


Figure 3.12 Detail from 1917 subdivision plan for Malvern Hill. The subject precinct is outlined. (Source: State Library of NSW with GML overlay)

In May 1911, two shops were erected on the western frontage of The Strand (Figure 3.9). The following year, the Malvern Hill subdivision plan (Figure 3.10) shows the site of the proposed post office and a row of nine shops on the western frontage of The Strand. By contrast, a subdivision plan for the nearby Cintra Estate in 1913 (Figure 3.11) shows the post office building and 10 shops on the western frontage of The Strand as well as four shops opposite on the eastern frontage of the street. Further development of The Strand after 1913 is depicted in the October 1917 subdivision plan of Malvern Hill (Figure 3.12), which shows shops on part of both frontages of The Strand and also the post office. In January 1915, *The Sun* reported that the IILBC had erected 19 'commodious shops and dwellings' at Malvern Hill near Croydon Station.²¹ The final stage of development by the IILBC took place in 1923 when the final eight shops were erected on the eastern frontage to Dickinson Avenue.

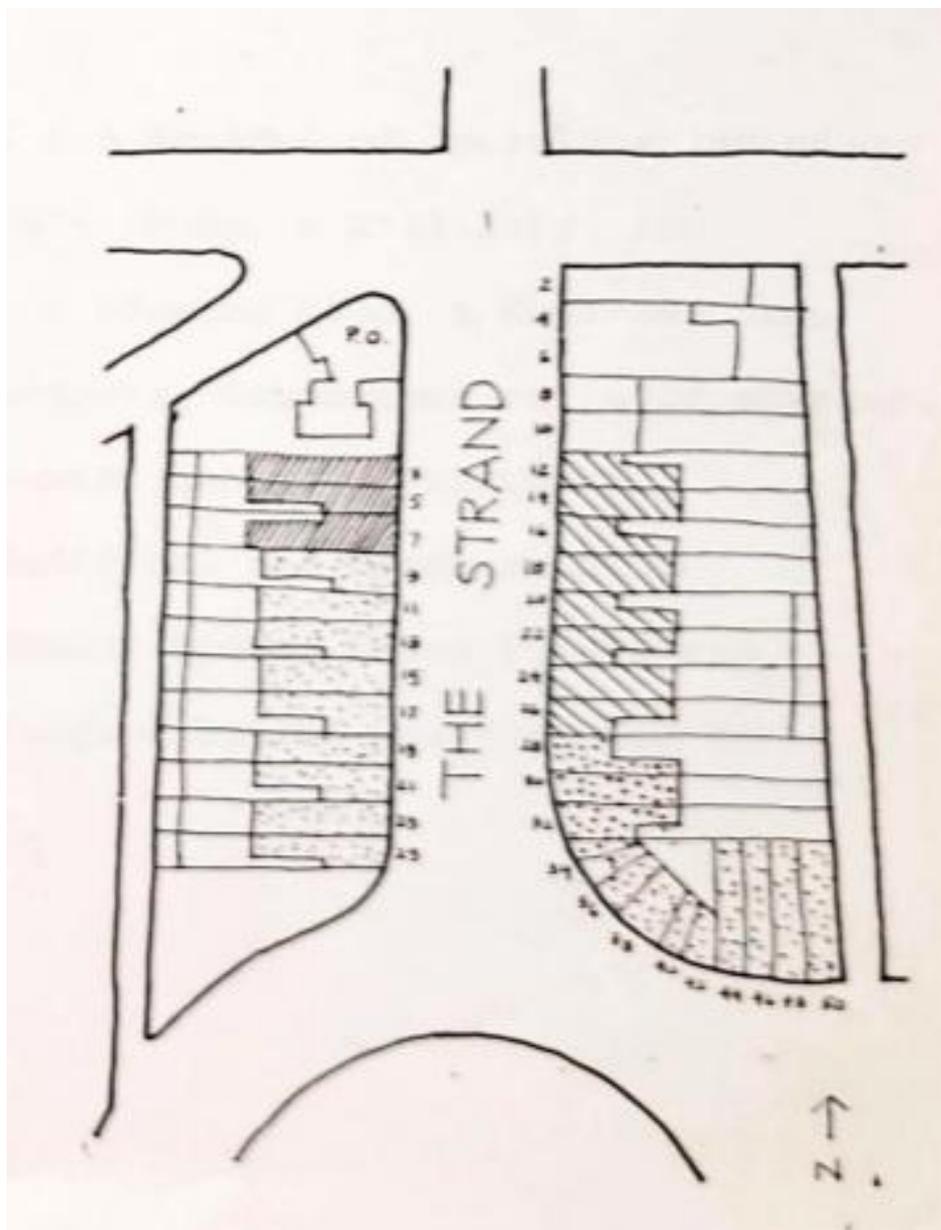


Figure 3.13 The Strand Shopping Centre (1912-1983) with stages of construction indicated. (Source: Lochhead and Togher 1983, The Strand Shopping Centre, Croydon: a conservation and restoration report, p 27)



According to Figure 3.13, 3-7 The Strand were built in 1912 with the remaining shops on the western side built the following year. On the eastern side of the road, 12-26 The Strand were completed in 1917 while 28-50 built between 1923 and 1926. The Strand was designed with narrow back lanes to accommodate outbuildings at the rear of the properties. These initially included stables which were subsequently replaced with garages with the advent of the motor car.

In 1960, the shareholders of the IILBC accepted a takeover offer by the Mercantile Mutual Insurance Company Ltd (MMI).²²

In 1977, Mercantile Ventures Limited (a division of MMI) re-subdivided the respective property on the eastern and western frontages of The Strand as DPs 255125 and 255126. DP255125 comprised a re-subdivision of Lots 9-20 inclusive in Section C (numbers 12-50 The Strand). DP255126 comprised the re-subdivision of Lots 3-13 inclusive in Section D (numbers 3-25 The Strand).

The main assets of the company in Croydon were the shops in The Strand; Lots 9-20 inclusive in Section C had been transferred to Mercantile Ventures Limited in June 1974.²³ The shops with residences were advertised for sale in February 1978 with existing businesses including a fruit and vegetable shop, a fish and chips shop, a delicatessen and a hairdresser.²⁴ By August 1978 there were 'just a few shops left for sale at prices ranging from \$37,500 to \$48,000'.²⁵

3.4.1 Historical aerial images

The following historical images, extracted from the preliminary heritage report prepared by Council, demonstrate that the subject precinct has changed little since 1930. The area is a highly intact example of the garden suburb movement of the early twentieth century.



Figure 3.14 1930 aerial image of the subject precinct (outlined in red). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)



Figure 3.15 1943 aerial image of the subject precinct (outlined in red). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)



Figure 3.16 1955 aerial image of the subject precinct (outlined in red). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)



Figure 3.17 1971 aerial image of the subject precinct (outlined in red). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)



Figure 3.18 1982 aerial image of the subject precinct (outlined in red). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)



Figure 3.19 1991 aerial image of the subject precinct (outlined in red). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)



Figure 3.20 1998 aerial image of the subject precinct (outlined in red). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)



Figure 3.21 2005 aerial image of the subject precinct (outlined in red). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)

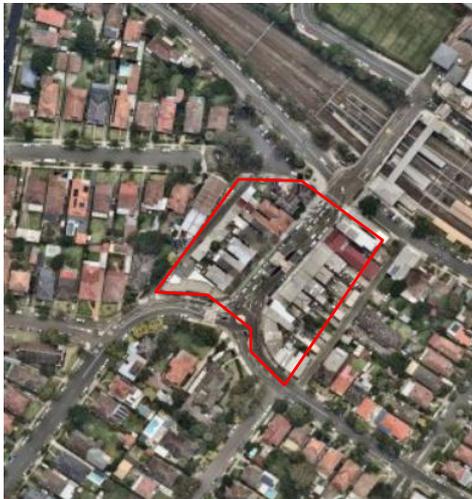


Figure 3.22 2023 aerial image of the subject precinct (outlined in red). (Source: Nearmap with GML overlay)

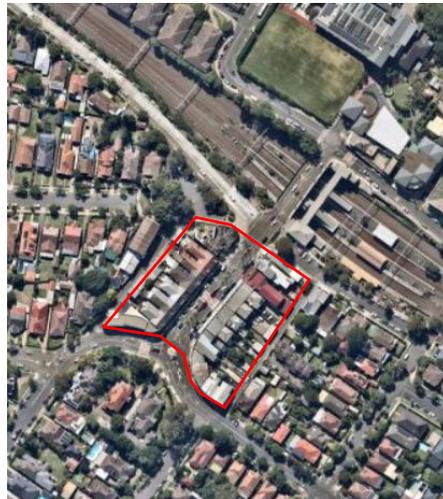


Figure 3.23 April 2025 image of the subject precinct (outlined in red). (Source: Nearmap with GML overlay)



3.5 Intercolonial Investment Land and Building Company Limited

The IILBC was formed in 1885 to 'acquire by purchase, lease or otherwise, lands and other properties in each and any of the Australian colonies, the erection of houses, lending money on mortgage and the transaction of any other description of remunerative business'.²⁶ The capital of the company was £500,000. In 1887, it absorbed the Joint Stock Building, Land and Investment Company Limited.

Historian John Johnson has discovered that IILBC built approximately 80 houses, representing nearly one-third of the houses in the Malvern Hill Estate. The company also built the majority of the shops in The Strand.

The company became a subsidiary of the Mercantile Mutual Insurance Company Ltd in January 1960.

3.6 Endnotes

- ¹ Bradley, Lieutenant William c1802, *A Voyage to New South Wales*, December 1786–May 1792, State Library of NSW.
- ² NSW Land Registry Services, Serial 3 Page Number 235 and Serial 5 Page Number 14.
- ³ Johnson, J, 'Croydon', *Dictionary of Sydney*, 2008, accessed 29 April 2025 <<https://dictionaryofsydney.org/entry/croydon>>.
- ⁴ According to CT Vol 1972 Fol 120 the total area of the land was 60 acres 2 roods and 24 ¼ perches.
- ⁵ 'Land sale at Croydon', *Evening News*, 24 April 1909, p 5, Trove, National Library of Australia, viewed 10 April 2025 <<http://nla.gov.au/nla.news-article115495668>>.
- ⁶ Johnson, J 2025, *Draft Malvern Hill* p 9, Burwood and District Historical Society.
- ⁷ Burwood Council Minutes, 22 March 1909, quoted in Johnson, J 2025, *Draft Malvern Hill*, p 9, Burwood and District Historical Society.
- ⁸ Johnson, John 2025, *Draft Malvern Hill*, p 9, Burwood and District Historical Society.
- ⁹ Lochhead, Helen and Togher, Stephen 1983, *The Strand Shopping Centre, Croydon: A conservation and restoration report*, a thesis submitted in partial fulfilment of the requirements for the degree of Bachelor of Architecture, University of Sydney, p 18.
- ¹⁰ Lochhead, Helen and Togher, Stephen 1983, *The Strand Shopping Centre, Croydon: A conservation and restoration report*, a thesis submitted in partial fulfilment of the requirements for the degree of Bachelor of Architecture, University of Sydney, p 18.
- ¹¹ 'Malvern Hill- £11,000 worth sold', *Sunday Times*, 2 May 1909, p 3, Trove, National Library of Australia, accessed 10 April 2025 <<http://nla.gov.au/nla.news-article126580671>>.
- ¹² Johnson, J 2025, *Draft Malvern Hill*, p 10, Burwood and District Historical Society.
- ¹³ Johnson, J 2025, *Draft Malvern Hill*, p 2, Burwood and District Historical Society.
- ¹⁴ Johnson, J 2025, *Draft Malvern Hill*, p 10, Burwood and District Historical Society.
- ¹⁵ Johnson, J 2025, *Draft Malvern Hill*, p 11, Burwood and District Historical Society.



- ¹⁶ 'Advertising', *Sydney Morning Herald*, 28 August 1911, p 11, Trove, National Library of Australia, accessed 9 April 2025 <<http://nla.gov.au/nla.news-article15269462>>.
- ¹⁷ 'Advertising', *The Sydney Morning Herald*, 4 November 1913, p 13, Trove, National Library of Australia, viewed 19 June 2025 <<http://nla.gov.au/nla.news-article15463020>>.
- ¹⁸ 'Advertising', *Sydney Morning Herald*, 6 November 1913, p 13, Trove, National Library of Australia, accessed 29 April 2025 <<http://nla.gov.au/nla.news-article15463482>>.
- ¹⁹ 'Advertising', *Sydney Morning Herald*, 9 January 1914, p 4, Trove, National Library of Australia, accessed 29 April 2025 <<http://nla.gov.au/nla.news-article15481904>>.
- ²⁰ 'Advertising', *Sydney Morning Herald*, 15 November 1915, p 12, Trove, National Library of Australia, accessed 29 April 2025 <<http://nla.gov.au/nla.news-article15624898>>.
- ²¹ 'Real estate notes', *The Sun*, 29 January 1915, p 4 (FINAL EXTRA), Trove, National Library of Australia, accessed 23 April 2025 <<http://nla.gov.au/nla.news-article229334926>>.
- ²² 'Merc. Mutual bids £1½m for Intercolonial', *Sydney Morning Herald*, 7 January 1960, p 11, ProQuest Historical Newspapers: Australian Collection, State Library of NSW, accessed 24 April 2025.
- ²³ NSW Land Registry Services, CT Vol 2307 Fol 230.
- ²⁴ 'Advertising', *Sydney Morning Herald*, 15 February 1978, p 18, ProQuest Historical Newspapers: Australian Collection, State Library of NSW, accessed 24 April 2025.
- ²⁵ 'Advertising', *Sydney Morning Herald*, 30 August 1978, p 32, ProQuest Historical Newspapers: Australian Collection, State Library of NSW, accessed 24 April 2025.
- ²⁶ 'Commercial', *The Daily Telegraph*, 10 October 1885, p 7, Trove, National Library of Australia, accessed 10 April 2025 <<http://nla.gov.au/nla.news-article237144909>>.



4 Site analysis

The subject precinct is located within the suburb of Croydon, about 12 kilometres west of the centre of Sydney.

The broader area around the subject precinct contains a range of low-rise building typologies, predominantly residential properties including Federation style and early interwar buildings. Commercial development is primarily confined to the neighbourhood shopping strip concentrated mostly on the subject precinct i.e. The Strand. The subject precinct marks a transition between Croydon Station and the residential streets of the broader area.

Immediately north of the subject precinct is the Croydon Station and Presbyterian Ladies' College, Sydney. Planned streets with wide tree-lined divisions or promenades are a notable characteristic of the area. The local streets around the subject precinct generally have on-street parking.

The properties of the subject precinct extend from 2–50 The Strand on the eastern block and 1–27 The Strand on the western block. Development started on the western block before the eastern block. Primarily two-storey shops, the lots include one-storey components on the backstreets to support both commercial and residential uses. The buildings comprise mostly shoptop Federation-era terraces with awnings and some motor garages.

The immediate streetscape character of the subject precinct is that of an arterial road with a tree-lined division in a median strip and on-street parking. The streetscape and main visual elements are dominated by the two-storey buildings. The scale, style, massing, materiality and character of the area is consistent with a Federation-era garden suburb.

The buildings on the east and west sides of The Strand exhibit distinct architectural forms, giving the area a unique aesthetic character. On the eastern side, most properties are unified by a parapet, with a later row of shops curving towards the southern end. This curvature is mirrored on the western side by the southernmost property, an interwar commercial building/garage, which curves inwardly. The western side features a picturesque streetscape of individual buildings.

The streetside elevations of the buildings comprise modulated shop façades with repetition of structural bays and parapets. The shopfronts on the ground level are unified by suspended awnings at a similar height. The upper storey includes simple brick façades with recessed balconies behind semi-circular brick arches and panel windows.



The general pattern of the precinct, seen on both blocks of shops, is that the shops are in groups of three with slight variations in detailing of brickwork or parapets between each group. Originally, the shops had large display windows and timber surrounds with decorative cast glass toplights/transoms and coloured glazed-ceramic tiles, some in Art Nouveau motifs. Some of these features are still intact and legible. The entrance to each shop was generally to one side with no separate door to the street with the exception of the buildings designed with chambers above. The porches had mosaic tiling, most of which are still in place. Shops built later include brass door joinery and recessed central entries.

4.1 Site and setting

The following sections include site photographs taken by GML on 15 April 2025.



Figure 4.1 View of The Strand from in front of Croydon Station, facing southwest.



Figure 4.2 View of the old post office at the head of the western block of The Strand.



Figure 4.3 View of the café at the head of the eastern block of The Strand. Note the row of palm trees forming an avenue.



Figure 4.4 View of the eastern block streetscape featuring the Art Deco façade of the former Commonwealth Bank (now a dance academy) at the left of the image and Malvern Hall in the centre of the image.



Figure 4.5 The Strand at centre, facing east.



Figure 4.6 View of the L-shaped end of the eastern block.



Figure 4.7 View of the northern end of the western block.



Figure 4.8 The Strand at centre, facing west.



Figure 4.9 View of the western block streetscape.



Figure 4.10 View of The Strand from the roundabout at the intersection of Malvern Avenue and Thomas Street, facing north.



Figure 4.11 View from The Strand at the intersection of The Strand and Thomas Street, facing east.



Figure 4.12 View of the southern end of the western block from Malvern Avenue.



Figure 4.13 View of corner of 1 The Strand and new infill development on the property from Fitzroy Street.



Figure 4.14 View from the junction of Fitzroy Street and Post Office Lane. The former Masonic Hall is seen at the right of the image.



Figure 4.15 View of Post Office Lane, at the back of the western block, facing south.



Figure 4.16 View of Paisley Lane at the back of the eastern block, facing south.

4.2 Detailed features (selected)



Figure 4.17 Entrance to the previous post office at 1 The Strand, currently in use as a café.



Figure 4.18 Parapet featuring the year of construction of 2 The Strand.



Figure 4.19 Original sash windows and parapet of the post office building.



Figure 4.20 Fenestration of 16-18 The Strand.



Figure 4.21 Icon of former Malvern Hall 'M' and fluted ceiling of 8-10 The Strand.



Figure 4.22 Awning and footpath in front of 12 The Strand.



Figure 4.23 Decorative tiles and mosaiced entry porch of 30 The Strand. Note the intact terracotta vents.



Figure 4.24 Decorative tiles and porch of 40 The Strand.



Figure 4.25 Recessed entrance, tiled porch and tessellated tiled patterns of 21 The Strand. Note the decorative tile features are common and generally consistent across the properties of The Strand.



Figure 4.26 Painted leadlight glass features on 17 The Strand.



Figure 4.27 Entrance porch and tessellated tile patterns of 18 The Strand.

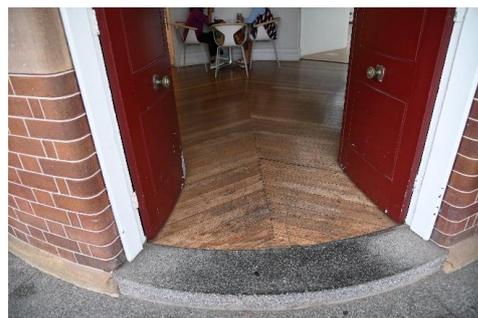


Figure 4.28 Entrance threshold of the former post office.

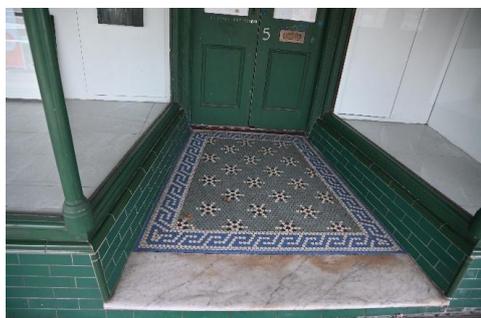


Figure 4.29 Entry porch of 5 The Strand, leased to Croydon Art Studio.



Figure 4.30 Porch, tessellated tiling and terracotta vent of 3 The Strand.



Figure 4.31 Glimpse of the decorative ceiling of 5 The Strand.



Figure 4.32 Decorative ceiling features of 1 The Strand.



5 Assessment of significance

An assessment of heritage significance is conducted to establish why a place is important. The Burra Charter defines cultural significance as 'aesthetic, historic, scientific, social or spiritual value for the past, present or future generations'.¹

Significance is embodied in the physical fabric of the place, its setting and relationship to other items, the recorded associations with the place, and the response the place evokes in the community or in individuals to whom it is important. The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations, and meanings of the place, and its relationship to both the immediate and wider setting.

The following sections assess the significance of The Strand, Croydon, through a comparative analysis of other listed heritage items of a similar style and period within Sydney, an assessment of the subject precinct's condition and integrity, and an assessment against the standard criteria as set out in the Assessing Heritage Significance guidelines.²

5.1 Integrity

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.

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 façades 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.

Therefore, The Strand has moderate to high integrity.

5.2 Comparative assessment

This comparative assessment has been undertaken based on sites with buildings of similar architectural style, setting and age within the wider Sydney area. The examples have been sourced using the NSW State Heritage Inventory database.

'Town Centre Conservation Area' (C2), Manly, Northern Beaches



Figure 5.1 Part of the Town Centre Conservation Area, Manly. (Source: Google Street View, 2018)

Statement of Significance

The Manly Town Centre Conservation Area (TCCA) is of local heritage significance as a reflection of the early development of Manly as a peripheral harbor and beachside village in the fledgling colony of New South Wales. This significance is enhanced by its role as a day-trip and holiday destination during those early years, continuing up to the present time, and its association with H G Smith, the original designer and developer of the TCCA as it is today. The physical elements of the TCCA reflect this early development and its continued use for recreational purposes, most notably the intact promenade quality of The Corso and its turn of the century streetscape, as well as key built elements such as hotels, and remaining original commercial and small scale residential buildings.

The beautiful natural setting of the TCCA has provided a solid foundation for its picturesque qualities. The cultural landscape, including plantings, monuments and open spaces, reflects the continued enhancement of the TCCA over time, in order to attract and sustain visitors to the area, which in turn has provided great support to the local economy. The many historic vistas which remain to this day enhance the visitor experience of the TCCA and assist with providing an interpretation of the TCCA as it has changed over time.

The TCCA maintains a high level of social significance, as a popular destination for local, national and international tourists, as well as through its encapsulation of the Australian beach culture.



'Town Centre Conservation Area' (C2), Manly, Northern Beaches

Discussion

- The Manly Town Centre was designed as a village by HG Smith in the mid-nineteenth century as the centre of one of Sydney's first tourism destinations. It is representative of a Victorian-era beachside tourist village and health resort as originally designed.
 - Designed by HG Smith, The Corso was in the original layout of Manly's commercial centre and remains in situ today. It is an open pedestrian thoroughfare and an iconic feature of the TCCA. Similarly, The Strand was the iconic commercial strip for the Malvern Hill Estate and was part of the original layout for the precinct.
 - The Corso, extending from Manly Wharf northeast to Ocean Beach, is lined with predominantly low-rise commercial buildings on narrow allotments. Most of the buildings were constructed from the late nineteenth century to the 1930s. In comparison, the commercial buildings of The Strand were constructed between 1913 and 1920.
 - Most of the original ground floor shopfronts have been altered though the first floor façades and parapets are generally intact, presenting a uniform streetscape and skyline. The street trees make a strong contribution to the character of The Corso. This is similar to The Strand—the strip of trees in its divide are a strong component of its character.
 - Since its inception, The Corso has provided services and facilities that support tourists visiting the area. Even today, its grand promenade attracts visitors and is an important feature contributing to the aesthetic significance of the TCCA. The Strand provides for its local community, as it has since the time of its inception. Both The Corso and Strand have retained their original use.
-

'Village of Homebush Retail Conservation Area' (C5), 1–49 and 4–6 Rochester Street, Homebush



Figure 5.2 Part of the Village of Homebush Retail Conservation Area. (Source: Google Street View, 2024)

Statement of Significance

The "Village of Homebush" retail precinct has aesthetic value as a cohesive group of late Federation and Inter-War commercial buildings. There is a consistency of materials, scale and detailing through the group.

The precinct demonstrates the importance of Rochester Street in connecting Homebush and Strathfield residential areas with Homebush Railway Station and, prior to the closure of the level crossing over the railway line, with Parramatta Road. The precinct has since the nineteenth century been the location of small commercial premises.

While the incorporation of first floor cantilevered balconies on Inter-War commercial buildings was not uncommon, surviving examples such as those on 1 Rochester Street and 5–7 Rochester Street are now rare.

