

DEVELOPMENT APPLICATIONS ON ADVERTISING

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 via [Online Services](#) (Track an Application) on Council's website cityofparramatta.nsw.gov.au

If you do not have access to the internet or are having difficulties perusing the documents, please attend your nearest City of Parramatta Library where computers are available for use.

Submissions must be in writing and received by Council prior to 4.30pm on the closing day of the notification period. A submission by way of objection must set out the grounds of the objection.

Please send your submissions to:

- Submit online via cityofparramatta.nsw.gov.au/business-development/submissions
- City of Parramatta, PO Box 32, Parramatta NSW 2124
- E-mail to council@cityofparramatta.nsw.gov.au

Any submission and respective reportable political donations made in regard to these Development Applications may be publicly available subject to a request for access to information under the *Government Information (Public Access) Act 2009* (GIPA). The release of submissions 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.

*Note: Development Applications are listed by Suburb in alphabetical order ****

Application No.:	DA/484/2020/C
Property:	81 Eastwood Avenue, EASTWOOD (Lot 5 DP 13555)
Applicant's Name:	Mr L S Rasmussen
Proposal:	Section 4.55(1A) modification of DA/484/2020 for demolition of existing dwelling and construction of a new two storey dwelling with attic, driveway and vehicular cross over. The modifications include a change to the height of the rear deck and construction of a retaining wall.
Notification Period:	13 January 2025 to 4 February 2025

Application No.: DA/1063/2016/G
Property: 2 Cambridge Street, EPPING (Lot 100 DP 1259082)
Applicant's Name: Think Planners
Proposal: Section 4.55(1A) modification of DA/1063/2016 for the amalgamation of 3 lots into 1, tree removal, demolition of existing structures and construction of a 23 storey shop top housing development containing a retail shop, commercial office space and 83 residential apartments over basement parking for 128 vehicles. The modifications seek to amend the internal layout across multiple levels and changes in unit mix.
Notification Period: 13 January 2025 to 4 February 2025

Application No.: DA/685/2024
Property: 38-42 East Street GRANVILLE (Lot 1 DP 996285, Lot 1 DP 1009146, Lot 1 DP 195784)
Applicant's Name: Mave Grand Pty Ltd
Proposal: Alterations and additions to an approved 26 storey, 108 apartment development to facilitate the delivery of an additional 5 storeys, with 2 additional residential apartments and 83 additional co-living apartments, with the proposal utilising the 30% FSR and height bonus under the infill affordable housing provisions of the Housing SEPP. The application will be determined by the Sydney Central City Planning Panel.
Notification Period: 15 January 2025 to 6 February 2025

Application No.: DA/511/2008/A
Property: 116 Wigram Street, HARRIS PARK (Lot 1 DP 703146)
Applicant's Name: Corona Projects Pty Ltd
Proposal: Section 4.55(1A) modification of DA/511/2008 for internal fitout of existing premises for use as a licensed restaurant. The modification seeks changes to condition 29 for an extension to the hours of operation.
Notification Period: 13 January 2025 to 4 February 2025

Application No.: DA/654/2024

Property: 153 - 163 George Street, PARRAMATTA (Lot 30 DP 1285977, Lot 2 DP 1257603, Lot 1 DP 323470, Lot 1 DP 650704, Lot 40 DP 1285980, Lot 53 DP 1285982, Lot 52 DP 1285982)

Applicant's Name: Mr P Crevani

Proposal: Alterations and additions to the building including change of use to a Function Centre to accommodate 150 persons, 10 onsite parking spaces including operating hours from 8.00am to 10.00pm Monday to Wednesday and 8.00am to midnight Thursday to Sunday. The site is identified as a Local Heritage Item I541 pursuant to Clause 5.10 of the Parramatta Local Environmental Plan 2023.

This Application is being re-notified due to an Amended Property Address including additional lots and Amended Notification Plans have been provided indicating these new lots.

