



DEVELOPMENT APPLICATIONS ON PUBLIC EXHIBITION

We invite public comment on the following development proposals before making a decision. The application and accompanying documents for each proposal (other than internal residential floor plans and some documents containing signatures or contact details of the applicant/owner) may be inspected, at:

- (a) Council's website www.cityofparramatta.nsw.gov.au;
- (b) Electronically at the Development Counter at Council's Administration Building (126 Church Street, Parramatta) during opening hours;
- (c) Hard copy documents may be viewed at City of Parramatta Library and the Branch Library located nearest to the development during opening hours.

Submissions must be in writing and received by Council prior to 4.30pm on the closing day of the exhibition period. A submission by way of objection must set out the grounds of the objection. Please send your submissions to City of Parramatta, PO Box 32, Parramatta NSW 2124.

Any submission and respective reportable political donations made in regard to this Development Application may be publicly available at Council Offices subject to a request for access to information under the Government Information (Public Access) Act 2009 (GIPA). The release of the submission received will include the name(s) and address details provided. You may request for your personal information to be suppressed by Council. Council will consider this request. An objection is an opportunity for public involvement in the decision making process and does not constitute a complaint

The exhibition period for the following applications is from Wednesday 19 April 2017 to Wednesday 10 May 2017.

DUNDAS

DA/1007/2016

75 - 77 Kissing Point Road (Lots A & B DP 396695)

Applicant - Designcorp Architects Pty Ltd

Amended plans have been received for the demolition, tree removal and construction of a 5 storey Residential Flat Building comprising of 26 units above 2 levels of basement parking with associated Strata subdivision. The amendments include communal rooftop area, additional planter boxes on building elevation, ramp access from Kissing Point Road and increased height.

DA/274/2017

120 Kissing Point Road (Lot 1 DP 719602)

Applicant - Kissing Point Property Development Pty Ltd

Demolition of existing structures, construction of 8 x 3 storey multi dwelling housing development.

ROSEHILL

DA/602/2013/C

7 Weston Street (Lot 17 DP 651185)

Applicant - Urban Link Pty Ltd

Demolition, tree removal and construction of a Residential Flat Building complex containing 2 x 9 storey buildings that will contain 48 units over basement carparking.

Section 96 Modifications include:

- (1) Additional two levels of residential apartment at the rear Residential Flat Building;



- (2) Minor internal adjustments to the lift lobby of the rear Residential Flat Building and the bathroom and kitchen layout of dwellings within the front Residential Flat Building;
 - (3) Schedule of external materials and finishes amended to include wall cladding and painted concrete.
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NOMINATED INTEGRATED DEVELOPMENT
Section 91 - Environmental Planning & Assessment Act 1979

The exhibition period for the following applications is from Wednesday 19 April 2017 to Tuesday 13 June 2017.

DA/1124/2016

1A, 1C, 5A Fleet Street North Parramatta and 130 O'Connell Street North Parramatta (Lot 1 DP 618753, Lot 3 DP 808447 and Lots 1 and 2 DP 862127)

Applicant - Urban Growth NSW

This proposal is a staged development application made in accordance with section 83(B) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), being an application that sets out a concept proposal for the development of the site, and a detailed proposal for the first stage of development.

The concept proposal comprises:

- An overall Indicative Layout Plan which shows the location of future development lots and public open spaces, a riverside park/riparian corridor, built heritage elements to be retained, the historic core, roads and primary pedestrian connections; and
- The allocation of a maximum gross floor area (GFA) to the future development lots.

The detailed proposal for the first stage of development (early works) comprises:

- Subdivision to create open spaces, Development Lots and roads;
- Demolition of certain existing structures and buildings;
- Tree removal and transplanting;
- Site works and management of potential site contamination;
- Reconstruction of existing roads within the site, construction of extensions to Factory and Dunlop Streets into the site, and an upgrade of the existing intersection of Fleet Street and Greenup Drive;
- Provision of utility services and stormwater infrastructure;
- Provision of pedestrian and cycleway connections through the site; and
- Landscaping of the public domain and open spaces

The application is Integrated Development and Nominated Integrated Development, under the following Acts:

- Heritage Act 1977
- National Parks and Wildlife Act 1974
- Water Management Act 2000
- Fisheries Management Act 1994

The application will be determined by the Sydney West Central Planning Panel.



