

**SYDNEY CENTRAL CITY PLANNING PANEL
COUNCIL ASSESSMENT REPORT**

Panel Reference	PPSSCC-582
DA Number	DA/365/2024
LGA	City of Parramatta
Proposed Development	<p>Amending Development Application to make alterations and additions to the approved development under DA/655/2019 - demolition, consolidation & construction of a 25-storey mixed use building over one basement level for 373 residential apartments, 352 car parking spaces, landscaping and ancillary public domain works.</p> <p>The new development application seeks to increase the height to 32 storeys, increase apartments to 492 apartments, provide 19.5% affordable housing units, the addition of a basement level to increase parking to 390 car parking spaces and addition of a communal roof area on Level 20. The application is classified as Nominated Integrated Development pursuant to the Water Management Act 2000. The application is to be determined by the Sydney Central City Planning Panel.</p>
Street Address	<p>61 Cowper Street, Granville NSW 2142</p> <p>Lot 100 DP 1263035</p>
Applicant	Starryland NSW Pty Ltd
Owner	Starryland NSW Pty Ltd
Date of DA lodgement	3 July 2024
Number of Submissions	One (1) Submission
Recommendation	Approval
Regional Development Criteria	Development for the purpose of In-Fill Affordable Housing with a capital investment value of more than \$5 million and is less than a Capital Investment Value of \$75 million (\$39 million).
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Sustainable Building) 2022 • Parramatta Local Environmental Plan 2023 (PLEP 2023) • Parramatta Development Control Plan 2023 (PDCP 2023) • Apartment Design Guide.
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Attachment 1 – Draft Conditions of Consent • Attachment 2 – Architectural Plans
Clause 4.6 requests	Nil.
Summary of key	<ul style="list-style-type: none"> • Overshadowing

submissions	<ul style="list-style-type: none"> • Height • Traffic • Noise • Pollution
Report prepared by	George Anderson – Senior Development Assessment Officer
Report date	20 May 2025

Summary of s4.15 matters Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes.
Legislative clauses requiring consent authority satisfaction Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?	Yes.
Clause 4.6 Exceptions to development standards If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Nil.
Special Infrastructure Contributions Does the DA require Special Infrastructure Contributions conditions (S94EF)? <i>Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions</i>	N/A.
Conditions Have draft conditions been provided to the applicant for comment? <i>Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report</i>	Yes.
Conditions Have draft conditions been agreed to by the applicant for comment?	Yes.

1 EXECUTIVE SUMMARY

Development Application DA/365/2024 was lodged on 3 July 2024 for the alterations and additions to the approved Development Application DA/655/2019. This application seeks to increase the approved building height to 32 storeys, increase the number of apartments to 492 with a provision of 19.5% affordable housing units. An additional level of basement and an additional communal open space area is also proposed. These increases are proposed under the bonuses allowed within the Housing SEPP 2021.

Specifically, the application is proposing:

- Construction of an additional 119 apartments
- Construction of an additional basement level
- Construction of a communal space on Level 20 and
- Alterations to the previously approved base building.

The additional height and FSR will facilitate an increase from 25 storeys to 32 storeys. The proposed design will retain the typical arrangements of the floor plates approved within the parent development application minimising alterations to the structure and services.

This application has been lodged, and assessed as an amending development application.

The application has an Estimated Development Cost of \$39,518,840 and under Clause 26.A. of the Planning Systems State Environmental Planning Policy (Planning Systems) 2021, the application is being referred to the Sydney City Central Planning Panel for determination.

In accordance with Council's Consolidated Notification Procedures the application was notified between 6 August 2024 and 3 September 2024. In response one (1) unique submission was received. The issues raised in that submission have been addressed in this report.

Section 4.15 Assessment Summary

The application has been assessed in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls. Consideration of technical matters by Council's Engineering, Council's Senior Heritage Specialist, Council's Traffic and Transport Engineer, Council's Public Domain, Council's Social Outcomes, Landscaping and Environmental Health departments has not identified any fundamental issues of concern.

The proposed development seeks to increase the building height by 30% under the infill affordable housing provisions of the Housing SEPP 2021. The development proposes a maximum building height of 106.35m, thereby exceeding the maximum building height of the site (82m) by 24.6m or 30%. Notwithstanding, it is considered that the increase in building height control is supportable in this instance noting the existing and emerging character of the locality and the minimal environmental impact on neighbouring properties.

The proposed development also seeks to increase the floor space area by 30% under the infill affordable housing provisions of the Housing SEPP 2021. The development proposes a maximum floor space area of 7.8:1, thereby exceeding the maximum floor space of 7.8:1 (40,170m²) by 9,270m² or 30%. Notwithstanding, it is considered that the increase in floor space area is supportable.

The amending proposal provides additional infill affordable housing and enhances the shape of the residential towers by reducing the central portion by two storeys and redistributing the floor space to facilitate additional building height offered by the in-fill affordable housing provisions of the Housing SEPP 2021.

The subject site was occupied by a previously heritage listed furniture store known as The Barn. The Barn was identified in Schedule 5 of the Parramatta Local Environmental Plan 2023 as item I184. The heritage item known as The Barn had been approved for demolition under DA/655/2019. On 9 May 2025, Amendment No. 15 to the Parramatta Local Environmental Plan 2023 was gazetted, which removed item I184 from this listing.

Despite this, the proposal will retain the surrounding cultural significance of heritage items in the vicinity of the site. No additional impacts to views and vistas, including the immediate streetscape and locality will result. The proposed additions are consistent with the heritage objectives of the Parramatta LEP 2023 and the Parramatta DCP 2023.