Notification Period: 15 January 2025 to 6 February 2025

Application No.: DA/344/2023

Property: 85-91 Thomas Street, PARRAMATTA (Lots 13, 15 & 16 DP 1239, Lot 142 DP 537053)

Applicant's Name: Century 888 Pty Ltd

Proposal: Demolition, tree removal and construction of 2 residential flat buildings over basement car parking with associated site and landscaping works. The application is Integrated Development pursuant to the Fisheries Management Act 1994 and Nominated Integrated Development pursuant to the Water Management Act 2000. The determining authority is the Sydney Central City Planning Panel.

The application is being re-notified due to the submission of amended plans, which includes a rooftop communal open space, and following a formal request by the applicant to defer the determination of the application by the Sydney City Central Planning Panel (SCCPP) until the amended plans have been considered.

Notification Period: 13 January 2025 to 11 February 2025

Application No.: DA/2/2025

Property: 88 Eleanor Street, ROSEHILL (Lot 1 DP 5009)

Applicant's Name: O Al Hcheami

Proposal: Internal and external alterations and additions to the existing building for change of use to a Neighbourhood Shop.

Notification Period: 15 January 2025 to 6 February 2025

Application No.: DA/747/2022/A

Property: Lot 14 DP 271179 Bennelong Parkway, WENTWORTH POINT (Lot 14 DP 271179)

Applicant's Name: File Planning & Development Services Pty Ltd

Proposal: Section 4.55(1A) modification to an approved residential flat building. The application seeks approval for alterations to the landscaping at the ground floor in front of Building F to accommodate a waste service truck to extract from a sewer tank.

Notification Period: 17 January 2025 to 10 February 2025

Application No.: DA/587/2021/E

Property: 14-16 Hill Road and Lot 3 DP 271278 Hill Road WENTWORTH POINT (Lots 1 & 3 DP 271278)

Applicant's Name: SH Hill Road Development Pty Limited

Proposal: Section 4.55(1A) modification of DA/587/2021 (as amended) for the construction of a residential flat building on Sub-Precinct 3. The modification seeks to amend Condition 91 to extend the construction hours during the pouring of concrete slabs. The proposed hours for this purpose are between 6am to 7pm Mondays to Fridays and 6am to 6pm Saturdays.

Notification Period: 13 January 2025 to 4 February 2025

Application No.: DA/127/2015/D

Property: 1 Caroline Street, WESTMEAD NSW 2145, Lot 10 DP 1264860

Applicant's Name: Uniting (NSW.ACT)

Proposal: Section 4.55(1A) modification of DA/127/2015 for staged development involving the demolition of existing structures, tree removal and construction of 5 buildings containing a residential aged care facility and independent living units pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, a childcare centre, ancillary services with associated basement car parking, drainage and landscaping works. The proposal was determined by the Sydney West Joint Regional Planning Panel.

The modification seeks minor amendments to the site boundary, the façade by amending the window hood thickness and materials, and minor amendments to the mechanical plant room.

Notification Period: 14 January 2025 to 5 February 2025

DEVELOPMENT APPLICATION DETERMINATIONS

Notice is given in accordance with Section 4.59 of the *Environmental Planning and Assessment Act, 1979* of the determination of the following Development Consents and/or Complying Development Certificates. These determinations are **electronically** available for public inspection via [Online Services](https://www.cityofparramatta.nsw.gov.au/Online-Services/Track-an-Application) (Track an Application) on Council's website [cityofparramatta.nsw.gov.au](https://www.cityofparramatta.nsw.gov.au)

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DEVELOPMENT APPLICATION DETERMINATIONS

APPROVED – CITY OF PARRAMATTA

BEECROFT

DA/421/2024

115 Murray Farm Road (Lot 15 DP 203153)

Partial demolition to existing dwelling and tree removal. Alterations and additions to the existing dwelling, construction of an attached secondary dwelling and swimming pool.

Decision Date: 13/12/2024

CARLINGFORD

DA/201/2024

262 Marsden Road (Lot 51 DP 1256234)

Construction of a split-level dwelling with attic and retaining walls, and retention of the existing swimming pool and associated structures. The site is identified as a local heritage item I025 pursuant to Clause 5.10 of the Parramatta Local Environmental Plan 2023.

