

DETERMINATION

- (a) **That** the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979, **refuse** development consent to DA/63/2021 for the demolition, tree removal and construction of a centre-based child care facility to accommodate 93 children with ground and basement level parking for 25 cars at Lot 5 DP 205980, 32 Honiton Avenue, Carlingford 2118 as it is considered an overdevelopment of the site, for the reasons outlined in the assessment report.
- (b) **Further**, that the submitters are advised of the Panel's decision.

The Panel decision was unanimous.

5.2 SUBJECT OUTSIDE PUBLIC MEETING:
131 Kirby Street, Rydalmere (Lot 3 DP 39296)

DESCRIPTION Alterations and additions to the existing dwelling involving the elevation of the existing dwelling by 750mm to alleviate flood impacts

REFERENCE DA/145/2021 - D08138295

APPLICANT/S Planning Direction

OWNERS Mr M S F Dabbs

REPORT OF Group Manager Development and Traffic Services

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

PUBLIC FORUM

There were no public forums for Item 5.2.

DETERMINATION

- (a) **That** the Parramatta Local Planning Panel (PLPP), support the variation to Clause 4.3 of the *Parramatta Local Environmental Plan 2011* under the provisions of Clause 4.6.
- (b) **Further, that** the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979*, **grant development consent** to DA/145/2021 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 within Attachment 1.

REASONS FOR DECISION

1. The development is permissible in the R2 zone pursuant to the Parramatta Local Environmental Plan 2011 and generally satisfies the requirements of all of the applicable standards, provisions, and controls with exception to the height of building standard.
2. A written request to vary the height of building standard has been received. The variation sought 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 height of building standard and the objectives for development within the R2 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, in that the proposal will retain the existing residential nature of the site.
4. For the reasons given above, approval of the application is in the public interest.

The Panel decision was unanimous.

5.3 SUBJECT OUTSIDE PUBLIC MEETING:
49-51 Albion St, Harris Park

DESCRIPTION Section 8.3 Review of a determination for DA/391/2020 for change of use to an Orthodontist clinic and alterations & additions to a heritage dwelling

REFERENCE DA/391/2020 - D08155307

APPLICANT/S Mr B Akpınar

OWNERS Mr D Mahoney

REPORT OF Group Manager Development and Traffic Services

The Panel considered the matter listed at Item 5.3 and the attachments to Item 5.3.

PUBLIC FORUM

There were no public forums for Item 5.3.

DETERMINATION

That the Parramatta Local Planning Panel (PLPP) exercising the functions of Council pursuant to Section 8.4 of the Environmental Planning and Assessment Act, 1979, **grant development consent** to DA/391/2020 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 within Attachment 1.

REASONS FOR DECISION

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.
5. For the reasons given above, approval of the application is in the public interest.

The Panel decision was unanimous.

2. INNOVATIVE

6.1 **SUBJECT** Exhibition Outcomes - Amended Melrose Park North Planning Proposal and Draft Site-Specific Development Control Plan

REFERENCE RZ/1/2016 – D08142867

APPLICANT/S Payce MP DM Pty Ltd (38-42, 44 & 44A Wharf Road, Melrose Park and 27-29 Hughes Avenue, Ermington), Ermington Gospel Trust (15-19 Hughes Avenue & 655 Victoria Road, Ermington), Jae My Holdings Pty Ltd (8 Wharf Road, Melrose Park)

OWNERS Payce MP DM Pty Ltd, Ermington Gospel Trust, Jae My Holdings Pty Ltd

REPORT OF Senior Project Officer Land Use Planning

The Panel considered the matter listed at Item 6.1 and attachments to Item 6.1.

PUBLIC FORUM

- Mr Peter Wotton spoke in support of his written submission against the recommendation at item 6.1.

DEFERRAL

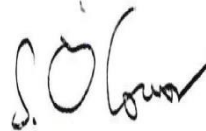
That the Parramatta Local Planning Panel defer consideration of this matter to be determined at a subsequent meeting subject to receipt of further planning information, including:

- Responses to questions raised by the Panel;
- Urban Design and Landscape Report (being Appendix 1 from the Planning Proposal);
- More information in relation to the Draft Planning Agreement; and
- More information in relation to the Design Excellence provisions in the Draft DCP.

REASONS FOR DECISION

1. The Panel requires additional information to assist in providing advice to Council on the Melrose Park North Planning Proposal and Draft Development Control Plan.

The meeting terminated at 5:04pm.



Chairperson