The present group of 1–2 storey businesses reflects the changes to the building codes of Strathfield Municipal Council to require masonry construction.

The surviving Inter-War shopfront at 37 Rochester Street is a good example of an increasingly uncommon style of retail display.

Discussion

- Developed in the late nineteenth century, the Village of Homebush became a commercial precinct in 1912, mostly comprising two-storey shoptop properties.
- Its strong aesthetic character derives from the consistency and similarity in scale, materiality and façade treatments between the buildings, e.g. arched openings, protruding pilasters, bay divisions and bold parapets. The ground floor shops have suspended awnings. This is similar to The Strand, whose buildings are consistent in scale, materiality and façade treatments.
- Retail facilities of the Village of Homebush included a variety of enterprises such as a workshop and garage, plumber, electrician, hardware shop, locksmith, surgery, butcher, chemist, photographic processing shop, grocery, restaurants, clothing stores and so on. This is a greater variety than that of The Strand.
- The buildings are Federation Free Style or early interwar. Similar to The Strand, the precinct is adjacent to a train station i.e. Homebush Station.



'Village of Homebush Retail Conservation Area' (C5), 1–49 and 4–6 Rochester Street, Homebush

- Many shopfronts have been removed, windows replaced and some infill added on first floor balconies. In comparison, the fabric at The Strand is more intact. No new openings or infills have been noted on its upper storeys.
 - The Village of Homebush Retail Conservation Area is representative of a typical commercial design of the late Federation and interwar era.
-

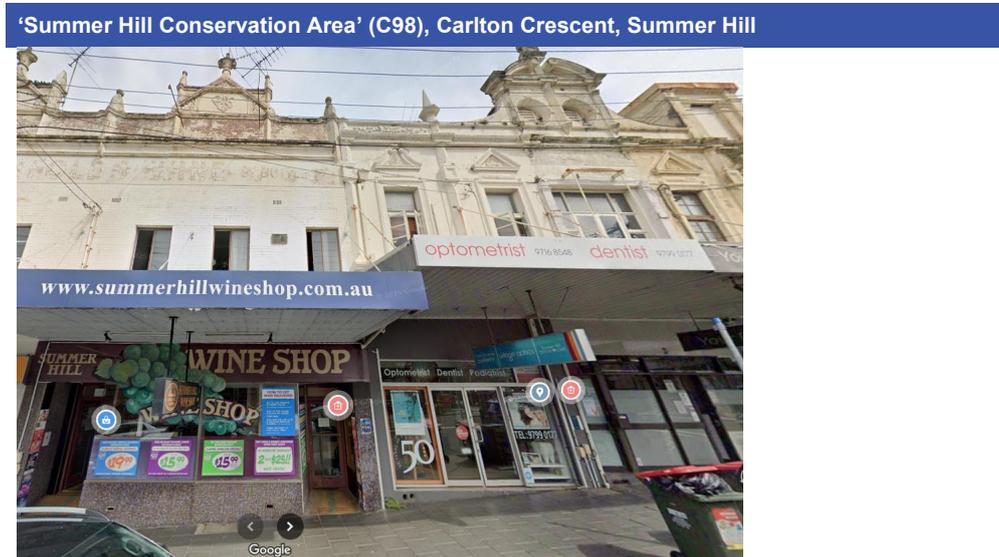


Figure 5.3 Part of the Summer Hill Conservation Area. (Source: Google Street View, 2022)

Statement of Significance

The Summer Hill Central Heritage Conservation Area is of local heritage significance.

The Summer Hill Central area is of historical significance as an area of retail streetscapes developed in the period from 1878 through to the 1940s, in response to lobbying for and the actual opening of the Summer Hill Railway Station in 1879.

The area is of aesthetic significance for its varied mix of predominantly retail buildings dating from 1878 to the 1940s, illustrating architectural styles including Victorian Italianate, Victorian Filigree, Federation Free Classical and Inter-war Functionalist, unified by building alignments to the street frontage and awnings over the street, and predominantly 2 storey building heights.

Discussion

- The Summer Hill Conservation Area holds historic significance for the development of retail streetscapes from the late nineteenth to mid-twentieth century. Like The Strand, it evolved adjacent to the local railway station (Summer Hill Station, in this case).
- The commercial strip comprises two-storey buildings of a myriad of architectural styles including Victorian, Federation and Inter-War. However, there is a consistency of building alignments to street frontage and shop awnings. The Strand, in comparison, has a consistent architectural style of all Federation-era buildings.
- Though the character of the Summer Hill commercial precinct is retained, in comparison to The Strand, the shops are in a poor condition with some in need of fabric maintenance.



Figure 5.4 Part of the Military Road HCA. (Source: Google Street View, 2024)

Statement of Significance

The historic significance of Military Road is that it formed part of the earliest residential and military development of Mosman. It is associated with the area as a major defence post in Sydney Harbour. The road influenced the growth of the suburb because it was, and still is, the major traffic route to and from the area. It became the centre of retail and commercial activity in the suburb.

In aesthetic terms the commercial and retail area of Military Road is a marvellous microcosm of the range of architecture to be found in Mosman, distinctively combining retail and residential uses in a unified, lively and diverse linear and curvilinear streetscape. Its scale is pleasantly moderate and the variety of forms, materials, textures and colours is full of interest. The successful integration of some facades of later and very recent vintage, as can be seen here, indicates that good design is an ageless quality. The village atmosphere prevails despite some unhappy incursions. Several impressive buildings elevate the generally good aesthetic quality of the Conservation Area to a high level of value. The social significance of the area lies first in the fact that here can be seen a great many of Mosman's municipal, commercial and principal educational institutions, as well as a stretch of residential development. It is associated with prominent developers who erected speculative ensembles of shops, dwellings and commercial occupancies, and with the sequences of tenants in retail, trade and commerce activities many of them well-known past and present in Mosman.

The sandstone walls, kerbs, fences and features are key elements of the character of the Mosman Council area. They collectively contribute to the heritage and urban values of their settings. While not all features are of equal heritage value, it is the range and collective value that is most important in retaining the character of the area.

Heritage fences are a very important streetscape elements [sic.] of the conservation area. Fences vary in style and material and include stone fences, stone and iron fences, timber fences or timber and metal fences. In a number of locations fences are a continuous feature across a number of properties reflecting a common design and construction, in other areas the use of a material such as stone links a range of properties.



'Military Road Heritage Conservation Area' (C7), Military Road and Environs, Mosman

Discussion

- Similar to The Strand, Military Road was a centre of retail and commercial activity in its suburb.
 - The Military Road buildings follow a curvilinear streetscape with a mix of commercial and residential uses. There is a variety of architectural styles but the streetscape is lively and diverse, giving the area a high aesthetic quality. In comparison, The Strand has a quieter environment that is suited to the Malvern Hill Estate though with an equally high aesthetic quality.
 - At both the Military Road HCA and The Strand, the streetscape is consistent with the two-storey shoptop buildings similar in scale, style and materiality.
 - There are landscaping elements in the Military Road HCA that add to its character. Materials of built landscape features vary from stone, iron to brick. The Strand also has a planned layout though its landscape features are minimalistic, notably the row of trees in the median.
-

'Group of 8 shops, with upstairs dwellings' (I163), 787–801 Military Road, Mosman



Figure 5.5 787–801 Military Road, Mosman. (Source: Google Street View, 2024)

Statement of Significance

This is a particularly fine group of shops and upstairs dwellings, exhibiting the Arts-and-Crafts style of architecture and forming an impressive and pleasingly-scaled component of this streetscape, despite the alterations it has had to endure.

Discussion

- The group of 8 shops is a heritage item located within the Military Road HCA. Originally comprising 9 shops in 1901, the group now includes 8 two-storey shoptops in Federation Queen Anne style.
- Retail facilities included a painter, bookshop, hairdresser, greengrocer, grocer, poulterer, chemist—similar facilities to the shops of The Strand.
- The group is listed for its unique aesthetic representation. The shops on the ground floor have undergone alterations. However, the upper-storey features are intact and include features such as bracketed gabled bays, recessed verandahs, windows with leaded toplights, terracotta tiles, and semielliptical brick arches and other decorative brickwork.
- A combination of materials has been used including stone, brick and timber. In comparison, the buildings of The Strand are constructed in brick. The Strand has a more consistent character in terms of materiality.

'Federation shops—first floor facades' (Item 34), 216–256 Burwood Road, Burwood



Figure 5.6 216–256 Burwood Road, Burwood. (Source: Google Street View, 2024)

Statement of Significance

Nos. 216–256 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Federation period of development in the local area constructed in the early 1900's. The first floor façades still have most of their original form and detailing such as high parapet wall with cornice and dentil detailing and classical mouldings. Most however, have lost their original windows and there are some changes to the façade details.

Discussion

- The 'Federation shops—first floor facades' (Item 34) is a heritage item located at 216–256 Burwood Road, Burwood. Comprising 14 properties constructed in Federation Free Style in the early 1900s, the shoptop buildings are located on one side (east) of Burwood Road. At The Strand, such properties are located at both ends (east and west) of the street.
- The group is listed for its historic and aesthetic significance and has been noted to have representative attributes for shoptops constructed in the early 1900s.
- The shops on the ground floor have undergone alterations though the first floor façades retain most of their original form and detailing including high parapet walls, pilasters, pediments, cornice and classical moulding features. Original windows and façade details have been altered. In comparison, The Strand remains more intact and its original windows and fenestration are widely legible.
- Similar to The Strand, the shoptops at 216–256 Burwood Road have a continuous awning over the footpath. For both the items, the buildings are constructed in brickwork—a mixture of exposed and rendered. However, The Strand has a more consistent character in terms of materiality and in the similarity in height across all shop awnings.

'Federation shops—first floor facades' (Item 021), 135–139 Burwood Road, Burwood



Figure 5.7 135–139 Burwood Road, Burwood. (Source: Google Street View, 2024)

Statement of Significance

Nos. 135–139 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Federation period of development in the local area constructed in c. 1906. The first floor façades still have their original form and detailing such as rendered brick walls, round projecting piers, moulded cornices, timber framed windows with label moulds and some intricate classical moulded detailing.

Discussion

- The 'Federation shops—first floor facades' (Item 021) is a heritage item located at 135–139 Burwood Road, Burwood. The two-storey buildings, constructed in Federation Free Style in early 1906, are located close to Burwood Station.
- The group is listed for its historic and aesthetic significance and has been noted to have representative attributes for shoptops constructed in the early 1900s.
- The shops on the ground floor have undergone alterations though the first floor façades retain most of their original form and detailing including rendered brick walls, round projecting piers, moulded cornices, timber-framed windows and intricate moulded detailing. Similar to The Strand, many of the original architectural features of the shops on the upper storey have been retained.
- Similar to The Strand, the shoptops at 135–139 Burwood Road have a cohesive and consistent character with similar massing and height of shops with a continuous awning over the footpath. However, the group of shops at The Strand has a bigger variety, comprising over 30 properties.



5.2.1 Comparative analysis conclusion

The heritage listed items featured in the comparative analysis all feature Federation-era low-rise commercial or mixed use buildings and have been assessed as having historical, aesthetic, rare or representative attributes at a local or state level. The analysis demonstrates that the items share several similarities with The Strand, Croydon.

- The HCAs or group items were all developed around the same time as the subject precinct (excluding Summer Hill HCA, which developed in the late nineteenth century), namely in the Federation and interwar periods.
- They all include low-rise, Federation-era style buildings with interwar features and are predominantly commercial in use on the ground floor.
- They were designed with the development of the adjacent railway station or with the subdivision of the wider area and demonstrate the historical creation of allotment shapes and sizes, reflecting the historical need for local shops to support the nascent community.
- The overall setting, scale, form and fabric of all the two-storey shoptop buildings are comparable. Most have similar settings—being adjacent to a railway station or as local shops in suburban areas, in a consistent street layout with established rows of shoptop buildings.
- Retail uses for the sites across all examples include a wide variety such as butchers, tailors, bakeries, hairdressers, greengrocers, bookshops, chemists, poulterers, garages, etc. Some include or have previously included civic facilities such as a community hall and a post office.
- Physical fabric, especially on the upper storey of the buildings—including details in brickwork, parapets, pediments, face brick or part rendered walls, windows (including casement, sash and awning)—are largely intact across all examples.
- All the buildings in the comparative analysis have undergone some level of modification. Generally, ground floor commercial spaces have been modified.
- Across all examples, the setting, streetscape, and form and character of the buildings are largely intact.



5.3 Garden Suburb Movement

The Garden City and Suburb Movement in Australia was influenced by Ebenezer Howard's Garden City model, which aimed to create self-contained communities surrounded by greenbelts. This concept was introduced in Australia in the early 20th century and adapted to local conditions.

It was characterised by features including fewer houses per acre, such as cottages in a garden setting, provisions of gardens for horticulture, open spaces, parks and lawns and communal spaces at the rear of properties based on the principle of the village green, commercial and factory uses, separated from residential areas by green belts and a communal lifestyle.³ The model suburbs lacked back lanes or pubs as a conscious effort as part of the government's agenda for social and moral reform and to improve social and hygienic conditions for a healthier and affordable housing solution. While the garden suburb design concepts were gaining popularity globally around this time, in Australia, interest was growing for such design, planning and social concepts towards the turn of the 19th century.

Daceyville is an example of Australia's first public housing experiment based on the 'garden suburb' principle and was influential to the form of 20th century suburban development. The only commercial precinct in the suburb is a small group of original shops in the Arts and Crafts style with retail spaces on the ground floor and residential accommodation above with awning style roofs.

Haberfield is another well-known exemplar of a modern garden suburb dating from the early 1900s. The suburb displays planning principles with the early use of land zoning to segregate residential and commercial properties and to exclude industrial activities and hotel. It was originally a private estate, owned by the Ramsay family that was gradually acquired by a developer.

In comparison, the Malvern Hill Estate is a residential estate of mainly Federation and early Interwar houses, with a defined shopping premises of The Strand adjacent to Croydon Railway Station. It has a 'model garden suburb' quality and was also influenced by the international Garden City movement and the nascent 'art and science' of the modern town planning movement. It evolved as a result of the 20th century subdivision of larger estates with the result of a model development on garden suburb lines.⁴ Similar to Haberfield, the commercial precinct of the Malvern Hill Estate, i.e. the subject site comprising properties of The Strand, was mostly owned by the private entity IILBC. Also similar to both Daceyville and Haberfield, the clear segregation between the surrounding residential areas and the commercial vicinity is still apparent from the early planning principles of the Malvern Hill Estate.



5.4 Assessment against standard criteria

This section sets out an assessment of the heritage significance of the subject precinct in accordance with the standard criteria established in the Assessing Heritage Significance guidelines. The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to both the immediate and wider setting.

The Assessing Heritage Significance guidelines provide the framework for the assessment and the Statement of Significance in this report.

These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specially structured framework, which is the format required by heritage authorities in New South Wales.

Under these guidelines, items (or 'places' in Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below. An item is significant in terms of the criterion if the kinds of attributes listed in significance indicators describe it. The significance indicators are a guide only and should be used to help review and qualify conclusions reached about the item's significance.

The assessment also needs to relate the item's values to its relevant geographical and social context, usually identified as either local or state. Items may have both local and state significance for similar or different values/criteria.

5.4.1 Criterion A (historic significance)

An item is important in the course, or pattern, of NSW's—or the local area's—cultural or natural history.

The subject precinct is associated with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. The Strand was developed as a shopping strip between 1913 and 1920 as part of the new 'model suburb' of Malvern Hill. It was integral to the planning of Malvern Hill Estate and formed the neighbourhood shopping strip. Its location adjacent to Croydon Station was strategically planned while providing a transition to the wider area with its residential premises. Most of the two-storey shops with dwellings above were designed and built by IILBC, the developers of Malvern Hill Estate.

In addition to the shops, the subject precinct included a post office, bank, community hall and garage workshops. No pubs or hotels were included as per the commercial precinct planning principles of the garden suburb typology.



The scale of development in the immediate surrounds has respected the character of the area and the street still provides a transition between Croydon Station and the residential streets of the wider area.

The shops of The Strand are linked to the Federation and interwar development of Malvern Hill and Croydon. Developed adjacent to the railway station, The Strand has historically supported the local community and continues to do so today. Physically, the shops—particularly the upper storeys of the buildings—demonstrate an intactness in the Federation style that defines the character of the Malvern Hill Estate.

The subject precinct contributes largely to the development of the Malvern Hill Estate, which is an area of local significance within the wider Croydon area. The Strand still continues to function according to its original use and is an active commercial strip demonstrating its historical link.

The subject precinct meets the criterion for cultural significance at a local level under this criterion.

Table 5.1 Criterion A—historic significance.

Significance indicator	Local significance threshold
Association with an event, or series of events, of historical, cultural or natural significance	The site does not meet the threshold for this criterion.
Demonstration of important periods or phases in history	The site meets the threshold for this criterion.
Association with important cultural phases or movements	The site does not meet the threshold for this criterion.
Demonstration of important historical, natural or cultural processes or activities	The site does not meet the threshold for this criterion.
Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement	The site does not meet the threshold for this criterion.



5.4.2 Criterion B (historical association)

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s—and/or the local area’s—cultural or natural history.

The subject precinct is associated with the IILBC, a company that operated from 1885 to 1960. It dealt with real estate, and operated as a bank and financial agent in the Australian colonies. IILBC owned most lots in the subject precinct and built the first three shops on 3–7 The Strand, which first accommodated a stationery shop, a pastry shop and a drapery. Until the 1920s, a majority of the shops (approximately 30) were owned and built by the company. At that time, the shops were possibly the most substantial group of Federation-era shops built by a single owner in Sydney.

The development of The Strand into a commercial precinct for the wider Malvern Hill Estate formed an integral part of the planning and advertising for the suburb. The IILBC was instrumental in recognising, developing and marketing the precinct.

The subject precinct also has historical associations with a few prominent architects. The Roy Brothers-owned garages at 27 The Strand was designed by architect Charles H Christian, known for the design of curvilinear Art Deco buildings in the interwar era.

Meanwhile, 4–6 The Strand, originally a branch of the Government Savings Bank, is associated with a few different well-known architectural firms including Ross & Rowe and Booker and Wilson. Ross & Rowe was a prominent practice in Sydney between 1911 and 1937. Examples of their buildings include the Metropolitan Hotel, the Commonwealth Bank of Australia building, and the Downing Centre.

Booker and Wilson, a post-World War II firm in operation until the 1980s, designed various banks, shops, factories and housing commission projects around Sydney.

No. 8–10 The Strand, originally designed as Malvern Hall, was designed by architect Spencer and Spencer. The subject precinct is a good example of a site that includes several architect-designed buildings from the early to mid-twentieth century.

The subject precinct meets the criterion for cultural significance at a local level under this criterion.

Table 5.2 Criterion B—historical association.

Significance indicator	Local significance threshold
<p>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</p>	<p>The site meets the threshold for this criterion.</p>



Significance indicator	Local significance threshold
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 organisation	The site meets the threshold for this criterion.
One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object	The site does not meet the threshold for this criterion.

5.4.3 Criterion C (aesthetic/creative/technical achievement)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW—or the local area.

The subject precinct was designed as a broad and elegant shopping area and promenade between the railway station and the residential areas. It contributes greatly to the Federation-style character of the broader Malvern Hill Estate area. The earliest buildings of The Strand, including 3–7 The Strand and 1 The Strand (including the former post office), are legible. Located at a prominent corner position facing the railway station, the post office is a landmark building on The Strand.

The buildings to the east and west side of The Strand are different in building forms providing The Strand with a distinctive aesthetic character. Most of the properties on the eastern side are unified by a parapet and the strip of shops curve towards the southern end. This shape is reflected on the western side by the southernmost property (garage) the form of which curves inwardly. The western side provides a picturesque streetscape of individual buildings.

Generally, all buildings in the subject precinct have undergone refurbishments though the shop façades still provide a consistent aesthetic streetscape. All buildings have been altered on the ground floor but the upper storey is largely intact. For instance, some windows have been replaced on the second storey but overall the early fenestration and features are largely apparent. The additions and refurbishments are mostly sympathetic and much of the original design intent remains legible.

Based on photographic evidence, some of the buildings have a high level of integrity to the original design. Art Nouveau features including leadlight glass and tile patterns are still evident on some shopfronts. The integrity and intactness of the buildings as a whole are not compromised and the aesthetic nature of the subject precinct is retained.

The subject precinct has cultural significance at a local level under this criterion.



Table 5.3 Criterion C—aesthetic/creative/technical achievement.

Significance indicator	Local significance threshold
Recognition as a landmark or distinctive aesthetic natural environment	The site meets the threshold for this criterion.
Recognition of artistic or design excellence	The site meets the threshold for this criterion.
Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions	The site does not meet the threshold for this criterion.
Distinctiveness as a design solution, treatment or use of technology	The site does not meet the threshold for this criterion.
Adapts technology in a creative manner or extends the limits of available technology	The site does not meet the threshold for this criterion.

5.4.4 Criterion D (social, cultural and spiritual significance)

An item has strong or special association with a particular community or cultural group in NSW—or the local area—for social, cultural or spiritual reasons.

Since its formation in 1912, the subject precinct is still in use as the commercial centre for the wider area. Though a detailed social values assessment has not been undertaken, it is likely that the precinct has social significance for the current and past local community as a whole as a place to gather, shop and socialise.

From the *Public-Exhibition of Alternative Croydon TOD Masterplan – Engagement Outcomes Report* (prepared by Burwood Council, dated January 2025) which highlighted the key issues from the October 2024 formal exhibition period, heritage was a key issue (with 43.3% of submissions mentioning the theme), and there submission with specific discussions about the Railway South Precinct, the Malvern Hill Estate HCA and The Strand in particular.

Submissions highlighted the heritage significance of the Malvern Hill HCA and supported and appreciated the intent of the Masterplan towards protecting the existing HCA.

Submissions also highlighted the heritage significance of The Strand, however, a number made reference to The Strand location and the need for revitalisation with opportunities for character sympathetic development being able to be undertaken at the location to create a more vibrant and activated town centre.

While not a formal social values assessment, this recent public exhibition process demonstrates that there is community affinity for The Strand and desire for its conservation.



The subject precinct does have cultural significance at a local level under this criterion.

Table 5.4 Criterion D—social, cultural and spiritual significance.

Significance indicator	Local significance threshold
Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment	The site does meet the threshold for this criterion.
Important to the community as a landmark within social and political history	The site does meet the threshold for this criterion.
Important as a place of symbolic meaning and community identity	The site does meet the threshold for this criterion.
Important as a place of public socialisation	The site does not meet the threshold for this criterion.
Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums)	The site does meet the threshold for this criterion.
Important in linking the past affectionately to the present	The site does not meet the threshold for this criterion.

5.4.5 Criterion E (research potential)

An item has potential to yield information that will contribute to an understanding of NSW's—or the local area's—cultural or natural history.

The shoptop buildings of The Strand are examples of typical construction from the Federation era and do not demonstrate innovation in design, fabrication or any particular historical process. It is unlikely that the subject precinct would provide any substantial new information or have the potential to expand knowledge of the local area beyond what is already known, or what could be obtained by alternative means.

The archaeological significance of this precinct has not been assessed in this report.

The subject precinct does not have cultural significance at a local level under this criterion.

Table 5.5 Criterion E—research potential.

Significance indicator	Local significance threshold
Comparative analysis	The site does not meet the threshold for this criterion.



Significance indicator	Local significance threshold
Potential to improve knowledge of a little-recorded aspect of an area’s past or to fill gaps in our existing knowledge of the past	The site does not meet the threshold for this criterion.
Potential to inform/confirm unproven historical concepts or research questions relevant to our past	The site does not meet the threshold for this criterion.
Potential to provide information about single or multiple periods of occupation or use	The site does not meet the threshold for this criterion.
Potential to yield site-specific information that would contribute to an understanding of significance against other criteria	The site does not meet the threshold for this criterion.

5.4.6 Criterion F (rarity)

An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).

The 34 properties at The Strand are examples of Federation two-storey shoptop brick buildings. The comparative analysis identified numerous fine examples of this style from these periods, which are identified as heritage items either individually or within HCAs.

However, as a collective, The Strand is unique in its form and layout. Designed with rear lanes, its layout is still legible and the division of lots it comprises still evident. Designed as a street with blocks of shops on each side, The Strand has retained much of its integrity and intactness to date. The other groups of Federation-style shops, though comparable in character and architectural style, comprise a smaller group of shops limited to one side of the main road.

