

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/72/2025
Property:	161 Carlingford Road, EPPING (Lot 10 Sec 1 DP 1026)
Applicant's Name:	CEO Design & Consult Pty Ltd
Proposal:	Removal of the existing pylon sign and installation of a new digital LED pylon sign and a digital LED wall-mounted sign.
Notification Period:	26 February 2025 to 19 March 2025

Application No.: DA/77/2025
Property: 64 Hughes Avenue, ERMINGTON NSW 2115, Lot 1 DP 128574
Applicant's Name: M GROUPE PTY LTD
Proposal: Change of Use of the site for Vehicle Hire Premises for 25 cars. Hours of operation from 8:00am to 6:00pm Monday to Friday and 9:00am to 1:00pm Saturday and Sunday. The site is identified as a Local Heritage Item I151 pursuant to Parramatta Local Environmental plan 2023.
Notification Period: 28 February 2025 to 21 March 2025

Application No.: DA/462/2024
Property: 99-101 Arthur Street, ROSEHILL (Lot A & B DP 320786)
Applicant's Name: Mr D Makdissi
Proposal: Demolition, tree removal, amalgamation of two lots and construction of a four storey residential flat building containing 21 residential units over basement carparking for 22 vehicles and a rooftop communal open space area.

The application is being re-notified due to amendments to the proposed development, including a reduction in building height, relocation of the driveway, and a reconfiguration of the dwelling mix to convert a 1-bedroom unit to a studio, and a 2-bedroom unit to a 3-bedroom unit.,

Notification Period: 24 February 2025 to 17 March 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](#) (Track an Application) on Council's website cityofparramatta.nsw.gov.au

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DEVELOPMENT APPLICATION DETERMINATIONS

APPROVED – CITY OF PARRAMATTA

DUNDAS VALLEY

DA/152/2023/A

7 Osborne Avenue (Lot 406 DP 36692)

Section 4.55 (1) modification to DA/152/2023 of demolition of existing structures and construction of an attached dual occupancy with front fence including Torrens Title Subdivision into 2 lots. The modification seeks to correct the description of development.

Decision Date: 29/01/2025

EPPING

DA/662/2024

15 Boronia Avenue (Lot 8 DP 10098)

Removal of one (1) tree within the Boronia Avenue Heritage Conservation Area.

Decision Date: 30/01/2025

DA/629/2024

2A Orchard Street (Lot 2 DP 842596)

Tree removal and construction of a two-storey dwelling with attached secondary dwelling.

Decision Date: 31/01/2025

DA/5/2020/A

200A Ray Road (Lot 28 DP 238334)

Section 4.56 modification of DA/5/2020 (LEC 2021/48090) for Construction of a Carport with tilt door. The modification includes changes to tilt door, carport roof and increase separation between the carport and the dwelling.

Decision Date: 30/01/2025

OATLANDS

DA/510/2022/A

6A Ellis Street (Lot 161 DP 1271884)

Section 4.55(1A) modification of DA/510/2022 for construction of a double storey dwelling to include a basement, a lift, pool, cabana, tree removal and associated landscaping.

The modification seeks to amend the excavation levels, window and door layouts of the primary dwelling. Changes to the pool finishes and to include a 1.8m wall to the cabana.

Decision Date: 30/01/2025

PARRAMATTA

DA/630/2024

21 Wentworth Street (Lot 5 DP 531926 & Lot 7 DP 555797)

Alterations to the existing business premises by removal of hair salon component and the addition of 14 indoor seats to Circa Espresso Cafe to increase to a total of 46 seats.

Amendment to the trading hours of the café to Monday and Tuesday: 7am to 10pm;

Wednesday to Saturday: 7am to 12am; Sunday: 7am to 10pm. The building is identified as a local Heritage Item No. I664.

Decision Date: 30/01/2025

TELOPEA

DA/632/2024

16 Rock Farm Avenue (Lot 47 DP 225001)

Demolition of rear portions of the existing dwelling and construction of a rear extension.

Decision Date: 28/01/2025

WINSTON HILLS

DA/652/2024

17 Cliff Avenue (Lot 22 DP 31031)

Alterations and additions to existing dwelling house.

Decision Date: 30/01/2025

REFUSED – CITY OF PARRAMATTA

WENTWORTHVILLE

DA/360/2024

77 Darcy Road (Lot 22 DP 9326)

Demolition works, tree removal and alterations and additions to the existing dwelling to use as a medical centre including car parking.

Decision Date: 29/01/2025

APPROVED – SYDNEY CENTRAL CITY PLANNING PANEL

EPPING

DA/1/2022/C

37-41 Oxford Street (Lot 2 DP 1205413)

Section 4.56 modification to Court approved 30-storey mixed use building, specifically revised elevation materials.

Decision Date: 31/01/2025