Decision Date: 11/12/2024

DA/612/2024

3 Paterson Street (Lot 32 DP 217843)

Construction of a double storey dwelling.

Decision Date: 17/12/2024

DA/53/2022/B

263-281 Pennant Hills Road (Lots 2, 3 & 4 DP 9614, Lot 22 DP 21386, Lots 61 & 62 DP 819136, Lot 1 DP 1219291)

Section 4.56 Modification to development consent DA/53/2022 granted by the NSW Land and Environment Court for a mixed use development, seeking modifications to ventilation systems to apartments.

Decision Date: 12/12/2024

CARLINGFORD

DA/568/2024

801-809 Pennant Hills Road (Lot 100 DP 1020194)

Provision of a 'Direct-to-Boot' facility associated with the existing Woolworths Supermarket and associated signage.

Decision Date: 10/12/2024

DA/599/2024

54 Raimonde Road (Lot 44 DP 31228)

Tree removal and construction of a two storey dwelling and retaining walls.

Decision Date: 09/12/2024

DA/1057/2021/A

13 - 19 Watton Road & 43-47 Murray Farm Road (Lot 1 DP 210512, Lot 16 DP 238510, Lot 6 DP 259726)

Section 4.56 modification of DA/1057/2021 for demolition, tree removal and construction of a part (2) and part (3) storey residential care facility comprising of 110 beds, with one (1) level of basement parking. The Application was identified as Integrated under Section 91 of the Water Management Act 2000. The modifications include internal and external changes to the building, provision of additional parking and additional signage.

Decision Date: 17/12/2024

DUNDAS

DA/544/2024

21 Dora Crescent (Lot 64 DP 29597)

Change of use to the garage, converted to use as a Secondary Dwelling.

Decision Date: 11/12/2024

DA/384/2024

265 Kissing Point Road (Lot 10 DP 223325)

Demolition of existing structures and construction of a 2 storey dwelling house over one level of basement parking and ancillary structures including a swimming pool and landscaping features.

Decision Date: 11/12/2024

DUNDAS VALLEY

DA/305/2024

2 Carson Street (Lot 1 DP 600028)

Preliminary earthworks, subdivision of the property into two Lots, tree removal, alteration and addition to the existing dwelling house on the site, construction of an attached dual occupancy with Torrens Title subdivision and landscaping works. The proposed subdivisions shall result into 3 Lots.

Decision Date: 18/12/2024

EASTWOOD

DA/507/2024

29 Wingate Avenue (Lot 1 DP 332585)

Change of use to a respite day care centre (NDIS day program) with minor internal-only modifications.

Decision Date: 12/12/2024

EPPING

DA/645/2023/A

38 Abuklea Road (Lot 2 DP 1259310)

Section 4.55(1A) modification of DA/645/2023 for construction of a two-storey dwelling.

Modification seeks changes to construction of retaining wall requirements

Decision Date: 16/12/2024

DA/643/2023/A

25 Chester Street (Lot 22 DP 262348)

Section 4.55(1A) modification of DA/643/2023 for proposed single storey dwelling house with attic living and associated works. The modification seeks to change the face brick colour of the dwelling.

Decision Date: 06/12/2024

DA/542/2024

11 Dawson Street (Lot 9 DP 202082)

Construction of a two-storey dwelling and associated works.

Decision Date: 10/12/2024

DA/586/2018/I

29 - 33 Oxford Street (Lots 23, 25 Sec 1 DP 758390, Lot A DP 375632, Lots 1 & 2 DP 973523, Lot 3 DP 973525, Lot 4 DP 973521, Lot 24 Sec 1 DP 758390)

Section 4.55(1A) modification to approved 29 storey mixed use tower development, specifically revised independent seniors living units apartment mix, associated minor external form and façade changes, and changes to accessibility requirements.

Decision Date: 20/12/2024

DA/457/2024

37-41 Oxford Street (Lot 2 DP 1205413)

Stratum Subdivision of the approved development into six stratum Lots.