As a planned commercial area within a planned suburb, The Strand represents a typology of model suburb planning that was rare to its time. As the commercial portion of the Malvern Hill Estate, it was and still remains segregated from the surrounding residential areas. The Strand does not include a pub or hotel enabling the Malvern Hill Estate to be an uncommon form of suburb development in Sydney possible for the level of control executed by the estate owners by the use of building covenants and the desire for a garden suburb.

The Strand is an example of a large group of buildings developed at the same time by a single owner i.e. the IILBC. It is possibly the largest group of shops built by a single owner with none having been demolished. It is the only one of its type and is therefore distinct in the wider Burwood LGA as a distinguishable commercial precinct from the Federation era.



As a whole, the subject precinct is considered to be rare and the only example of its type.

The subject precinct does have cultural significance at a local level under this criterion.

Table 5.6 Criterion F—rarity.

Significance indicator	Local significance threshold
Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area’s history that continues to be practised or is no longer practised	The site does not meet the threshold for this criterion.
Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred	The site does not meet the threshold for this criterion.
Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest	The site meets the threshold for this criterion.
Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection	The site does not meet the threshold for this criterion.

5.4.7 Criterion G (representativeness)

An item is important in demonstrating the principal characteristics of a class of NSW’s (or a class of the local area’s):

- cultural or natural places; or
- cultural or natural environments

The subject precinct includes a group of Federation-style shoptop buildings that collectively form a fine example of this type. The setting, condition and scale of The Strand have remained uncompromised. It can be regarded as outstanding because of its integrity and intactness.

The Strand is still a prominent feature and defining street for the original subdivision of Malvern Hill Estate. It has its own distinct characteristics—for instance, the post office and former butchers form an entrance into the promenade. The row of palm trees dividing it add to its aesthetic character. The form, scale and height of the buildings defining the streetscape remain largely legible. It is an outstanding representation of its type in the LGA, forming a transition to the nearby residential areas.



The comparative analysis has determined that in comparison to other examples The Strand is a good example of the Federation/interwar two-storey shoptop typology, especially in its intactness. It still maintains a cohesive character and retains its streetscape presence and prominence in comparison to the other examples. Its form, setting and retention of a shopfront configuration together with its current use echo its original purpose and are consistent with the variety of commercial premises it originally housed.

The subject precinct has cultural significance at a local level under this criterion.

Table 5.7 Criterion G—representativeness.

Significance indicator	Local significance threshold
A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance	The site meets the threshold for this criterion.
Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance	The site does not meet the threshold for this criterion.
Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance	The site does not meet the threshold for this criterion.
Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance	The site does not meet the threshold for this criterion.



5.5 Statement of Significance

The Strand, Croydon, has cultural significance at the local level for its historic, associative, aesthetic, social, representative and rare attributes.

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). A majority 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 shoptop 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.

5.6 Proposed boundary of heritage item

The Strand, located adjacent to the Croydon Station, has aesthetic qualities within its setting and context. Significant views to The Strand include the southwestern view down the street from the railway station, which includes the view of the former post office building (1 The Strand) and the former butchery (2 The Strand) at the junction of The Strand. These two buildings are markers and act as a principal entry into the commercial precinct of The Strand. Views to The Strand from the south are less significant. However, the view of each streetscape facing The Strand contributes to the character of the precinct and should be retained.

The proposed boundary for the heritage item takes into consideration the setting and context of The Strand and is featured in Figure 5.8 below. The proposed boundary for The Strand heritage item has been determined to extend to the lot boundary of the allotments on each side, including the street in between the blocks.



6 Conclusions and recommendations

6.1 Conclusions

This report has assessed the heritage significance The Strand, Croydon, based on historical research, investigation of the subject precinct, a comparative analysis against similar (predominantly locally listed) items, and an assessment against the standard criteria established in the Assessing Heritage Significance guidelines.

The report concludes that 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 should be listed as a group heritage item of local significance under Schedule 5, Part 1—Heritage Items, of the Burwood LEP 2012.

GML's conclusions were formed for the following reasons:

- The Strand has retained its context around the railway station and its link to its historical setting.
- The Strand was purposely sited and designed in the early twentieth century as the commercial precinct for the Malvern Hill Estate and demonstrates the development of the suburb.
- The subject precinct holds strong historical associations with the IILBC and is a good example of a collection of Federation-era shops built by a single owner in Sydney. The collection of buildings showcases several architect-designed buildings.
- The subject buildings are good examples of their type and are relatively intact. Though all shops have been altered on the ground floor, the character of the streetscape as a whole is cohesive and consistent. The alterations have been sympathetic and the streetscape is harmonious.
- 1 The Strand, the former post office, has landmark qualities representing an entrance to the subject precinct.
- The Strand has social value to the community as a local place to gather, shop and socialise.
- The buildings are fine examples of the Federation style and collectively The Strand is considered to be unique, having retained much of its integrity. The comparative analysis demonstrates that though there are numerous examples of Federation/interwar shoptop buildings across Sydney, as a collective The Strand is the only one of its kind in its local area.



6.2 Recommendations

It is recommended that:

- The Strand, Croydon, should be added to the heritage schedule of Burwood LEP as a group heritage item of local heritage significance. This heritage listing should consist of the individual properties at 1–50 The Strand as well as the road carriageway, median and footpaths.

Though The Strand is currently included in the listing for the Malvern Hill HCA, this listing is insufficient to recognise the heritage significance of The Strand. The HCA citation is focused on the residential aspects of the area. It contains limited information on the development of the commercial strip, which was an integral part of the planning, design and function of the estate and model suburb which used building covenants to ensure prescribed standards of development were achieved.

The significance of the Malvern Hill Estate as an early planned model suburb is discussed in the Burwood DCP (2023) Section 8.4 (Assessment of Significance). Design objectives for Malvern Hill are also included in Section 4.8.2 (special residential precincts).

However, both these sections focus on the residential areas of the HCA. The commercial aspects, which include The Strand, is mentioned in Section 4.8.2 which contains some provisions specific for The Strand Shopping Centre (P68 to P79). However, these are not sufficiently detailed to provide clear guidance for appropriate development and conservation of heritage values.

Regardless of whether the group heritage listing of The Strand proceeds, it is recommended that additional specific objectives and guidelines be prepared to guide any future development of The Strand whilst ensuring its heritage values are retained. The new DCP subchapter for The Strand should be developed with regard to this assessment and recommendations. The DCP should contain objectives and guidelines for

- Setbacks of rear additions
- Site amalgamation
- Height of buildings/number of storeys at rear
- Materials and colours
- Original fabric and details to be retained
- Public domain upgrade works/civic infrastructure
- Signage



6.2.1 Recommended management guidance

High level heritage management principles have been prepared which may guide more detailed DCP provisions for The Strand, as a group heritage item of local significance.

Fabric and features

- Maintain and restore the architectural character and original features (such as first floor windows, doors and doorways, shopfronts, decorative tiles, entry steps, awnings) as they convey a distinctive identity to the commercial area.
- Maintain and conserve the consistent brick parapet on the eastern block and the rhythmic grouping of roof forms on the western block.
- Maintain (and reinstate where possible) original roof cladding (terracotta tiles, slate) and features (including the chimneys and party walls) of roofs on the western block.
- Retain unpainted brick facades.
- Restore original features such as shopfronts, first floor windows, tiles, entry steps (based on original extant features and historical documented evidence) as opportunities emerge.
- Retain (and where possible reinstate) interior original/significant features such as timber floors, pressed metal ceilings.

Use

- Prioritise active commercial, retail and hospitality uses on the ground floor.
- Preference commercial uses on the first floor.
- If residential uses are to be incorporated in The Strand, they should be located in the rear of the lots, with only a modest adaptation of a tenancy/ies to provide entry point/lobby/access onto The Strand.

Streetscape

- Maintain the two storey, brick, street addressing appearance of The Strand.
- Maintain the geometric curve to southern end of The Strand (at Thomas Street and Malvern Avenue).
- Retain the landscaped median of The Strand.
- Maintain the road geometry and configuration of two central trafficable lanes and two kerbside parking lanes.

Lot consolidation

- Development of The Strand may be considered through lot consolidation where this would not give rise to an adverse material impact on significant heritage values or streetscape character. For The Strand, this may be considered for the rear of the lots.
- Allowances should be made to interpret the subdivision pattern/fine grain innovatively in the layout and pattern of built form and in the architectural treatment of the façades (eg modulation, vertical fenestrations).



Public domain

- Ensure a consistent approach to the public domain features (footpaths/paving, street furniture, fencing, kerbs and gutters, plantings) to enhance the significance of The Strand.

Views

- Maintain the views of fronts of The Strand buildings (including parapets and roof forms) mainly against clear sky.
- Conserve the views into and of The Strand. In particular, the northerly view from Thomas Street, the easterly view from Malvern Avenue and the southerly views from Paisley Road and from in front of Croydon Railway Station.



Appendix A—Summary histories of individual properties on The Strand

Western block (odd numbers)

1–1A The Strand

The first land in The Strand to change ownership was Lots 1 and 2 Section D, which were purchased by the Commonwealth of Australia in March 1912¹ for the sum of £806.² Instructions were issued in June the same year for plans and specifications to be prepared for a post office to be erected on this site (1A The Strand) by the Department of Public Works.³ The tender was awarded in February 1913 to J Frezelle of The Boulevard, Strathfield, for erection of a new post office and residence at Croydon.⁴ The new building was completed and occupied on 1 December 1913. In the intervening period, a temporary post office was occupied on land leased from the Railway Department on the southern side of Edwin Street.



Figure A.1 Croydon Post Office, The Strand, erected 1913. (Source: National Archives of Australia, B5919, 4/36)



Figure A.2 The Strand and Fitzroy Street intersection, 1927. The concrete ventilation stack is at far right. The post office and residence are in the centre of the photograph. (Source: Burwood Council)

3–7 The Strand

3–7 The Strand were most likely the three shops referred to in a report in the *Daily Telegraph* in September 1909 indicating that plans were being prepared for six villa residences and three large shops to be erected by the Intercolonial Investment Land and Building Company (IILBC) at Malvern Hill, Croydon.⁵ As noted above, a building application was submitted in May 1910 for three shops on Lots 3–5 Section D. The shops were built by October 1909 as they are depicted on the plan of the third subdivision of Malvern Hill.

According to the *Sands Directory*, the first occupants in 1911 were Andrew Pickett's stationery shop at 3 The Strand, George West's pastry shop at 5 The Strand and Mrs Ellen McNally's drapery shop at 7 The Strand.

9–15 The Strand

This group of four shops were built by IILBC on Lots 5–8 in Section D of the Malvern Hill Estate following a building application submitted in April 1911. The respective shops are listed for the first time in the 1913 *Sands Directory*, occupied respectively by William Thomas (fruiterer), Miss Evelyn Slade (teacher of music), Daniel Slade (unknown) and lastly Riordan and Spencer (butchers) in what was later numbered 15 The Strand.

17–19 The Strand

Two shops on Lots 9 and 10 Section C of the Malvern Hill Estate were erected by the IILBC before October 1913. No building application has been located for these two shops.



According to the 1913 *Sands Directory*, the as-yet-unnumbered 17 and 19 The Strand are respectively occupied by Ernest Phill (tobacconist) and C Trubody (boot and shoe warehouse). Ernest Phill was a longtime tenant of 17 The Strand, listed at this address until 1931; in later editions of the *Sands Directory* he is described as a hairdresser. Trubody appears to have sold his business in about 1920 to CC Charker, who continued to operate a boot shop at 21 The Strand to 1932–1933 when the *Sands Directory* ceased publication. In the intervening period Charker had attempted to sell the business according to the following notice from October 1929: 'boot store, stock, about £600, at valuation, 19 The Strand, Croydon'.⁶

21–25 The Strand

Three shops were built by IILBC on Lots 11–13 Section D (21–25 The Strand) after Burwood Council approved the building application lodged in early 1912.

The 1913 *Sands Directory* lists John Preen (grocer) and WM Winning, MPS (chemist), in the as-yet-unnumbered 21 and 25 The Strand. The following year, Preen and Winning are listed again with Errol E Phill (mercier) in what was later known as 23 The Strand.

In the late 1930s, the United Australia Party (UAP) had its Croydon branch committee rooms at 23 The Strand.⁷

Leslie Roy Dunbar took over the pharmacy business at 25 The Strand by 1920 and operated the shop until at least 1950.

27 The Strand

William Augustus Little of Sydney, auctioneer, purchased Lot 14 in Section D of the Malvern Hill Estate from the IILBC in mid-1914.⁸ The land remained undeveloped in December 1919 when it was conveyed back to the IILBC.

'By 1938, Roy Brothers were one of five official General Motors distributors in Sydney, selling Chevrolet and Pontiac cars.'⁹ In late 1940, the IILBC sold the site to Croydon motor garage proprietors Leslie Hulford Roy and John (Jack) Maxwell Roy.

The Roy Brothers commissioned architect Charles H Christian to design garage and showrooms to be erected on this prominent corner block for their growing business needs as they had outgrown their premises at 30 The Strand. According to Jack Roy, his brother Les was involved in the detailed planning of the proposed new building. The building application was approved by Burwood Council at the beginning of 1941. Christian invited tenders to erect the new building in January 1941; the tender was awarded to G Rush and Sons of Randwick in May that year.¹⁰



Jack Roy and his wife Edna lived in a flat upstairs from the workshop at 27 The Strand. In 1971 Roy Brothers ceased to sell new vehicles and the business gradually declined.

They sold the garage at 1A Fitzroy Street in 1979, whilst the workshop at 27 The Strand was largely disused by 1992 when Les forced a sale under Section 66G of the Conveyancing Act. Les died in 1992, but Jack continued a legal campaign against the executors of Les Roy's estate, culminating in a futile appeal to the High Court in 1997.¹¹

Eastern block (even numbers)

2 The Strand

2 The Strand is located on Lot 4 Section C of the Malvern Hill Estate.

The IILBC sold the allotment in September 1913 (registered December 1913) to George Frederick Brown.¹² In May 1917, he transferred the property to Harold Geddes of Burwood, butcher. The following year Geddes lodged a building application to Burwood Council to erect a butcher shop on the site, to cost £950. The shop was built by A Brown.

Harold Geddes is listed in The Strand in the 1919 *Sands Directory*. Geddes, a wealthy butcher with several shops, leased the shop in late 1921 to Croydon butcher Samuel Smyth. When that lease expired in January 1928 the shop was leased to another local butcher, Buswell Thomas Fletcher.

By this time Harold Geddes reportedly owned butcher shops at Burwood and Croydon, land at Newport, Burwood and Croydon, and a motor garage on Parramatta Road.¹³

Fletcher and Evans, butchers, were listed at 2 The Strand in the *Sands Directory* until it ceased publication in 1932–1933.

In 1937, the business at 2 The Strand was advertised for sale as follows: 'Butchery, well fitted, best position, good suburb, trade £50, could be improved. Quick sale.'¹⁴ Later the same year Harold Geddes sold the property to Albert James Graham of Braidwood, a retired tailor. On his death the property passed by transmission to the Perpetual Trustee Company (Limited) in mid-1940.

2 The Strand changed ownership at the end of 1948 to Kevin James Lloyd of Croydon, a taxi proprietor. The following year Sylvester Beckett of Croydon, an estate agent, and June Mary Beckett purchased the property. They owned the site until 1989 when it changed hands to Maria Constantinidis. In the intervening period, the former butcher shop was converted to the estate agency of JS Beckett & Co and the Croydon Building Company office.

In more recent years, the Café on Strand has been operating in the building.



4-6 The Strand

In 1919, the Government Services Bank (GSB) purchased Lots 5-6 Section C from the IILBC for the sum of £1,200. Architects HW Ross and Rowe invited tenders in January 1920 for the erection of banking premises at Croydon for the GSB.¹⁵

The architects accepted the tender of P Donlan for a 'bank residence'¹⁶ for the sum of £3,762/2/5. According to the approved building application the particulars of the proposed building were concrete foundations and main walls, an iron roof, five rooms, bank and offices. Internal alterations were undertaken to the building in 1928; further internal and external alterations were completed in 1930.

In December 1931, the GSB merged with the Commonwealth Savings Bank. By 1934, with the increased branch business and a staff quota of five employees, the need for more public and working space was acute and plans were drawn up for extensions and renovations to the premises and the manager's residence. This was achieved by extending the building 12' sideways to facilitate addition of a manager's office, extending the counter and providing extra public and working space as well as an extra bedroom to the manager's residence. The whole premises and residence were also renovated and repainted. The alterations and additions were completed in 1936 by James Leckie for £1,297/11/1.¹⁷

By 1950, the counter space was inadequate for the increase in bank business. Simultaneously there was a need to provide a staff room and a raft of minor alterations. A staff luncheon room was built at the rear of the building and the counter extended in 1951 by RH Donalson & Co for £741/7/-.

The following year various maintenance works were required including painting of exterior woodwork, repairs to the fence and verandah boards. The kitchen, laundry, dining room and passageway in the manager's residence also required renovation. Donnelly & Waites undertook these works for £532/19/-.

Major alterations and additions were planned in about 1973 to accommodate increased branch business and development in the area; the staff quota was now 10.

Rearward extensions of the banking chambers took place, absorbing part of the manager's residence on the ground floor and the whole of the residence on the first floor. Air conditioning was installed on the ground floor and the public and work areas were expanded. The building works were completed in 1976 by MH Farrow Pty Ltd under the supervision of architects Booker & Wilson. During the major alterations the branch moved into temporary leased premises in August 1976. The entire works cost \$133,687.

Bullet resistant barriers were installed in 1980.

In 1986, the branch was fully refurbished, which included lowering the ceilings, painting, adding new furniture and carpet. Three years later the property was sold at public auction but the Commonwealth Bank retained the occupancy on lease for five years. The branch was closed in June 1998.¹⁸



Figure A.3 Government Savings Bank erected in 1919. (Source: CommBank Group Archives)

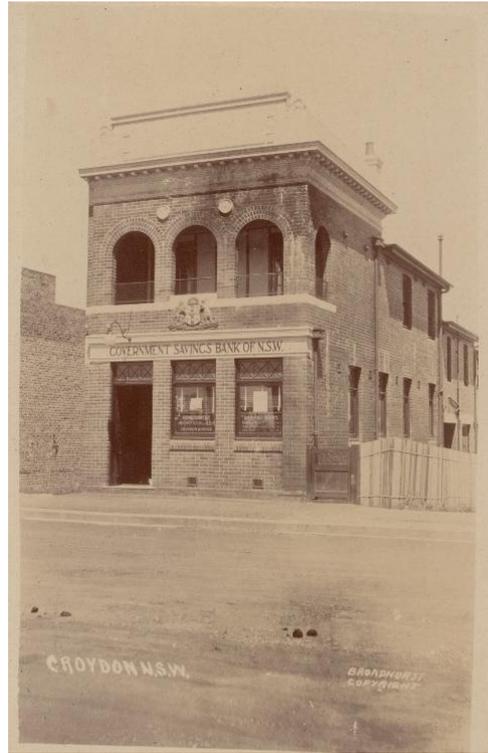


Figure A.4 Government Savings Bank, 4-6 The Strand, early 1920s. (Source: State Library of New South Wales, PXA 635/216 William Broadhurst Postcards)

8-10 The Strand

8-10 The Strand is located on Lots 7 and 8 in Section C of the Malvern Hill Estate. The vacant lot was the site of a mini golf course until about 1931.

In September 1934, the IILBC sold the pair of allotments to a consortium/family group comprising Walter Dickson, William Mann, John Raymond Spencer, Marjorie Spencer, Mabel Frances Spencer and Clara Louisa Spencer as tenants in common.¹⁹



The following month Spencer & Spencer architects (John Raymond Spencer's architectural practice) accepted the tender of Brice Mutton of 40 Victoria Avenue, Croydon, for the construction of a 'shop, dwelling and hall, also garage' at The Strand, Croydon.²⁰

When completed:

Part of the building was leased as a motor garage to Charles Spurgeon. Spurgeon was actively building speedway racers on the other side of the lane to the rear of the Malvern Hall where the motor garage appears to have been built. The hall also supplemented the nearby Croydon Masonic Hall as a venue for dances.²¹

Several leases are recorded on the certificate title to the various tenancies on the site, namely the motor garage, the shop and dwelling at 8 The Strand and the shop at 10 The Strand. In December 1954 the property changed ownership to John Francis Eric Stephenson.²²

12–18 The Strand

12–18 The Strand is located on Lots 9–11 and part Lot 12 in Section C of the Malvern Hill Estate. The IILBC lodged a successful building application to Burwood Council in January 1913 to erect four shops.

The shops are first listed in the *Sands Directory* in 1917, respectively occupied by Thomas Semmens (fruiterer), John Graham (ironmonger), Jesse Chambers (cabinet maker) and Mrs F White (dressmaker). The shops with residences above are variously occupied thereafter.

20–22 The Strand

20 and 22 The Strand are located on part Lot 12, Lot 13 and part Lot 14 in Section C of the Malvern Hill Estate. The IILBC lodged a successful building application to Burwood Council in January 1913 to erect two shops at a cost of £1,700.

The shops are first listed in the 1917 *Sands Directory* in the occupation of Lewis Hart (milk vendor) and James Maxwell (tailor). They are variously occupied thereafter.

24–26 The Strand

24 and 26 The Strand are located on part Lot 14, Lot 15 and part Lot 16 in Section C of the Malvern Hill Estate. The IILBC lodged a successful building application in August 1914 to erect:

two shops and stables ... similar to those already erected on the adjoining land. They will occupy the same space and have the same dimensions. The only alteration is that the door will be in the centre instead of to one side. The estimated cost is about £1800.²³



The application was approved on 10 August. The shops are first listed in the 1917 *Sands Directory* in the occupation of James Kreeler (fish shop) and Miss M Thomas (drapery). They are variously occupied thereafter.

In February 1926, the business at 24 The Strand was advertised as a going concern as follows:

Ironmongery, paints, oils, crockery, main shopping centre, established 8 years, telephone, beautiful dwelling, 7 rooms, genuine business. Owner taken hotel, so is prepared to sell at a very reduced figure. Big chance for man with little capital to enter going concern.²⁴

The business at 24 The Strand was again advertised for sale in 1940 as 'fish shop, extra large, airy dwelling, unopposed, near station, fittings cost over £125, accept any price'.²⁵

28–30 The Strand

28–30 The Strand are located on Lots 16 and 17 Section C Malvern Hill. The IILBC lodged an amended application on 24 September 1918 to erect a shop and dentist surgery estimated to cost £600. The Building Inspector approved the application the same day it was submitted (BA 18/185).

By 1920, 28 The Strand was occupied by dentist Cecil Robert Walton and he operated the dental practice here until his death in 1928. He was succeeded at this address by dentist WN Benson in the 1930s. Alan Perry joined Benson in the business and took over the practice by the early 1940s. In the same period, 30 The Strand was occupied briefly by Miss A Pickett (costumiere) in 1924, Miss Hilda Jenkins (costumiere) from 1925 to 1927, and from 1928 by AE Roy.

32–50 The Strand

32–50 The Strand are located on Lots 18–20 Section C Malvern Hill. The IILBC lodged an amended building application in April 1923 to erect '6 shops & dwellings & 2 lock up chambers over same'.²⁶ The estimated cost of the shops was £8,000.

Some of the shops were completed and occupied in 1923, although they are not listed in the *Sands Directory* until 1924. In that edition, Heath Marlow & Plekett (estate agents), EA Comer (refreshment rooms), and EA Comer and SO Comer (motor garage) are listed in this part of The Strand (though unnumbered). The following year, 32–50 The Strand are all listed with their respective occupants, which included an upholsterer, a bootmaker, a draper, the Standard Dyeing & Cleaning Works, a fruiterer and a grocer.

In June 1923, Mrs Comer was named as the builder of a garage in The Strand, presumably at No 34.²⁷ In September the same year Comer's Motor Garage at The Strand, Croydon, was registered as a new business (commenced operation on 31 July) operated by Emily A and Stanley O Comer.²⁸



In 1925, Comer's Garage was an agent for Waratah Motor Spirit.²⁹ In April the same year, Emily A Comer retired from the business.³⁰

A new business, 'Roy Bros Motor Garage, The Strand, Croydon' was registered as a motor garage and motorcycle agency in June 1928, having commenced operation on 1 June 1928.³¹

Jack (John) Maxwell and his brother Leslie Hulford Roy took over the site of Comer's Garage at 34-36 The Strand. Roy's business quickly expanded and according to the *Sands Directory*, AE Roy was listed at both 30 and 34-36 The Strand.³² His sons Leslie (Les) Hulford Roy and John (Jack) Maxwell Roy had registered the firm of Roy Brothers Motor Garage in 1928 and were probably operating at 34-36 The Strand.³³ As well as being motor mechanics, Les and Jack were speedway motorbike riders.³⁴



Figure A.5 Comer's Garage and Car Hire, 34 The Strand, 1923-1925. (Source: Johnson, J 2025, *Draft Malvern Hill*, Burwood and District Historical Society, p 44)



Figure A.6 Roy Brothers Car Showroom and Workshop, 34-36 The Strand, after 1960. (Source: Burwood and District Historical Society)



Figure A.7 Section of panorama taken from the front yard of 1 Dickinson Avenue showing 34–50 The Strand, 1961. (Source: Burwood and District Historical Society)

Builders and architects

Table A.1 Table of builders and architects at The Strand, partly sourced by John Johnson (Burwood and District Historical Society).

