

PRESENT

Julie Walsh (Chairperson), Robert Hussey, Helen Deegan and Peter Haliburn.

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.

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
 30 Stanley Road, EPPING (Lot 1 DP 25650, Lot 2 DP 25650)

DESCRIPTION Alterations and additions to the existing dwelling.

REFERENCE DA/127/2022 - D08580545

APPLICANT/S Think Planners

OWNERS Mr R S Dartnall, Mrs H R Dartnell

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. Brad Delapierre from Think Planners, spoke against the report recommendation to refuse the application and answered questions from the Panel in relation to the development application.

DETERMINATION

- (a) **That** the Parramatta Local Planning Panel, exercising the functions of Council pursuant to Section 4.17 of the *Environmental Planning and Assessment Act 1979*, refuse consent to DA/127/2022.
- (b) **Further, that** the objectors be advised of the decision.

REASONS FOR REFUSAL

1. The proposal exceeds the 8.5m height limit (9.5m sought) in clause 4.3 of Hornsby Local Environmental Plan 2013. The Clause 4.6 written justification lodged on behalf of the applicant is not supported.
2. Given the size of the block, it is considered that the desired floor space can be rearranged to ensure the height of building can comply. This can be achieved through the utilisation of design principles so as to satisfy the maximum building height development standard.
3. The subject Development Application does not promote good design and amenity of the built environment and is therefore inconsistent with Clause 1.3(g) of the Environmental Planning and Assessment Act 1979.
4. The Proposal does not comply with the following provisions of the Hornsby Development Control Plan 2013:

3.1.1 a) maximum number of storeys;

b) buildings should respond to the topography of the site and the floor level of the lowest residential storey should be sited a maximum of 1.5 metres above natural ground level.

The Panel decision was UNANIMOUS.

5.2 SUBJECT OUTSIDE PUBLIC MEETING:
4 Moses Way, WINSTON HILLS (Lot 4 DP 270717)

DESCRIPTION Section 4.55(2) modification of DA/876/2016 for the construction of a 2-storey dwelling. The modification includes:

1. Removal of swimming pool and addition of courtyard/terrace area,
2. Increase to Level 1 balcony off the main bedroom and removal of operable awning,
3. Adjustment of side setback on eastern elevation,
4. Adjustment of side setback on western elevation,
5. Change of guest bedroom to laundry,

6. Change of laundry to walk-in pantry,
7. Addition of retaining walls on boundary, and
8. Addition of store area under previously approved swimming pool.

REFERENCE DA/876/2016/C - D08572418

APPLICANT/S Mr A Atia

OWNERS Mr C Abouhamad

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 forum submissions for Item 5.2.

DETERMINATION

- (a) **That** the Parramatta Local Planning Panel (PLPP), exercising the functions of the consent authority, refuse the proposed modification to DA/876/2016/C, variations to clause 4.3 *Height of Building* and Clause 4.4 *Floor Space Ratio* to the Parramatta LEP 2011, and numerous noncompliance under the SEPP (BASIX) 2009, Parramatta LEP 2011 and Parramatta DCP 2011.
- (b) **Further, that** the submitters be advised of the decision.

REASONS FOR REFUSAL

1. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not satisfy the requirements of the State Environmental Planning Policy (BASIX) 2004 since an amended BASIX certificate was not submitted
2. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Clause 4.3 *Height of Building* of the Parramatta Local Environmental Plan 2011;
3. Insufficient information was submitted for Council to undertake a full and proper assessment with respect to *Clause 4.4 Floor Space Ratio* of the Parramatta Local Environmental Plan 2011 in accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*.
4. In accordance with Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply

with Clause 6.2 *Earthworks* of the Parramatta Local Environmental Plan 2011;

5. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Part 3.1.3 *Preliminary Building Envelope* of the Parramatta Development Control Plan 2011 regarding non-compliances with *side setbacks* and *landscaped area*;
6. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Part 3.2.1 *Building Form and Massing* of the Parramatta Development Control Plan 2011;
7. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Part 3.3.3 *Visual and Acoustic Privacy* of the Parramatta Development Control Plan 2011;
8. Insufficient information was submitted for Council to undertake a full and proper assessment with respect to Part 3.3.5 *Solar access* of the Parramatta Development Control Plan 2011 in accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*.
9. In accordance with Section 4.15(1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the proposal does not comply with Part 3.3.6 *Water Sensitive Urban Design* of the Parramatta Development Control Plan 2011;
10. In accordance with Section 4.15(1)(c) of the *Environmental Planning and Assessment Act 1979*, the proposal is not suitable for the site.
11. In accordance with Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposal is not in the public interest.

The Panel decision was UNANIMOUS.