Prior to the lodgement of this Development Application, the applicant consolidated with the Design Integrity Panel who endorsed the proposal. The proposal demonstrates reasonable compliance with the statutory requirements with minor variations to some controls contained within the Parramatta Development Control Plan (DCP) 2023 and Apartment Design Guide (ADG) that can be supported.

Having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, it is recommended Development Application No. DA/365/2024 be approved. In its context, this development proposal is supported in terms of the development's broader strategic context, function and overall public benefits.

The subject site is known as 61 Cowper Street, Granville. The legal property description is Lot 100 in DP 1263035. The site was originally comprised of 15 lots which were consolidated into a large irregular lot on a prominent corner with street frontages to Parramatta Road (north), Good Street (east) and Cowper Street (south). The site area is 5,150m².

The subject site is located within a walking distance of approximately 220m from Granville Station and is a short distance from Parramatta CBD which is approximately 2kms to the north. The site is within proximity to recreational activities, educational establishments and employment opportunities.

The site is zoned MU1 Mixed Use under the Parramatta Local Environmental Plan 2023. The surrounding properties to the east, west and south are also zoned MU1 Mixed Use. However, land adjoining the site to the north on Parramatta Road is zoned SP2 Classified Road. (Refer to Figure 1 below).

The site currently accommodates older style commercial buildings. These buildings were approved for demolition as part of Development Application DA/655/2019. During the assessment, Amendment 15 to the Parramatta Local Environmental Plan 2023 was gazetted on Friday 9 May 2025. This included updated heritage mapping and removal of the two heritage items which included the removal of 'The Barn' at 61 Cowper Street, Granville.

At the time of writing of this report, partial demolition works have been completed. Commercial operations have ceased on site.

The site is located within an established mixed-use area demoting various types of medium and high-density residential developments such as residential apartment buildings with commercial uses. The lot fronting Parramatta Road is adjacent to a petrol station. The lots fronting Cowper Street are adjacent to a mixed-use development comprising of a 9-storey building with a total of 68 units. The site fronts Good Street, which is opposite a mixture of one and two storey buildings occupied by commercial and retail uses. The site does not contain any significant vegetation.

The wider locality has a mix of commercial, industrial and residential land uses of varying ages and architectural styles.

See Figure 2 below.



Figure 1: Zoning Map (Source: Parramatta LEP 2023)



Figure 2: Aerial Photo (Source: NearMaps)



Figure 3: View from 61 Cowper Street, Granville (Source: Site Inspection Photos)



Figure 4: View from Parramatta Road, Granville (Source: Site Inspection Photos)



Figure 5: View from Parramatta Road, Granville (Source: Site Inspection Photos)



Figure 6: View from Good Street, Granville (Source: Site Inspection Photos)



Figure 7: View from Good Street, Granville (Source: Site Inspection Photos)

Planning Proposal

A Planning Proposal was lodged with Council on 23 December 2014 (RZ/27/2014) and sought to rezone the land from part B2 Local Centre and part B6 Enterprise Corridor to B4 Mixed Use. The proposal also sought to amend the Height of Buildings and Floor Space Ratio development standards contained within the Parramatta Local Environmental Plan 2011, introduce a design excellence clause and a site specific clause specifying a maximum of 4,000m² of non-residential floor space. The Planning Proposal was considered and endorsed by Council on 11 December 2017. The amendment to the Parramatta Local Environmental Plan 2011 was gazetted on 3 August 2018.

The site was deemed suitable for the planning proposal subject to achieving design excellence.

Amendments to the LEP were gazetted in August 2018 (Amendment 27, 3 August 2018) for an increase to the maximum height of buildings from part 15m and part 21m to 82m, and FSR of 2:1, 3:1 and 3.5:1 to 6:1. No additional FSR or Height bonus is applicable for achieving design excellence under the amendments.

A voluntary planning agreement was also entered into with the following terms:

- Dedication of 1,177m² of land as public land
- Payment of a monetary contribution of \$400,000 plus additional \$5,000 contribution for each unit above 350 units
- Dedication of 3 x two-bedroom units to Council for the purposes of affordable housing and
- Creation of public easements.

Architectural Design Competition

A design competition (DC/13/2018) was undertaken via an invitational architectural design competition.

PBD Architecture were the winners of the competition, and the proposal was awarded design excellence subject to a number of design amendments.

Additional design amendments were considered and incorporated into the development scheme approved as part of Development Application DA/655/2019.

4 THE PROPOSAL

Development Application DA/365/2024 was lodged on 3 July 2024 for the alterations and additions to the approved Development Application DA/655/2019. Specifically, the application is proposing:

- Construction of an additional 119 apartments
- Construction of 7 additional storeys
- Construction of an additional basement level
- Construction of a communal space on Level 20 and
- Alterations to the previously approved base building.

Residential Dwellings/Affordable Housing

This application is proposing the construction of an additional 119 apartments. This will enable the provision of 19.5% of in-fill affordable housing. The following apartment yield/mix is proposed:

Bedrooms	Total Mix %	Market Apartments	Affordable Apartments
1 Bedroom	46%	179	48
2 Bedroom	45%	180	41
3 Bedroom	9%	37	7
Total	100%	396	96

Basement

This application proposes an additional basement level to accommodate the additional 38 car parking spaces.

Open Space

This application proposes the construction of a communal open space area on Level 20.

Base Building

The following alterations and additions to the approved base building are proposed:

- Reconfiguration of the approved basement level one (1)
- Addition of lift core to each tower
- Reconfiguration of fire stair egress from the basement to Good Street
- Reconfiguration of car parking spaces throughout the building
- Reconfiguration to the residential lobby space
- Minor amendments to apartment layouts throughout the building and
- Amendment to the apartment mix.

No change is proposed to the previously approved communal open space area on Level Four (4).