Sec	Lot	St No.	Building	Builder	Date	Owner	Architect	Cost
Western frontage								
D	1–2	1a	Post Office	Public Works	1912–1913	Commonwealth of Australia	Government Architect	
D	3–5	3–7	Shops	IILBC	25 May 1910	Spec		
D	6–8	9–15	Shops	IILBC	29 Apr 1911	Spec		
D	9–10	17–19	Shops	IILBC		Spec		
D	11–13	21–25	Shops	IILBC	24 Feb 1912	Spec		
D	14	27	Garage and Showroom	G Rush and Sons	May 1941	Roy Brothers	Charles H Christian	
Eastern frontage								
C	4	2	Butchers Shop	A Brown	25 Mar 1918	H Geddes		£950
C	5–6	4–6	Bank	Peter Donlan	12 Feb 1920	Government Savings Bank	Ross & Rowe	£3775
C	7–8	8–10	Malvern Hall	Brice Mutton	Oct 1935	Spencer and others	Spencer and Spencer	
C	9	12	Shop	IILBC	25 Jan 1913	Spec		



Sec	Lot	St No.	Building	Builder	Date	Owner	Architect	Cost
C	10	14	Shop	IILBC	25 Jan 1913	Spec		
C	11	16	Shop	IILBC	25 Jan 1913	Spec		
C	Pt 12	18	Shop	IILBC	25 Jan 1913	Spec		
C	Pt 12, Lot 13 & pt 14	20-22	2 Shops	IILBC	26 May 1914	Spec		£1700
C	Pt 14, Lot 15 & pt 16	24-26	2 Shops and stables Similar to those already erected on the adj. land	IILBC	8 Aug 1914	Spec		£1800
C	Lot	34-50	8 shops (6 shops & dwellings + 2 lock-up & chambers over same)	IILBC	17 Apr 1923	Spec		£8000

Endnotes

- ¹ NSW Land Registry Services, CT Vol 2232 Fol 201.
- ² National Archives of Australia, D11/3007, 28 June 1911, Sp32/1, Croydon part 4, p 7 of 70.
- ³ 'Commonwealth works', *Sunday Times*, 9 June 1912, p 9, Trove, National Library of Australia, accessed 10 April 2025 <<http://nla.gov.au/nla.news-article126062611>>.
- ⁴ 'Advertising', *Construction: Weekly Supplement to Building*, 24 February 1913, p 2, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.news-article234763924>>.
- ⁵ 'Building & construction', *The Daily Telegraph*, 28 September 1909, p 10, Trove, National Library of Australia, accessed 9 April 2025 <<http://nla.gov.au/nla.news-article238324205>>.
- ⁶ 'Advertising', *The Sydney Morning Herald*, 17 October 1929, p 16, Trove, National Library of Australia, accessed 24 April 2025 <<http://nla.gov.au/nla.news-article16593772>>.



- ⁷ 'Mr Steven's policy speech', *The Sydney Morning Herald*, 10 March 1938, p 17, Trove, National Library of Australia, accessed 24 April 2025 <<http://nla.gov.au/nla.news-article27979273>>.
- ⁸ NSW Land Registry Services, CT Vol 2479 Fol 94.
- ⁹ Johnson, J 2025, *Draft Malvern Hill*, Burwood and District Historical Society, p 45.
- ¹⁰ 'Contracts to let', *The Sydney Morning Herald*, 13 May 1941, p 5, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.news-article17746018>>.
- ¹¹ Johnson, J 2025, *Draft Malvern Hill*, Burwood and District Historical Society, p 55.
- ¹² NSW Land Registry Services, CT Vol 2427 Fol 226.
- ¹³ 'Were they sweethearts?', *Truth*, 20 March 1927, p 13, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.news-article168682047>>.
- ¹⁴ 'Advertising', *The Daily Telegraph*, 17 February 1937, p 13, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.news-article247378631>>.
- ¹⁵ 'Advertising', *The Daily Telegraph*, 10 January 1920, p 5, Trove, National Library of Australia, accessed 11 April 2025 <<http://nla.gov.au/nla.news-article239667548>>.
- ¹⁶ 'General notes', *The Sydney Morning Herald*, 11 February 1920, p 9, Trove, National Library of Australia, accessed 11 April 2025 <<http://nla.gov.au/nla.news-article15867936>>.
- ¹⁷ CommBank Archives, 'Commonwealth Bank of Australia representation at Croydon NSW'.
- ¹⁸ CommBank Archives, 'Commonwealth Bank of Australia representation at Croydon NSW'.
- ¹⁹ NSW Land Registry Services, CT Volume 4656 Folio 151.
- ²⁰ *Construction and Real Estate Journal*, 24 October 1934, p 10, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.news-article222914801>>.
- ²¹ Johnson, J 2025, *Draft Malvern Hill*, Burwood and District Historical Society, p 47.
- ²² NSW Land Registry Services, CT Volume 4656 Folio 151.
- ²³ Intercolonial Investment Land and Building Company corres. 8 August 1914, Building Application No. 780, Application for Council's Approval, Burwood Council.
- ²⁴ 'Advertising', *Sydney Morning Herald*, 18 February 1926, p 4, Trove, National Library of Australia, accessed 24 April 2025 <<http://nla.gov.au/nla.news-article16264709>>.
- ²⁵ 'Advertising', *Sydney Morning Herald*, 23 May 1940, p 3, Trove, National Library of Australia, accessed 24 April 2025 <<http://nla.gov.au/nla.news-article17679354>>.
- ²⁶ Burwood Council, Building Application No 96/23, Application for Council's Approval.
- ²⁷ 'Advertising', *Construction and Local Government Journal*, 20 June 1923, p 1, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.news-article109763009>>.
- ²⁸ 'Registered companies', *Dun's gazette for New South Wales*, 1909, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.obj-766891185>>.
- ²⁹ 'Advertising', *The Sydney Morning Herald*, 28 March 1925, p 11, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.news-article16187996>>.
- ³⁰ 'Registered firms', *Dun's gazette for New South Wales*, 1909, Trove, National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.obj-765057059>>.
- ³¹ 'Registered firms', *Dun's gazette for New South Wales*, 1909, Trove National Library of Australia, accessed 22 April 2025 <<http://nla.gov.au/nla.obj-839315589>>.
- ³² *Sands Directory*, 1926–1930.
- ³³ *Dun's Gazette for New South Wales*, Vol. 40 No. 1, 2 July 1928, p 13, Trove, National Library of Australia, accessed April 2025.
- ³⁴ *The Cumberland Argus and Fruitgrowers Advocate*, Thursday 15 October 1931, p 13, Trove, National Library of Australia, accessed April 2025.

Heritage Data Form

ITEM DETAILS																																																																
Name of Item	The Strand, Croydon (original shop buildings at 1–50 The Strand as well as the road carriageway, median and footpaths)																																																															
Other Name/s Former Name/s																																																																
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	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Address</th> <th style="width: 30%;">Lot/Deposited Plan (DP)</th> <th style="width: 40%;">Name/Original Use</th> </tr> </thead> <tbody> <tr> <td>2 The Strand</td> <td>4/C/DP5613</td> <td>Butcher</td> </tr> <tr> <td>2A The Strand</td> <td></td> <td></td> </tr> <tr> <td>4–6 The Strand</td> <td>5/C/DP5613 6/C/DP5613</td> <td>Government Services Bank</td> </tr> <tr> <td>8-10 The Strand</td> <td>7/C/DP5613 8/C/DP5613</td> <td>'shop, dwelling and hall, also garage'</td> </tr> <tr> <td>12 The Strand</td> <td>1//DP255125</td> <td>Fruiter</td> </tr> <tr> <td>14 The Strand</td> <td>2//DP255125</td> <td>Ironmonger</td> </tr> <tr> <td>16 The Strand</td> <td>3//DP255125</td> <td>Cabinet Maker</td> </tr> <tr> <td>18 The Strand</td> <td>4//DP255125</td> <td>Dressmaker</td> </tr> <tr> <td>20 The Strand</td> <td>5//DP255125</td> <td>Milk Vendor</td> </tr> <tr> <td>22 The Strand</td> <td>6//DP255125</td> <td>Tailor</td> </tr> <tr> <td>24 The Strand</td> <td>7//DP255125</td> <td>Milk Vendor</td> </tr> <tr> <td>26 The Strand</td> <td>8//DP255125</td> <td>Tailor</td> </tr> <tr> <td>28 The Strand</td> <td>9//DP255125</td> <td>Shop</td> </tr> <tr> <td>30 The Strand</td> <td>10//DP255125</td> <td>Dentist Surgery</td> </tr> <tr> <td>32 The Strand</td> <td>11//DP255125</td> <td rowspan="8">8 shops ('6 shops & dwellings & 2 lock up chambers over')</td> </tr> <tr> <td>34–36 The Strand</td> <td>12//DP255125</td> </tr> <tr> <td>38 The Strand</td> <td></td> </tr> <tr> <td>40–42 The Strand</td> <td>13//DP255125</td> </tr> <tr> <td>44 The Strand</td> <td>14//DP255125</td> </tr> <tr> <td>46 The Strand</td> <td>15//DP255125</td> </tr> <tr> <td>48 The Strand</td> <td>16//DP255125</td> </tr> <tr> <td>50 The Strand</td> <td>17//DP255125</td> </tr> </tbody> </table>	Address	Lot/Deposited Plan (DP)	Name/Original Use	2 The Strand	4/C/DP5613	Butcher	2A The Strand			4–6 The Strand	5/C/DP5613 6/C/DP5613	Government Services Bank	8-10 The Strand	7/C/DP5613 8/C/DP5613	'shop, dwelling and hall, also garage'	12 The Strand	1//DP255125	Fruiter	14 The Strand	2//DP255125	Ironmonger	16 The Strand	3//DP255125	Cabinet Maker	18 The Strand	4//DP255125	Dressmaker	20 The Strand	5//DP255125	Milk Vendor	22 The Strand	6//DP255125	Tailor	24 The Strand	7//DP255125	Milk Vendor	26 The Strand	8//DP255125	Tailor	28 The Strand	9//DP255125	Shop	30 The Strand	10//DP255125	Dentist Surgery	32 The Strand	11//DP255125	8 shops ('6 shops & dwellings & 2 lock up chambers over')	34–36 The Strand	12//DP255125	38 The Strand		40–42 The Strand	13//DP255125	44 The Strand	14//DP255125	46 The Strand	15//DP255125	48 The Strand	16//DP255125	50 The Strand	17//DP255125	
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	Road Lot and DP: <to be advised>				
Street name	The Strand				
Suburb/town	Croydon			Postcode	2132
Local Government Area/s	Burwood				
Property description	Refer to Street Number above				
Location - Lat/long	Latitude	-33.88354		Longitude	151.11449
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Various private entities				
Current use	Commercial precinct				
Former Use	Commercial precinct				
Statement of significance	<p>The Strand, Croydon, has cultural significance at the local level for its historic, associative, aesthetic, representative and rare attributes.</p> <p>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.</p> <p>The Strand is associated with the Intercolonial Investment Land and Building Company (IILBC). A majority 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.</p> <p>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.</p> <p>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 shoptop 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.</p>				

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	<p>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.</p> <p>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.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Various
Builder/ maker	Various
Physical Description	<p>The Strand is a commercial precinct. It marks a transition between Croydon Station and the residential streets of the broader area.</p> <p>The properties of the Strand extend from 2–50 The Strand on the eastern block and 1–27 The Strand on the western block. Primarily two-storey shops, the lots include one-storey components on the backstreets to support both commercial and residential uses. The buildings comprise mostly shoptop Federation-era terraces with awnings and some motor garages.</p> <p>The immediate streetscape character of the subject precinct is that of an arterial road with a tree-lined division in a median strip and on-street parking. The streetscape and main visual elements are dominated by the two-storey buildings. The scale, style, massing, materiality and character of the area is consistent with a Federation-era garden suburb.</p> <p>The buildings on the east and west sides of the Strand exhibit distinct architectural forms, giving the area a unique aesthetic character. On the eastern side, most properties are unified by a parapet, with a row of shops curving towards the southern end. This curvature is mirrored on the western side by the southernmost property, a garage, which curves inwardly. The western side features a picturesque streetscape of individual buildings.</p> <p>The streetside elevations of the buildings comprise modulated shop façades with repetition of structural bays and parapets. The shopfronts on the ground level are unified by suspended awnings at a similar height. The upper storey includes simple brick façades with recessed balconies behind semi-circular brick arches and panel windows.</p> <p>The general pattern of the precinct, seen on both blocks, is that the shops are in groups of three with slight variations in detailing of brickwork or parapets between each group. Originally, the shops had large display windows and timber surrounds with decorative glass toplights and coloured glazed-ceramic tiles, some in Art Nouveau motifs. Some of these features are still intact and legible. The entrance to each shop was generally to one side. The porches had mosaic tiling, most of which are still in place. Shops built later include brass door joinery and recessed central entries.</p>
Physical condition and	

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Archaeological potential					
Construction years	Start year	1909	Finish year	1920s	Circa
Modifications and dates					
Further comments	3-7 The Strand include the first block of shops to be constructed (completed in 1912). 12-26 The Strand were completed in 1917. 28-50 The Strand built between 1923 and 1926. Gradually over 30 shops were constructed until 1920s.				

HISTORY

Historical notes	<p>The Strand was developed between 1909 and the 1920s. The street was a prominent feature of the Malvern Hill Estate. In the first subdivision of Malvern Hill (DP5613), The Strand consisted of Lots 1–20 Section C and 1–14 Section D.</p> <p>According to John Johnson, The Strand was designed to provide a broad and elegant transition between the railway station at Croydon and the salubrious residential streets of Malvern Hill. It is possible the street was named after The Strand, London, a fashionable shopping street.</p> <p>Commercial activity on the Malvern Hill Estate was restricted to The Strand to preserve the exclusive residential character of the subdivision. The majority of the two-storey shops with dwellings above were designed and built by IILBC, the developer of Malvern Hill Estate.</p> <p>The first block of shops, now numbered 3–7 The Strand, was erected by IILBC following lodgement of a building application to Burwood Council in May 1910. These were the first of over 30 shops built by the company in The Strand. Although a number of the shop sites had been sold at auction, the remainder were progressively built on by the company up to the early 1920s. When finished, they were the probably the most substantial group of Federation-era shops built by a single owner in Sydney. Several sites were not built on by the IILBC. These were the Croydon Post Office (1a The Strand), Geddes' Butcher Shop (2 The Strand), the Government Savings Bank (4–6 The Strand), the Malvern Hall (8–10 The Strand) and Roy Brothers workshop (27 The Strand).</p> <p>3-7 The Strand were built in 1912 with the remaining shops on the western side built the following year. On the eastern side of the road 12-26 The Strand were completed in 1917 while 28-50 built between 1923 and 1926. The Strand was designed with narrow back lanes to accommodate outbuildings at the rear of the properties. These included stables which were subsequently replaced with garages with the advent of the motor car.</p> <p>In 1960, the shareholders of the IILBC accepted a takeover offer by the Mercantile Mutual Insurance Company Ltd (MMI). In 1977, Mercantile Ventures Limited (a division of MMI) re-subdivided the respective property on the eastern and western frontages of The Strand as DPs 255125 and 255126. DP255125 comprised a re-subdivision of Lots 9–20 inclusive in Section C (numbers 12–50 The Strand). DP255126 comprised the re-subdivision of Lots 3–13 inclusive in Section D (numbers 3–25 The Strand).</p> <p>The main assets of the company in Croydon were the shops in The Strand; Lots 9–20 inclusive in Section C had been transferred to Mercantile Ventures Limited in June 1974. The shops with residences were advertised for sale in February 1978 with existing businesses including a fruit and vegetable shop, a fish and chips shop, a delicatessen and a hairdresser.</p>
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APPLICATION OF CRITERIA	
<p>Historical significance SHR criteria (a)</p>	<p>The subject precinct is associated with the 1909 Malvern Hill subdivision and early twentieth-century settlement of Croydon. The Strand was developed as a shopping strip between 1913 and 1920 as part of the new 'model suburb' of Malvern Hill. It was integral to the planning of Malvern Hill Estate and formed the neighbourhood shopping strip. Its location adjacent to Croydon Station was strategically planned while providing a transition to the wider area with its residential premises. Most of the two-storey shops with dwellings above were designed and built by IILBC, the developers of Malvern Hill Estate.</p> <p>In addition to the shops, the subject precinct included a post office, bank, community hall and garage workshops. No pubs or hotels were included as per the commercial precinct planning principles of the garden suburb typology. The scale of development in the immediate surrounds has respected the character of the area and the street still provides a transition between Croydon Station and the residential streets of the wider area.</p> <p>The shops of The Strand are linked to the Federation and interwar development of Malvern Hill and Croydon. Developed adjacent to the railway station, The Strand has historically supported the local community and continues to do so today. Physically, the shops—particularly the upper storeys of the buildings—demonstrate an intactness in the Federation style that defines the character of the Malvern Hill Estate.</p> <p>The subject precinct contributes largely to the development of the Malvern Hill Estate, which is an area of local significance within the wider Croydon area. The Strand still continues to function according to its original use and is an active commercial strip demonstrating its historical link.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>The subject precinct is associated with the IILBC, a company that operated from 1885 to 1960. It dealt with real estate, and operated as a bank and financial agent in the Australian colonies. IILBC owned most lots in the subject precinct and built the first three shops on 3–7 The Strand, which first accommodated a stationery shop, a pastry shop and a drapery. Until the 1920s a majority of the shops (approximately 30) were owned and built by the company. At that time, the shops were possibly the most substantial group of Federation-era shops built by a single owner in Sydney.</p> <p>The development of The Strand into a commercial precinct for the wider Malvern Hill Estate formed an integral part of the planning and advertising for the suburb. The IILBC was instrumental in recognising, developing and marketing the precinct.</p> <p>The subject precinct also has historical associations with a few prominent architects. The Roy Brothers-owned garages at 27 The Strand was designed by architect Charles H Christian, known for the design of curvilinear Art Deco buildings in the interwar era.</p> <p>Meanwhile 4–6 The Strand, originally a branch of the Government Savings Bank, is associated with a few different well-known architectural firms including Ross & Rowe and Booker and Wilson. Ross & Rowe was a prominent practice in Sydney between 1911 and 1937. Examples of their buildings include the Metropolitan Hotel, the Commonwealth Bank of Australia building, and the Downing Centre.</p> <p>Booker and Wilson, a post-World War II firm in operation until the 1980s, designed various banks, shops, factories and housing commission projects around Sydney.</p> <p>No. 8–10 The Strand, originally designed as Malvern Hall, was designed by architect Spencer and Spencer. The subject precinct is a good example of a site that includes several architect-designed buildings from the early to mid-twentieth century.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>The subject precinct was designed as a broad and elegant shopping area and promenade between the railway station and the residential areas. It contributes greatly to the Federation-style character of the broader Malvern Hill Estate area. The earliest buildings of The Strand, including 3–7 The Strand and 1 The Strand (including the former post office), are legible. Located at a prominent corner position facing the railway station, the post office is a landmark building on The Strand.</p> <p>The buildings to the east and west side of the Strand are different in building forms providing the Strand with a distinctive aesthetic character. Most of the properties on the eastern side are unified by a parapet and the strip of shops curve towards the southern end. This shape is reflected on the western side by the southernmost property (garage) the form of which curves inwardly. The western side provides a picturesque streetscape of individual buildings.</p> <p>Generally, all buildings in the subject precinct have undergone refurbishments though the shop façades still provide a consistent aesthetic streetscape. All buildings have been altered on the ground floor but the upper storey is largely intact. For instance, some windows have been replaced on the second storey but overall the early fenestration and features are largely apparent. The additions and refurbishments are mostly sympathetic and much of the original design intent remains legible.</p> <p>Based on photographic evidence, some of the buildings have a high level of integrity to the original design. Art Nouveau features including leadlight glass and tile patterns are still evident on some shop</p>

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	façades. The integrity and intactness of the buildings as a whole are not compromised and the aesthetic nature of the subject precinct is retained.
Social significance SHR criteria (d)	<p>Since its formation in 1912, the subject precinct is still in use as the commercial centre for the wider area. Though a detailed social values assessment has not been undertaken, it is likely that the precinct has social significance for the current and past local community as a whole as a place to gather, shop and socialise.</p> <p>From the <i>Public-Exhibition of Alternative Croydon TOD Masterplan – Engagement Outcomes Report</i> (prepared by Burwood Council, dated January 2025) which highlighted the key issues from the October 2024 formal exhibition period, heritage was a key issue (with 43.3% of submissions mentioning the theme), and there submission with specific discussions about the Railway South Precinct, the Malvern Hill Estate HCA and The Strand in particular.</p> <p>Submissions highlighted the heritage significance of the Malvern Hill HCA and supported and appreciated the intent of the Masterplan towards protecting the existing HCA.</p> <p>Submissions also highlighted the heritage significance of The Strand, however, a number made reference to The Strand location and the need for revitalisation with opportunities for character sympathetic development being able to be undertaken at the location to create a more vibrant and activated town centre.</p> <p>While not a formal social values assessment, this recent public exhibition process demonstrates that there is community affinity for The Strand and desire for its conservation.</p>
Technical/Research significance SHR criteria (e)	<p>The shoptop buildings of The Strand are examples of typical construction from the Federation era and do not demonstrate innovation in design, fabrication or any particular historical process. It is unlikely that the subject precinct would provide any substantial new information or have the potential to expand knowledge of the local area beyond what is already known, or what could be obtained by alternative means.</p>
Rarity SHR criteria (f)	<p>The 34 properties at The Strand are examples of Federation two-storey shoptop brick buildings. The comparative analysis identified numerous fine examples of this style from these periods, which are identified as heritage items either individually or within HCAs.</p> <p>However, as a collective, The Strand is unique in its form and layout. Designed with rear lanes, its layout is still legible and the division of lots it comprises still evident. Designed as a street with blocks of shops on each side, The Strand has retained much of its integrity and intactness to date. The other groups of Federation-style shops, though comparable in character and architectural style, comprise a smaller group of shops limited to one side of the main road.</p> <p>As a planned commercial area within a planned suburb, the Strand represents a typology of model suburb planning that was rare to its time. As the commercial portion of the Malvern Hill Estate, it was and still remains to be segregated from the surrounding residential areas. The Strand does not include a pub or hotel enabling the Malvern Hill Estate to be an uncommon form of suburb development in Sydney possible for the level of control executed by the estate owners by the use of building covenants and the desire for a garden suburb.</p> <p>The Strand is an example of a large group of buildings developed at the same time by a single owner i.e. the IILBC. It is possibly the largest group of shops built by a single owner with none having been demolished. It is the only one of its type and is therefore distinct in the wider Burwood LGA as a distinguishable commercial precinct from the Federation era.</p> <p>As a whole, the subject precinct is considered to be rare and the only example of its type.</p>
Representativeness SHR criteria (g)	<p>The subject precinct includes a group of Federation-style shoptop buildings that collectively form a fine example of this type. The setting, condition and scale of The Strand have remained uncompromised. It can be regarded as outstanding because of its integrity and intactness.</p> <p>The Strand is still a prominent feature and defining street for the original subdivision of Malvern Hill Estate. It has its own distinct characteristics—for instance, the post office and former butchers form an entrance into the promenade. The row of palm trees dividing it add to its aesthetic character. The form, scale and height of the buildings defining the streetscape remain largely legible. It is an outstanding representation of its type in the LGA, forming a transition to the nearby residential areas.</p> <p>The comparative analysis has determined that in comparison to other examples The Strand is a good example of the Federation/interwar two-storey shoptop typology, especially in its intactness. It still maintains a cohesive character and retains its streetscape presence and prominence in comparison to the other examples. Its form, setting and retention of a shopfront configuration together with its current use echo its original purpose and are consistent with the variety of commercial premises it originally housed.</p>
Integrity	<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</p>

