

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/397/2020/A
Property:	2-6 Epping Road & 2-4 Forest Grove, EPPING (Lot 10 DP 1204058, CP SP 16921, Lot 4 DP 1204059, Lots 7 & 8 DP 1204060, Lots 11 & 12 DP 1204061, Lot 15 DP 1204062, Lots 10, 11 & 12 DP 10385)
Applicant's Name:	NOVUS INVESTCO PTY LTD
Proposal:	Section 4.56 modification of DA/397/2020 for demolition of existing structures, site preparation works, excavation, tree removal, construction of five 5-8 storey residential flat buildings over basement car parking. The application was Integrated Development under the Roads Act 1993 and the Water Management Act 2000. The modification is seeking to operate as Build-to-Rent housing, provide an additional 66 units, make changes to the building envelope and façade, reduce the basement extent, and add additional communal amenities and facilities.
Notification Period:	23 April 2025 to 15 May 2025

Application No.: DA/156/2024/B
Property: 84 Wharf Road, MELROSE PARK (Lot 1 DP 1303954)
Applicant's Name: HHP Melrose Development Pty Ltd
Proposal: Section 4.55(1A) modification of DA/156/2024 for the construction of a residential flat building development, specifically the modification includes various amendments to satisfy the requirements of the National Construction Code, as well as amendments to the basement, access driveway, residential levels, and rooftop communal open space.
Notification Period: 23 April 2025 to 15 May 2025

Application No.: DA/176/2025
Property: 10-12 Pike Street, RYDALMERE (Lots 70 & 71 DP 634436)
Applicant's Name: The Trustee for Global Projects Trust
Proposal: Amalgamation of lots, demolition, remediation works, tree removal and construction of a 2 storey Place of Public Worship to accommodate a maximum of 3500 attendees (on special events) with parking for 620 car spaces including 330 spaces within a basement. The proposal is Nominated Integrated Development under the provisions of the Water Management Act 2000. The application will be determined by the Sydney Central City Planning Panel.
Notification Period: 23 April 2025 to 22 May 2025

Application No.: DA/623/2021/A
Property: 14-16 Hill Road, WENTWORTH POINT (Lots 1 & 3 DP 271278) Lot 10 DP 1300365
Applicant's Name: SH Hill Road Development Pty Limited
Proposal: Section 4.55(2) modification to an approved residential flat building seeking changes to the western road design and boundary, revision to ground floor levels and driveways to loading dock/car park to suit new public domain finished levels, change to ground level landscape due to revised boundary alignment, architectural changes and basement modification.
Notification Period: 24 April 2025 to 23 May 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://cityofparramatta.nsw.gov.au/Online-Services/Track-an-Application) (Track an Application) on Council's website cityofparramatta.nsw.gov.au

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DEVELOPMENT APPLICATION DETERMINATIONS

APPROVED – CITY OF PARRAMATTA

ERMINGTON

DA/567/2024

6 Cowells Lane (Lot 2 DP 30614)

Demolition of existing structures and proposed construction of a dual-occupancy with ancillary structures and Torrens title subdivision of existing Lot into two Lots.

Decision Date: 27/03/2025

OATLANDS

DA/1001/2022/A

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

Section 4.55(1A) Modification to development consent DA/1001/2022 for a senior housing development and new registered club (Oatlands Golf Club) , seeking deletion of requirement to tank (waterproof) the basement.

Decision Date: 24/03/2025

OLD TOONGABBIE

DA/656/2024

109 Binalong Road (Lot 4 DP 31356)

Tree removal and construction of a secondary dwelling.

Decision Date: 27/03/2025

ROSEHILL

DA/671/2024

78 Arthur Street (Lot 4 DP 11195)

Demolition of existing buildings and construction of a double storey dwelling with an attached secondary dwelling.

Decision Date: 26/03/2025

WINSTON HILLS

DA/681/2024

36 Gibbon Road (Lot 4941 DP 1172584)

Alterations and additions to the existing dwelling.

Decision Date: 27/03/2025

APPROVED – LAND AND ENVIRONMENT COURT**EPPING**

DA/655/2023

35 Surrey Street (Lot 12 DP 654042)

A Torrens Title Subdivision of the land into two Lots and associated civil works.

Decision Date: 27/03/2025

NORTH PARRAMATTA

DA/210/2023

132 Victoria Road (Lot 1 DP 1007573)

The demolition and construction of a 4-storey mixed use development to be comprised of 2 retail tenancies and 31 residential apartments, including affordable apartments, over 3 levels of basement parking. The application is made pursuant to the State Environmental Planning Policy (Housing) 2021. The development is Nominated Integrated pursuant to the Water Management Act 2000.

Decision Date: 25/03/2025

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

DA/344/2023

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

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.

Decision Date: 26/03/2025

REFUSED – CITY OF PARRAMATTA

PARRAMATTA

DA/138/2024/A

476 Church Street (Lot 3 DP 741890)

Section 4.55(1A) modification to DA/138/2024 for alterations and additions to existing building for a change of use to grocery shop. The site is listed as a Local Heritage Item I506 pursuant to Parramatta Local Environmental Plan 2023. The modification seeks to amend condition no. 23 relating to the driveway access.

Decision Date: 25/03/2025