As a result of the additional built form, the application is proposing a gross floor area of 40,169m² and a building height of 106.35m.

The following table is provided summarising the key components of the approved Development Application, and this proposed Development Application:

Approved Development Application DA/655/2019	Proposed Application
No. of Storeys: 25 Building Height: 82m	No. Of Storeys: 32 Building Height: 106.35m
No. of Basement: One (1)	No. of Basement: Two (2)
Retail Space: 1,035m ²	Retail Space: 1,012m ²
Gross Floor Area: 30,897.8m ² Floor Space Ratio: 6:1	Gross Floor Area: 40,169m ² Floor Space Ratio: 7.8:1
No. of Residential Apartments: 373	No. of Residential Apartments: 492 Market Apartments: 396 Affordable Apartments: 96
Parking: 352 car parking spaces	Parking: 390 car parking spaces
Communal Open Space: 1,289.70m ²	Communal Open Space: 1,433.5m ²
Adaptable Dwellings: 38	Adaptable Dwellings: 50
Silver Dwellings: 82	Silver Dwellings: 99

This application has been lodged, and assessed as an amending development application.



Figure 8: Street perspective from the intersection of Good Street and Cowper Street (Source: PBD Architects)

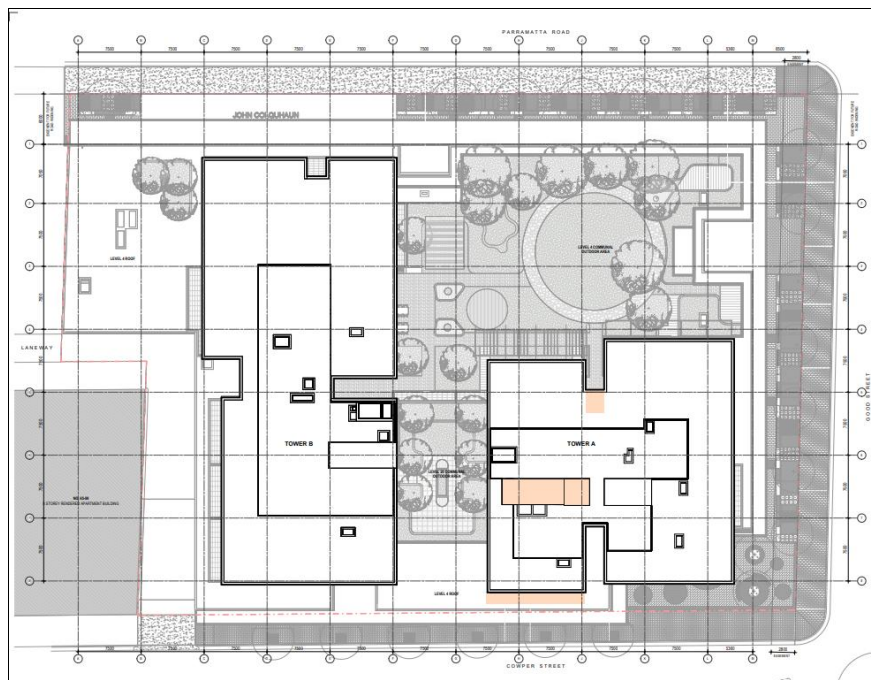


Figure 9: Site Plan (Source: PBD Architects)

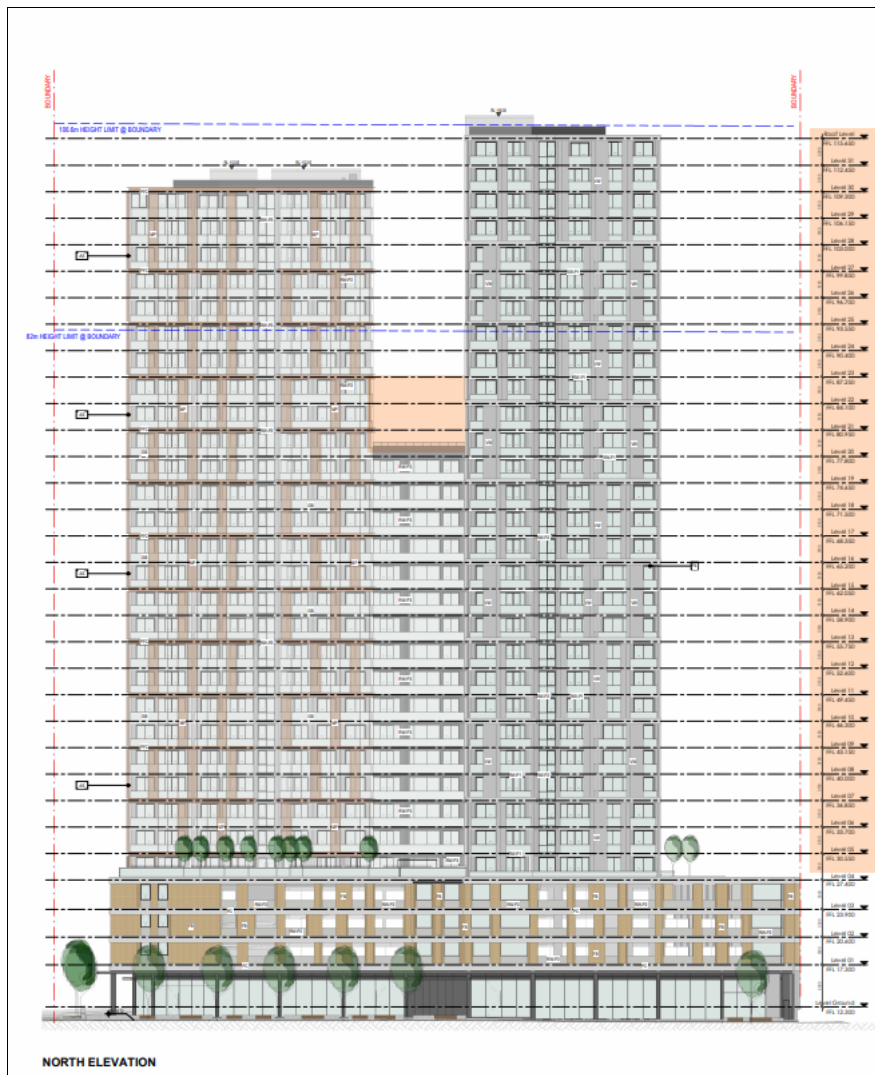


Figure 10: North Elevation (Source: PBD Architects)