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	<p>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. 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 façades 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. Therefore, The Strand has moderate to high integrity.</p>
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HERITAGE LISTINGS

Heritage listing/s	Malvern Hill Heritage Conservation Area (C13) in the Burwood Local Environmental Plan 2012.
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Listing Report	GML Heritage Pty Ltd	The Strand, Croydon – Precinct-Specific Heritage Assessment	2025	Burwood Council

RECOMMENDATIONS

Recommendations	<p>The Strand, as a group, should be retained and conserved with recognition of the individual and sub-block character that make up The Strand as a whole.</p> <p>It would be preferable to prepare a Conservation Management Plan (CMP) for the whole group. More detailed analysis of exterior and interior fabric and features is required for this task.</p> <p>A Statement of Heritage Impact (SOHI) should be prepared for the building(s)/group prior to any major development works being undertaken.</p> <p>Generally, there should be no vertical additions to the building and no alterations to the facade of the building(s)/group other than to conserve or reinstate original features. Any major additions should be confined to the rear of the lots, in areas of lesser significance, and should maintain the visual prominence of the front/primary form/original shopfronts of the buildings (not just the facades) along The Strand.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	The Strand, Croydon – Precinct-Specific Heritage Assessment prepared for Ethos Urban on behalf of Burwood Council	Year of study or report	2025
Item number in study or report	N/A		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	July 2025

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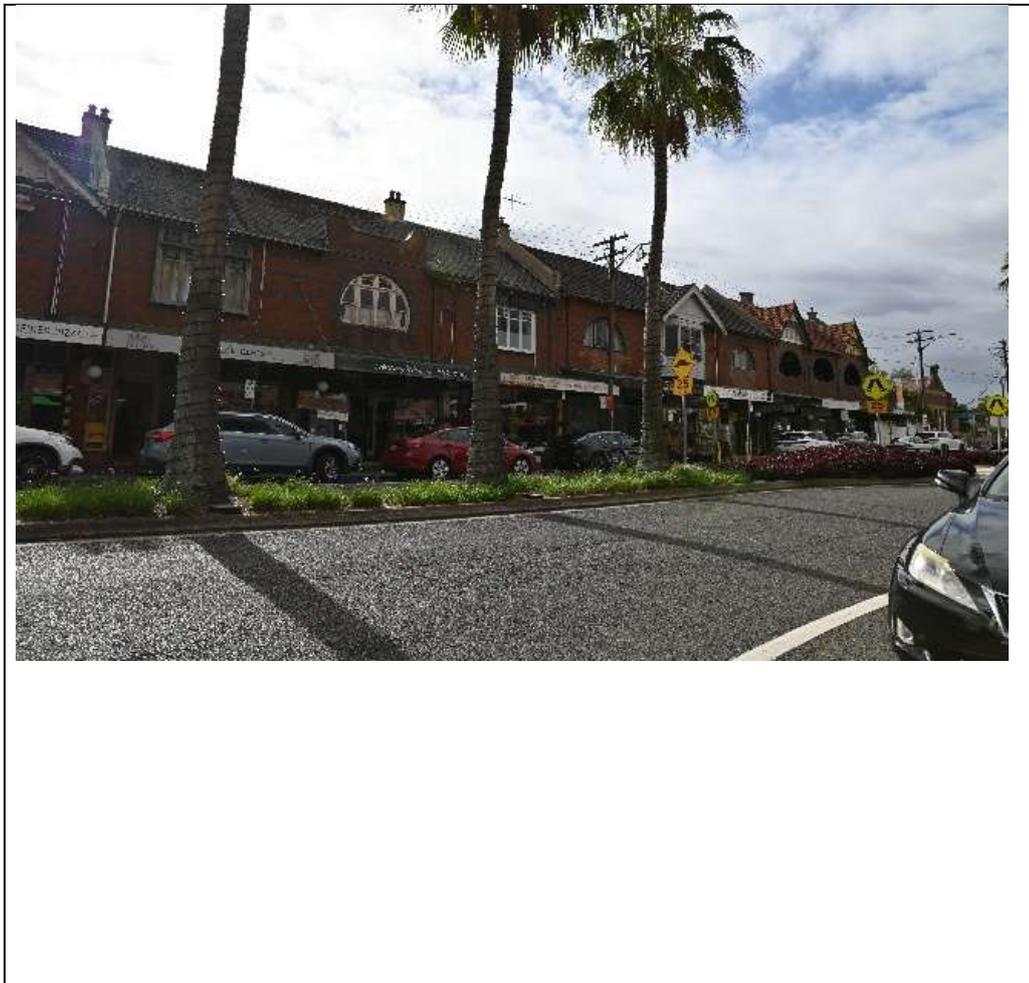
IMAGES - 1 per page

Image caption	View of the Strand from Croydon Station				
Image year	2025	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	View of part of the western block of the Strand				
Image year	2025	Image by	GML Heritage	Image copyright holder	GML Heritage



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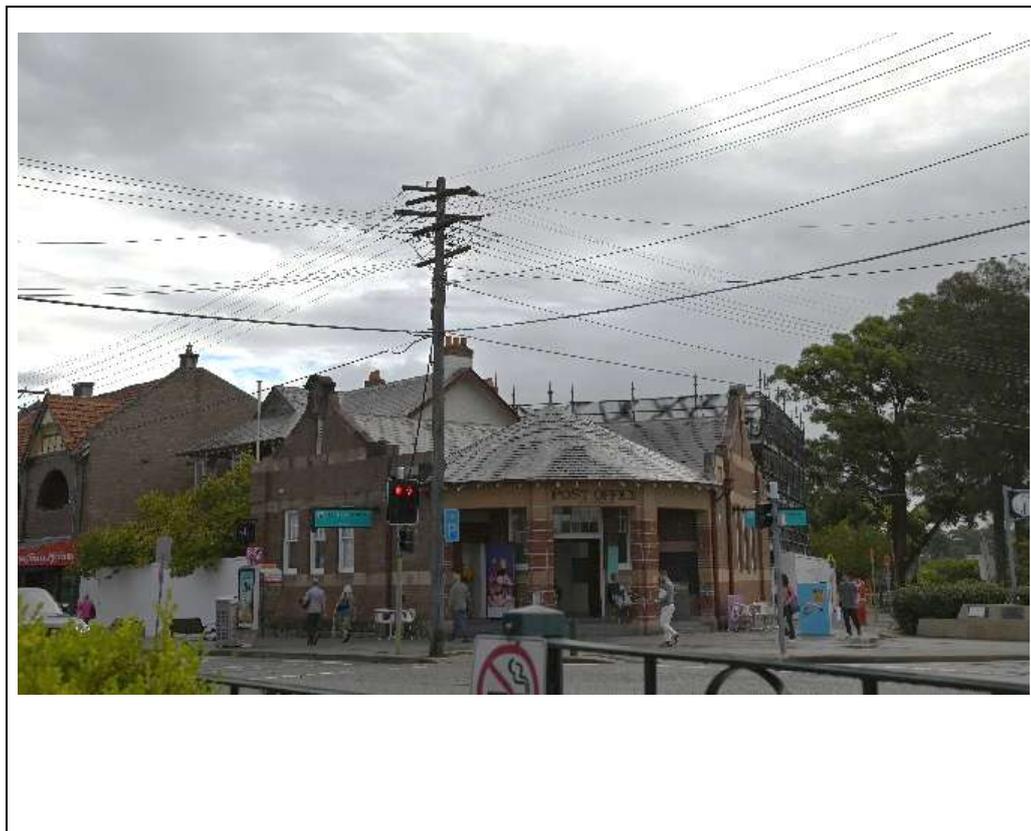
Image caption	View of part of the eastern block of the Strand				
Image year	2025	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

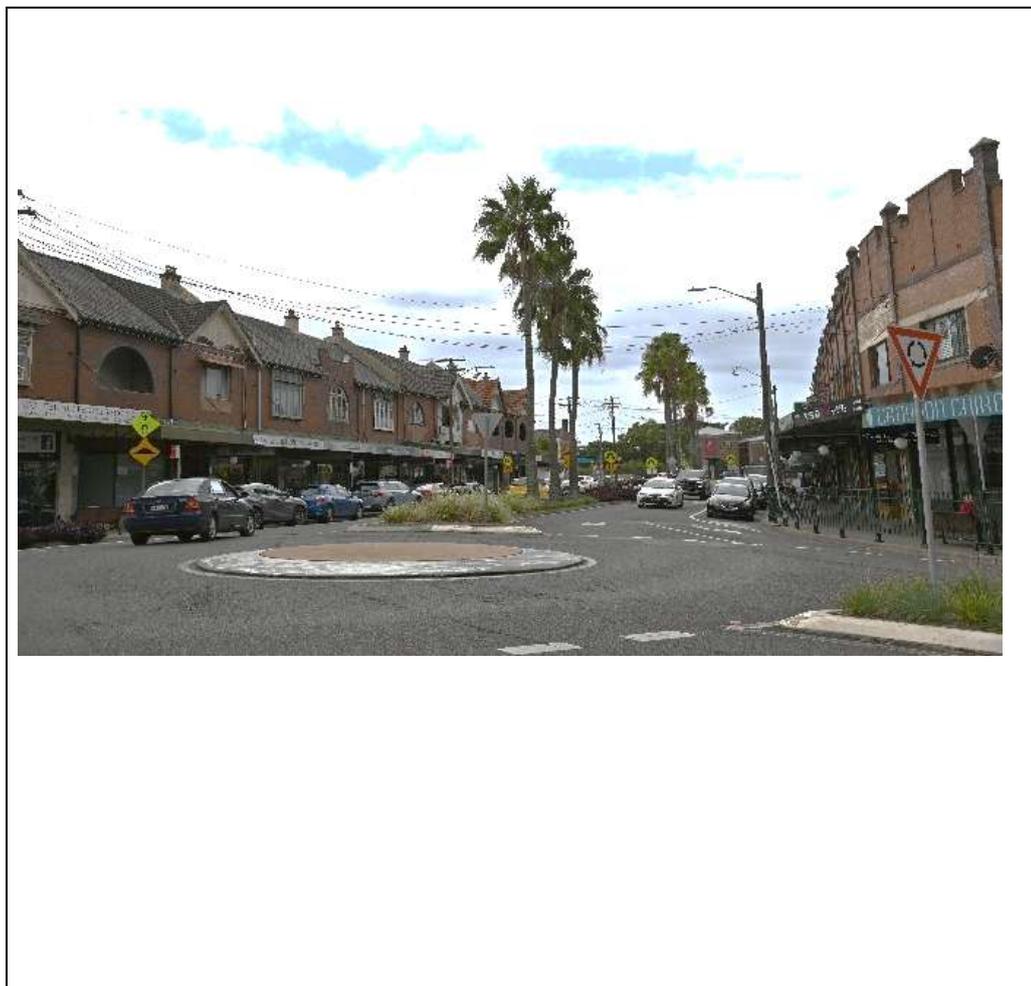
Image caption	1-1A The Strand (former post office building)				
Image year	2025	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Image caption	View of the Strand facing north				
Image year	2025	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

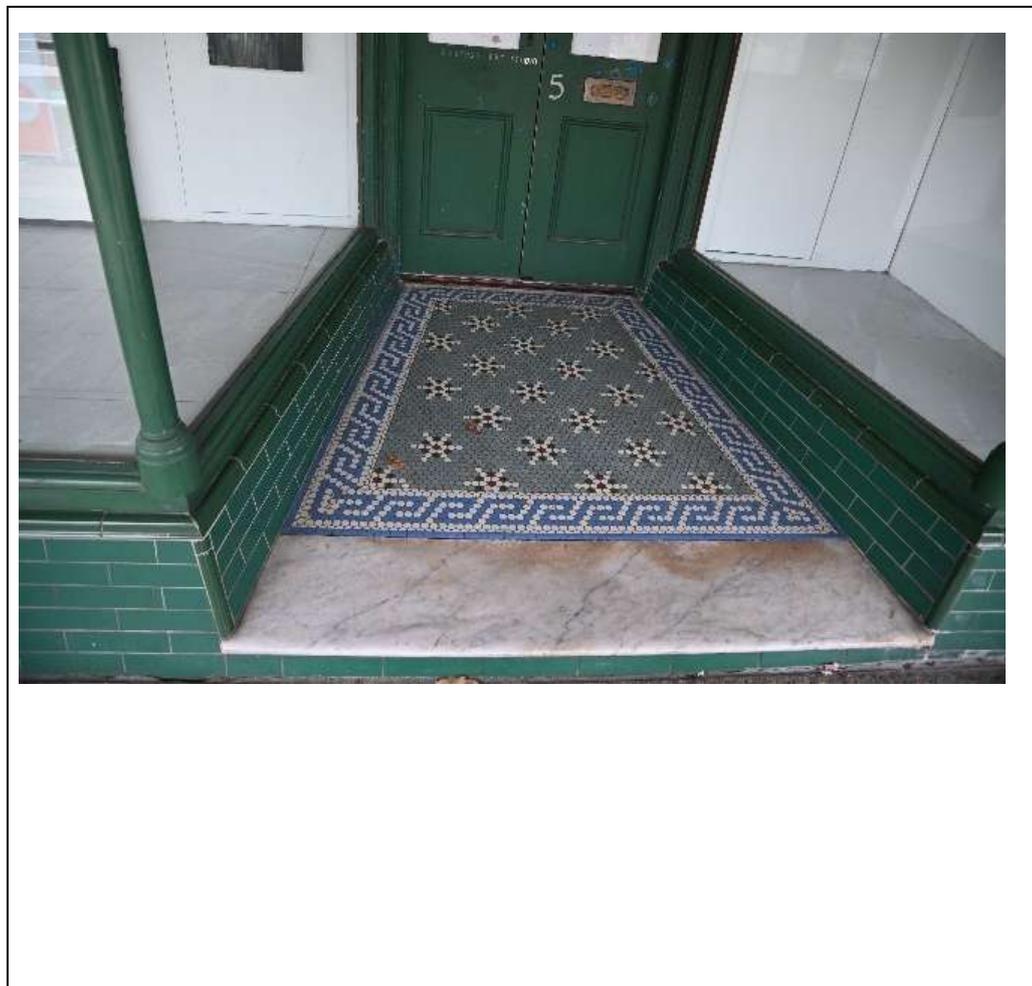
IMAGES - 1 per page

Image caption	21 The Strand – tiled porch and tessellated tiled patterns of recessed entrance				
Image year	2025	Image by	GML Heritage	Image copyright holder	GML Heritage



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Image caption	5 The Strand – entry porch				
Image year	2025	Image by	GML Heritage	Image copyright holder	GML Heritage



Attachment 3– List of Submissions received during Pre Engagement of Heritage Assessment on The Strand

Submissions	Support (Y/N)	Summary of Submission received	Council response
Submission 1	Y	The submission strongly supports the proposal for group heritage listing of the Strand.	Noted
Submission 2	Y	<p>The submission supports the independent and comprehensive assessment of The Strand and the proposed group heritage listing.</p> <p>The submission emphasises that the current status of The Strand as a Heritage Conservation Area is unable to provide 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>Noted. Matters relating to heritage development applications and relevant fees are reviewed on a case-by-case basis.</p> <p>All development application related queries are 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>
Submission 3	Y	<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>

Item Number 11/26 - Attachment 4

Attachment 4 - List of Submissions - The Strand

Submission 4	Y	The submission strongly supports the proposal for group heritage listing of The Strand.	Noted
Submission 5	Y	The submission strongly supports the proposal for group heritage listing of The Strand.	Noted
Submission 6	Y	<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>
Submission 7	Y	The submission supports the proposal for group heritage listing of The Strand.	Noted
Submission 8	Y	The submission supports the proposal for group heritage listing of The Strand.	Noted
Submission 9	Y	The submission supports the proposal for group heritage listing of The Strand.	Noted

Attachment 4 - List of Submissions - The Strand

Submission 10	Y	The submission supports the proposal for group heritage listing of The Strand and commends Council on this initiative.	Noted
Submission 11	Y	The submission commends Council's initiative on protecting The Strand via a group heritage listing. It recommends that individual heritage listing would assist with a reduced land tax for individual property owner.	<p>The proposed group heritage listing aligns with the recommendations of the 2025 GML Heritage Assessment.</p> <p>Its purpose is not to limit future redevelopment opportunities along The Strand, and as such, the listing is not expected to affect land value or associated land tax. Council's Local Environmental Plan includes provisions that encourage the sustainable redevelopment of heritage items through adaptive reuse, ensuring their ongoing maintenance and long-term viability. Development applications seeking adaptive reuse will continue to be reviewed and assessed on a case-by-case basis.</p>

Attachment 4 - List of Submissions - The Strand

<p>Submission 12 (Burwood and District Historical Society)</p>	<p>Y</p>	<p>The Burwood & District Historical Society strongly supports the proposed heritage listing of The Strand, Croydon and the proposed boundary for the listing.</p> <p>The Historical Society supports the findings of GML Heritage Assessment which states: <i>“that 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.”</i></p> <p>The report highlights The Strand's rarity as a retail precinct predominantly developed by a single developer in the early 20th century, giving it a unique and cohesive character.</p> <p>In addition to supporting the listing, the Society recommends the preparation of a Conservation Management Plan to guide future development and ensure the long-term protection, maintenance, and integrity of The Strand's heritage significance.</p>	<p>Council acknowledges and appreciates the support of the Burwood & District Historical Society for the proposed heritage listing of The Strand. Council also notes the recommendation for the preparation of a Conservation Management Plan (CMP) to guide future development.</p> <p>The preparation of a CMP is a recognised mechanism to protect and maintain heritage items and will form an important part of the ongoing management of The Strand. Council's Local Environmental Plan includes provisions that enable sustainable redevelopment of heritage items through adaptive reuse, ensuring their ongoing maintenance and long-term viability. As such, any future development applications involving The Strand will be required to include a Conservation Management Plan or Strategy for assessment.</p> <p>Further, Council has also commissioned additional studies on the Character Area, Built Form Testing, and a Public Domain Plan for The Strand. These specialist reports will inform the preparation and assessment of future CMPs to ensure that redevelopment is balanced with the protection and enhancement of The Strand's heritage significance.</p>
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Attachment 4 - List of Submissions - The Strand

Submission 13 (The National Trust of Australia)	Y	<p>The National Trust of Australia (NSW) commends Council on the proposed listing of The Strand on the Local Environmental Plan and supports the proposed listing.</p> <p>The National Trust agrees with the Heritage Assessment undertaken by GML Heritage that states: <i>"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."</i></p>	Noted
Submission 14	Y	The submission supports the proposal for group heritage listing of the Strand. It was developed by a single owner and continues in place unchanged and together with the adjoining Malvern Heritage Estate presents a model suburb layout which was unusual at the time.	Noted
Submission 15	Y	The submission supports the proposal for group heritage listing of the Strand.	Noted
Submission 16	Y	The submission supports the proposal for group heritage listing of the Strand due to its unique character and rarity.	Noted
Submission 17	Y	The submission supports the proposal for group heritage listing of the Strand due to its unique character and suburban charm.	Noted

Attachment 4 - List of Submissions - The Strand

Submission 18	Y	The submission strongly supports the proposal for group heritage listing of the Strand, an area of historic significance that is well used by the local community and visitors equally.	Noted
Submission 19 (Burwood and District Historical Society)	Y	<p>The author of "The Model Suburb: A History of the Malvern Hill Estate, Croydon NSW" has expressed 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. The submission commends Council's initiative and advises that the Burwood Historical Society intends to propose State heritage listing for the entire Malvern Hill Estate.</p>	<p>Council notes that the process for State heritage listing is the responsibility of the NSW Heritage Office.</p> <p>While Council does not have the authority to initiate or determine State heritage listings, it is more than willing to review and consider any proposal prepared by a qualified heritage consultant.</p>

Attachment 4 - List of Submissions - The Strand

Submission 20	Y	The submission supports the proposal for group heritage listing of the Strand which is unique to the Inner West and important to the community's wellbeing as a gathering place. It proposes that allowing development within and around will change the character of the place.	<p>Council acknowledges community concerns that allowing new development within and around The Strand may adversely affect the character of this important precinct. Council's adopted Croydon Masterplan provides for a maximum height of four storeys, a scale that has been deliberately set to facilitate sustainable change while not detracting significantly from the existing heritage character and village atmosphere.</p> <p>The current heritage assessment represents the first step in formally identifying and acknowledging the elements of The Strand that are of greatest importance to the community. In line with Council's resolution of 29 January 2025, further detailed planning work is underway, including the preparation of a Local Area Study and built form controls for The Strand. These measures will ensure that any future redevelopment occurs in a manner that is sympathetic to the precinct's heritage significance, while also supporting its long-term vitality and liveability.</p> <p>Through this approach, Council seeks to balance the need for managed renewal with the protection of the cultural and historic values that make The Strand a distinctive and valued place.</p>
Submission 21	Y	The submission supports the proposal for group heritage listing of the Strand	Noted
Submission 22	Y	The submission supports the proposal.	Noted

Attachment 4 - List of Submissions - The Strand

Submission 23	Y	The submission supports the proposal and commends Council for its initiative.	Noted
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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.

(Item 12/26) 2025-26 Burwood Community Satisfaction Survey

File No: 26/10324

Report by Director People & Performance

Summary

Every two years, Council undertakes a community satisfaction survey to better understand residents' views, priorities and experiences. The most recent survey was conducted by Micromex Research between October and November 2025.

The research involved a random telephone survey of 351 residents living within the Burwood Local Government Area, conducted via both landline and mobile phones.

This report presents the key findings and insights from the survey, highlighting community priorities and satisfaction levels.

Operational Plan Objective

C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making

Background

The Community Satisfaction survey assesses overall satisfaction with Council's performance, identifies key community priorities for Burwood's future, measures satisfaction with a range of Council services, facilities and activities, and explores residents' experiences when contacting Council.

The results provide a clear snapshot of community perceptions and help guide Council's strategic focus over the coming years.

Proposal

Burwood continues to grow and evolve as one of Sydney's most dynamic communities. Amid this momentum, residents have maintained a strong level of satisfaction with Council's performance, with results continuing to track above the Sydney Metro benchmark for local councils.

This reflects the community's recognition of the progress being made across the city and the ongoing commitment to delivering services, infrastructure and initiatives that support Burwood's future.

A summary of the survey results is enclosed as an attachment.

Consultation

A comprehensive survey was conducted with 301 residents, complemented by a shorter survey with an additional 50 time-poor residents.

Planning or Policy Implications

No Planning or Policy implications.

Financial Implications

No Financial implications.

Conclusion

As Burwood continues to welcome new residents, understanding the community's experience of the area remains essential. This survey provides an important snapshot of how people feel about living in Burwood and the role Council plays in supporting a vibrant, well-serviced and connected community. Overall, the findings reflect a community that remains positive about Council's performance and the direction of the area, with satisfaction levels continuing to sit above the Sydney Metro benchmark.

Recommendation(s)

That Council receive and note this report.

Attachments

1. [Community Satisfaction Survey Snapshot 2025-2026](#)



Between October and December 2025, Burwood Council commissioned Micromex Research to conduct a random telephone survey with 351 residents living in the Burwood local government area (LGA).



Why?

- To understand and identify community priorities for the Burwood LGA
- To identify the community's overall level of satisfaction with Council performance
- To assess and establish the community's priorities and satisfaction in relation to Council activities, services, and facilities
- To explore residents' experiences with contacting Council

Where are we now?

Burwood continues to grow and evolve as one of Sydney's most dynamic communities. Amid this momentum, residents have maintained a strong level of satisfaction with Council's performance, with results continuing to track above the Sydney Metro benchmark for local councils.

This reflects the community's recognition of the progress being made across the city and the ongoing commitment to delivering services, infrastructure and initiatives that support Burwood's future.

Residents have also continued to state a **high level of quality of life**, and the large majority agree that the **Burwood area is a good place to live.**

How?



Comprehensive survey to **301** residents



Short survey to **50** residents

Accessibility has shown itself as one of Burwood's core strengths, with residents stating the best things about the area are the proximity to shops, services, facilities, and the city, as well as access to public transport. Regression analysis re-iterated the importance of accessibility, with 'maintain footpaths' and 'access to public transport' being the top and third highest driver of satisfaction (respectively).

The other 3 of the top 5 drivers for satisfaction were 'confidence in Council's planning and policy frameworks, opportunities to contribute to Council's decision-making processes and financial management'.