Notice is given in accordance with Section 101 of the Environmental Planning and Assessment Act, 1979 of the determination of the following Development Consents and/or Complying Development Certificates. These consents/refusals are **electronically** available for public inspection without charge during ordinary office hours at the Development Unit Enquiry Counter on the ground floor of Council's Offices at 126 Church Street, Parramatta between 8.30am and 5.00pm – Monday to Friday – public holidays excluded.

DEVELOPMENT APPLICATION DETERMINATIONS

APPROVED

CAMELLIA

DA/923/2016

1 Grand Avenue (Lot 1 DP 226202, Lot 1 DP 579735, Lot 2 DP 579735, Lot 201 DP 669350, Lot 102 DP 1146308)

Installation and operation of a 24 hour, 7 day mobile concrete batching plant with associated site preparation works and installation of prefabricated plant and equipment. The proposal is Designated Development as defined by Schedule 3 of the Environmental Planning and Assessment Regulation 2000.

CARLINGFORD

DA/27/2017

10 Morshead Avenue (Lot 26 DP 28993)

Construction of a two storey residential dwelling and attached secondary dwelling.

DUNDAS VALLEY

DA/1055/2016

12 Adamson Avenue (Lot 1028 DP 36696)

Demolition, tree removal, and construction of a two storey attached dual occupancy development with associated Torrens title subdivision.

DA/66/2017

28 Yates Avenue (Lot 1 DP 1226759)

Use and associated fit out of retail shop 3 in an approved shop top housing development for a food and drink premises (restaurant/cafe).

EASTWOOD

DA/719/2014/D

57 Lakeside Road (Lot 13 DP227063)

Section 96 1(a) modifications to approval for construction of a single storey secondary dwelling. The proposed modifications include alterations and additions to the approved dwelling to change the footing into a continuous footing and to fill the void under slab.

EPPING

DA/43/2017

45A Chester Street (Lot 4 DP 536152)

Alterations to the ground floor and a first floor addition to the existing dwelling.



DA/1192/2016

43 Gloucester Road (Lot 13 DP 25433)

Construction of a metal shed.

DA/835/2016

5-7 Grandview Parade (Lots 23 & 24 DP 6837)

Torrens title subdivision of two (2) Lots into three (3) Lots, associated drainage works and tree removal.

ERMINGTON

DA/576/2014/A

38 Atkins Road (Lot 752 DP 16184)

Section 96(1A) Modifications to approval for tree removal and Torrens title subdivision into two allotments, construction of a dwelling and a dual occupancy development on the site, Torrens title subdivision of the dual occupancy development and front fence. The proposed modifications include extension of time requested on deferred commencement consent.

DA/175/2016/A

40 Stewart Street (Lot A DP 29480, Lots D & F DP 29480, Lot 2 DP 574056)

Section 96(1) Modifications to alterations and upgrade works to two existing buildings for the purposes of a group home containing 24 bedrooms. The property contains R E Tebbutt Lodge, which is a listed heritage item of local significance. No works are proposed to this item. the proposed modification includes deletion of condition No. 9.

DA/1266/2016

521 Victoria Road (Lot 124 DP 624540)

Removal of redundant bollards and existing signage and replacement with Dry Cleaner signage outside the shop. Removal of a glass pane and installation of a dry cleaning self service unit.

NORTH PARRAMATTA

DA/1074/2016

92 Albert Street East (Lot 16 DP 15522)

Demolition and construction of a detached dual occupancy development with associated Torrens title subdivision.

NORTH ROCKS

DA/139/2017

13 Hampden Street (Lot 33 DP 226697)

Section 96 (1a) Modifications to approval for alterations and additions to existing dwelling. The proposed modifications include the following:

- 1) addition of a balcony, deck and living room to the rear on the ground floor.
- 2) Addition of a toilet in the basement and replace door into a window.
- 3) Replace existing balustrade for the front balcony.

NORTHMEAD

DA/1154/2016

166 Windsor Road (Lot 366 DP 752058)

Alterations and additions to the existing Registered Club including a rear extension containing dining areas and children's play area.



PARRAMATTA

DA/828/2016/A

330 Church Street (Lot 3 DP 788637, Lot 2 DP 788637, Lot 101 DP 1031459, Easement 1043441)

Section 96(1) Modification to approval for commencement of use as a food and drink premises (Charcoal Licensed Restaurant), signage and associated fit out (Tenancy 5) to correct omitted plans from original approval.