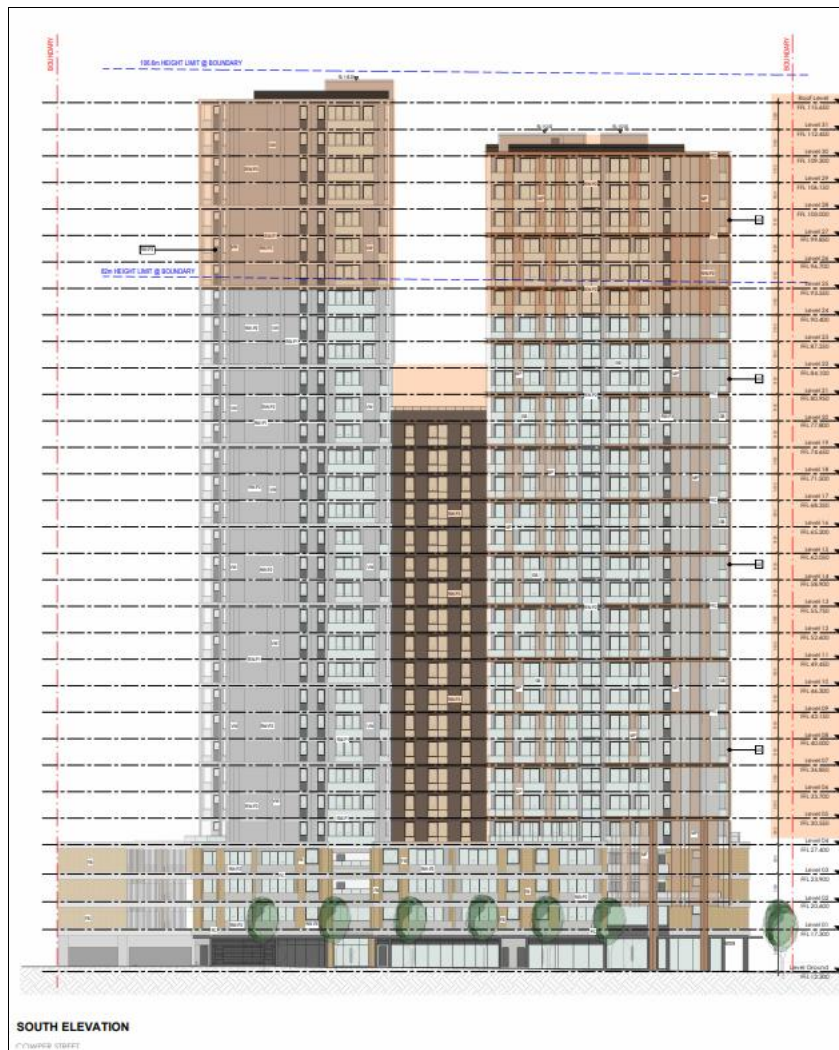


Figure 11: South Elevation (Source: PBD Architects)

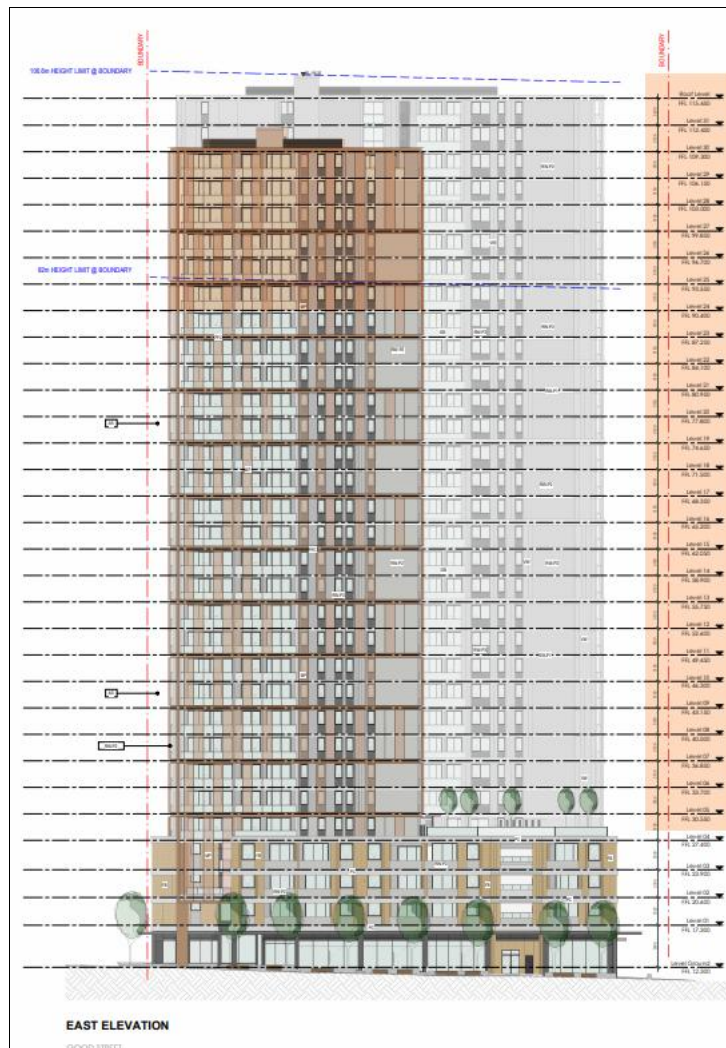


Figure 12: East Elevation (Source: PBD Architects)

