

## PRESENT

Stephen O'Connor (Chair), Lindsay Fletcher, Sue Francis, Kirrily McDermott

## ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Chairperson, acknowledged the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

## WEBCASTING ANNOUNCEMENT

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

## APOLOGIES

There were no apologies made to this Local Planning Panel.

## DECLARATIONS OF INTEREST

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

## REPORTS - DEVELOPMENT APPLICATIONS

- 5.1            SUBJECT        OUTSIDE PUBLIC MEETING:  
544-546 Church Street, North Parramatta  
(Lot 1 in DP 996845 and Lot 1 in DP 854427)  
(Parramatta Ward)
- DESCRIPTION Demolition of existing structures, removal of six (6) trees and construction of a part 3 and part 4-storey residential flat building comprising twelve (12) units including four (4) affordable housing units pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009 with rooftop terrace, part basement and part above-ground car parking level for fourteen (14) vehicles and associated landscaping works.
- REFERENCE    DA/12/2020 - D07723002
- APPLICANT/S   Designcorp Architects Pty Ltd
- OWNERS        5 Pendle Way Pty Ltd
- REPORT OF     Group Manager Development and Traffic Services

The Panel considered the matter listed at Item 5.1 and attachments to Item 5.1.

## PUBLIC FORUM

- Adam Byrnes, representing the applicant, spoke in favour of the recommendation at Item 5.1, but requested that the deferred commencement condition be amended.

## DETERMINATION

- (a) **That** the Parramatta Local Planning Panel (PLPP) support the variation to Clause 4.3 Height of Building of the Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6.
- (b) **That** the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, grant **development consent** to DA/12/2020 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, including the draft deferred commencement condition to be deleted, and reconstituted to be an operational condition prior to the issue of a CC.

The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

- (c) **Further, that** the objectors be advised of the Panel's decision.

The Panel decision was unanimous.

## REASONS FOR DECISION

The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.

**Note: An Addendum to the Council Assessment Report for Item 5.1 was received by the Panel on 16 March regarding the Department of Planning, Industry and Environment's exhibited Explanation of Intended Effect for a proposed new Housing Diversity State Environmental Planning Policy (Housing Diversity SEPP) and**

**Explanation of Intended Effect for a proposed new Design and Place State Environmental Planning Policy (Design and Place SEPP) for DA/12/2020.**

5.2      SUBJECT      OUTSIDE PUBLIC MEETING:  
13 Carter Street, Lidcombe  
(Lot 7 DP 1228764)

DESCRIPTION Partial change of use from serviced apartments to residential units for podium levels 1 & 2 in building B and associated works including reconfiguration of parking, reconfiguration of ground floor (including reduction in supermarket size, changes to back of house areas), minor façade changes, changes to swimming pool and minor reconfiguration of floor plans.

REFERENCE    DA/673/2020 - D07887591

APPLICANT/S   Karimbla Constructions Services (NSW) Pty Ltd

OWNERS        Karimbla Properties (No51) Pty Ltd

REPORT OF     Group Manager Development and Traffic Services

The Panel considered the matter listed at Item 5.2 and attachments to Item 5.2.

**PUBLIC FORUM**

There were no public forums for Item 5.2.

**DETERMINATION**

**That** the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, grant **development consent** to DA/673/2020 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.

The Panel decision was unanimous.

**REASONS FOR DECISION**

The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.

**Note: An Addendum to the Council Assessment Report for Item 5.2 was received by the Panel on 16 March regarding the Department of Planning, Industry and Environment's exhibited Explanation of Intended Effect (EIE) for the Design and Place State Environmental Planning Policy (SEPP).**

- 5.3      SUBJECT      OUTSIDE PUBLIC MEETING:  
6-8 Moseley Street & 89A Baker Street, Carlingford  
(Lots 4 & 5 DP 38265 and Lot 1 DP 1235614)
- DESCRIPTION      Section 8.3 Review of DA/743/2019 for staged  
construction of four attached two-storey dual occupancy  
developments with detached garages.
- REFERENCE      DA/743/2019 - D07897224
- APPLICANT/S      Mr. Wal Dobrov
- OWNERS      Mr. Wal Dobrov
- REPORT OF      Group Manager Development and Traffic Services
- The Panel considered the matter listed at Item 5.3 and attachments to  
Item 5.3.
- PUBLIC FORUM
- Adam Byrnes, representing the applicant, spoke in favour of the  
recommendation at Item 5.3.

#### DETERMINATION

- (a) **That** the Parramatta Local Planning Panel, exercising the functions  
of Council, pursuant to Section 8.3 of the Environmental Planning  
and Assessment Act 1979 grant **development consent** to  
DA/743/2019 for Section 8.3 Review of DA/743/2019 for staged  
construction of four attached two-storey dual occupancy  
developments with detached garages at 6-8 Moseley Street and  
89A Baker Street 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 and an additional  
condition as follows:
1. The applicant is to submit amended plans to be approved by  
Council's Manager Development Assessment prior to the  
issue of a CC, which provide for the following:
    - i. Duplex 1, 2, 4 and northern dwelling of Duplex 3:  
Deletion of study on the ground floor so that an enlarged  
lounge area is provided.
    - ii. Southern dwelling of Duplex 3: Deletion of fourth  
bedroom on the ground floor so that an enlarged lounge  
area is provided.
    - iii. Pedestrian access to be provided between the upper  
and lower areas of the private open space, located  
between the dwellings and the eastern boundary.
    - iv. No fencing to be provided in the private open space on  
the front (western) side of the dwellings.
- (b) **Further, that** submitters be advised of the Panel's decision.

The Panel decision was unanimous.

## REASONS FOR DECISION

The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.

5.4 SUBJECT OUTSIDE PUBLIC MEETING:  
92 Crimea Street, Parramatta  
(Lot 1 in DP 1128802)

DESCRIPTION Torrens title subdivision of the land.

REFERENCE DA/662/2020 - D07905837

APPLICANT/S Ms. W Si

OWNERS K Si

REPORT OF Group Manager Development and Traffic Services

The Panel considered the matter listed at Item 5.4 and attachments to Item 5.4.

## PUBLIC FORUM

There were no public forums for Item 5.4.

## DETERMINATION

**That** the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, **refuse** development consent to DA/662/2020.

The reasons for refusal are as follows:

### Holroyd Local Environmental Plan 2013

1. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to achieve the objectives of the R2 Low Density Residential zone of the Holroyd Local Environmental Plan 2013;
2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to satisfy clause 4.1 Minimum subdivision lot size and clause 4.4 Floor space ratio of *the Holroyd Local Environmental Plan 2013*;
3. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the submitted Clause 4.6 Statement fails to justify the variation to Clause 4.1 Minimum

Subdivision Lot Size of the Holroyd Local Environmental Plan  
2013;

**Holroyd Development Control Plan 2013**

4. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the application fails to comply with *the Holroyd Development Control Plan 2013* with respect to landscaping, parking, privacy, open space, and inadequate rear set back;

**Environmental Planning and Assessment Act.**

5. In accordance with Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, the site is not suitable for the proposed development;
6. In accordance with Section 1.3(c) of the Environmental Planning and Assessment Act 1979, the proposed development fails to promote the orderly and economic use of the subject site; and
7. In accordance with Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposal fails to satisfy the relevant considerations in that the adverse impacts by the development due to non-compliances with the applicable planning controls are not beneficial for the local community and as such, is not in public interest.

The Panel decision was unanimous.

INNOVATIVE

Nil

The meeting terminated at 4:13 pm.



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Chairperson