



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Tuesday, 20 February 2024
3.30pm**

**Level 3, PHIVE
Parramatta Square, Parramatta**

PANEL MEMBERS

Stephen O'Connor (Chairperson)
Alison McCabe (Expert Member)
Michael Masson (Expert Member)
Ian Gilbertson (Community Member)

STAFF MEMBERS

Development Assessment Manager – Claire Stephens, Team Leader, Development Assessment - Sara Smith, Team Leader, Development Assessment - Jonathan Cleary, Team Leader, Development Assessment - Sara Smith, Development Assessment Officer - Cade Tracy, Group Manager Major Projects and Precincts - David Birds, Project Officer Land Use - Felicity Roberts.

1. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND

The Chairperson, acknowledged the Burramattagal people of The Dharug Nation as the traditional land owners of land in Parramatta and paid respect to their ancient culture and to their elders past, present and emerging.

2. WEBCASTING ANNOUNCEMENT

The Chairperson advised that this public meeting is being recorded. The recording will be archived and made available on Council's website.

3. APOLOGIES

There were no apologies made to this Local Planning Panel.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made to this Local Planning Panel.

4A. PUBLIC SPEAKERS

The meeting commenced at 3.30 pm. The Chair invited registered speakers to address the Parramatta Local Planning Panel ('the Panel') on the item listed below:

Speaker	Item number	Title
Adam Byrnes (Think Planners)	Item 6.1	Gateway Request: Planning Proposal for land at 124 Wigram Street, Harris Park

5. REPORTS - DEVELOPMENT APPLICATIONS

5.1 SUBJECT 54-56 Albert Street, NORTH PARRAMATTA NSW 2151
(Lot 200 DP 1104602)

DESCRIPTION Strata Subdivision of Existing Residential Flat Building Complex.

APPLICANT/S Richard Hogan and Co

OWNERS GS and MS Investments Pty Ltd

REPORT OF Group Manager Development and Traffic Services

PANEL DECISION

- (a) That the Parramatta Local Planning Panel, exercising the function of the consent authority, approve development consent to DA/318/2023 for the Strata Subdivision of Existing Residential Flat Building Complex on land at 54-56 Albert Street, North Parramatta subject to the amended conditions dated 20 February 2024.

REASONS

1. The development maintains provisions for existing use rights.
2. The development is permissible in the R4 zone pursuant to the Parramatta Local Environmental Plan 2023 and maintains existing use rights pursuant to the *Environmental Planning and Assessment Act 1979*.
3. The development will be compatible with the emerging and planned future character of the area.
4. The development will continue to provide housing that accommodates the needs of the existing and future residents, workers and visitors of Parramatta.
5. For the reasons given above, approval of the application is in the public interest.

VOTING

Unanimous

5.2 SUBJECT 42A and 42B Yates Avenue, DUNDAS VALLEY NSW
2117 (Lot R DP 36696)

DESCRIPTION Demolition of existing fire damaged Scout hall (1st
Dundas Scout hall)

APPLICANT/S City of Parramatta

OWNERS City of Parramatta

REPORT OF Group Manager Development and Traffic Services

PANEL DECISION

- (a) That the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, approve development consent to DA/462/2023 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent in Attachment 1 with one change to condition 12 to add the words “by a fence” after the word “restricted”.

REASONS

1. The development is permissible in the RE1 Public Recreation zone and satisfies the requirements of the applicable planning provisions.
2. The development will be compatible with the emerging and planned future character of the area.
3. The development is not expected to create adverse amenity impacts to adjoining residential properties.
4. For the reasons given above, approval of the application is in the public interest.

VOTING

Unanimous

6. REPORTS – PLANNING PROPOSALS

6.1 **SUBJECT** Gateway Request: Planning Proposal for land at 124 Wigram Street, Harris Park

APPLICANT/S Think Planners

OWNERS Charles Street Nominees Pty Ltd

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PANEL DECISION

(a) That the Local Planning Panel recommends to Council:

- 1) That Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 124 Wigram Street, Harris Park (Attachment 1) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) by amending the PLEP 2023 Height of Building Map from 72 metres to a maximum building height of 103 metres (118.45 metres including the design excellence bonus).
- 2) That Council request that the DPHI address the flood matters detailed in this report by a condition on the Gateway Determination so that a full understanding of the flooding constraints on this site are available prior to any public exhibition. The flood study is to inform the built form massing models.
- 3) That Council request the DPHI to provide Council with authorisation to exercise its plan-making delegations for this Planning Proposal.
- 4) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

VOTING
Unanimous

The meeting terminated at 4.30 pm.



Chairperson