DA/1044/2016/A

45 Macquarie Street (Lot 100 DP 1212216)

Section 96(1) Modifications to approved fitout and use of Shop 5 for the purposes of a restaurant with associated outdoor dining and signage. The proposed modification includes amending condition 42 and deletion of condition 13.

DA/304/2015/A

12 Wentworth Street (Lot 2 DP 128824)

Section 96(1A) Modification to approved alterations and fitout for use of an existing building for the purpose of an adult education training facility. The proposed modifications include to regularise existing built structures on the rooftop level, namely an air lock entrance and awning over the lift and an awning over the fire stairs.

ROSEHILL

DA/1211/2016

45 Eleanor Street (Lot 10 DP 11195)

Alterations to a dwelling house (Heritage item).

RYDALMERE

DA/1151/2016

59 Kirby Street (Lot 20 DP 855339)

Construction of new production rooms & mezzanine floor to existing warehouse, and construction of a new utility room.

DA/1210/2016

4/287 Victoria Road (Lot 4 SP 69840)

Use of the unauthorised mezzanine level, wc and sink.

TOONGABBIE

DA/1184/2016/A

76 Greenmeadows Crescent (Lot 8 DP 245140)

Section 96 (1) Modifications to approval for demolition of existing structures, tree removal and construction of a two storey dwelling. The proposed modifications include removal of condition nos 12B and 13 , update BASIX certificate and modify condition 24C.

DA/84/2017

62A Hurley Street (Lot 96 DP 261202)

Construction of an inground concrete swimming pool.

WINSTON HILLS

DA/405/2014/A

102 Junction Road (Lot 408 DP 234540)



Section 96(1A) Modifications to approval for alterations and additions to a dwelling house including a ground floor extension to the rear of the dwelling. The proposed modifications include relocation of windows along the eastern western and southern elevations.

DA/1150/2016

33 Reilleys Road (Lot 10 DP 227060)

Construction of a second storey addition to the existing dwelling.

REFUSED

CONSTITUTION HILL

DA/446/2015/A

43A Constitution Road (Lot 1 DP 201076)

Section 96 (1A) Modifications to the approved alterations and additions to an existing dwelling and the construction of an in-ground swimming pool. The proposed modifications include:

1. Expansion of coping on the western side of the pool to the north and south of the pool filter by 1m;
2. Concreting of an additional area between the southern boundary of the pool and the southern boundary;
3. Reduction in the western setback of the wall of the cabana from 920mm to 895mm;
4. Provision of an additional window on the eastern facade of the building and separate windows instead of a large window approved above the garage;
5. Rearrangement and provision of six (6) windows rather than the approved seven (7) windows to the northern elevation of the building; and
6. Provision of internal Colorbond privacy fence adjacent to the western boundary and part of the southern boundary of the property.

DUNDAS VALLEY

DA/250/2016

59 - 61 Moffatts Drive (Lots 482 & 483 DP 36692)

Demolition of existing structures, tree removal and construction of 9 townhouses with associated basement parking and Strata subdivision.

HARRIS PARK

DA/925/2016

128A Alfred Street and 40-46 Alice Street (Lot 2 DP 209226 & Lot 212 DP 1117339)

Demolition of existing vacant building and construction of a 3 storey and recessed 4th storey Aged Care Centre comprising 90 residential care places, including 55 residential care beds, 19 dementia beds, 16 respite beds, plus basement parking for 39 vehicles and associated facilities.

NORTH PARRAMATTA

DA/283/2016

20 Daking Street (Lot 1 DP 114168)

Change of use to light engineering.

PARRAMATTA

DA/994/2016

32 Tramway Avenue (Lot 102 DP 840898)

Tree removal and construction of a seven (7) storey mixed use building comprising 44 residential units and 2 commercial tenancies over 2 levels of basement car parking. The proposal is a



**CITY OF
PARRAMATTA**

Nominated Integrated Development under the Water Management Act 2000.

ROSEHILL

DA/1224/2016

61 Arthur Street (Lot 23 SEC 3 DP 1775)

Use of and alterations to an unapproved outbuilding as a secondary dwelling. Consent is also sought for use of an unapproved rear addition to the existing dwelling house.