



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Tuesday, 16 April 2024
3.30pm**

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

PANEL MEMBERS

Julie Walsh (Chairperson)
Steve Driscoll (Expert Member)
Michael Evesson (Expert Member)
Darshini Bhatt (Community Member)

STAFF MEMBERS

Development Assessment Manager – Claire Stephens, Team Leader, Development Assessment - Sara Smith, Team Leader, Development Assessment - Jonathan Cleary, Senior Development Assessment Officer – Najeeb Kobeissi, Development Assessment Officer - Nina Salvador, Senior Heritage Officer - Andrea Guisa, Group Manager Major Projects and Precincts - David Birds, Land Use Planning Manager – Janelle Scully, Land Use Planning Manager – Michael Rogers, Senior Project Officer - Grace Haydon, Team Leader Land Use Planning - Issa Trad, Governance Officer (minute secretary) – Neeli Sharma

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
Laurence Lee	5.3	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)
John Taylor	5.3	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)
Sophie Xin Wang	5.3	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)

Felipe Cunha	5.3	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)
Brad Inwood	5.3	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)
Martin Xue	5.3	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)
Claire Zheng	5.3	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)
Rodney Sheaves	5.3	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)

5. REPORTS - DEVELOPMENT APPLICATIONS

5.1 SUBJECT 47-49 Park Road RYDALMERE NSW 2116 (Lot 5 DP 38557, Lot 6 DP 38557)

DESCRIPTION Section 4.55(2) Modification to the approved DA/544/2021 for Demolition, tree removal and construction of a three storey residential flat building containing 18 units over basement car parking. Modifications include proposed addition of lower ground 1 bedroom apartment within built envelope and second floor apartment over part of roof top terrace.

APPLICANT/S A Scotti

OWNERS Rydalmere Holdings Pty LTD; FMH Custodians Pty Ltd; FMH Nominees Pty Ltd; Jaami Holdings Pty Ltd

REPORT OF Group Manager Development and Traffic Services

PANEL DECISION

- (a) That the Parramatta Local Planning Panel exercising the functions of Council as the consent authority, modify development consent DA/544/2021 on land at 47-49 Park Road Rydalmere, for a period of five (5) years from the date on the **original** Notice of Determination, subject to the following modifications:
1. Amend Condition Nos. 1, 14, 81 & 100 to reflect the updated plans and documents.
 2. All other conditions of DA/544/2021 remain unchanged.
- (b) That the Parramatta Local Planning Panel approve the modification notwithstanding the non-compliance with the floor space ratio control in Clause 13 Floor Space Ratio of the State Environmental Planning Policy (Affordable rental Housing) 2009

as there are sufficient environmental planning grounds to justify the variation.

- (c) That the Parramatta Local Planning Panel approve the modification notwithstanding the non-compliance with the height of building control in Clause 4.3 Height of Buildings of the Parramatta Local Environmental Plan 2023 as there are sufficient environmental planning grounds to justify the variation.

REASONS

1. The proposed modification is substantially the same development as that which was approved.
2. The proposed modification is permissible within the R4 High Density Residential zone and results in a development which is suitable for the context of the site and locality.
3. The proposed modification to increase the building height and floor space of the site is supported as there is no substantial change in the bulk and scale of the building and the changes are not discernible from the streetscape.
4. The proposed modification results in reasonable impacts to adjoining and surrounding properties, is suitable for the site, and is in the public interest.

VOTING

Unanimous

5.2 SUBJECT 16 Gowan Brae Avenue, OATLANDS NSW 2117 (Lot 10 DP 396505)

DESCRIPTION Section 4.55(2) Modification to DA/380/2017 for the tree removal and construction of a part 2 and part 3 storey dwelling and swimming pool. The modification is for the reconfiguration of the front entry, internal layouts, balconies, window placement, pool location, feature roof form and basement extent.