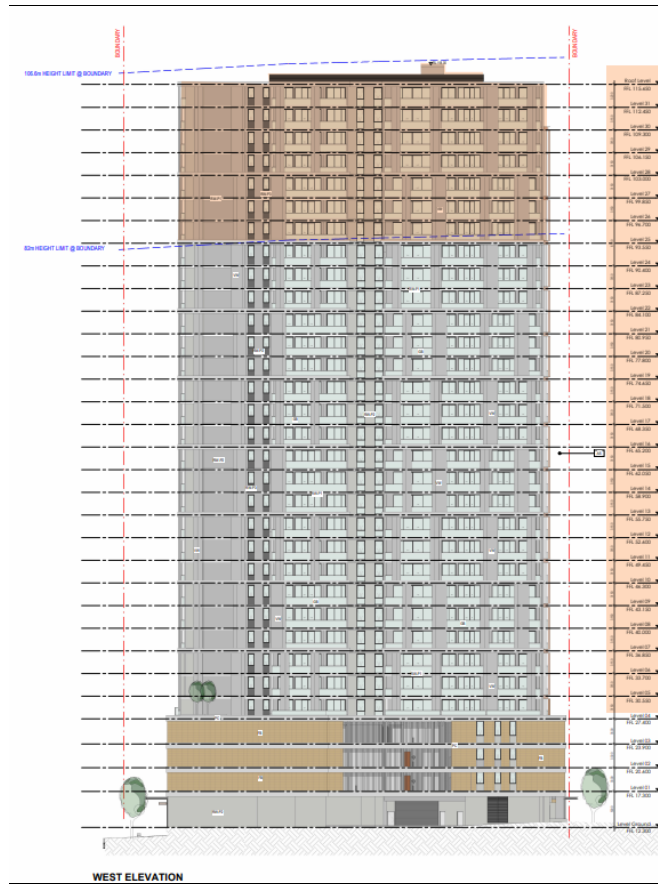


Figure 13: West Elevation (Source: PBD Architects)

5 APPLICATION HISTORY

Date	Comments
3 July 2024	DA/365/2024 was lodged with Council.
6 August 2024 – 4 September 2024	The application was advertised in accordance with Council's Consolidated Notification Procedures. One (1) submission was received.
22 August 2024	The application was referred to the Parramatta Design Excellence Advisory Panel.
23 October 2024	Endeavor Energy provided conditions for consent.
31 October 2024	Water NSW provided General Terms of Approval.
11 November 2024	<p>A request for additional information letter was provided to the applicant via the NSW Planning Portal. The letter raised concerns regarding:</p> <ul style="list-style-type: none"> • Amending Development Application (additional basement) • Basement Tanking • Floor Space Ratio • Architectural Plans <ul style="list-style-type: none"> ○ Level 4 ○ Level 05 – 19 ○ Level 20 – 28 ○ Level 29 ○ Level 30 ○ Level 31 ○ Annotation of any easements proposed with specific regard to the Ground Level (refer to previous application DA/655/2019). • Dwelling Mix • Accessible and Adaptable Housing

	<ul style="list-style-type: none"> • Apartment Building <ul style="list-style-type: none"> ○ Sunlight to habitable rooms • Public Domain <ul style="list-style-type: none"> ○ Parramatta Road Frontage ○ Good Street Frontage ○ Cowper Street Frontage ○ Public Domain Drawings to be submitted • Stormwater • Waste Management • Acoustic report • Internal Accessibility • Wind Assessment
24 January 2025	Additional information was provided by the applicant.
5 February 2025	Transport for NSW (TfNSW) provided concurrence.
17 February 2025	Additional plans incorporating the proposed additional basement level into this proposal were submitted.

6 REFERRALS

6.1 INTERNAL REFERRALS

Specialist	Comment
Heritage	Supported. No conditions were recommended.
Traffic and Transport Engineer	Supported, subject to conditions of consent.
Urban Designer – Public Domain	<p>This application was referred to Council’s Public Domain Urban Designer who reviewed the application and requested additional information</p> <p>Additional information was requested clarifying details, and correcting drafting errors. This was amended and provided by the applicant.</p> <p>The information requested was outside the scope of the assessment of this amending application, noting that the built form, and public domain amenities were consented to as part of DA/655/2019. In this instance, the recommendation of the Design Integrity Panel is adopted.</p> <p>Appropriate conditions have been recommended to ensure compliance with Council’s Public Domain Guidelines.</p>
Universal Access	Supported, subject to conditions of consent.
Social Outcomes	Supported. No conditions recommended.
Development Engineer	Supported, subject to conditions of consent.
Landscaping	Supported, subject to conditions of consent.
Environmental Health – (Acoustic)	Supported, subject to conditions of consent.
Environmental Health (Waste Management)	Supported, subject to conditions of consent.
Wind	Supported, subject to conditions of consent.
Assets – Public Stormwater Infrastructure	Supported. No conditions recommended.
Design Integrity Panel	See below.

Design Excellence Advisory Panel (DEAP)	See comment below.
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6.1.1 DESIGN INTEGRITY PANEL

As the previously approved Development Application was subject to a Design Excellence Competition, the Design Integrity Panel must be reconstituted to review whether the proposal maintains design integrity in comparison to the winning scheme and approval.

