



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Tuesday, 19 November 2024
3.30pm**

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

PANEL MEMBERS

Stuart McDonald (Chairperson)

Larisa Ozog (Expert Member)

Jerry Chan (Community Member)

STAFF MEMBERS

Group Manager, Development & Traffic Services - Mark Leotta, Team Leader Development Support – Sarah Irani, Coordinator Secretariat Services – Marina Cavar, Secretariat Officer - Binca Portelli, ICT Service Team Officer – Ankit Pokharel, A/Team Leader Development Assessment – Najeeb Kobeissi, Development Assessment Officer – Caitlin Hopper, Senior Development Assessment Officer – Paul Sartor, Council’s Independent Consultant Planner from Planning Ingenuity – Troy Loveday, Manager Development Assessment – Claire Stephens (online), Team Leader Development Assessment – Alicia Hunter (online), Team Leader Development Assessment – Sara Smith (online).

1. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND

The Chairperson, acknowledged the Burramattagal people of The Darug 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

Expert Panel member Michael Evesson is an apology.

4. DECLARATIONS OF INTEREST

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

4A. PUBLIC SPEAKERS

Speaker	Item number	Title
Mark Crispin	5.1	Bennelong Parkway WENTWORTH POINT and SYDNEY OLYMPIC PARK NSW 2127

5. REPORTS - DEVELOPMENT APPLICATIONS

- 5.1 **SUBJECT** Bennelong Parkway WENTWORTH POINT and SYDNEY OLYMPIC PARK NSW 2127
- DESCRIPTION** Construction of a pedestrian/cycleway bridge over Haslams Creek, shared path at either end and construction of a raised pedestrian and cycle crossing across Bennelong Parkway. Removal of nine trees and one mangrove. The application is Nominated Integrated Development under s.219 of the Fisheries Management Act. This application is also designated development under s2.7(2) of the SEPP (Resilience and Hazards) 2021.
- REFERENCE** DA/177/2024 - D09519023
- APPLICANT/S** City of Parramatta Council
- OWNERS** Sydney Olympic Park Authority, Transport for NSW (Maritime Services) and Community Association DP270161
- REPORT OF** Senior Development Assessment Officer

PANEL'S DECISION:

That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to DA/177/2024 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**.

REASONS FOR APPROVAL

1. The development is permissible under Chapters 2 and 4 of *State Environmental Planning Policy (Precincts-Central River City) 2021*.
2. The development will be compatible with the future character of the area.
3. The development will provide public infrastructure that will improve the safety of active transport users around Sydney Olympic Park precinct.
4. The development will not have any adverse impacts to the natural or built environment or adjoining occupiers.
5. For the reasons given above, approval of the application is in the public interest.

- 5.2 **SUBJECT** 85 Railway Street, PARRAMATTA NSW 2150 (Lot 126 DP 1301954)
- DESCRIPTION** Section 4.55(2) modification of DA/61/2022 for demolition of existing structures, tree removal, lot consolidation and the construction of a four (4) storey Residential Flat Building with basement parking. The modification seeks internal and external changes.
- REFERENCE** DA/61/2022 - D09519742
- APPLICANT/S** Design Cubicle Pty Ltd
- OWNERS** Infinity Idea Pty Ltd
- REPORT OF** Development Assessment Officer

PANEL'S DECISION:

- (a) That the Parramatta Local Planning Panel, support the variation to the Height of Buildings Development Standard for the following reasons:
- a. The departure representing a variation of 21.36% from the standard is reasonable and allows for a transition of height that is sympathetic with the existing topography whilst maintaining good urban design.
 - b. The departure does not result in adverse amenity impacts to adjoining developments.
 - c. Despite the departure the development remains generally consistent with the controls and provisions of ADG and PDCP 2023.
 - d. The variation to the Height of Buildings Development Standard does not result in unacceptable perception of bulk and scale.
- (b) That the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.55(3) of the Environmental Planning and Assessment Act 1979, modify development consent DA/61/2022 for demolition of existing structures, tree removal, lot consolidation and the construction of a four (4) storey Residential Flat Building with basement parking to include internal and external changes on land at 85 Railway Street, Parramatta, subject to the following modified conditions of consent in **Attachment 1**:
- a. Amend Condition Nos. 1, 25, 26, 96 and 103.
 - b. All other conditions of DA/61/2022/A remain unchanged..

REASONS FOR APPROVAL

1. The Panel is satisfied that the development as modified, will be substantially the same as the development for which consent was originally granted.
2. The Panel is satisfied that the variation to the Height of the Buildings Development Standard is reasonable and acceptable in the circumstances of the case.
3. The development is permissible in the R4 High Density Residential zone pursuant to the Parramatta Local Environmental Plan 2023 and satisfies the requirements of all applicable planning standards controls.
4. The development will be compatible with the emerging and planned future character of the area.
5. The development will provide housing that accommodates the needs of the existing and future residents of Parramatta.
6. For the reasons given above, approval of the application is in the public interest.

The meeting closed at 4:00pm.



Chairperson