Council's communication and planning are clearly central to a strategy to maintain a high level of satisfaction in the community, with a focus in areas around accessibility in the area.





Summary satisfaction compared to the Micromex Benchmark

The chart below shows the variance between Burwood Council top three satisfaction scores and the Micromex Benchmark. Services/facilities shown in the below chart highlight larger positive (note there were no large negative gaps).

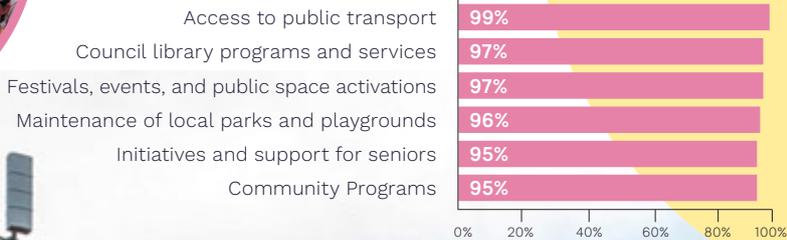


Importance and satisfaction – highest rated services/facilities

Highest Importance:



Highest Satisfaction:



(Item 13/26) Draft Related Party Disclosures Policy - Endorsement for Public Exhibition

File No: 26/10626

Report by Director Corporate Services

Summary

This report seeks Council endorsement to place the updated draft *Related Party Disclosures Policy* on public exhibition for subsequent adoption. The revised policy reflects current legislative requirements in line with the Australian Accounting Standards Board (AASB), and improves clarity regarding the obligations of Councillors, Key Management Personnel of Council, and related persons. Public exhibition will provide the community with an opportunity to review the updated policy and offer feedback prior to adoption.

Operational Plan Objective

C11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making

Background

Under the Australian Accounting Standards, Council is required to disclose all related party relationships, transactions, and Key Management Personnel compensations in its Annual Financial Statements. The draft Policy sets out how Council identifies related parties, captures and records related party transactions and commitments, and discloses required information within annual financial statements in accordance with AASB 124.

Proposal

The draft *Related Party Disclosures Policy*, contained in Attachment 1 to this report, has been prepared to ensure that Council's financial statements contain the necessary related party disclosures. This ensures public transparency in dealings with Council and their effect on Council's financial position.

The draft policy is based on the current *Related Party Disclosures Policy* adopted in 2017 and has been reviewed to ensure alignment with the current Australian Accounting Standards. Despite no significant changes to the applicable Standards, the review identified several areas where updates would improve readability and, therefore, make it easier to comply with the Policy. The updated Policy clarifies definitions and reporting responsibilities, whilst simplifying the process and forms for managing disclosures.

Consultation

It is proposed to place this draft Policy on public exhibition for 28 days and invite submissions from the public. Placing the Policy on exhibition will ensure openness and provide the community with the chance to comment on the proposed changes. If no submissions are received, it is proposed that the Policy be automatically adopted without further amendment. If submissions are received, a further report will be brought back to Council.

Planning or Policy Implications

No planning or additional policy implications.

Financial Implications

No financial implications.

Conclusion

The proposed revision of the *Draft Related Party Disclosures Policy* is in line with current applicable Australian Accounting Standards, effectively supporting transparency and accountability within Council's Annual Financial Statements.

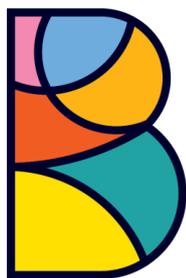
Recommendation(s)

That Council:

1. places the *Draft Related Party Disclosures Policy*, contained in [Attachment 1](#) to this report, on public exhibition for a period of 28 days and invite submissions from the public,
2. if submissions are received, directs the General Manager to report on the outcome of public exhibition at the next ordinary meeting of Council following the last date for the lodgement of submissions, and
3. if no submissions are received, adopts the *Draft Related Party Disclosures Policy* without further amendment and revokes the previous *Related Party Disclosures Policy* adopted in 2017.

Attachments

1 [↓](#) DRAFT - Related Party Disclosures Policy - Updated Version 2



Burwood ^{Inc.1874}

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

RELATED PARTY DISCLOSURES POLICY

PO Box 240, BURWOOD NSW 1805
2 Conder Street, BURWOOD NSW 2134
Phone: 9911-9911 Fax: 9911-9900
Email: council@burwood.nsw.gov.au
Website: www.burwood.nsw.gov.au

Public Document
Adopted by Council:
Min No.:
Ref. No.:
Version No.: 2
Ownership: Governance and Risk

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Related Party Disclosures Policy

Purpose

In accordance with Australian Accounting Standards Board (AASB) 124, Burwood Council (Council) is required to disclose Related Party relationships and transactions, and Key Management Personnel (KMP) compensation in its Annual Financial Statements.

The policy sets out how Council identifies related parties, captures and records related party transactions and commitments, and discloses required information within annual financial statements in accordance with AASB 124.

The objective of the policy is to ensure that Council's financial statements contain the necessary related party disclosures to ensure transparency in dealings and their effect on Council's financial position. These disclosures draw attention to the possibility that Council's financial position, and profit or loss, may have been affected by the existence of related parties and by transactions and outstanding balances, including commitments, with such parties.

Scope

The policy applies to Key Management Personnel of Council, including the Mayor, Councillors, General Manager, and the Executive Team, as well as personnel and entities engaged to provide services to Council via KMP.

The policy assists in:

- a. identifying related parties and relevant transactions
- b. identifying outstanding balances, including commitments, between Council and its related parties
- c. identifying the circumstances in which disclosure of the items in (a) and (b) are required
- d. determining the disclosures to be made about those items in the general-purpose financial statements for the purpose of complying with the AASB 124
- e. establishing systems to capture and record the related party transactions and information about those transactions

Definitions

AASB 124 - the Australian Accounting Standards Board - Related Party Disclosures Standard under Section 334 of the *Corporations Act 2001*

Entity that is controlled or jointly controlled - typically when you and/or any close family members exercise effective control (whether singularly or combined) through the shareholding and/or voting power in the entity.

Guarantee - is a legally binding promise whereby one party assumes responsibility for the debt or performance obligation of another party should that party default in some way.

Executory Contract - is a contract under which neither party has performed any of its obligations nor both parties have partially performed their obligations to an equal extent.

Key Management Personnel - are those persons having the authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of the entity.

Material (materiality) - means the assessment of whether the transaction, either individually or in aggregate with other transactions, by omitting it or misstating it could influence decisions that users make on the basis of an entity's financial statements. For the purpose of this policy, it is not considered appropriate to set either a dollar value or a percentage value to determine materiality.

Related Party Disclosures Policy

Ordinary Citizen Transaction - means a transaction that an ordinary citizen of the community would undertake in the ordinary course of business with Council.

Related Party - any person or entity that is related to the reporting entity that is preparing its financial statements. This includes persons with control, joint control, or significant influence over the reporting entity, KMP of the reporting entity and their close family members, and entities controlled, jointly controlled, or are significantly influenced, by KMP of the reporting entity.

Related Party Transaction - is a transfer of resources, services or obligations between a Council and a related party, regardless of whether a price is charged.

Remuneration - means remuneration package and includes any money, consideration or benefit received or receivable by the person but excludes reimbursement of out-of-pocket expenses, including any amount received or receivable from a Related Party Transaction.

Significant Influence (significance) - means likely to influence the decisions that users of the Council's financial statements make having regard to both the extent (value and frequency) of the transactions, and that the transactions have occurred between the Council and related party outside a public service provider/taxpayer relationship.

The Act - *the Local Government Act 1993*

The Regulation - *the Local Government (General) Regulation 2021*

Policy Statement

Council is committed to responsible corporate governance, including compliance with laws and regulations governing Related Party Disclosures.

Related party relationships are a normal feature of commerce and business. For example, entities frequently carry on parts of their activities through subsidiaries, joint ventures and associates. In those circumstances, there is the possibility of the entity having the ability to affect the financial position of Council through the presence of control, joint control or significant influence. The mere existence of the relationship may be sufficient to affect the transactions of the Council with other parties.

For these reasons, knowledge of Council's transactions and outstanding balances, including commitments and relationships with Related Parties, may affect assessments of Council's operations for those reading Council's financial statements.

AASB 124 provides that Council must disclose all material and significant Related Party Transactions and outstanding balances, including commitments, in its annual financial statements. Generally, disclosure will only be made where a transaction has occurred between Council and a related party of Council. In addition, the transaction must be material in nature or size when considered individually and regard must also be given to transactions that are collectively but not individually significant.

When assessing whether such transactions are significant, the following factors will be taken into consideration:

- significance in terms of size
- was it carried out on non-market terms
- is it outside normal day-to-day Council operations
- was it subject to Council approval
- did it provide a financial benefit not available to the general public
- was the transaction likely to influence decisions of users of the annual financial statements

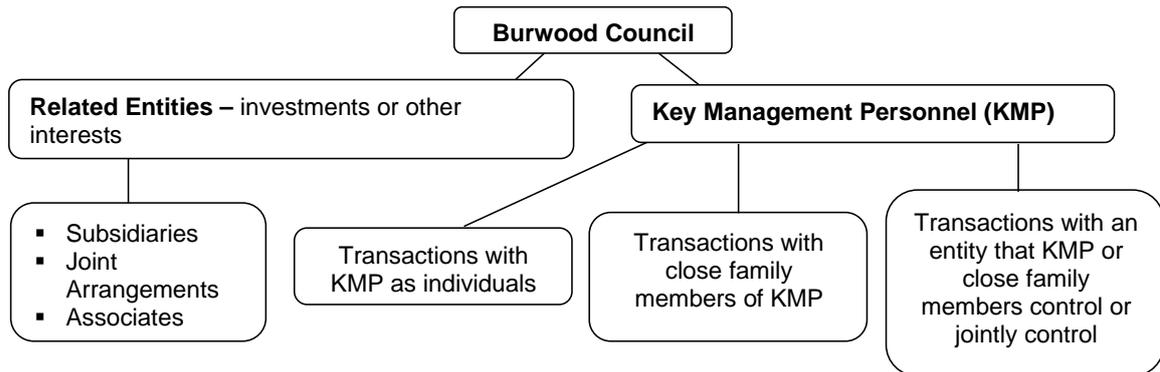
Related Party Disclosures Policy

To enable Council to comply with AASB 124, Council's KMP are required to declare full details of any Related Parties and Related Party Transactions. Such information will be retained and reported, where necessary, in Council's Annual Financial Statements.

Related Party Relationships

Related Parties of Council are as follows:

- Entities Related to Council
- Key Management Personnel (KMP) of Council
- Close Family Members of KMP
- Entities that are controlled or jointly controlled by KMP, or their close family member



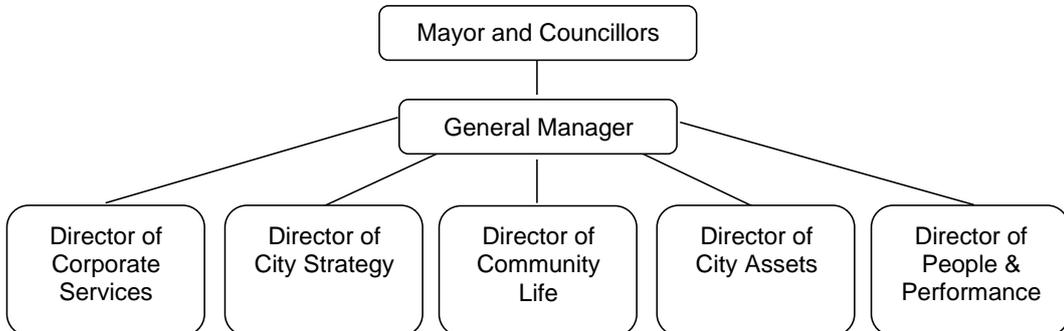
Entities Related to Council

Entities controlled by Council, jointly controlled by Council or over which Council has significant influence are related parties of Council. Council will need to identify transactions with these entities and may need to make extra disclosure about them in Council's financial statements. When assessing whether Council has control or joint control over an entity, Council must consider AASB 10 and AASB 11. Additionally, AASB 128 details the criteria for determining whether Council has significant influence over an entity.

Council's Contracts Register, Leases and License Register and the Schedule of Debts Written Off will be reviewed annually to identify any Related Party Transactions/Parties. This information will be reported in the annual financial statements and included in the Related Party Register.

Key Management Personnel (KMP)

KMP are persons having the authority and responsibility for planning, directing and controlling the activities of the entity, including voting powers, directly or indirectly. The following chart identifies KMP of Burwood Council:



Close Family Members of KMP

Close family members of a KMP are family members who may be expected to influence, or be influenced by, that person in their dealings with Council.

The definition of close family members of a person for the purpose of the AASB 124 is broader than the definition of "related" in relation to a person for the purpose of a register of interests under the Regulation.

Who is considered a close family member:

1. Your spouse/domestic partner
2. Your children and dependants
3. Children and dependants of your spouse/domestic partner

Moreover, your siblings, parents, grandparents, aunts, uncles, cousins, nieces, nephews, and any other family member could be considered a close family member if they could be expected to influence, or be influenced by, you in their dealings with Council.

Entities that are controlled or jointly controlled by KMP for their close family members

An entity is considered controlled or jointly controlled when you and/or any close family members exercise effective control (whether singularly or combined) through the shareholding and/or voting power in the entity. Entities include companies, trusts, joint ventures, partnerships and non-profit associations such as sporting clubs.

Examples of entities controlled or jointly controlled by you and/or any close family members:

- A company where you and/or close family members control more than 50% of the voting power
- A company where you have a 30% shareholding and your spouse has a 30% shareholding
- A company where you have a 40% shareholding and the remaining shareholding is widely dispersed
- A partnership of two people where your spouse is one of the partners
- A superannuation fund self-managed by you or your spouse (including through a corporate trustee)

What is not considered to be entities controlled or jointly controlled by you and/or any close family members:

- A company where you have a 25% shareholding and your spouse has a 5% shareholding
- A partnership of three people where your spouse is one of the partners
- A large consultancy practice with multiple partners where your son is a partner
- Blind trusts

Related Party Transactions

Related Party Transactions are required to be disclosed, regardless of whether a price is charged.

Such transactions may include:

- purchase or sale of goods (finished or unfinished)
- purchase or sale of property and other assets
- rendering or receiving services
- leases
- transfers of research and development
- transfers under licence agreements
- transfers under finance arrangements (including loans and equity contributions in cash or in kind)
- provision of guarantees or collateral
- commitments to do something if a particular event occurs or does not occur in the future, including executory contracts (recognised and unrecognised)

Related Party Disclosures Policy

- quotations and/or tenders
- settlements of liabilities on behalf of Council or by Council on behalf of the related party
- expense recognised during the period in respect of bad debts
- provision for doubtful debts relating to outstanding balances

Disclosures**Council Disclosure**

Council must disclose all material and significant Related Party Transactions in its Annual Financial Statements by aggregate or general description and include the following details:

1. the nature of the Related Party Relationship
2. relevant information about the transactions including:
 - a. the amount of the transaction
 - b. the amount of outstanding balances, including commitments
 - c. any terms and conditions, including whether they are secured, and the nature of the consideration to be provided in the settlement
 - d. details of any guarantee given or received
 - e. provision for doubtful debts related to the amount of outstanding balances
 - f. the expense recognised during the period in respect of bad or doubtful debts due from related parties

All transactions involving Related Parties will be captured through the completion of the Related Party Transaction Disclosure by Key Management Personnel form (see Appendix B). Transactions will then be reviewed by Governance & Risk to determine materiality of such transactions, if the transactions are ordinary citizen transactions, and the significance of each of the transactions.

Generally, transactions with amounts receivable from and payable to KMP or their related parties that occur within normal employee, customer or supplier relationships are not material or significant. For example, infrequent use of Council provided equipment for use in official duties. These shall be excluded from detailed disclosures, and they will be disclosed in the financial statements by general description.

Examples of Related Parties and Transactions can be found in Appendix E of this policy.

Related Party and KMP Disclosure

The types of disclosure that are required are as follows:

- 1) Relationships between a parent and its subsidiaries, irrespective of whether there have been transactions between them.
- 2) KMP compensation (remuneration) relating to all forms of consideration paid, payable, or provided in exchange for services provided. This is to be in total and for each of the following categories:
 - a) Short-term employee benefits, such as wages, salaries and social security contributions, paid annual leave and paid sick leave, profit sharing and bonuses (if payable within twelve months of the end of the period) and non-monetary benefits (such as medical care, housing, cars and free and subsidised goods or services) for current employees
 - b) Post-employment benefits such as pensions, other retirement benefits, post-employment life insurance and post-employment medical care
 - c) Other long-term employee benefits, including long-service leave or sabbatical leave, jubilee or other long-service benefits, long-term disability benefits and, if they are not payable wholly within twelve months after the end of the period, profit sharing, bonuses and deferred compensation
 - d) Termination benefits

Related Party Disclosures Policy

Note, all KMP compensation will be extracted from Council's financial software and disclosed within Council's annual financial statements, as required.

- 3) Where Related Party Transactions have occurred, disclosure must include:
- a) The nature of the Related Party Relationship. Additionally, the related party and relationship must be disclosed for both the KMP and their close family member even if the same related party entity is held jointly or in common by them.
 - b) Information about the transactions, outstanding balances and commitments, including terms and conditions

KMP Declarations must be made annually after 30 June by using the Related Party Certificate by Key Management Personnel form (see Appendix A). It is noted that these requirements are in addition to the notifications KMP are required to make to comply with obligations under the *Local Government Act 1993* and Council's Codes of Conduct, such as pecuniary interests and conflicts of interest.

If any information about a close family member has been disclosed within the Related Party Certificate, a Close Family Members Consent form (see Appendix D) will be required in addition.

The Audit Office of New South Wales may audit related party information as part of the annual external audit.

Notifications by Key Management Personnel

In order to comply with the AASB 124, all members of Council's KMP must periodically provide notifications to the Manager Governance & Risk of any existing or potential Related Party Transactions between Council and any of their related parties during a financial year, and any changes to previously notified Related Party Relationships and transactions relevant to the subject financial year.

Moreover, within 30 days of commencing their term or employment with Council, KMPs must complete the Related Party Relationships Notification by Key Management Personnel Form (see Appendix C), notifying any existing or potential Related Party Relationships between Council and any related parties.

During the financial year, a KMP must proactively notify of any new or potential Related Party Relationships that the person knows of, or any changes to previously notified Related Party Relationships to the Manager Governance & Risk by no later than 30 days after the person becomes aware of the transaction or change.

Procedures

The method for identifying the close members and associated entities of KMP will be by KMP self-assessment. KMP have an ongoing responsibility to advise Council immediately of any Related Party Transactions.

The preferred method of reporting is for KMPs to provide details of Related Parties and Related Party Transactions to the Manager Governance & Risk. Information provided will be reviewed in accordance with the Council's operational requirements and recorded on a register held and maintained by the Governance & Risk team.

Should a KMP have any uncertainty as to whether a transaction may constitute a Related Party Transaction, they should contact the Manager Governance & Risk who will, in consultation with the Finance Manager, make a determination.

Related Party Disclosures Policy

Privacy and Record Keeping

Information provided by KMPs and other related parties shall be held for the purpose of compliance with Council's legal obligation and shall be disclosed where required for compliance or legal reasons only.

All declarations and related information will be stored securely within Council's electronic record management system.

Related Information

- AASB 10 – the Australian Accounting Standards Board - Consolidated Financial Statements
- AASB 11 – the Australian Accounting Standards Board - Joint Arrangements
- AASB 124 – Related Party Disclosures (July 2015)
- AASB 128 – the Australian Accounting Standards Board - Investments in Associates and Joint Ventures
- Australian Accounting Standards
- *Local Government Act 1993*
- *Local Government (General) Regulation 2021*
- *Government Information (Public Access) Act 2009*
- *Corporations Act 2001*
- Council's Codes of Conduct
- NSW Treasury
- The Audit Office of New South Wales
- Office of Local Government

Review

This policy will also be reviewed when any of the following occur:

- corporate restructure
- the related legislation/documents are amended or replaced
- as a result of changes to the Office of Local Government Local Government Code of Accounting Practice and Financial Reporting
- changes to AASB 124

Contact

Manager Governance & Risk - 9911 9908
Finance Manager – 9911 9854

Appendices

- Appendix A – Related Party Certificate by Key Management Personnel
- Appendix B – Related Party Transaction Disclosure by Key Management Personnel
- Appendix C – Related Party Relationships Notification by Key Management Personnel
- Appendix D – Close Family Members Consent Form
- Appendix E – Examples of Related Party Relationships

Appendix A – Related Party Certificate by Key Management Personnel



RELATED PARTY CERTIFICATE BY KEY MANAGEMENT PERSONNEL¹

PRIVATE AND CONFIDENTIAL

Name of Key Management Person:

Position of Key Management Person:

Please complete the following table to the best of your knowledge. If you are unsure whether a close family member or a controlled/jointly controlled entity had transactions with Burwood Council, we strongly recommend you include their details for completeness.

	Question	Response	
		Yes	No
	During the stated period, in respect of Burwood Council:		
1	Were any of your close family members employed in a management position?		
2	Did you/a close family member/any entity controlled or jointly controlled by you and/or a close family member have any transaction or arrangement on terms or conditions that were more favourable than those entered into at an arm's length?		
3	Did you/a close family member/an entity controlled or jointly controlled by you and/or a close family member receive any grants, subsidies, ex-gratia payments or loans?		
4	Did you/a close family member/an entity controlled or jointly controlled by you and/or a close family member have any debts forgiven or partially forgiven?		

¹ Based on the NSW Treasury Certificate

Related Party Disclosures Policy

	Question	Response	
		Yes	No
	During the stated period, in respect of Burwood Council:		
5	Did you/a close family member/an entity controlled or jointly controlled by you and/or a close family member provide or receive any collateral, guarantee, indemnity or commitment (including executory contract)?		
6	Did you/a close family member/an entity controlled or jointly controlled by you and/or a close family member enter into any contractual arrangements to purchase, sell, lease or transfer assets and licenses; or to provide, purchase or transfer goods and services with a total contract value greater than \$100,000 (excl. GST)?		
7	Are there any outstanding balances above \$100,000 (excl. GST) brought forward from a transaction or arrangement entered into prior to 1 July _____, between you/a close family member/any entity controlled/jointly controlled by you and/or a close family member and Council?		

NOTE: If you have answered 'Yes' to any of the above questions, please contact Governance@burwood.nsw.gov.au to request the form 'Related Party Transaction Disclosure by Key Management Personnel' (Appendix B). That additional form must then be completed and returned.

KMP SIGN-OFF AND DECLARATION

I have made inquiries of my close family members and to the best of my knowledge; the information provided in this Certificate is complete and accurate for the financial year 1 July _____ to 30 June _____. I understand this information is collected for the purpose of preparing disclosures for inclusion in the financial statements of Council.

I understand that my compensation (remuneration) will be extracted from Council's payroll and finance systems by Council's Finance team and reported in the Annual Financial Statements. This compensation includes short-term employee benefits, post-employee benefits, other long-term benefits, and termination benefits.

Signature of named Key Management Person: Dated:

Appendix B – Related Party Transactions Notification



RELATED PARTY TRANSACTION DISCLOSURE BY KEY MANAGEMENT PERSONNEL

PRIVATE AND CONFIDENTIAL

Name of Key Management Person:

Position of Key Management Person:

Please read the Related Party Disclosures Policy provided with this notification, which explains what is a Related Party Transaction and the purposes for which Council is collecting, and will use and disclose, the related party information provided by you in this notification.

Please complete the table below **for each Related Party Transaction with Council** that you, or a close member of your family, or an entity related to you or a close member of your family:

1. has previously entered into **and** which will continue in the financial year
2. has entered into, or is reasonably likely to enter into, in the financial year

If you are unsure of a transaction, it is best that you include them in the table for completeness and state that you are unsure.

	Transaction 1	Transaction 2	Transaction 3
Type of transaction <i>Please provide details and nature of the transaction.</i>			
Is the transaction/outstanding balance directly between you and Burwood Council? <i>Yes/No</i>			

Related Party Disclosures Policy

	Transaction 1	Transaction 2	Transaction 3
If not, please provide details of the related party <i>Please include person's name, entity name and ABN/ACN (if applicable), relationship with person and/or entity.</i>			
Transaction Amount (relating to the stated period) excl. GST			
Total Agreed/Contracted Amount (if it extends beyond stated period) excl. GST			
Terms and Conditions of the Transaction <i>Please provide details of the significant terms and conditions including whether it is secured, and the nature of the consideration to be provided in settlement.</i>			

Disclosure

I,
 (Full name) (Position)

notify that, to the best of my knowledge, information and belief, as at the date of this disclosure, the above information includes all existing and potential Related Party Transactions with Council involving myself, close members of my family, or entities controlled or jointly controlled by me or close members of my family, relevant to the financial year.