Prior to the lodgement of this Development Application, the applicant met with the Design Integrity Panel who endorsed the proposal, and concluded the following:

- *The proposal remains consistent with the winning scheme and the approved DA, maintaining Design Integrity*
- *The increase height enhances Design quality being consistent with Jury observation when commenting on the winning scheme*
- *The proposal incorporates the benefits of additional communal open space not previously identified in the winning scheme. This communal open space is fundamental as the yield has increased and essential for the proposal to maintain design excellence.*

The panel concluded that the proposed amending development application maintains the Design Integrity of the winning scheme as approved under DA/655/2019.

6.1.2 DESIGN ADVISORY PANEL

On 22 August 2024, the application as referred to the Parramatta Design Advisory Panel. The Panel's comments and the applicant's response are provided below.

DEAP Comment	Response
Panel Comments	
1. The Panel understands that the application is largely due to the adoption of the Affordable Housing SEPP's 30% height and density bonus in response to the provision of more than 15% affordable housing units.	Response: Noted.
2. Apart from increasing the height of the approved development from 25 to 32 stories and its density from 6:1 to 7.8:1, the proposal includes an increased number of elevators and car parking spaces; a slightly decreased provision of commercial space; increased mid Winter solar compliance and other design changes – some suggested by the Competition Jury, (such as lowering the height of the built form between the towers); others made for servicing and/or GFA reasons.	Response: Noted. The Design Integrity Panel concluded that the proposed amending development application maintains the Design Integrity of the winning scheme as approved under DA/655/2019.
3. As the development is the subject of a mandated Design Competition, the Competition Jury was required to confirm that the design is “substantially the same”.	Response: Noted. Prior to the lodgement of this Development Application, the applicant consolidated with the Design Integrity Panel who endorsed the proposal and concluded that the proposed amending

	development application maintains the Design Integrity of the winning scheme as approved under DA/655/2019.
4. While the changes made to the design are generally supported, there are a number of issues that should be addressed and resolved as part of the current process.	Response: Noted.
5. Shadows cast by the approved building in winter from 1pm onwards extend to the block southeast of the development. These shadows are now increased by the proposed additional height of the development. Further details are to be provided showing the planned public square on the corner of Cowper and Rowell Street and potential shadow impacts on the “square”.	<p>Response:</p> <p>In response, the applicant has noted:</p> <p><i>PBD has provided additional overshadowing diagrams at 30minute intervals to assess the impact on the public square. The approved envelope leads to shadows that are accepted and approved. The proposed additional shadow has a minimal additional impact. The proposal is consistent with the established principle in the City of Parramatta Council that a tall slender tower leads to a fast moving shadow that provides the dual benefit of a shadow being in constant movement to allow for parts of the square to receiving solar access, while also providing relief in periods where urban heat is oppressive, which occurs regularly throughout the year in Granville.</i></p> <p>The shadow diagrams submitted as part of the development application demonstrate that minimal, and acceptable additional overshadowing of current and future development sites will occur as a result of the proposed development. No further concern is raised in this regard.</p>
6. The open space at the south east corner is not well defined, blocked by numerous obstacles and excessively “open”; this confuses the entry and may result in an ill-used, windswept and overshadowed space. To improve its interface with the street (and better relate Tower B to the ground), the south facing colonnade should be strengthened and more clearly connected to the east facing colonnade.	<p>Response:</p> <p>In response, the applicant has noted:</p> <p><i>This comment is suggesting the addition of a Eastern colonnade on Cowper Street to match Good Street. In review we understand the Panel’s suggestion, but the urban design intent was to enhance the primary commercial street being Good Street with its greater setback and trees. Cowper Street is primarily a residential street and the retail is of a lesser status. So no change is proposed and we rely upon the standing consent.</i></p> <p>Council raises no further concern and is satisfied with the previously approved public domain spaces.</p>
7. To better define the south east colonnade it is recommended that the open space east of the entry lobby be infilled with extended commercial space or by extending the lobby; for more south facing columns to be added, thereby “bringing Tower B to ground”; and to more directly activate the south facing colonnade to its north and west. With less open space in this location, the intrusive glazed wind screens may not be required.	<p>Response:</p> <p>In response, the applicant has noted:</p> <p><i>The wind screens are only 1.8m in height and provide information on the site history as well as artwork. In review the removal of these screens will diminish the public art outcome and The location is not a strong retail precinct and additional retail spaces without outdoor activation may not be a successful outcome. We propose no changes to the South East entry.</i></p>

	<p>Council raises no further concern, and is satisfied with the previously approved streetscape, and activation of this precinct.</p> <p>Further, Council raises no objections to the wind screens being retained.</p>
<p>8. It is noted that the distance between the ground floor east facing colonnade and adjacent glazing has been reduced, thereby restricting use and movement along this important interface. In addition, the tree layout loses its alignment at the southern end, thereby reducing the clarity of the north south pedestrian axis, which is a fundamental intention of the design. It is therefore recommended that the glazing alignment and tree layout be amended to optimize physical and visual clarity.</p>	<p>Response:</p> <p>The proposed reconfiguration of this space is considered to be satisfactory in achieving the design requirements detailed in the Apartment Design Guidelines, and Council policies.</p> <p>Noting support from the Design Integrity Panel.</p>
<p>9. Tower A's north south corridor is excessively long and does not include views out at either end; this reduced amenity outcome is extended to an additional seven levels resulting from the Affordable Housing SEPP's 30% height and density bonus. While a slot for light has been proposed mid way along the corridor, this may be more effective at the northern end and coordinated with the currently proposed dog leg (itself a poor design outcome). The Panel would also recommend providing views out at the corridor's southern end.</p>	<p>Response:</p> <p>This amending application relies upon the previously approved built form to enable the addition of affordable housing.</p> <p>It is considered that sufficient light and ventilation is provided for as per the Apartment Design Guidelines, and Council policies.</p>
<p>10. It would appear that Tower A includes two stair cores when – with more design resolution – one stair core would suffice. The Applicant is encouraged to resolve this potentially wasteful outcome, especially if it can result in higher amenity to internal circulation.</p>	<p>Response:</p> <p>The design has incorporated multiple stair cores to ensure the proposal complies with the Apartment Design Guidelines. The proposal is considered satisfactory.</p>
<p>11. While apartment amenity is generally high, Units 405 and above do not include formal entries. It may be better to centralise the living space by separating the bedrooms and bathrooms, thereby creating a formal entry through which to access these units.</p>	<p>Response:</p> <p>Units 405 and above utilise a hallway accessed via front doors that are considered to be a formal entry. These entries are considered satisfactory.</p>
<p>12. The non-trafficable roof area on level 4 at the north west corner of the site is overlooked by the adjacent apartments. The Applicant is encouraged to provide more landscaping to soften the area and to minimise the effects of heat loading.</p>	<p>Response:</p> <p>Access is limited to maintenance only for this portion of the roof. Additional planting is not considered necessary, or appropriate.</p>

