

DATE OF DETERMINATION	10 December 2025
DATE OF PANEL DECISION	9 December 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey, Michael Ng
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 November 2025.

MATTER DETERMINED

PPSSCC-726 – Parramatta – DA/62/2025 – 521 Victoria Road, Ermington - Partial demolition and refurbishment of an existing licensed premises, comprising of a four-storey hotel with a total of 39 short stay rooms, food and beverage outlets, restaurant, sports bar, terrace lounge, beer garden, bakery, signage and associated landscaping.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material in Schedule 1.

Application to vary a development standard:

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Parramatta Local Environmental Plan 2023 (LEP), the Panel is satisfied that the applicant has demonstrated that:

- a) compliance with cl. 4.3 (Height of Buildings) is unreasonable or unnecessary in the circumstances because that the applicant's written request has adequately addressed the matters required to be demonstrated and that the request to vary the Height of Building Development Standard within Parramatta LEP 2023 can be supported. The proposal continues to achieve the objectives of the Development Standard and the zone. Approval of the development would not be contrary to the public interest and in reaching this conclusion, regard has been given to the relevant Judgements of the LEC.; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report.

After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is suitable for the site and is in the public interest. Therefore, it is recommended that the application be approved subject to the appropriate conditions.

The reasons for the conditions imposed on this application are as follows:



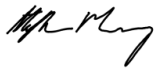


1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of relevant Council Planning Instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.

CONDITIONS

The development application was approved subject to the conditions in the council assessment.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Sameer Pandey 
Michael Ng 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-726 – Parramatta – DA/62/2025
2	PROPOSED DEVELOPMENT	Partial demolition and refurbishment of an existing licensed premises, comprising of a four-storey hotel with a total of 39 short stay rooms, food and beverage outlets, restaurant, sports bar, terrace lounge, beer garden, bakery, signage and associated landscaping.
3	STREET ADDRESS	521 Victoria Road, Ermington
4	APPLICANT/OWNER	Applicant: Urbis Owner: Traclon (No 13) Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 Parramatta Local Environmental Plan 2023 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2023 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 13 October 2025 Clause 4.6 variation request: Height of Building Written submissions during public exhibition: 0
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report