I make this disclosure after reading the Related Party Disclosures Policy provided by Burwood Council, which details the meaning of the words "related party", "Related Party Transaction", "close members of the family of a person" and, in relation to an entity, "control" or "joint control", and the purposes for which this information will be used and disclosed.

I permit the Manager Governance & Risk and the other permitted recipients specified in Council's Related Party Disclosure Policy to access the register of interests in relation to me and persons related to me and to use the information for the purposes specified in that policy.

Signature of named Key Management Person: Dated:

EXAMPLES RELATED PARTY TRANSACTIONS²

	Example Transaction 1	Example Transaction 2	Example Transaction 3
Type of transaction Please provide details and nature of the transaction. Examples: <ul style="list-style-type: none"> ▪ Employment ▪ Provision of goods (finished or unfinished) or services ▪ Purchase, sale or transfer of property, other assets or licenses ▪ Leasing arrangement ▪ Provision of guarantee or collateral ▪ Settlement of liabilities ▪ Outstanding balance brought forward from prior financial period relating to transactions in a prior financial period 	Provision of cleaning services	Received personal loan in August 2016.	Employment.
Is the transaction/outstanding balance directly between <u>you</u> and Burwood Council? Yes/No	No	Yes	No
If not, please provide details of the related party, their relationship with you, and Burwood Council involved Please provide details of: person's name, entity name and ABN/ACN (if applicable), relationship with person and/or entity.	<ul style="list-style-type: none"> ▪ John Smith – spouse, ▪ ABC Ltd – cleaning company owned by my spouse ▪ ABN: 12 345 345 345 	N/A	My spouse is a General Manager, Operations
Transaction Amount (relating to the stated period) excl. GST	\$100,000	Received \$20,000 loan. Paid \$1,000 of interest repayments	General Manager salary with standard employment benefits.
Total Agreed/Contracted Amount (if it extends beyond stated period) excl. GST	\$500,000 - over 5 years.	\$20,000 one-off loan – repayable over 5 years	Unsure
Terms and Conditions of the Transaction Please provide details of the significant terms and conditions including whether it is secured, and the nature of the consideration to be provided in settlement.	<ul style="list-style-type: none"> ▪ Won through open tender ▪ Standard terms ▪ Unsecured ▪ Settlement by bank transfer 	<ul style="list-style-type: none"> ▪ Application assessed against loan eligibility criteria (standard terms) ▪ Variable interest rate & unsecured ▪ Settlement by bank transfers ▪ Option to refinance 	Recurring contract with CPI and performance-based adjustments each year.

² NSW Treasury

Appendix C – Related Party Relationships Notification by Key Management Personnel



RELATED PARTY RELATIONSHIPS NOTIFICATION BY KEY MANAGEMENT PERSONNEL

PRIVATE AND CONFIDENTIAL

Name of Key Management Person:

Position of Key Management Person:

If a transaction has occurred since your last declaration, list details of known close family members, entities that are controlled/jointly controlled by KMP and entities that are controlled/joint controlled by close family members of KMP.

Details of Person or Entity	Relationship

Disclosure

I
(Full name) *(Position)*

notify that, to the best of my knowledge, information and belief, as at the date of this disclosure, the above information includes all existing and potential Related Party Transactions with Council involving myself, close members of my family, or entities controlled or jointly controlled by me or close members of my family, relevant to the financial year.

I make this disclosure after reading the Related Party Disclosures Policy provided by Burwood Council, which details the meaning of the words “related party”, “Related Party Transaction”, “close members of the family of a person” and, in relation to an entity, “control” or “joint control”, and the purposes for which this information will be used and disclosed.

I permit the Manager of Governance and risk and the other permitted recipients specified in Council’s Related Party Disclosure Policy to access the register of in relation to me and persons related to me and to use the information for the purposes specified in that policy.

Signature of named Key Management Person:

Dated:

Appendix D – Close Family Members Consent Form



CLOSE FAMILY MEMBERS CONSENT FORM

PRIVATE AND CONFIDENTIAL

I authorise _____ [insert KMP's name] to provide personal information about me in respect of transactions between me, or entities controlled/jointly controlled by me, and Burwood Council.

For the purposes of s26(2) of the Privacy and Personal Information Protection Act 1998, I hereby consent to Burwood Council collecting, using and disclosing my personal information for the purposes of meeting its financial reporting obligations.

Full Name (print): _____

Signature: _____

Date: _____

PRIVACY AND PERSONAL INFORMATION STATEMENT

Council is collecting this personal information from you in order to obtain your consent for the disclosure of personal information by a Key Management Personnel (KMP) and to meet Council's financial reporting obligations, including those required under applicable accounting standards. The information you provide will be used by authorised Council officers for the purposes of verifying related-party transactions and ensuring Council's statutory reporting obligations are met.

Your personal information will be stored securely and will not be disclosed except for the purposes outlined above, unless you consent to the disclosure or Council is required or permitted to do so by law.

You may make an application to access or amend the personal information that Council holds about you at any time. You may also request that Council suppress your personal information from public access, and Council will consider any such request in accordance with the Privacy and Personal Information Protection Act 1998 (NSW) and other applicable legislation.

Appendix E – Examples of Related Parties and Transactions



EXAMPLES OF RELATED PARTIES AND TRANSACTIONS

Company that is a Related Party of Council – Example 1

Burwood Council (Council) owns 90% of the shares in Burwood Regional Development Pty Ltd (the Company).

Council has assessed that it has control over the company. The company is therefore a Related Party of Council because Council controls it.

Council produces consolidated financial statements that include both a parent entity column and consolidated entity column. In the statements all individually significant transactions between Council and the company will need to be disclosed. For other transactions that are collectively, but not individually, significant Council will need to disclose a qualitative and quantitative indication of their extent.

Council must also disclose the nature of its relationship with the company.

Key Management Personnel – Close Family Members – Example 2

Council has recently employed Greg's son (Richard) in the Council's Works and Service area. Greg is Council's Director of Corporate Services but was not involved in hiring Richard. This process was managed by the Manager of People and Culture and included an independent assessment process. Greg did not have any influence in Richard securing the job.

Greg has been identified as a KMP of Council, which makes him a Related Party.

Richard will also be a Related Party of Council because he is a close family member of Greg. The recruitment process that was undertaken for Richard's position is irrelevant when assessing whether Richard is a Related Party.

Greg must disclose the existence of the close family relationship with Richard and the nature of Richard's employment with Council.

Key Management Personnel – Close Family Members – Example 3

The Mayor of Burwood Council (Matilda) has lived in the municipality her whole life. In fact her family has been in the area for over three generations.

Matilda's cousin Sally, owns and operates a local newsagent through a company Today's News Pty Ltd, of which she is 100% owner. Matilda and Sally have always been close and regularly socialise.

Matilda has been identified as a KMP of the Council. Sally is classified as a Close Family Member of Matilda because she would be able to influence, or be influenced by, that person with her dealings with Council.

Related Party Disclosures Policy

Both Sally and the Company she controls, Today's News Pty Ltd would both be Related Parties of the Council. Any transactions that the Council makes with the newsagent would need to be separately identified and need to be disclosed.

Entities that are Controlled or Jointly Controlled by KMP or their Close Family Members – Example 4

The Mayor of Burwood Council (Matilda) is the President of Croydon Football League Inc, the local soccer club. The club is overseen by a committee, which comprises the President and five other committee members. Each member has a single vote when making decisions at meetings. The committee members are not related and do not have agreements to vote with one another. The club has over 850 members that each have a vote in electing the committee members at the club's annual general meeting.

The Mayor does not control or jointly control the football club so it will not be a Related Party of Council just because the Mayor is the President of the club.

However, an entity where Matilda has a Close Family Member who has a voting right would be considered as a Related Party.

Different Party Transactions that may occur between Related Parties – Example 5

Council's functions include raising revenue to fund its functions and activities, and planning for and providing services and facilities (including infrastructure) for the local community. In carrying out its functions, Council undertakes a wide range of activities including the imposition of rates and charges upon constituents, and the provision without charge of services such as parks and roads.

Councillor Paul is a ratepayer residing within the Council's constituency. As such, Councillor Paul takes advantage of the availability of free public access to local parks and libraries. Councillor Paul also used the swimming pool at the Council's Recreation Centre twice during the financial year, paying the casual entry fee applicable to the general public each time. The recreation centre has approximately 20,000 visitors each financial year.

All of the transactions described above between the Council and Councillor Paul are related party transactions of the Council considered for disclosure in the Council's general purpose financial statements. Based on the facts and circumstances described, the Council may determine that these transactions are unlikely to influence the decisions that users of the Council's financial statements make having regard to both the extent of the transactions, and that the transactions have occurred between the Council and Councillor Paul within a public service provider/taxpayer relationship.

(Item 14/26) Draft Statement of Business Ethics - For Adoption

File No: 26/10627

Report by Director Corporate Services

Summary

It is proposed that Council adopts an updated Statement of Business Ethics to guide suppliers on the standards and expectations of suppliers when conducting business with Council.

Operational Plan Objective

C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making

Background

The Statement of Business Ethics sets out Burwood Council's standards and expectations for ethical, transparent and lawful business with our suppliers, contractors, consultants and partners. Council has published a Statement of Business Ethics since 2007, with the most recent Statement being thoroughly reviewed in 2018.

Proposal

The Statement has now been reviewed and updated. The proposed Statement includes consideration of modern slavery legislation, emerging cyber security and information management risks, recommendations of ICAC investigations, and community expectations of social, sustainable and ethical procurement practices.

The Statement will be published on Council's website alongside examples of prohibited or high-risk conduct. Suppliers will be required to read and sign a supplier declaration stating they have read and agree to the Statement of Business Ethics. Copies of those documents are provided for information.

Consultation

The proposed Statement was reviewed by the Audit Risk and Improvement Committee and that Committee's feedback was considered before finalising the draft Statement.

Planning or Policy Implications

While there is no legislative requirement to have a Statement of Business Ethics, it is a long-standing practice for most local councils as a probity and corruption-prevention measure. The revised Statement is consistent with current legislation and with existing procurement and governance practices in place at Council.

Financial Implications

No financial implications.

Conclusion

The proposed Statement reflects legislative and procurement practice changes since the last review. Adoption of the updated Statement will continue to support and encourage ethical procurement practices for Burwood Council.

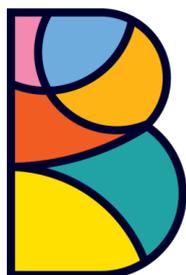
Recommendation(s)

That Council:

1. places the *Draft Statement of Business Ethics* contained in [Attachment 1](#) to this report on public exhibition for a period of 28 days and invite submissions from the public,
2. if submissions are received, directs the General Manager to report on the outcome of public exhibition at the next ordinary meeting of Council following the last date for the lodgement of submissions, and
3. if no submissions are received, adopts the *Draft Statement of Business Ethics* without further amendment and revokes the Statement of Business Ethics last adopted in 2018.

Attachments

- 1 [↓](#) Draft Statement of Business Ethics - Responsibility Procurement v2
- 2 [↓](#) Statement of Business Ethics - Examples of Prohibited or High Risk Conduct
- 3 [↓](#) Statement of Business Ethics - Supplier Declaration Template



Burwood^{Inc.1874}

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

STATEMENT OF BUSINESS ETHICS

PO Box 240, BURWOOD NSW 1805
2 Conder Street, BURWOOD NSW 2134
Phone: 9911-9911 Fax: 9911-9900
Email: council@burwood.nsw.gov.au
Website: www.burwood.nsw.gov.au

Public Document
Approved by Council: <Date>
Ref. No.: 25/69691
Version No.: 5
Ownership: Procurement

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Purpose

This Statement of Business Ethics (SBE) establishes the ethical, probity and governance standards that apply to all commercial dealings with Burwood Council. It supports compliance with statutory obligations, transparent decision-making, effective risk management and the achievement of value for money.

Legislative and Governance Framework

This SBE operates in conjunction with relevant NSW legislation, including but not limited to:

- Local Government Act 1993 (NSW)
- Local Government (General) Regulation 2021 (NSW)
- Government Information (Public Access) Act 2009 (NSW)
- Public Interest Disclosures Act 2022 (NSW)
- Modern Slavery Act 2018 (NSW)
- Work Health and Safety Act 2011 (NSW)

The SBE sits alongside and is supported by Council's Code of Conduct, Procurement Corporate Practice, associated procedures and applicable legislation in New South Wales.

Application

This SBE applies to all suppliers, contractors, consultants and subcontractors, prospective suppliers, Councillors and Council officers engaged in procurement or commercial dealings.

Our Procurement Principles

In procurement Council upholds the following principles:

- Value for money – whole-of-life outcomes, quality, capability, price and risk
- Open and fair competition – equal access to information and impartial treatment
- Accountability and transparency – decisions are documented and able to be audited
- Risk management – proportionate controls to identify and manage risk
- Probity and integrity – acting honestly, avoiding bias and protecting the public interest

What Suppliers Can Expect from Council

Council officials will act impartially, declare conflicts of interest, maintain confidentiality, document decisions and comply with legislative and policy obligations. Council officials will not solicit or accept gifts, benefits or inducements.

What Council Expects from Suppliers

Conflicts of interest

Suppliers must promptly disclose any actual, potential or perceived conflict of interest and cooperate in implementing appropriate management measures.

Intellectual Property and Council Resources

Intellectual property created under contract will be managed as set out in the contract. Suppliers may be required to assign copyright to Council. Council resources, including systems, equipment, materials and staff time, must only be used for authorised Council purposes.

Modern Slavery – Supplier Responsibilities

Suppliers are expected to take reasonable and proportionate steps to identify and mitigate modern slavery risks within their operations and supply chains. Council may require corrective action where risks are identified.

Statement of Business Ethics

Social, Sustainable and Ethical Procurement

Council seeks value for money that also supports environmental sustainability, local economic outcomes and inclusion of Aboriginal and Torres Strait Islander businesses and social enterprises, where permitted by legislation and Council's Procurement Corporate Practice.

Work Health and Safety (WHS) and Site Rules

Anyone managing or attending a Council work site must behave in accordance with the following safety obligations:

- Provide a safe workplace and comply with all WHS obligations
- Ensure workers are competent, supervised and licensed where required
- Report incidents and hazards immediately and co-operate with Council directions
- Follow all site inductions, permits and environmental controls

Cyber Security and Data Handling

- Use secure methods to exchange information with Council
- Protect all information systems including AI, as well as data used by or retained within those systems, against unauthorised access, malware and ransomware
- Notify Council promptly of any cyber incident affecting Council information

Communication Protocols

Suppliers should keep communications factual, timely and respectful. During a tender, communicate only through the nominated contact officer. Do not seek to influence Councillors or staff outside approved channels.

Reporting Unethical, Corrupt or Unlawful Conduct

Suspected fraud, corrupt conduct or serious wrongdoing may be reported to Council's Governance function or relevant external authorities. Council does not tolerate reprisals against individuals who report concerns in good faith.

Consequences of Non-Compliance

Council may undertake due diligence and compliance checks. Non-compliance may result in exclusion from procurement processes, contract termination, recovery of losses or referral to regulators.

Review

This SBE will be reviewed every four years or where required by legislative change.

Contact

Manager Procurement
02 9911 9817

Examples of Prohibited or High-Risk Conduct

These examples are provided to help suppliers understand the standard expected. They are not exhaustive.

Gifts and Benefits

- Offering gift cards, tickets, hospitality, loyalty points or personal discounts to Council officials
- Shouting a meal or drinks during a live procurement process
- Sending “thank you” hampers to staff involved in evaluations

Conflicts of Interest

- A bidder’s relative employed in the Council team assessing the bid (not disclosed)
- A consultant formerly employed by Council using confidential information to advantage a bidder
- A supplier entertaining a Councillor during a tender period

Collusion and Unfair Advantage

- Sharing pricing or agreeing who will bid or not bid
- Submitting “cover bids” to create a false sense of competition
- Seeking confidential evaluation information from insiders

Modern Slavery Risk Indicators

- Workers without freedom to leave, surrendering passports or under debt bondage
- Unrealistic prices for labour-intensive goods (e.g. garments, cleaning) suggesting exploitation
- Labour hire workers living at worksites in poor conditions, paid in cash with excessive deductions

Information Handling

- Using Council information for a purpose unrelated to the contract
- Emailing personal information unencrypted to unauthorised recipients
- Publicly disclosing confidential tender details

WHS and Site Rules

- Entering a worksite without induction or required PPE
- Failing to report an incident or near miss
- Operating plant without a licence or verification of competency

Supplier Acknowledgement and Declaration

This acknowledgement must be completed by the supplier's authorised representative and returned to Council when requested (e.g. during contract award).

Supplier legal name: _____ ABN: _____

Address: _____

Primary contact name and role: _____

Email: _____ Phone: _____

By signing below, I acknowledge and agree that:

1. I have read and understood Burwood Council's Statement of Business Ethics (SBE).
2. Our organisation will comply with the SBE when dealing with Council and will ensure our workers and subcontractors understand these requirements.
3. We understand the consequences of non-compliance which may include contract termination, reporting to regulators and exclusion from future opportunities.

Authorised signatory name: _____ Position: _____

Signature: _____ Date: ____ / ____ / _____

Please return this page to Burwood Council – council@burwood.nsw.gov.au

(Item 15/26) Investment Report as at 31 January 2026 and 28 February 2026

File No: 26/10648

Report by Director Corporate Services

Summary

In accordance with Clause 212 of the *Local Government (General) Regulation 2005*, this report details all money that Council has invested under Section 625 of the *Local Government Act 1993*.

Operational Plan Objective

A.103 Implement and monitor appropriate investment strategies and prepare monthly investment reports.

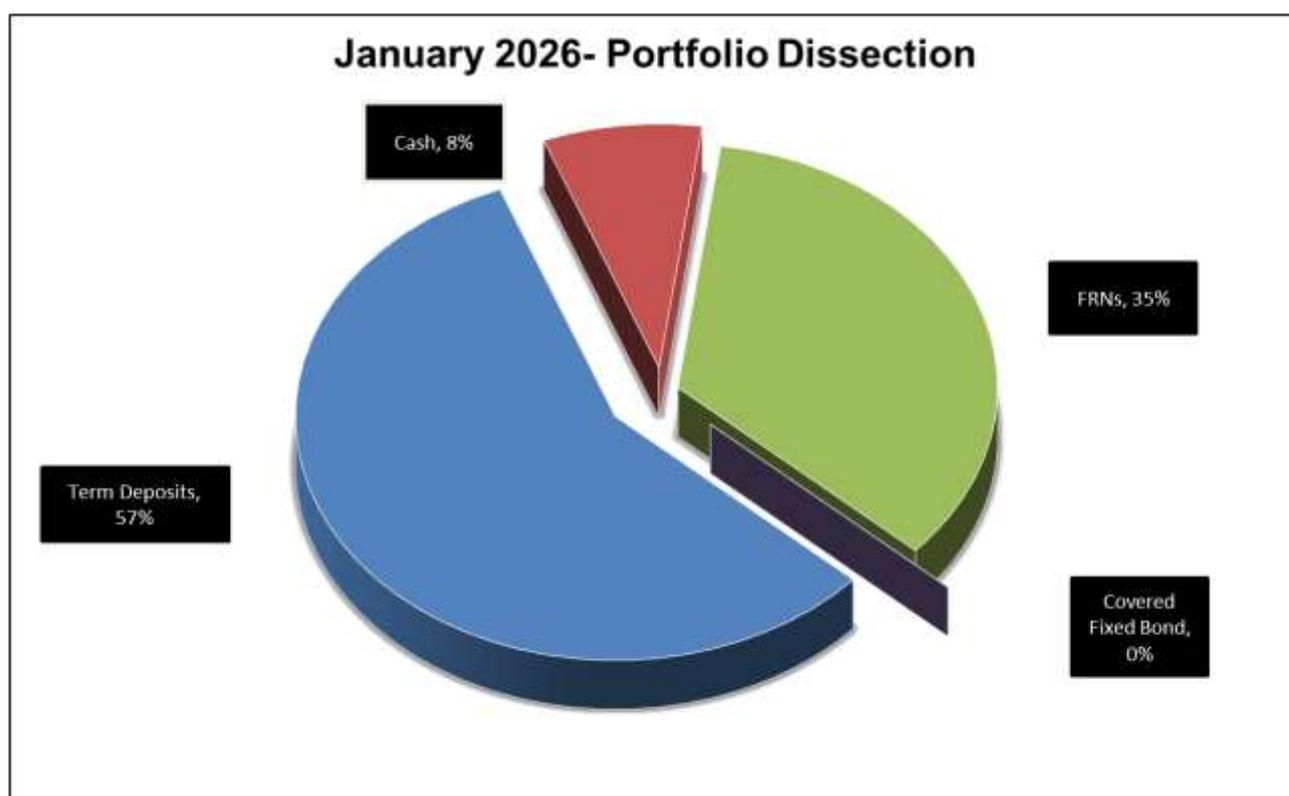
Background

As provided for in Clause 212 of the *Local Government (General) Regulation 2005*, a report listing Council's investments must be presented to Council.

Council's investments are made up of a number of direct investments, some of which are managed or advised by external agencies.

