

MINUTES OF THE DETERMINATION OF THE LOCAL PLANNING PANEL BY  
WAY OF ELECTRONIC DETERMINATION ON TUESDAY, 27 JULY 2021

---

PRESENT

Stephen O'Connor (Chair), Deb Sutherland, Simone Lotz, Peter Haliburn

DECLARATIONS OF INTEREST

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

REPORTS - DEVELOPMENT APPLICATIONS

5.1	SUBJECT	ELECTRONIC DETERMINATION: 47 Sorrell Street, PARRAMATTA (SP 92241)
	DESCRIPTION	Tree removal and alterations & additions to an existing 4-storey residential flat building, for use as a boarding house, containing 26 boarding rooms (including a manager's room)
	REFERENCE	DA/727/2020 - D08163678
	APPLICANT/S	Baini Design
	OWNERS	M L Noble Properties Pty Limited
	REPORT OF	Group Manager Development and Traffic Services

**DETERMINATION**

- (a) **That** the Parramatta Local Planning Panel, exercising the functions of the consent authority, support the variation to Clause 4.4 of Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6.
- (b) **Pursuant** to Section 4.17 of the Environmental Planning and Assessment Act, 1979, that the Parramatta Local Planning Panel, exercising the functions of the consent authority, grant development consent to DA/727/2020 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 in Attachment 6 for the following reasons:
  - 1. The development is permissible in the R3 zone and satisfies the requirements of all of the applicable planning controls, with the exception of the FSR control.
  - 2. A written request to vary the FSR has been received. The variation sought is minor and it will not have any adverse impacts. As such, compliance with the standard is unnecessary. Accordingly, Council believes that there are sufficient environmental planning grounds to justify the variation and finds that the application is satisfactory. Council

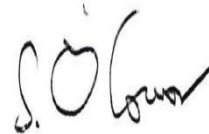
is therefore satisfied that the Applicant's Clause 4.6 variation request has adequately addressed the matters required to be demonstrated in Clause 4.6(3) of Parramatta LEP 2011 and that the proposed development will be in the public interest because it is consistent with the objectives of the FSR control and the objectives for development within the R3 zone in which the development is proposed to be carried out.

3. The development will be compatible with the emerging and planned future character of the area.
4. For the reasons given above, approval of the application is in the public interest.

The Panel decision was unanimous.

1. INNOVATIVE

Nil



---

Chairperson