Decision Date: 04/12/2024

DA/617/2024

11A Rawson Street (Lot 27 DP 6399)

Removal of two (2) trees and pruning of 1 tree within the Epping/Eastwood Heritage Conservation Area.

Decision Date: 16/12/2024

EPPING

DA/587/2024

18 Rawson Street (Lot 5 DP 9193)

Pruning and or removal of four (4) trees within the Epping/Eastwood Conservation area.

Decision Date: 06/12/2024

DA/471/2024

16 Willow Close (Lot 17 DP 202717)

Tree removal and construction of a two-storey dwelling, a detached secondary dwelling and retaining walls.

Decision Date: 04/12/2024

DA/565/2024

41 Wyralla Avenue (Lot 2 DP 6610)

Construction of an attached secondary dwelling, new external stairs, decking and undercroft storage. Alterations and additions to an existing single storey house including demolition of external stairs.

Decision Date: 18/12/2024

ERMINGTON

DA/102/2024

4 Cedar Place (Lot 20 DP 31318)

Stage 1: Demolition, construction of an attached dual occupancy with basement carparking, Torrens Title subdivision, temporary change of use of the existing secondary dwelling to a detached studio. Stage 2: Change of use of the detached studio to a secondary dwelling after completion of subdivision.

Decision Date: 17/12/2024

HARRIS PARK

DA/409/2020/A

110 Harris Street (Lot 60 DP 735064)

Section 4.55(1A) modification of DA/409/2020 for alterations and additions to the existing business premises operated within a local heritage building, including the demolition of rear additions, excavation for basement car parking at rear and construction of two new levels of office space and mezzanine. The modification includes changes to the roof to allow the lift overrun.

Decision Date: 04/12/2024

DA/506/2024

50 Marion Street (Lot 1 DP 129021)

Change of use of the ground floor of the building as a restaurant, alterations and additions, provision of car parking area, and erection of business identification signage.

Decision Date: 05/12/2024

MELROSE PARK

DA/459/2024

38 - 84 Wharf Road (Lots 1 & 2 DP 1303954)

Melrose Park North 'Playing Field' and 'Wharf Road Gardens' Recreation Areas and recreation area within approved 'Wetlands', including earthworks, landscaping, amenities building, pathways, recreation equipment, drainage, seating, shelters and lighting.

Decision Date: 20/12/2024

DA/358/2024

82-84 Wharf Road (Lot 1 DP 213196, Lots 11 & 12 DP 787611, Lot 201 DP 1265603, Lot 6 DP 232929, Lot 10 DP 1102001)

Melrose Park North 'Central Park' Recreation Area, including earthworks, landscaping, amenities building, pathways, recreation equipment, drainage, seating, shelters, and lighting.

Decision Date: 18/12/2024

DA/460/2024

84 Wharf Road (Lot 1 DP 1303954)

Melrose Park North 'Western Parklands' Recreation Areas including earthworks, landscaping, pathways, recreation equipment, drainage, seating, shelters and lighting.

Decision Date: 19/12/2024

NORTH ROCKS

DA/533/2024

11 Blackburn Avenue (Lot 17 DP 222608)

Alterations and additions to the existing dwelling house and construction of a swimming pool.

Decision Date: 13/12/2024

DA/611/2024

23 Meckiff Avenue (Lot 40 DP 236711)

Construction of a double storey dwelling

Decision Date: 16/12/2024

NORTHMEAD

DA/577/2024

3 Winton Avenue (Lot 44 DP 222204)

Alterations and additions to the existing dwelling including modifying the existing main garage into a bedroom and games room.

Decision Date: 16/12/2024

OATLANDS

DA/686/2021/A

5 Alanas Avenue (Lot 114 DP 36040)

Section 4.55(2) modification to approved DA/686/2021 for the demolition of existing structures; construction of a single storey dwelling with lower ground/semi basement parking and inground pool. The modification is to regularise the as-built internal and external alterations and reconfiguration of the swimming pool.

Decision Date: 02/12/2024

DA/1001/2022/B

94 Bettington Road (Lot 2 DP 508441, Lot 100 DP 1243044)

Section 4.55(1A) Modification to DA/1001/2022 for seniors living development and new registered club (Oatlands Golf Club). The modifications seek to remove the approved community title and strata subdivision from the development consent and instead approve subdivision of the development Lot into three stratum Lots.