<p>13.</p> <p>The proposed uplift in height and floor space in the development should be matched by significant improvements to the quality and amenity of the private open space and surrounding public domain, consistent with the ultimate transformation of the site and precinct into an active, vibrant hub. The Panel recommends the following:</p> <ul style="list-style-type: none"> I. As referred to in Items 6 and 7, the landscape architect and architect should re-design the south-east corner as a more welcoming pedestrian and visitor friendly entry and intersection. Apart from the functional and architectural elements, this is to include a review of the alignment of the street trees and rationalisation of the street furniture, taking into consideration pedestrian desire lines and the location of kerb crossings and pedestrian crossings. Continue to liaise with Council in relation to the public domain improvements to achieve design continuity and consistency within the town precinct. II. As referred to in Item 11 above, the landscaping to the Level 4 non-trafficable roof area should be revised in order to provide more greenery. This area could also be transformed into another roof garden or re-designated as private open spaces for the adjacent apartments. It is recommended that street edge planters with ground covers be installed to extend the greenery along the street façade. III. The proposed roof garden on L20 is supported but the design should be amended to address the following: <ul style="list-style-type: none"> a. Provide a high amenity space for passive recreation and social interaction framed by robust trees and shrubs b. The design of the roof garden or “outdoor living room” to mitigate wind and respond to overshadowing conditions c. Rather than a round ring of turf of limited use, provide a larger, more functional grass area 	<p>Response:</p> <p>As stated above, prior to the lodgement of this Development Application, the applicant consolidated with the Design Integrity Panel who endorsed the proposal and concluded that the proposed amending development application maintains the Design Integrity of the winning scheme as approved under DA/655/2019.</p> <p>These matters are considered to be resolved.</p>
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<p>(such as for sun baking, yoga or outdoor exercise etc.) that is easier to mow and maintain</p> <p>d. provide outdoor lounge -style seats grouped around landscaped settings rather than circular planters with limited functional amenity</p> <p>e. integrate protective canopies over the doorways into the space</p> <p>f. consider using climbers on frames on the adjacent blank walls to increase the vertical greenery</p> <p>g. Provide hose cocks and irrigation facilities as required.</p>	
<p>Panel Recommendation</p> <p>The Panel has no objections to the height increase but strongly recommends that the design be amended to respond to the urban design and amenity issues noted above.</p>	<p>Response: Noted.</p>

6.2 EXTERNAL REFERRALS

Agency or Concurrence Authority	Comment
Transport for NSW	Transport for NSW has reviewed the proposal and has raised no objections subject to appropriate conditions of consent.
Endeavour Energy	Endeavour Energy has reviewed the proposal and has raised no objections subject to appropriate conditions of consent.
Water NSW	On 31 October 2024 Water NSW provided General Terms of Approval relating to the proposal.

7 PLANNING ASSESSMENT

7.1 Water Management Act 2000

In accordance with Section 4.46 of the EP&A Act the application was identified as Integrated Development as per Section 90(2) of the Water Management Act 2000. As such, the Development Application was referred to Water NSW. The proposed development requires General Terms of Approval from Water NSW due to the additional basement facilitated within the development. The development includes tanking to the additional basement. As the proposed additional basement penetrates groundwater.

On 31 October 2024 Water NSW provided General Terms of Approval relating to the proposal. No further objections were raised.

7.2 Environmental Planning and Assessment Act 1979

The sections of this Act which require consideration are addressed below:

7.2.1 Section 2.15: Function of Sydney District and Regional Planning Panels

This application has an Estimated Development Cost of \$39,518,840 and under Clause 26.A. of the Planning Systems State Environmental Planning Policy (Planning Systems) 2021, the application is being referred to the Sydney City Central Planning Panel for determination.

7.2.2 Section 4.15: Evaluation

This section specifies the matters which a consent authority must consider when determining a development application, and these are addressed in the Table below:

Provision	Comment
Section 4.15(1)(a)(i) - Environmental planning instruments	Refer to Section 8
Section 4.15 (1)(a)(iii) – Development control plans	Refer to Section 9
Section 4.15 (1)(a)(iv) - The Regulations	Refer to Section 10
Section 4.15 (1)(d) – Any submissions	Refer to Section 11
Section 4.15 (1)(b) – The likely impacts of the development	Refer to Section 12
Section 4.15 (1)(c) – The suitability of the site for development	Refer to Section 13
Section 4.15 (1)(e) – The public interest	Refer to Section 14

7.2.3 Section 4.55: Amending Development Application

An ‘amending’ development application is a separate development application which has the consequence of effecting a modification of one or more existing development consents in one of two ways:

Firstly, by being granted subject to a condition requiring the modification or surrender of the existing development consent(s); or

Secondly, as a result of the second development consent having the consequence of effecting a variation to the existing consent due the inconsistency between the first and second development consents.

