

## DEVELOPMENT APPLICATIONS ON NOTIFICATION

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](https://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](https://cityofparramatta.nsw.gov.au/business-development/submissions)
- City of Parramatta, PO Box 32, Parramatta NSW 2124
- E-mail to [council@cityofparramatta.nsw.gov.au](mailto: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 \*\*\*

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### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

Application No.:	DA/421/2024/A
Property:	115 Murray Farm Road, BEECROFT NSW 2119, Lot 15 DP 203153
Applicant's Name:	A Alameddine
Proposal:	Section 4.55(1A) modification of DA/421/2024 for partial demolition to existing dwelling, tree removal, alterations and additions to the existing dwelling, and construction of an attached secondary dwelling and swimming pool. The modifications include internal and external changes to the approved dwelling and secondary dwelling.
Notification Period:	25 June 2025 to 9 July 2025

**DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION**

**Application No.:** DA/819/2021/D  
**Property:** 22 Mahony Road, CONSTITUTION HILL NSW 2145, Lot 1 DP 1297063  
**Applicant's Name:** LANEVICK PTY LTD  
**Proposal:** Section 4.55(1A) modification of DA/819/2021 for demolition, tree removal and construction of an attached dual occupancy with Torrens Title subdivision on 'Lot 1' approved under DA/602/2015. The modifications include external changes.  
**Notification Period:** 24 June 2025 to 8 July 2025

**DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION**

**Application No.:** DAR/6/2025  
**Property:** 171 Kirby Street & 24-26 Dorahy Street, DUNDAS NSW 2117, Lot 115 DP 1305482, Lot 90 DP 36625, Lot 114 DP 1305482  
**Applicant's Name:** Trustees of the Marist Brothers  
**Proposal:** Section 8.3 Review of the determination of DA/637/2024 for Torrens Title subdivision to create 19 new residential lots including tree removal and construction of bulk earthworks, roads, stormwater, retaining walls and associated works.  
**Notification Period:** 26 June 2025 to 10 July 2025

**DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION**

**Application No.:** DA/287/2025  
**Property:** 29 Chester Street, EPPING NSW 2121, Lot 5 DP 20649  
**Applicant's Name:** Mr B Inwood  
**Proposal:** Alterations and additions to the existing two (2) storey dwelling, including tree removal.  
**Notification Period:** 24 June 2025 to 8 July 2025

**DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION**

**Application No.:** DA/288/2025  
**Property:** 24-26 Gloucester Road, EPPING NSW 2121, Lot 1 DP 500850  
**Applicant's Name:** Blake Letnic Architects Pty Ltd  
**Proposal:** Demolition of existing structures, tree removal and construction of a two-storey dwelling, basement, front fence, multi sports court, retaining walls and associated landscaping including two ponds.  
**Notification Period:** 24 June 2025 to 8 July 2025

#### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

**Application No.:** DA/28/2025  
**Property:** 151 Midson Road, EPPING NSW 2121, Lot 131 DP 136095  
**Applicant's Name:** Mr H Huang  
**Proposal:** Demolition of existing structures, tree removal and construction of a detached two storey dual occupancy with associated Torrens Title subdivision of the existing lot into two lots.

The application is being re-notified as Demolition of existing structures, tree removal and construction of an attached two storey dual occupancy with associated Torrens Title subdivision of the existing lot into two lots.

**Notification Period:** 26 June 2025 to 10 July 2025

#### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

**Application No.:** DA/297/2025  
**Property:** 44 Chelmsford Avenue, EPPING NSW 2121, LOT 24 DP9542  
**Applicant's Name:** S Diwan  
**Proposal:** Demolition of the existing dwelling, tree removal and construction of a double storey dual occupancy with swimming pool, associated landscaping and Torrens Title subdivision.