Decision Date: 18/12/2024

DAR/8/2024

6 Gardenvale Road (Lot 48 DP 206883)

Section 8.3 Review of Determination of DA/584/2023, for demolition of existing structures (except garage) and construction of a new two storey dwelling and basement.

Decision Date: 16/12/2024

DA/456/2024

7 St Aidans Avenue (Lot 2 DP 793421)

Alterations and additions to the existing two storey dwelling. The changes include enclosing the existing carport, and the widening and repair of the existing driveway and vehicle crossing.

Decision Date: 11/12/2024

OLD TOONGABBIE

DA/574/2024

14 Mutual Drive (Lot 63 DP 235096)

Partial demolition and alterations and additions to an existing single storey dwelling.

Decision Date: 13/12/2024

DA/554/2024

9 Oval Street (Lot 48 DP200061)

Alterations and additions to the dwelling to add a second storey with garage extension including tree removal.

Decision Date: 16/12/2024

PARRAMATTA

DA/448/2024

8A Boundary Street (Lot 2 DP 16496)

Demolition of existing structures, tree removal, construction of an attached dual occupancy with swimming pool on Lot 2, and Torrens Title subdivision into two Lots.

Decision Date: 04/12/2024

DA/1004/2022/D

2 Church Street (Lot 3 DP 234313 & Lot 1 DP 318189 & Lot 2 DP 500595 & Lot 1 DP 740616)

Section 4.55(1A) modification of DA/1004/2022 for alterations and additions to the existing commercial premises to include internal and external changes, new roof, an illuminated canopy and illuminated business identification signage. The modification seeks to delete Condition 11 of DA/1004/2022.

Decision Date: 18/12/2024

DA/488/2024

264 Church Street (Lot 1 DP 952497)

Alterations and additions to the existing building for change of use to a 'food and drinks' premises, including a pub/bar and restaurant with rooftop sitting area. The building is identified as a local heritage item 479 (Westpac Bank) pursuant to Clause 5.10 of Parramatta Local Environmental Plan 2023.

Decision Date: 17/12/2024

DA/536/2024

331 Church Street (Lot 2 DP 535192)

Fitout and use of the building as a food and drink premises with associated signage.

Decision Date: 03/12/2024

DA/535/2024

18 Smith Street (Lot 210 DP 1287162)

Refurbishment of the lobbies at ground and first floor levels and refurbishment of the external cladding of the existing commercial building. The site contains local heritage item (drain) No. 1453.

Decision Date: 06/12/2024

DA/476/2024

6 Wentworth Street (Lot 1 DP 746666)

Change of use of levels 3–11 to add educational establishment onto existing commercial office building.

Decision Date: 19/12/2024

RYDALMERE

DA/552/2023

43 John Street (Lot 23 DP 35699)

Demolition of existing structures and construction of a two storey dual occupancy development, in-ground concrete pool for dwelling B, associated landscaping works and Torrens title subdivision.

Decision Date: 06/12/2024

RYDALMERE

DA/552/2023/A

43 John Street (Lot 23 DP 35699)

Section 4.55(1) modification to DA/552/2023 for the demolition of existing structures and construction of a two storey dual occupancy development, in-ground concrete pool for dwelling B, associated landscaping works and Torrens title subdivision..

The modification seeks to amend the approved deferred commencement condition relating to stormwater easement.

Decision Date: 06/12/2024

SILVERWATER

DA/550/2024

93 Asquith Street (Lot 67 DP 6994)

Use of the premises at the rear for a transport depot.

Decision Date: 17/12/2024

TELOPEA

DA/290/2024

3 Grace Street (Lot 10 DP 28845)

Construction of an attached two-storey dual occupancy, tree removal, retaining walls and associated landscaping, including Torrens Title Subdivision.

Decision Date: 02/12/2024

TOONGABBIE

DA/602/2024

86 Binalong Road (Lot 2 DP 208175)

Alterations and first floor addition to an existing dwelling.

