

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/32/2025
Property:	263-281 Pennant Hills Road, CARLINGFORD (Lots 2, 3 & 4 DP 9614, Lot 22 DP 21386, Lots 61 & 62 DP 819136, Lot 1 DP 1219291)
Applicant's Name:	Karimbla Properties (No. 61) Pty Limited
Proposal:	Early site works including excavation and associated shoring, retaining walls and drainage works to accommodate the construction of a new mixed-use development with basement parking (subject of development application DA/545/2024).
Notification Period:	5 February 2025 to 26 February 2025

Application No.: DA/24/1996/C
Property: 33 Quarry Road, DUNDAS VALLEY (Lot 1 DP 975402)
Applicant's Name: The Trustee for Blue Sky Perica Family Trust
Proposal: Section 4.55(1A) modification of DA/24/1996 for alterations and additions to the Dundas Valley Rugby Union Football Club. The modification includes amending the Condition 10 to extend trading hours from 12.00 midnight to a 2.00am 7 days a week.
Notification Period: 6 February 2025 to 27 February 2025

Application No.: DA/105/2019/A
Property: 5 Boronia Avenue, EPPING (Lot C DP 323130)
Applicant's Name: in-house.com Pty Ltd
Proposal: Section 4.55(2) Modification of DA/105/2019 for tree removal, alterations and additions to the rear of an existing dwelling including new attached garage and secondary dwelling. The modifications include the following:
1. An increase in the size of the secondary dwelling to 60 sqm.
2. The finished floor level of the secondary dwelling is raised to reduce the amount of excavation and retaining wall.
3. The roof pitch is reduced in order to have the total height same as in the approved drawing hence the secondary dwelling is not visible from the public domain.
There are no proposed changes to the existing dwelling and garage.
Notification Period: 7 February 2025 to 28 February 2025

Application No.: DA/376/2018/F
Property: 35-39 Essex Street, EPPING (Lots 1, 2, 3 & 6 DP 15049, Lot 7 DP 655534)
Applicant's Name: Epping Essex Pty Ltd
Proposal: Section 4.55(1A) modification application to approved DA/376/2018 for demolition and construction of 2 x 5 storey residential flat buildings over basement car parking. The proposed modification includes, internal lay-out changes, addition of three (3) car spaces, changes to Condition no's 1, 2, 3, 5, 14, 47, 52 and deletion of Condition no. 71 of the Operative Consent.
Notification Period: 6 February 2025 to 20 February 2025

Application No.: DA/42/2025
Property: 37-41 Oxford Street, EPPING (Lot 2 DP 1205413)
Applicant's Name: Karimbla Properties (No. 59) Pty Limited
Proposal: Use and fit-out of a 52-place childcare facility at the ground floor level of the approved mixed-use building.
Notification Period: 7 February 2025 to 28 February 2025

Application No.: DA/34/2025
Property: 8 Phillip Street, PARRAMATTA (Lot 12 DP 1271991)
Applicant's Name: Coronation (Parramatta) Pty Ltd
Proposal: Partial internal demolition, refurbish and internal fit out for the approved food and drink premises. The site is identified as a local heritage item (I624) pursuant to the Parramatta Local Environmental Plan 2023.
Notification Period: 5 February 2025 to 26 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](#) (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/514/2024

10 Ryan Street (Lot 999 DP 36696)

Torrens Title subdivision of the existing Dual Occupancy development into two Lots

Decision Date: 8/01/2025

EPPING

DA/123/2024/A

10 Neil Street (Lot 18 DP 7726)

Section 4.55(1) modification of DA/123/2024 for the rectification of stormwater system to create new OSD tank connecting to stormwater easement via No. 9 Ryde Road Epping in conjunction with an approved executed CDC. The modification seeks to delete Conditions 10(b)(c)(d)(h), relating to flooding.

Decision Date: 10/01/2025

HARRIS PARK

DA/161/2024/A

57 Harris Street (CP SP 37864)

Section 4.55(1A) modification of DA/161/2024 for remedial works to a damaged outhouse attached to the existing residential flat building. The modification includes demolition and reinstatement of the slab foundation to the WC outbuilding only. The site is within Experiment Farm Conservation Area.

Decision Date: 9/01/2025

DA/517/2024

9/96 Wigram Street (Lot 9 SP 35779)

Regularise change of use of suite 9 in the existing commercial building to a Beauty and Hair dressing salon.

Decision Date: 10/01/2025

NORTH ROCKS

DA/513/2024

349 North Rocks Road (Lot 51 DP 28739)

Demolition of existing structures, tree removal and construction of a two storey dwelling and detached secondary dwelling.

Decision Date: 9/01/2025

ROSEHILL

DA/257/2024/A

3-11 Shirley Street (Lot 50 DP 1285284)

Section 4.55(1A) modification of DA/257/2024 for alterations and additions to two (2) existing warehouse buildings (Building C and D1). The property is identified as a local heritage item (I677) under the provisions of the Parramatta Local Environmental Plan 2023. The modification seeks amendments to the approved alterations and additions to Building D1.

Decision Date: 9/01/2025

WINSTON HILLS

DA/528/2024

21 Cliff Avenue (Lot 24 DP 31031)

Alterations and Additions to existing two storey dwelling. Modifications include removal of the ground floor decked area/ awning, top floor balcony, and carport. Additions include a carport, decked area and storage/ garden workshop.

Decision Date: 10/01/2025
