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BURWOOD LOCAL PLANNING PANEL MEETING

MINUTES OF THE MEETING OF THE BURWOOD LOCAL PLANNING PANEL held at the Burwood Library on Thursday 21 May 2026 commencing at 6:00 PM.

Attendance

Donna Rygate, Chair
Luke Foley
Linda Kelly
Brian James

Jai Reid, Manager City Development
Sumathi Navaratnam, Manager City Strategy
Julian Sciarrone, Executive Development Planner
Chris Young, Consultant Planner
Zachary Moore, Development Advisory Planner
Donna Helm, Cadet Planner
Nazir Hammoud, Cadet Planner

Opening of meeting

The meeting opened at 6:00 pm

The Chair opened the meeting with Acknowledgement of Country.

Apologies

There were no apologies.

Declarations of Interest

There were no interests declared by the Panel Members.

Address by the public on agenda items

Name	Item
Paul Boutros	GB5/26 10 Daisy Street Croydon Park. Section 4.56 modification
Felecity Young	GB5/26 10 Daisy Street Croydon Park. Section 4.56 modification
Aaron Dela Paz	GB5/26 10 Daisy Street Croydon Park. Section 4.56 modification
Boris Santana	GB5/26 10 Daisy Street Croydon Park. Section 4.56 modification

Development Applications

(Item GB5/26) 10 Daisy Street Croydon Park. Section 4.56 modification

File No: 26/21053

Summary

This report relates to a Section 4.56 Modification Application lodged under the Environmental Planning and Assessment Act 1979 for the development known as 10 Daisy Street, Croydon. Due to the significant level of community interest and submissions received throughout the assessment process, the assessment was prepared by an external planning consultant engaged by Council to undertake an independent assessment of the application.

Recommendation(s)

That Application No 2019/28.03 for modifications to an approved Place of Public Worship at Lot 25-26 DP9297, No 10 Daisy St Croydon Park be refused for the following reasons.

1. Pursuant to Section 4.56 and 4.15(1)(b) of the Environmental Planning & Assessment Act 1979, the proposed modifications will have excessive and unacceptable impacts on the amenity of the neighbourhood.

In particular, the proposed modifications will cause further adverse impacts associated with on-street parking and traffic impacts. The proposed extension to the arrival times for Church persons (Deacons, deaconesses and Choir) will extend these amenity impacts, and also the reduction in on-street parking availability during Church Services will reduce on-street parking availability and cause attendees to have to park further away from the Church, thus causing on-street parking impacts in adjoining streets further away from the Church.

2. Pursuant to Section 4.56 and 4.15(1)(d) and (e) of the Environmental Planning & Assessment Act 1979, in the circumstances of the case, approval of the proposed modifications would not be in the Public Interest.

In particular, this is demonstrated in the number of submissions received from adjoining/nearby neighbours, and the nature of issues of concern raised in those submissions.

Determination

The Panel resolved to refuse the proposed extension of the period within which Church officers can arrive for church services from 30 minutes to 90 minutes.

The Panel resolved to support designation of the two existing on-street parking spaces immediately in front of the church as temporary drop off and pick up spots during the 9:30am-11:00am adult worship service times on Sundays, for a trial period of 12 months from the date of the erection of the signs establishing the drop-off/pick-up zone. Three (3) months prior to the expiry of this trial period, the applicant is to lodge a further application for Council approval should it wish to continue to have the designated drop-off / pick-up zone.

Accordingly:

- (a) The operator of the approved Place of Worship at 10 Daisy Street, Croydon Park may apply to Burwood Council, in its capacity as the Roads Authority under the Roads Act 1993, including section 138, for approval to install regulatory traffic signage and associated traffic control measures within the public road reserve adjacent to the site for the purpose of establishing a temporary pick-up and drop-off zone affecting up to two (2) on-street parking spaces along the frontage of the site during the weekend adult worship service specified in the Panel decision.
- (b) No traffic management signage, parking restrictions, line marking or associated traffic control measures shall be installed, implemented or operated unless and until all necessary approvals have been obtained from the relevant Roads Authority under the Roads Act 1993.
- (c) Any approval granted by the Roads Authority for the temporary pick-up and drop-off arrangements shall operate for a trial period of twelve (12) months from the date of installation of the approved regulatory signage, unless otherwise approved or extended by the Roads Authority. The approved arrangements shall remain subject at all times to the discretion of the Roads Authority, which may amend, suspend or revoke the approval, or require the removal or modification of signage and associated measures at any time, including for operational, traffic management or public safety reasons.
- (d) The Applicant shall bear all costs associated with the design, preparation, approval, installation, implementation, maintenance, modification and removal (where required) of all signage, line marking and associated traffic management measures required by this condition in accordance with Council's Fees and Charges.
- (e) Where approval for the temporary traffic and parking arrangements is obtained, the approved Plan of Management for the development must be amended prior to commencement of the trial period to incorporate the approved traffic and parking management measures, including operational details for the pick-up and drop-off arrangements. Any amendments to the Plan of Management required by this condition must be submitted to and approved by Council prior to implementation. The current approved version of the Plan of Management must be maintained on-site and made publicly available at all times.
- (f) All approvals, amended management documentation and associated traffic management details required by this condition must be completed to the satisfaction of Council prior to the installation of any traffic management signage or the commencement of any parking restrictions or associated operational arrangements.

The Panel also resolved to draw to the attention of Council's Community Safety team the issues raised by the community as part of this process about the Church's compliance with its existing conditions of consent.

Reasons

The proposed extension to the arrival times for Church persons (Deacons, deaconesses and Choir) will extend adverse amenity impacts. The Panel was not convinced that an extension of time was warranted.

The Panel did however support the establishment of the drop-off/pick-up zone, on a trial basis, on the grounds that it is safer than existing arrangements requiring significant number of vehicles reversing into or out of the site. The Panel noted that the 2019 Land and Environment Court decision contemplated such an arrangement, and that Council's own Traffic and Design Engineer raised no technical objection to the proposal.

The Panel decision was unanimous.

(Item GB4/26) Planning Proposal - BLEP 2012 amendment to include provisions for Design Excellence Competitions

File No: 26/13585

Summary

Council has prepared a Planning Proposal (Attachment 1) to amend Clause 6.5 (Design excellence in Zones R1, R3, E1 and MU1) of the Burwood Local Environmental Plan (BLEP 2012) by introducing a new development standard that requires certain developments exceeding 55 metres in height (generally 17 storeys or more) to be subject to a competitive design process.

The Planning Proposal is in response to Council's resolution at its meeting on 28 October 2025, which endorsed the preparation of a Council-led Planning Proposal and public exhibition.

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

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.4 Sustainable, integrated transport, infrastructure and networks 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.
- C.1.1 Support and deliver initiatives that encourage high-quality design, sustainable development and enhanced urban amenity.
- C.9 Safe, clean and activated streets, centres and public places are enjoyed by people day and night
- C.10 A well informed community active in civic life, local planning and decision making
- C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making
- A.70 Work with developers to promote sustainable development

- P.38 Deliver attractive, healthy streetscapes and centres that are inviting and foster community pride
- P.34 Facilitate the growth and prosperity of local businesses and target the growth of business sectors and growth industries

Recommendation(s)

That the Burwood Local Planning Panel:

1. Support the Planning Proposal to amend Clause 6.5 of the BLEP 2012.
2. Support the Planning Proposal to proceed to Gateway Determination.
3. Delegate the General Manager to undertake minor modifications to any numerical, typographical, interpretation and formatting errors, or amend any element of the Planning Proposal to meet the requirements for Gateway Determination.

Determination

Consistent with the Local Planning Panels Direction – Planning Proposals, the Panel is required to provide advice to Council in relation to planning proposals. The Panel supports the proposal to amend the Burwood LEP and considers it suitable for it to proceed to gateway determination. The Panel suggests that the Council consider rewording clause 5 as follows:

- (5) Development consent must not be granted to the following development ~~to which this clause applies~~ unless a competitive design process has been held—
- (a) development ~~relating to~~ of a new building that is proposed to have a building height of more than 55 metres, or
 - (b) development ~~relating to~~ of a new building that is proposed to have more than 17 storeys.

The Panel also suggests that Council consider establishing clear criteria and / or guidelines for determining whether a development goes through a competitive design process or is referred to a design review panel.

The Panel decision was unanimous.

The meeting closed at 6:33 pm.