Decision Date: 11/12/2024

DA/424/2022/A

90 Lamonerie Street (Lot 17 DP 38852)

Section 4.55(1A) modification of DA/424/2022 for demolition of existing building and associated structures, tree removal, construction of a double storey dual occupancy development, inground swimming pool at the back of unit U1, and Torrens Title subdivision of one Lot into two Lots.

The modification includes internal and external changes to Unit 2.

Decision Date: 13/12/2024

WENTWORTH POINT

DA/587/2021/D

14-16 Hill Road & Lot 3 DP 271278 Hill Road (Lost 1 & 3 DP 271278)

Section 4.55(2) modification to an approved residential flat building development. The application modifies DA/587/2021/B and modifications include changes to the apartments including a reduction from 323 to 309 units; internal and external amendments to the buildings; changes to the basement design, landscaping, roads and public domain.

Decision Date: 19/12/2024

APPROVED – SYDNEY CENTRAL CITY PLANNING PANEL**CAMELLIA**

DA/573/2023

1 Grand Avenue (Lots 1, 2 DP 579735, Lot 201 DP 669350, Lot 102 DP 1146308, Lot 2 DP 1248549)

Demolition of existing structures on site and construction and use of two warehouse distribution centres to operate 24 hours a day 7 days a week. The development includes associated earthworks, construction of an ancillary office space, at grade car parking for 86 vehicles, private access road, loading bays, landscaping and café. This is integrated development under Section 91(2) of the Water Management Act 2000. This development will be determined by the Sydney Central City Planning Panel.

Decision Date: 10/12/2024

MELROSE PARK

DA/156/2024

29 Hughes Avenue, 82 - 84 Wharf Road (Lots 11, 12 DP 787611, Lot 2 DP 128544, Lot 1 DP 127769, Pt Lot 6 DP 232929, Lot 101 DP 1249762, Lot 201 DP 1265603)

Construction of a 6-10 storey residential flat building (south side of site) and a 6-10 storey residential flat building (north side of site) containing 368 residential units, 3 basement levels providing 501 car parking spaces, earthworks, landscaping, and public domain works. The application is to be determined by the Sydney Central City Planning Panel.

Decision Date: 12/12/2024

PARRAMATTA

DA/582/2023

153 - 155 Pennant Street, 2 Collett Parade (Lots 24, 25 & 26 DP 35120)

Lot consolidation, demolition of existing dwellings, tree removal and construction of a four-storey affordable housing residential flat building pursuant to State Environmental Planning Policy (Housing) 2021, comprising 28 units with basement car parking for 12 vehicles and associated landscaping. The application will be determined by the Sydney Central City Planning Panel.

Decision Date: 18/12/2024

REFUSED – CITY OF PARRAMATTA**CAMELLIA**

DA/465/2024

181 James Ruse Drive (Lots 1-6 DP 2737, Lots 2-17 & 25 DP 6856 & Lots 1-4 DP 128720 & others)

Foreshore Capping and Validation Works. Implementation of Vegetation Management Plan. The application is Nominated Integrated Development under the Water Management Act 2000 and the Fisheries Management Act 1994.

Decision Date: 12/12/2024

NORTH PARRAMATTA

DA/604/2016/C

4 Brabyn Street (Lot 4 DP 17050)

Section 4.55(1A) modification of DA/604/2016 for alterations and additions to the existing dwelling for use as a childcare centre.

Modifications include to increase childcare places from 16 to 20 and extend operating hours from 5:30pm to 6:00pm - Monday to Friday.

Decision Date: 03/12/2024

PARRAMATTA

DA/342/2024

356 Church Street (Lot B DP 154618)

Fitout and use of the premises as a dental clinic with associated signage. The site is a local heritage item (I499) under the provisions of the Parramatta Local Environmental Plan 2023.

Decision Date: 19/12/2024

TOONGABBIE

DA/588/2024

1A Bethel Street (Lot B DP 417617)

Fitout and use of the premises as a hairdressing salon with associated signage.

Decision Date: 19/12/2024