Investment Portfolio

Council has a diversified investment portfolio and has a number of direct investments in term deposits. Its investment portfolio as at 31 January 2026 is:



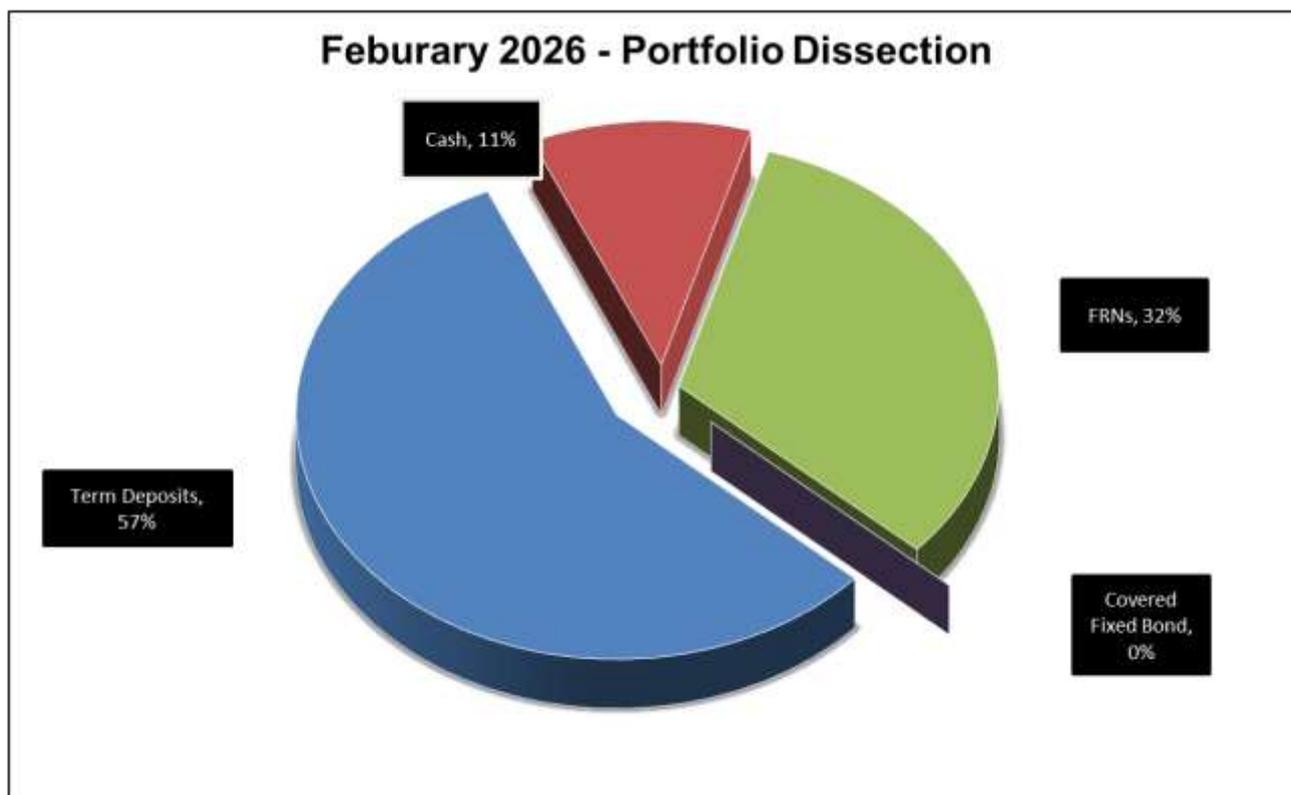
As at 31 January 2026 Council held the following term deposits:

Purchase Date	Financial Institution	Principal Amount	Interest Rate	Investment Days	Maturity Date
21 Feb 25	Westpac	4,000,000	4.81%	367	23 Feb 26
22 Aug 25	NAB	4,000,000	4.14%	182	20 Feb 26
05 Nov 25	Westpac	5,000,000	4.34%	366	06 Nov 26
05 Nov 25	Westpac	4,000,000	4.34%	366	06 Nov 26
27 Nov 25	Westpac	5,000,000	4.45%	365	27 Nov 26
09 Dec 25	Commonwealth Bank of Australia	4,000,000	4.54%	365	09 Dec 26
10 Dec 25	Westpac	2,000,000	4.90%	1,097	11 Dec 28
11 Dec 25	Commonwealth Bank of Australia	3,000,000	4.60%	364	10 Dec 26
	Total	31,000,000			

As at 31 January 2026 Council held the following Floating Rate Notes:

Purchase Date	Financial Institution	Principal Amount	Current Coupon Rate	Investment Days	Maturity Date
18 Aug 22	Commonwealth Bank of Australia	2,400,000	4.6100%	1,826	18 Aug 27
13 Jan 23	Commonwealth Bank of Australia	3,000,000	4.8915%	1,826	13 Jan 28
19 Jan 23	Rabobank U.A Australia Branch	1,500,000	4.8617%	1,826	19 Jan 28
10 Feb 23	Newcastle Permanent Building Society	1,000,000	4.6577%	1,461	10 Feb 27
03 Mar 23	HSBC Sydney Branch	2,000,000	4.7184%	1,827	03 Mar 28
16 Mar 23	United Overseas Bank Sydney	2,000,000	4.4432%	1,096	16 Mar 26
18 May 23	Suncorp-Metway Limited	1,500,000	4.6400%	1,096	18 May 26
16 Jun 23	QPCU Limited T/A QBANK	2,750,000	5.4132%	1,096	16 Jun 26
15 Dec 25	Police Bank Ltd	1,000,000	4.6850%	1,054	03 Nov 28
15 Dec 25	Bank Australia Limited	1,500,000	4.6978%	1,078	27 Nov 28
	Total	18,650,000			

Its investment portfolio as at 28 February 2026 is:



As at 28 February 2026 Council held the following term deposits:

Purchase Date	Financial Institution	Principal Amount	Interest Rate	Investment Days	Maturity Date
05 Nov 25	Westpac	5,000,000	4.34%	366	06 Nov 26
05 Nov 25	Westpac	4,000,000	4.34%	366	06 Nov 26
27 Nov 25	Westpac	5,000,000	4.45%	365	27 Nov 26
09 Dec 25	Commonwealth Bank of Australia	4,000,000	4.54%	365	09 Dec 26
10 Dec 25	Westpac	2,000,000	4.90%	1,097	11 Dec 28
11 Dec 25	Commonwealth Bank of Australia	3,000,000	4.60%	364	10 Dec 26
05 Feb 26	Westpac	2,000,000	4.87%	365	05 Feb 27
23 Feb 26	Westpac	4,000,000	4.57%	120	23 Jun 26
26 Feb 26	NAB	4,000,000	4.90%	365	26 Feb 27
	Total	33,000,000			

As at 28 February 2026 Council held the following Floating Rate Notes:

Purchase Date	Financial Institution	Principal Amount	Current Coupon Rate	Investment Days	Maturity Date
18 Aug 22	Commonwealth Bank of Australia	2,400,000	4.9858%	1,826	18 Aug 27
13 Jan 23	Commonwealth Bank of Australia	3,000,000	4.8915%	1,826	13 Jan 28
19 Jan 23	Rabobank U.A Australia Branch	1,500,000	4.8617%	1,826	19 Jan 28
10 Feb 23	Newcastle Permanent Building Society	1,000,000	4.9428%	1,461	10 Feb 27
03 Mar 23	HSBC Sydney Branch	2,000,000	4.7184%	1,827	03 Mar 28
16 Mar 23	United Overseas Bank Sydney	2,000,000	4.4432%	1,096	16 Mar 26
18 May 23	Suncorp-Metway Limited	1,500,000	5.0158%	1,096	18 May 26
16 Jun 23	QPCU Limited T/A QBANK	2,750,000	5.4132%	1,096	16 Jun 26
15 Dec 25	Police Bank Ltd	1,000,000	4.9150%	1,054	03 Nov 28
15 Dec 25	Bank Australia Limited	1,500,000	5.0161%	1,078	27 Nov 28
	Total	18,650,000			

The following graph highlights Council's investment balances for the past 12 months:



Council's investment portfolio is recognised at market value and some of its investments are based on the midpoint valuations of the underlying assets and are subject to market conditions that occur over the month.

Council's investment balances as at reporting date are detailed in Attachment 1 & 2. Definitions on the types of investments are detailed in Attachment 3.

Investment Performance and Market Commentary

At the Reserve Bank of Australia (RBA) meeting on the 3 February 2026, the Board decided to increase the official cash rate by 25 basis points to 3.85 per cent. According to the Statement by the Reserve Bank Board:

"...While inflation has fallen substantially since its peak in 2022, it picked up materially in the second half of 2025. The Board has been closely monitoring the economy and judges that some of the increase in inflation reflects greater capacity pressures. As a result, the Board considers that inflation is likely to remain above target for some time.

Capacity pressures reflect, in part, the greater momentum in demand seen in recent months. Growth in private demand has strengthened substantially more than expected, driven by both household spending and investment. Activity and prices in the housing market are also continuing to pick up. Financial conditions eased over 2025 and it is uncertain whether they remain restrictive. Credit is readily available to both households and businesses and the effects of earlier interest rate reductions are yet to flow through fully to aggregate demand, prices and wages. More recently, the exchange rate, money market interest rates and government bond yields have risen following a rise in market expectations for the cash rate.

Various indicators suggest that labour market conditions remain a little tight and that they have stabilised in recent months, in line with the pick-up in momentum in economic activity. The unemployment rate has been a little lower than expected and measures of labour underutilisation remain at low rates. Growth in the Wage Price Index has eased from its peak, but broader measures of wages growth continue to be strong and growth in unit labour costs remains high.

There are uncertainties about the outlook for domestic economic activity and inflation and the extent to which monetary policy is restrictive. On the domestic side, if growth in demand is stronger than expected, and growth in the economy's supply capacity remains limited, it is likely to add further to capacity pressures. Uncertainty in the global economy remains significant but so far there has been little or no depressing effect on the Australian economy; indeed, recent growth and trade in Australia's major trading partners has surprised on the upside.

A wide range of data over recent months have confirmed that inflationary pressures picked up materially in the second half of 2025. While part of the pick-up in inflation is assessed to reflect temporary factors, it is evident that private demand is growing more quickly than

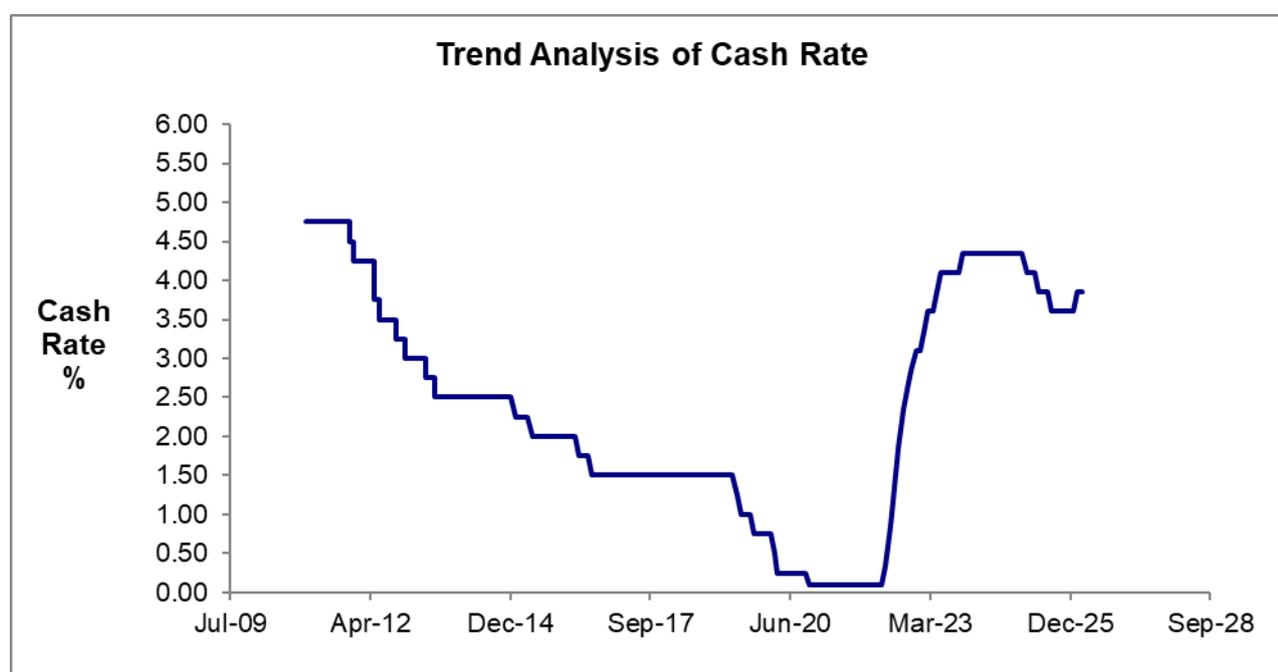
expected, capacity pressures are greater than previously assessed and labour market conditions are a little tight.

The Board judged that inflation is likely to remain above target for some time and it was appropriate to increase the cash rate target.

The Board will be attentive to the data and the evolving assessment of the outlook and risks to guide its decisions. In doing so, it will pay close attention to developments in the global economy and financial markets, trends in domestic demand, and the outlook for inflation and the labour market. The Board is focused on its mandate to deliver price stability and full employment and will do what it considers necessary to achieve that outcome.

Today's policy decision was unanimous."

The following graph provides information on the current RBA monetary policy:



Recommendation(s)

1. That the investment report for 31 January 2026 and 28 February 2026 be received and endorsed.
2. That the Certificate of the Responsible Accounting Officer be received and noted.

Attachments

- 1 [Investment Register January 2026](#)
- 2 [Investment Register February 2026](#)
- 3 [Investment Types](#)

Item Number 15/26 - Attachment 1

Investment Register January 2026

BURWOOD COUNCIL INVESTMENT PORTFOLIO as at 31 January 2026										
Investment Adviser	Issuer	ADI or N-ADI	Investment Name	Type	Rating S&P	Invested Amount	Market Value as at 30/11/2025	Market Value as at 31/12/2025	Market Value as at Reporting Date	% of Total Invested
Cash										8.03
Council	Commonwealth Bank	ADI	Operating Account	Cash	AA-	2,202,468	4,187,270	771,941	2,202,468	4.02
Council	Commonwealth Bank	ADI	Cash Deposit Account	At Call	AA-	0	-	-	-	0.00
Council	Commonwealth Bank	ADI	Online Saver	At Call	AA-	2,188,063	1,220,734	5,528,066	2,188,063	4.00
Council	AMP Bank Limited	ADI	AMP Business Saver	At Call	BBB-	1,278	1,274	1,278	1,278	0.00
Council	AMP Bank Limited	ADI	AMP Notice Account	Notice 30 days	BBB-	4,045	4,016	4,030	4,045	0.01
Term Deposits - Less than Three Months										-
Term Deposits - Longer than Three Months										57.46
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	-	4,130,455	-	-	0.00
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	-	4,135,189	-	-	0.00
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	4,000,000	4,148,649	4,164,990	4,181,330	7.64
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	4,000,000	4,045,370	4,059,435	4,073,499	7.44
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	5,000,000	5,014,863	5,033,293	5,051,723	9.23
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	4,000,000	4,011,890	4,026,635	4,041,379	7.38
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	4,000,000	-	4,010,946	4,026,369	7.36
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	2,000,000	-	2,005,638	2,013,962	3.68
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	3,000,000	-	3,007,562	3,019,282	5.52
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	5,000,000	5,001,829	5,020,726	5,039,623	9.21
Term Deposits - Covered Fixed Bond										0.00
Floating Rate Notes										34.51
Council	National Australia Bank	ADI	National Australia Bank	Floating Rate Notes (90 day BBSW +41 bps)	AA-	0	1502040	0	0	-
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +102 bps)	AA-	2,400,000	2,426,304	2,434,848	2,443,968	4.47
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +112 bps)	AA-	3,000,000	3,056,820	3,068,100	3,044,250	5.56
Council	Rabobank U.A Australia Branch	ADI	Rabobank U.A Australia Branch	Floating Rate Notes (90 day BBSW mid + 118 bps)	A	1,500,000	1,526,460	1,532,130	1,522,020	2.78
Council	Newcastle Permanent Building Society	ADI	Newcastle Permanent Building Society	Floating Rate Notes (90 day BBSW +138 bps)	BBB	1,000,000	1,006,260	1,009,970	1,014,040	1.85
Council	The Hongkong and Shanghai Banking Corporation	ADI	The Hongkong and Shanghai Banking Corporation	Floating Rate Notes (90 day BBSW +105 bps)	AA-	2,000,000	2,019,740	2,027,340	2,036,340	3.72
Council	United Overseas Bank Ltd Sydney Branch	ADI	United Overseas Bank Ltd Sydney Branch	Floating Rate Notes (90 day BBSW +73 bps)	AA-	2,000,000	2,020,240	2,005,500	2,012,340	3.68
Council	Police Bank Ltd	ADI	Police Bank Ltd	Floating Rate Notes (90 day BBSW +73 bps)	BBB+	1,000,000	-	1,006,940	1,000,560	1.83
Council	Bank Australia Limited	ADI	Bank Australia Limited	Floating Rate Notes (90 day BBSW +73 bps)	BBB+	1,500,000	-	1,508,520	1,515,330	2.77
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Floating Bond (90 day BBSW +105 bps)	AA-	1,500,000	1,507,635	1,512,570	1,517,595	2.77
Council	QPCU Limited T/A QBANK	ADI	QPCU Limited T/A QBANK	Floating Rate Notes (90 day BBSW +170 bps)	BBB-	2,750,000	2,797,548	2,771,505	2,781,680	5.08
Grand Total						54,045,843	53,764,585	56,511,950	54,731,134	100.00

Credit Ratings	
AAA	Extremely strong capacity to meet financial commitments Highest Rating
AA	Very strong capacity to meet financial commitments.
A	Strong capacity to meet financial commitments but somewhat susceptible to adverse economic conditions and changes in circumstances.
BBB	Adequate capacity to meet financial commitments, but more subject to adverse economic conditions.
CCC	Currently vulnerable and dependent on favourable business, financial and economic conditions to meet financial commitments
D	Payment default on financial commitments
+	Means that a rating may be raised
-	Means that a rating may be lowered

Certificate of Responsible Accounting Officer

I hereby certify that the investments listed have been made in accordance with

Sarah Seaman

Sarah Seaman

Finance Manager

Item Number 15/26 - Attachment 2

Investment Register February 2026

BURWOOD COUNCIL INVESTMENT PORTFOLIO as at 28 February 2026										
Investment Adviser	Issuer	ADI or N-ADI	Investment Name	Type	Rating S&P	Invested Amount	Market Value as at 31/12/2025	Market Value as at 31/01/2026	Market Value as at Reporting Date	% of Total Invested
Cash										11.11
Council	Commonwealth Bank	ADI	Operating Account	Cash	AA-	2,311,446	771,941	2,202,468	2,311,446	3.94
Council	Commonwealth Bank	ADI	Cash Deposit Account	At Call	AA-	0	-	-	-	0.00
Council	Commonwealth Bank	ADI	Online Saver	At Call	AA-	4,201,320	5,538,056	2,188,063	4,201,320	7.16
Council	AMP Bank Limited	ADI	AMP Business Saver	At Call	BBB-	1,281	1,276	1,278	1,281	0.00
Council	AMP Bank Limited	ADI	AMP Notice Account	Notice 30 days	BBB-	4,059	4,030	4,045	4,059	0.01
Term Deposits - Less than Three Months										-
Term Deposits - Longer than Three Months										56.74
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	4,000,000	-	-	4,002,504	6.82
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	-	4,164,990	4,181,330	-	0.00
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	-	4,059,435	4,073,499	-	0.00
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	5,000,000	5,033,293	5,051,723	5,068,370	8.64
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	4,000,000	4,026,635	4,041,379	4,054,696	6.91
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	4,000,000	4,010,946	4,026,369	4,040,300	6.89
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	2,000,000	2,005,638	2,013,962	2,021,479	3.45
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	2,000,000	-	-	2,006,138	3.42
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	4,000,000	-	-	4,001,074	6.82
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	3,000,000	3,007,562	3,019,282	3,029,868	5.17
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	5,000,000	5,020,726	5,039,623	5,056,692	8.62
Term Deposits - Covered Fixed Bond										-
Floating Rate Notes										32.14
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +102 bps)	AA-	2,400,000	2,434,848	2,443,968	2,423,880	4.13
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +112 bps)	AA-	3,000,000	3,068,100	3,044,250	3,053,850	5.21
Council	Rabobank U.A Australia Branch	ADI	Rabobank U.A Australia Branch	Floating Rate Notes (90 day BBSW mid + 118 bps)	A	1,500,000	1,532,130	1,522,020	1,526,415	2.60
Council	Newcastle Permanent Building Society	ADI	Newcastle Permanent Building Society	Floating Rate Notes (90 day BBSW +138 bps)	BBB	1,000,000	1,009,970	1,014,040	1,005,790	1.71
Council	The Hongkong and Shanghai Banking Corporation	ADI	The Hongkong and Shanghai Banking Corporation	Floating Rate Notes (90 day BBSW +105 bps)	AA-	2,000,000	2,027,340	2,036,340	2,021,140	3.45
Council	United Overseas Bank Ltd Sydney Branch	ADI	United Overseas Bank Ltd Sydney Branch	Floating Rate Notes (90 day BBSW +73 bps)	AA-	2,000,000	2,005,500	2,012,340	2,018,320	3.44
Council	Police Bank Ltd	ADI	Police Bank Ltd	Floating Rate Notes (90 day BBSW +73 bps)	BBB+	1,000,000	1,006,940	1,000,560	1,006,190	1.72
Council	Bank Australia Limited	ADI	Bank Australia Limited	Floating Rate Notes (90 day BBSW +73 bps)	BBB+	1,500,000	1,508,520	1,515,330	1,503,270	2.56
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Floating Bond (90 day BBSW +105 bps)	AA-	1,500,000	1,512,570	1,517,596	1,504,515	2.57
Council	QPCU Limited T/A QBANK	ADI	QPCU Limited T/A QBANK	Floating Rate Notes (90 day BBSW +170 bps)	BBB-	2,750,000	2,771,505	2,781,680	2,790,590	4.76
Grand Total						58,168,106	56,511,950	54,731,134	58,653,187	100.00

Credit Ratings	
AAA	Extremely strong capacity to meet financial commitments Highest Rating
AA	Very strong capacity to meet financial commitments.
A	Strong capacity to meet financial commitments but somewhat susceptible to adverse economic conditions and changes in circumstances.
BBB	Adequate capacity to meet financial commitments, but more subject to adverse economic conditions.
CCC	Currently vulnerable and dependent on favourable business, financial and economic conditions to meet financial commitments
D	Payment default on financial commitments
+	Means that a rating may be raised
-	Means that a rating may be lowered

Certificate of Responsible Accounting Officer

I hereby certify that the investments listed have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policies at the time of their placement.

Sarah Seaman

Sarah Seaman

Finance Manager

Investment Types

Types of Investments

Council's investment portfolio consists of the following types of investment:

1. **Cash and Deposits at Call** – Cash and Deposits at Call accounts are a flexible savings facility providing a competitive rate of interest for funds which are at call (available within 24hours). These accounts enable us to control Council's cashflows along with council's General Fund Bank account. Interest rates are updated in accordance with movements in market rates.

The following investments are classified as Cash and Deposits at Call:

- Commonwealth Bank of Australia – Online Saver AA-
- Commonwealth Bank of Australia – Operating Account AA-
- AMP Business Saver and Notice – At Call/Notice BBB-

2. **Floating Rate Notes (FRN)** - FRNs are a contractual obligation whereby the issuer has an obligation to pay the investor an interest coupon payment which is based on a margin above bank bill. The risk to the investor is the ability of the issuer to meet the obligation.

FRNs are either sub-debt or senior-debt which means that they are guaranteed by the bank that issues them with sub-debt notes rated a notch lower than the bank itself. The reason for this is that the hierarchy for payments of debt in event of default is:

1. Term Deposits
2. Global Fixed Income Deposits
3. Senior Debt
4. Subordinated Debt
5. Hybrids
6. Preference shares
7. Equity holders

In the case of default, the purchaser of subordinated debt is not paid until the senior debt holders are paid in full. Subordinated debt is therefore more risky than senior debt.

(Item 16/26) National General Assembly of Local Government and the Australasian Placemaking Summit 2026 - Conference Attendance

File No: 26/10831

Report by General Manager

Summary

This report is to inform Council of the upcoming 2026 National General Assembly of Local Government and the 2026 Australian Placemaking Summit.

Operational Plan Objective

2.5.1 Provide strong leadership and advocacy on behalf of the community.

Background

2026 National General Assembly of Local Government (NGA26)

The 2026 NGA26 will be held at the National Convention Centre in Canberra from 23 to 25 June 2026. Council may nominate one Voting Delegate, and Council is requested to consider if and which Councillors will attend as delegate and nominated observers.

The theme for the NGA this year is “Stronger Together: Resilient. Productive. United”.

2026 Australian Placemaking Summit

The Australian Placemaking Summit will be held at the Sydney Masonic Centre, Sydney from 13 to 14 May 2026. The Summit is a high-level forum for discussion and debate around the crucial role of placemaking in creating better places and shaping the future of cities and towns across Australia. The 2-day summit will provide a leading platform for people from both the government and private sectors to network and discuss opportunities as well as solutions for challenges encountered in the process of placemaking. Council has previously been invited to contribute to this national forum, helping to shape national dialogue on placemaking.

Council may nominate delegates to attend to gain a deeper understanding of the role of placemaking within our community.

Financial Implications

NGA26

The table below indicates approximate costs per person to attend the 2026 National General Assembly of Local Government in Canberra:

- | | |
|--|---------------------|
| • Early Bird Registration Fee
(Payment due by Thursday 30 April 2026) | \$999.00 |
| • Conference Dinners | |
| ○ GA Dinner – Australian War Memorial on
Thursday 25 June 2026 | \$245.00 |
| • Return Air Fare to Canberra
Or Travel by Car | \$550.00 - \$600.00 |
| • Hotel Accommodation per Night | \$495.00 |

Councillors using private vehicles will be reimbursed in accordance with the Rate payable for claims by Council Officers under the *NSW (Local Government) State Award*, subject to the cost not exceeding the average air fare of other Councillors who flew or, if no other Councillor flew, the Flexible Economy Class air fare to the same destination available at the time of the conference.

Australian Placemaking Summit

Below is an approximate cost per person to attend the summit in Sydney:

- Early Bird Registration Fee \$1,315

The above expenses will be met by Council in accordance with the Councillors' Expenses and Facilities Policy.

If spouses/partners wish to accompany Councillors to the NGA26 or the Australian Placemaking Summit, all costs, including any additional air fare/accommodation costs, must be met by the Councillor or spouse/partner.

Recommendation(s)

1. That Council nominates the Mayor, or his alternate, as the Voting Delegate for the 2026 National General Assembly of Local Government (NGA26) to be held from 23 to 25 June 2026 in Canberra.
2. That Council determines the attendance of Councillors and the General Manager as observers at the 2026 National General Assembly of Local Government (NGA26) from 23 to 25 June 2026 in Canberra.
3. That Council determines the attendance of the Mayor, Councillors and the General Manager as attendees at the 2026 Australian Placemaking Summit from 13 to 14 May 2026 in Sydney.

Attachments

There are no attachments for this report.