5.3	SUBJECT	OUTSIDE PUBLIC MEETING: Lot 80 DP 1271742 Church St (known as 7 Parramatta Square or Parramatta Town Hall)
	DESCRIPTION	Alterations and Additions to Parramatta Town Hall local heritage item including 2-storey southern side extension and building identification signage. This application is nominated integrated development under s.90 of the National Parks and Wildlife Act 1974.
	REFERENCE	DA/957/2021 - D08292096
	APPLICANT/S	Urbis

OWNERS City of Parramatta Council

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

There were no public forum submissions for Item 5.3.

DETERMINATION

That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to section 4.17 of the *Environmental Planning and Assessment Act 1979*, grant development consent to DA/957/2021 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.

REASONS FOR APPROVAL

It should be approved for the following reasons:

1. The development is permissible in the B4 Mixed Use Zone and generally satisfies the requirements of the applicable planning provisions.
2. The design of the proposal is sympathetic to the sensitivities of the site, both its heritage significance, and its important civic significance and relationship with Parramatta Square.
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.

5.4 SUBJECT OUTSIDE PUBLIC MEETING:
Lot 80 DP 1271742 Church St (also known as 7
Parramatta Square or Parramatta Town Hall)

DESCRIPTION Partial demolition of the existing corrugated metal roof and construction of new concrete roof and ceiling with rooftop plant area to service air conditioning plant for the operation of 7 Parramatta Square (Parramatta Town Hall).

REFERENCE DA/405/2022 - D08547684

APPLICANT/S Urbis

OWNERS City of Parramatta Council

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 forum submissions for Item 5.4.

DETERMINATION

That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to section 4.17 of the *Environmental Planning and Assessment Act 1979*, grant development consent to DA/405/2022 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.

REASONS FOR APPROVAL

It should be approved for the following reasons:

1. The development is permissible in the B4 Mixed Use Zone and generally satisfies the requirements of the applicable planning provisions.
2. The design of the proposal is sympathetic to the heritage significance of the site.
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.

5.5 **SUBJECT** **OUTSIDE PUBLIC MEETING:**
12-12A Grand Avenue, ROSEHILL (Lot 5 DP 549358,
Lot 3 DP 542208 & Lot 1 DP 845322)

DESCRIPTION Section 4.55(2) Modification to DA/671/2020 for a boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility. Modifications include changes to the lot boundaries and sizes.

REFERENCE DA/671/2020/A - D08575855

APPLICANT/S GHD Pty Ltd

OWNERS Road Holding Australia Pty Ltd & City of Parramatta Council

REPORT OF Group Manager Development and Traffic Services

The Panel considered the matter listed at Item 5.5 and attachments to Item 5.5.

PUBLIC FORUM

There were no public forum submissions for Item 5.5.

DETERMINATION

That the Parramatta Local Planning Panel as the consent authority, modify development consent DA/671/2020 for a boundary adjustment of 12-12A Grand Avenue which includes Council owned land (Lot 1 DP 845322) then the dedication of a portion of land to Council. Following land dedication, the further subdivision of the remnant land into 2 lots with Proposed Lot 51A to contain the existing bitumen and emulsion facility to include modifications comprising changes to the lot boundaries and sizes on land at 12 & 12A Grand Avenue, Rosehill as shown on the plans submitted with the modification of determination, for a period of five (5) years from the date on the **original** Notice of Determination subject to the following modifications:

Modify Condition No. 1 in the following way:

1. The subdivision is to be generally in accordance with the following plans, endorsed with Council's Stamp, but subject to the conditions listed below:

Drawing No.	Prepared By	Dated
DWG No: 12534512-G002 Revision A	GHD	Plotted 7 July 2020
Proposed subdivision plan Revision S3, Project No. 12534812	GHD	Plotted 8 April 2022

Specialist Reports

Document(s)	Prepared By	Dated
Statement of Environmental Effects	GHD	September 2020

Summary of Environmental Condition	Consara Contaminated Sites	26 March 2021
Section 4.55 Modification to Development Consent No DA/671/2020, Issue S3, Revision 0	GHD	November 2021

Reason: To ensure the work is carried out in accordance with the approved plans.

2. All other conditions of DA/671/2020 remain unmodified.

REASONS FOR APPROVAL

1. The development is permissible in the IN3 Heavy Industrial zone and satisfies the requirements of all of the applicable planning controls.
2. The development will be compatible with the emerging and planned future character of the area.
3. The proposal will facilitate the orderly and economic use of land.
4. The subdivision will be required to satisfy the conditions of consent contained within DA/671/2020 which deals with the land swap infrastructure requirements and relevant easements.
5. For the reasons given above, approval of the application is in the public interest.

The Panel decision was UNANIMOUS.

INNOVATIVE

Nil

The meeting terminated at 4:23pm.



Chairperson