APPLICANT/S Rothshire Pty Ltd

OWNERS O J Kim, E J Kim

REPORT OF Group Manager Development and Traffic Services

PANEL DECISION

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979:

- (a) That the Parramatta Local Planning Panel exercising the functions of Council as the consent authority, modify development consent DA/380/2017 on land at 16 Gowan Brae Avenue, Oatlands, for a period of five (5) years from the date on the **original** Notice of Determination, subject to the following modifications:

1. Amend Condition Nos. 1, 45, and 51 to reflect the updated plans and documents.
2. After condition 1, insert Conditions 1A (set out below) and 1B.

Condition 1A

The following planting shall be undertaken (in addition to the planting required by any approved landscape plan).

- a) The provision of one (1) suitable species of tree shall be planted in the front and the provision of one (1) suitable species of tree shall be planted in the rear of the property. The trees are required to be provided in a minimum 45 litre container, reach a minimum mature height of 5m and be planted at a minimum distance of two (2) metres from any drainage line and a minimum 3.5m setback to the outside of any legally constructed building. Suitable species include (but are not limited to) the following:

- *Backhousia citriodora* (Lemon-scented Myrtle)
- *Tristaniopsis laurina* (Water Gum)
- *Corymbia ficifolia* (Flowering Gum)
- *Elaeocarpus eumundi* (Eumundi Quondong)
- *Buckinghamia celsissima* (Ivory Curl)
- *Corymbia eximia* (Yellow Bloodwood)
- *Magnolia* ‘Little Gem’

Condition 1B

The existing covered BBQ area is to be replaced with a 1m wide garden bed which extends the length of the rear northeastern and southeastern boundaries (Excluding pool area) to provide privacy and amenity. Screen hedge planting must be provided in a minimum 200mm containers, be able to reach a minimum 1.8m height at maturity and be planted at maximum distances of 1 (one) metre between trunk centres. Suitable species include (but are not limited to) the following:

- *Syzygium australe* ‘Pinnacle’ (Lilly Pilly)
- *Photinia x fraseri* ‘Red Robin’ (Red Robin)
- *Camellia sasanqua* (Sasanqua Camellia)
- *Callistemon viminalis* ‘Slim’ (Bottlebrush)
- *Acmena smithii* ‘Firescreen’ (Lilly Pilly)

Garden beds shall have defined paved, steel or timber edge to delineated from turf area. Garden beds shall be mulched to a depth of 75mm.

Reason: To ensure implementation of appropriate landscaping and tree replenishment.

3. All other conditions of DA/380/2017 remain unchanged.

- (b) That the Parramatta Local Planning Panel approve the proposal notwithstanding the non-compliance with the height of building control in Clause 4.3 Height of Buildings of the Parramatta Local Environmental Plan 2023 as there are sufficient environmental grounds to justify the variation.
- (c) That the Parramatta Local Planning Panel approve the proposal notwithstanding the non-compliance with the floor space ratio control in Clause 4.4 Floor Space Ratio of the Parramatta Local Environmental Plan 2023 as there are sufficient environmental grounds to justify the variation.

REASONS

1. The proposed modification is substantially the same development which was approved.
2. The proposed modification is permissible within the R2 low Density Residential zone and results in a development which is suitable for the context of the site and locality.
3. The proposed modification to increase the building height and floor space of the site is supported as there is no substantial change in the bulk and scale of the building.
4. The proposed modification results in reasonable impacts to adjoining and surrounding properties, is suitable for the site, and is not contrary to the public interest.
5. The panel is concerned at the extend of hard surface area in the front setback area and the increase in site coverage. Additional conditions have been imposed to address this.

VOTING

Unanimous

5.3 SUBJECT 25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348)

DESCRIPTION Demolition of existing dwelling including tree removal and construction of single storey dwelling with attic. The site is within East Epping Conservation Area pursuant to clause 5.10 of the Parramatta Local Environmental Plan 2023.

