

BURWOOD LOCAL PLANNING PANEL MEETING

MINUTES OF THE MEETING OF THE BURWOOD LOCAL PLANNING PANEL held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 8 November 2022 commencing at 6:00pm.

ATTENDANCE

Ms Penny Holloway (Chair)
Ms Marjorie Ferguson
Mr Milan Marecic
Mr Brian James

Mr Dylan Porter, Director City Strategy
Mr Brian Olsen, Manager City Development
Ms Rita Vella, Manager City Planning
Mr Robert Toohey, Executive Planner
Mr Julian Sciarrone, Senior Town Planner
Mr Ryan King, Strategic Planner
Mr Gavin Patton, Heritage Advisor
Ms Tanya Whitmarsh, Manager Governance & Risk
Ms Michelle Butler, Coordinator Governance
Ms Amy Nicholson, Governance Officer

OPENING OF MEETING

The Chair opened the meeting with Acknowledgement of Country.

APOLOGIES

That there were no apologies.

DECLARATIONS OF INTEREST

There were no declarations of interests by Panel Members.

ADDRESS BY THE PUBLIC ON AGENDA ITEMS

Name	Item Number
Jonathan Tran	DA4/22 Shops 1-4, 258-264 Burwood Road, Burwood
Mohamad Ykmour	DA4/22 Shops 1-4, 258-264 Burwood Road, Burwood

After hearing from all speakers, the Panel closed the public meeting to deliberate the matters on the agenda and formulate a resolution.

DEVELOPMENT APPLICATIONS

**(ITEM DA4/22) SHOPS 1-4, 258-264 BURWOOD ROAD, BURWOOD - SECTION 4.55
MODIFICATION APPLICATION TO PERMANENTLY CHANGE THE TRADING HOURS FOR
"LA PLAKA" RESTAURANT UNTIL 10.30PM SUNDAY TO WEDNESDAY (INCLUSIVE)
AND UP UNTIL 11.30PM THURSDAY, FRIDAY & SATURDAY**

(ITEM GB4/22) PLANNING PROPOSAL - GROUP HERITAGE LISTING OF FEDERATION DWELLINGS ASSOCIATED WITH THE APPIAN WAY CONSERVATION AREA

File No: 22/41843

Summary

A Planning Proposal has been prepared to facilitate the group heritage listing of properties associated with the Appian Way Conservation Area under Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012.

The properties proposed to be listed as part of the group listing meet the threshold of local significance for the relevant criteria of the standard assessment criteria.

Operational Plan Objective

C.3 An urban environment that maintains and enhances our sense of identity and place

C.3.2 Protect our unique built heritage and maintain or enhance local character

P.13 Identify and plan for built heritage and local character

A.37 Undertake a heritage assessment of existing building stock to identify and update the register of contributory or heritage items

LPP9/22 RESOLVED

That the Burwood Local Planning Panel:

- (a) support the Planning Proposal to amend Schedule 5 of Burwood Local Environmental Plan 2012 to group list those properties that demonstrate heritage significance and meet the threshold of local significance for the relevant criteria, as outlined in the Planning Proposal.
- (b) provides advice to Council to proceed with the planning proposal at Attachment 1 to group list the relevant properties in the Appian Way Heritage Conservation Area as a local heritage item in the Burwood LEP 2012.

PANEL CONSIDERATION AND DECISION

The Panel considered the Council Officer's Planning Report, including all mandatory considerations.

The Panel members individually undertook site inspections of the planning proposal sites in the Appian Way Conservation Area and familiarised themselves with the environment.

In formulating its advice, the Panel considered firstly the Strategic Merit of the Planning Proposal, then the Site Specific Merit as outlined in Planning Circular PS 16-004.

MATTER DETERMINED

The Panel supports the Planning Proposal to amend Schedule 5 of Burwood Local Environmental Plan 2012 to group list those properties that demonstrate heritage significance and meet the threshold of local significance for the relevant criteria, as outlined in the Planning Proposal.

The Panel advice is that the Planning Proposal satisfies the Strategic Merit and Site-Specific

Merit tests and should be forwarded to the Department of Planning and Environment for Gateway consideration. The decision was unanimous.

PANEL MEMBERS	
For	Against
Penny Holloway	
Milan Marecic	
Marjorie Ferguson	
Brian James	

REASONS FOR THE DECISION

The reasons for the advice are:

1. Strategic Merit

The Panel concluded that the Planning Proposal passes the strategic merit test as:

- it is consistent with the relevant objectives of Greater Sydney Region Plan: A Metropolis of Three Cities (2018) and the actions of the Eastern City District Plan (2018).
- It is consistent with the Council's Community Strategic Plan and the Burwood Local Strategic Planning Statement. The vision for Burwood makes reference to '*cherished heritage conservation areas, ...well designed buildings and... neighbourhoods filled with distinct character*'. One of the LSPS's objectives include: *Preserve local character by preventing extensive redevelopment in those parts of the LGA which have heritage significance or a significant local character.*
- It meets the Operational Plan Objectives of promoting and celebrating the area's heritage and Indigenous history; integrating Burwood's existing heritage with high quality urban design and maintaining and preserving heritage through relevant planning strategies.

2. Site Specific Merit

The Panel concluded that the Planning Proposal passes the site-specific merit test as all the properties in the group demonstrate heritage significance at the local level for the following reasons:


- They are outstanding examples of Edwardian and Federation architecture in a garden setting.
- Each dwelling which remains largely intact from the original subdivision (Hoskins Estate) demonstrate the early 20th Century development of Burwood.
- Each original dwelling within the group represents the historical 'garden city' planning movement influenced by the first 'Garden Suburbs' in England.
- The dwellings are all interpretations of Federation styles by prominent industrialist George Hoskins and builder/designer William Richards.
- Dwellings located within the Austinlee Estate facing the Appian Way are historically important due to their relationship with the Hoskins Estate (Appian Way), which demonstrate a similar style.
- The group consists of a rare Federation Queen Anne precinct of architectural and constructional excellence. The group of dwellings represents an almost intact, complete Federation streetscape and is a unique part of the development of Burwood.

- The dwellings demonstrate rare significance as part of a very unusual and discrete form of garden suburb where no two houses are identical, yet are consistent in their overall Federation era form.
- Each of the dwellings as an individual dwelling and as part of the group of Federation era dwellings have minimal additions or alterations from the public domain.

The Panel gave the following additional advice:

- Further explanation may be needed to explain the additional level of protection to be provided to the properties by the proposal.
- Council should afford existing land owners ample time to engage consultants to provide advice on their behalf as part of the exhibition period.

SIGNED:

Panel Members	
	

This concluded the business of the meeting at 7.11pm.

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