

MINUTES OF THE LOCAL PLANNING PANEL HELD BY WAY OF REMOTE MEANS  
ON TUESDAY, 18 JANUARY 2022 AT 3:35PM

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PRESENT

Julie Walsh(Chairperson), Tony Reed, Richard Thorpe and Warrick Mclean.

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.

1. REPORTS - DEVELOPMENT APPLICATIONS

- 5.1           SUBJECT           PUBLIC MEETING:  
  1-5 Saunders Street, NORTH PARRAMATTA (Lot 6 DP  
  523832, Lots A and B DP 161385)  
DESCRIPTION Demolition of the existing dwellings, tree removal and  
  construction of a 144 place child care centre over 1 level  
  of basement carparking.  
REFERENCE DA/943/2021 - D08348110  
APPLICANT/S Golden Dragon 888 Pty Ltd  
OWNERS       Golden Dragon 888 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

1. Steve Mylonas spoke in favour of the recommendation at Item 5.1.

**DETERMINATION**

- (a) **That** the Parramatta Local Planning Panel, exercising the functions of Council, refuse development consent to DA/943/2021 for demolition of the existing dwellings, tree removal and construction

of a 144 place child care centre over 1 level of basement carparking, at 1-5 Saunders Street, North Parramatta.

- (b) **Further**, that submitters are advised of the decision.

## **REASONS FOR REFUSAL**

### **1. State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

The proposed development does not exhibit a satisfactory proposal, in that insufficient information has been submitted to demonstrate that it is consistent with the aims of the policy.

### **2. Parramatta Local Environmental Plan 2011**

The proposed development does not exhibit a satisfactory proposal, in that it is inconsistent with the following provisions prescribed within Parramatta Local Environmental Plan 2011:

- i) *Clause 6.2 Earthworks – insufficient information has been submitted demonstrating that the proposed earthworks will result in a satisfactory drainage outcome for the site.*

### **3. Parramatta Development Control Plan 2011**

The proposed development does not exhibit a satisfactory proposal, in that it is inconsistent with the following provisions prescribed within Parramatta Development Control Plan 2011:

- i) *Section 2.4.2.3 Protection of Groundwater – insufficient information has been submitted to demonstrate the development is consistent with the objectives of this control.*
- ii) *Section 3.1.3 Building Envelope Tables – the development does not meet the minimum deep soil area requirements under this control.*
- iii) *Section 3.1.3 Building Envelope Tables – the development does not meet the minimum landscaped area requirements under this control.*
- iv) *Section 3.3.1 Landscaping – insufficient information has been submitted to demonstrate the development is consistent with the objectives of this control.*
- ii) *Section 3.3.6 Water Sensitive Urban Design – insufficient information has been submitted to demonstrate the development is consistent with the objectives and controls of this section.*

4. The proposal fails to satisfy the relevant considerations under Section 4.15(1)(c) Environmental Planning and Assessment Act 1979 for suitability of the site and the public interest.

5. The proposal fails to satisfy the relevant considerations under Section 4.15(1)(e) Environmental Planning and Assessment Act 1979 in that the adverse impacts generated by the development

due to non-compliances with the applicable planning controls, is not beneficial for the local community and as such, is not in the wider public interest.

The Panel decision was unanimous.

- 5.2      **SUBJECT**      PUBLIC MEETING:  
                         65 Boronia Avenue, EPPING (Lot 1 DP 8514)  
**DESCRIPTION** Section 4.55(1A) modification of DA/594/2020 for the  
                         demolition of existing structures and construction of a  
                         detached dual occupancy with Torrens title subdivision.
- The modifications include changes to the levels of the  
                         stormwater easement drainage pipe located within the  
                         neighbouring property.
- REFERENCE**      DA/594/2020/A - D08357467  
**APPLICANT/S**      Dongxing Qi  
**OWNERS**          Dongxing Qi  
**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

1. Fiona McKenzie spoke against the recommendation at Item 5.2
2. Michael Morgan spoke against the recommendation at Item 5.2
3. Mike Moffat spoke against the recommendation at Item 5.2
4. Jack Shi (Engineer) & Esan Rahmani (Architect) spoke in favour of the recommendation at Item 5.2

#### DETERMINATION

- (a)      **That** the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, refuse the application to modify the deferred commencement consent to DA/594/2020A.
- (b)      **Further, that** the submitters be advised of the Panel's decision.

#### REASONS FOR REFUSAL

Sufficient detail concerning the proposed stormwater drainage servicing 65 Boronia Avenue through 26 Lewis St within a proposed drainage easement has not been provided by the applicant to enable approval of the modification.

The Panel decision was unanimous.

5.3	SUBJECT	OUTSIDE PUBLIC MEETING: 8-10 Evans Road, TELOPEA (Lot 386 and Lot 387 DP 36692)
	DESCRIPTION	Demolition of existing structures, tree removal, consolidation of the 2 lots, and the construction of an 8 storey Residential Flat Building development with 3 levels of basement parking. The application is Nominated Integrated Development pursuant to the Water Management Act 2000.
	REFERENCE	DA/663/2021 - D08353571
	APPLICANT/S	Architecture Design Studio (NSW) Pty Ltd
	OWNERS	Awelf Constructions Pty Ltd
	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

No public forums were considered for Item 5.3.

#### DETERMINATION

- (a) **That** Parramatta Local Planning Panel exercising the functions of Council pursuant to Section 4.17 of the Environmental Planning and Assessment Act, 1979 refuse DA/663/2021.
- (b) **Further**, that submitters are advised of the Panel's decision.

#### REASONS FOR REFUSAL

1. ***Parramatta Local Environmental Plan 2011***
  - a. The proposed development is inconsistent with the following provisions of Parramatta Local Environmental Plan 2011:
    - Clause 6.2 – Earthworks; and
    - Clause 8.1 – Arrangements for designated State public infrastructure.
2. ***Parramatta Development Control Plan 2011***
  - a. The proposed development is inconsistent with the following provisions of Parramatta Development Control Plan 2011:
    - Part 2.4.2.3 – Protection of Groundwater
    - Part 2.4.8 – Public Domain
    - Part 3.2.1 – Building Form and Massing
    - Part 3.2.2 – Building Facades and Articulation;
    - Part 3.2.5 – Streetscape;
    - Part 3.3.6.1 – Water Sensitive Urban Design; and
    - Part 4.3.9 – Telopea Precinct
3. ***Environmental Planning and Assessment Act 1979***
  - a. As highlighted above, the proposal has non-compliances with *Parramatta LEP 2011* and *Parramatta DCP 2011*. Accordingly, the proposal fails to satisfy the matters of

consideration prescribed under s4.15(1)(a)(i) and (iii) of the *EP&A Act 1979*.

- b. As the proposed development does not show consistency with critical provisions of the above instruments, the proposal is not considered to be in the public interest and also fails to satisfy s4.15(1)(b), (d), and (e) of the *EP&A Act 1979*.

The Panel decision was unanimous.

The meeting terminated at 4.15 pm.



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Chairperson