APPLICANT/S Planning Solutions

OWNERS F Xue & Ms W C Zheng

REPORT OF Group Manager Development and Traffic Services

PANEL DECISION

- (a) That the Parramatta Local Planning Panel exercising the functions of Council as the consent authority, grant development consent to DA/643/2023 on land at 25 Chester Street Epping, 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** modified as follows:

- The addition of the following condition 1A:

Condition 1A

The final Landscape Plan must be consistent with the plan prepared by Plumgrove Landscapes (Brad Inwood) numbered 1345-01 to 1345-04 together with any additional criteria Required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

- a) Screening between properties along the eastern boundary of the front setback provide privacy and amenity is required. A minimum 1m wide garden bed containing hedge screening plants to be provided in minimum 200mm containers and must be able to grow to a minimum mature height of 1.8m. Suitable species include (but are not limited to) the following:
 - *Syzygium australe* 'Pinnacle' (Lilly Pilly)
 - *Photinia x fraseri* 'Red Robin' (Red Robin)
 - *Camellia sasanqua* (Sasanqua Camellia)
 - *Callistemon viminalis* 'Slim' (Bottlebrush)
 - *Acmena smithii* 'Firescreen' (Lilly Pilly)
- b) Front boundary garden bed depth shall be increased to 2m and vegetated with additional indigenous shrub planting.
- c) All landscape plans are to be prepared by a professionally qualified Landscape Architect.

Reason: To ensure restoration of environmental amenity.

- The addition of the following condition 10A:

Driveway Material Finishes

Condition 10A

Prior to the issue of Construction Certificate, the amended plans are to be submitted to the satisfaction of the Private Certifier demonstrating the driveway and turning bay are of a light beige honed concrete.

Reason: To comply with the heritage character of the area.

- (b) That submitters are advised of the decision.

REASONS

1. The development is permissible in the R2 Low Density Residential zone and generally satisfies the requirements of the applicable planning controls.

2. The development will be compatible with the East Epping Heritage Conservation Area and will not detract from the nearby heritage items.
3. The panel has added conditions to improve the landscaping and the treatment of the driveway and turning area in the front setback area as it presents to the street.
4. For the reasons given above, approval of the application is in the public interest.

VOTING
Unanimous

6. REPORTS - PLANNING PROPOSALS

6.1 SUBJECT Post Exhibition Report - Planning Proposal for land at 8 Lincluden Place, Oatlands

APPLICANT/S Think Planners

OWNERS Zaki Property Pty Ltd as Trustee For Zaki Property Trust

REPORT OF Project Officer

PANEL ADVICE

The Parramatta Local Planning Panel recommends:

- (a) That Council receives and notes the submissions made during the exhibition period.
- (b) That Council approve the finalisation of the Planning Proposal, provided at **Attachment 1** to the Council report, for land at 8 Lincluden Place, Oatlands.
- (c) That Council enters into the Planning Agreement at **Attachment 2** to the Council report and delegates authority to the Chief Executive Officer to sign it on behalf of Council.
- (d) That Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the Planning Proposal and Planning Agreement.

REASONS

The panel generally agrees with the Council Officer's report.

VOTING
Unanimous

6.2 SUBJECT Request for Gateway and public exhibition: Planning Proposal for North-East Planning Investigation Area

APPLICANT/S City of Parramatta

OWNERS N/A

REPORT OF Team Leader Land Use Planning

PANEL ADVICE

The Parramatta Local Planning Panel recommends:

- (a) That Council approve:
- i) The Planning Proposal at **Attachment 1** to the Council report, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure, for the land identified as the North East Planning Investigation Area which seeks the following changes to the Parramatta Local Environmental Plan 2011:
 - a. Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.6:1.
 - b. Increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys).
 - ii) The supporting draft DCP amendments at **Attachment 2** to the Council report, applying to the land in the North East Planning Investigation Area for the purposes of public exhibition.
- (b) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
- (c) That Council authorise the CEO if the Gateway determination is issued by the Department, that the draft DCP amendments are placed on public exhibition concurrently with the Planning Proposal.
- (d) That Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

REASONS

The Paramatta Local Planning Panel generally agrees with the Council Officer's report.

VOTING

Unanimous

The meeting terminated at 4.42pm.

A handwritten signature in blue ink, appearing to read "Jui Wah", is written above a horizontal line.

Chairperson