**Notification Period:** 26 June 2025 to 10 July 2025

#### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

**Application No.:** DA/940/2022/A  
**Property:** 41 Bellevue Street, NORTH PARRAMATTA NSW 2151, Lot 872 DP 752028  
**Applicant's Name:** Mr M Mohmand  
**Proposal:** Section 4.55(2) modification of DA/940/2022 for staged development including demolition of the existing dwelling on site, tree removal, construction of a dual occupancy with Torrens Title subdivision, and subsequent construction of a secondary dwelling on each lot.

The modification includes changes to the external and internal layouts.

**Notification Period:** 26 June 2025 to 10 July 2025

#### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

**Application No.:** DA/990/2022/A  
**Property:** 24 Ventura Road, NORTHMEAD NSW 2152, Lot 27 DP 229528  
**Applicant's Name:** B Tarnawski  
**Proposal:** Section 4.55(1A) Modification to DA/990/2022 for alterations and addition to an existing dwelling house including new deck. The proposed modification seeks change of window sizes subfloor area of rear deck to be enclosed, rear deck finish, privacy screen to rear deck and 1m high retaining wall to rear south west boundary.

**Notification Period:** 27 June 2025 to 11 July 2025

#### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

**Application No.:** DA/738/2016/K  
**Property:** Boyded Parramatta, 83 Church Street, PARRAMATTA NSW 2150, Lot 100 DP 1249271  
**Applicant's Name:** Early Street Development Pty Limited  
**Proposal:** Section 4.55(1A) modification to an approved mixed use development. The modification seeks to modify Building F (hotel) on Site 1 including amending the internal staircase, Church Street facade and minor modifications to the hotel room dimensions.  
**Notification Period:** 26 June 2025 to 10 July 2025

#### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

**Application No.:** DA/296/2025  
**Property:** 21 Sorrell Street, PARRAMATTA NSW 2150, CP SP 89116  
**Applicant's Name:** Que Pty Ltd  
**Proposal:** Staged consent for the reconstruction of accessible ramps and construction of smoke lobbies to the fire stairs serving the basement levels of the building.  
**Notification Period:** 26 June 2025 to 10 July 2025

#### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

**Application No.:** DA/293/2025  
**Property:** St Peters Uniting, 356 Church Street, PARRAMATTA NSW 2150, Lot B DP 154618  
**Applicant's Name:** R Rahme  
**Proposal:** Change of use to a dental clinic, internal fitout works and business identification signage. The building is identified as a local heritage item (499) pursuant to Clause 5.10 from Parramatta Local Environmental Plan 2023.  
**Notification Period:** 27 June 2025 to 11 July 2025

#### DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION

**Application No.:** DA/18/1997/C  
**Property:** Rosehill Racecourse, 2B Grand Avenue, ROSEHILL NSW 2142, Lot 4 DP 45090, Lot 6 DP 45090, Lot 10 DP 1285283  
**Applicant's Name:** Australian Turf Club Limited  
**Proposal:** Section 4.55(1) Modification to DA/18/1997 to erect 3 double sided, floodlit pylon signs along the James Ruse Drive frontage. The proposed modification seeks amendments to conditions of consent in the Notice of Determination in relation to general matter, demolition of buildings and hours of work and noise.  
**Notification Period:** 23 June 2025 to 7 July 2025

**DEVELOPMENT APPLICATION ON PUBLIC NOTIFICATION**

**Application No.:** DA/425/2023/A

**Property:** 3 Burroway Road, WENTWORTH POINT NSW 2127, Lot 201 DP 1216628

**Applicant's Name:** Department of Education

**Proposal:** Section 4.55(1A) modification to DA/425/2023 for demolition of demountables, construction of a new classroom building, refurbishment of the existing library, and associated works at Wentworth Point Public School. The development application was determined under the delegation of the Sydney Central City Planning Panel (SCCPP).  
The modification seeks minor internal and external design refinements primarily addressing fire safety, buildability and access requirements.

**Notification Period:** 24 June 2025 to 8 July 2025