‘Amending’ development applications are different to modification applications under section 4.55 of the Environmental Planning and Assessment Act 1979 (EP & A Act) and do not need to meet the ‘substantially the same development’ test in that section.

The key matter for a consent authority in assessing an ‘amending’ development application is to identify the already approved development which is being retained and continued under the ‘amending’ development application and any ‘new’ development for which approval is sought.

8 ENVIRONMENTAL PLANNING INSTRUMENTS

8.1 STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

As this proposal has an Estimated Development Cost of \$39,518,840, under Clause 26.A. of the Planning Systems SEPP 2021, the application is Regionally Significant Development.

As such, Schedule 6 of this Policy states that the application is ‘regionally significant development’ and thus the Sydney Central City Planning Panel (SCCPP) is the consent authority for the application.

8.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The requirements of State Environmental Planning Policy (Resilience and Hazards) 2021 apply to the subject site. In accordance with Chapter 4 of the SEPP, Council must consider if the land is contaminated, if it is contaminated, is it suitable for the proposed use and if it is not suitable, can it be remediated to a standard such that it will be made suitable for the proposed use.

In considering this matter it is noted:

- The site is not identified in Council's records as being contaminated. The site does have a history of commercial uses since the early 1990s and during the 2000s commercial structures in the northeast corner of the site and a residential dwelling in the northeast corner of the site were demolished and cleared areas used for car yards.
- The applicant submitted a preliminary site investigation under the original development application (DA/655/2019) as part of the Development Application which concludes that the site contains friable asbestos and asbestos fibres in fill material which requires remediation. It is noted that the report also concludes that the site can be made suitable for the proposed development subject to the recommendations within the report.
- Conditions of consent were recommended under the original consent (DA/655/2019) and will be recommended under the amending development application. These conditions will include the preparation of a detailed site investigation and site audit statement by a suitable qualified professional.

Pursuant to Clause 4.6 of SEPP Hazards, Council is satisfied that the site is suitable for the proposed development.

8.3 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY) 2022

An updated BASIX Certificate (see Certificate No. 1039186M_06 dated 27 May 2024) has been submitted with the application. This certificate accounts for the overall number of dwellings proposed, being 492.

The Certificate confirms that the development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below:

Commitment	Target	Proposed
Water	40	43
Thermal Comfort	Pass	Pass
Energy	25	48

A condition has been imposed to ensure such commitments are fulfilled during the construction of the development.

8.4 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2022

8.4.1 CHAPTER 2 – VEGETATION IN NON-RURAL AREAS

The application has been assessed against the requirements of Chapter 2 of SEPP (Biodiversity and Conservation) 2022. This Policy seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The amending development application does not propose any removal of trees from the site.

Council's Tree and Landscape Officer has reviewed the application and raise no objections to the proposed landscape scheme.

The landscape scheme will ensure that the development will not result in an unacceptable loss of amenity values or finite natural resources. The development as a whole will positively contribute to ensuring a sustainable urban forest canopy in the City of Parramatta.

8.4.2 CHAPTER 6 – WATER CATCHMENTS

This Chapter applies to the entirety of the Parramatta Local Government Area as identified on the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Sydney Harbour Catchment Map.

The subject site is not located within the Zoning Map, Critical Habitat Map, Wetlands Protection Area, Strategic Sit Foreshore Map or the Foreshore Area and Boundary Map. Therefore, there are no specific development standards that directly apply to the proposal.

8.5 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

The provisions of SEPP (Transport and Infrastructure) 2021 have been considered in the assessment of the development application.

Clause	Comment
Clause 2.48 – Electricity infrastructure	<p>The subject site is in the vicinity of electricity infrastructure and triggers a referral of the electricity supply authority, being Endeavour Energy.</p> <p>Endeavour Energy reviewed the proposal and raised no objections subject to the implementation of the recommended conditions.</p>
Clause 2.77 – Development adjacent to a pipeline corridor	The subject site is not within the vicinity of a pipeline corridor that would trigger the concurrent of the pipeline operator.
Clause 2.98 – Development adjacent to rail corridors	The subject site is located within proximity to the adjacent to a rail corridor along Cowper Street. The proposal has been referred to Sydney Trains for comment however, Sydney Trains advised ‘decision not required’.
Clause 2.99 – Excavation in, above, below or adjacent to rail corridors	The subject site is located within proximity to the adjacent to a rail corridor along Cowper Street. The proposal has been referred to Sydney Trains for comment however, Sydney Trains advised ‘decision not required’.
Clause 2.119 – Development with frontage to classified road.	<p>The subject site adjoins Parramatta Road to north which is identified as a classified road. It is noted that vehicle access is via Cowper Street which is proposed as part of this application. Although the subject site has frontage to a classified road, vehicle access is provided to Cowper Street and therefore a referral to TfNSW is not required.</p> <p>It is noted that, no change is proposed to the vehicle access and egress arrangements approved under DA/655/2019.</p> <p>Council is satisfied that the Cowper Street access is practical and safe, maintains efficiency and safety to access the site.</p> <p>Additionally, it is noted that Council’s Traffic and Transport Engineer has reviewed the proposed development and raised no objections subject to conditions of consent.</p>
Clause 2.120 – Impact of road noise or vibration on non-road development	<p><i>Parramatta Road</i> is identified as having an average daily traffic volume of more than 20,000 vehicles per day.</p> <p>It is considered that the intensity and nature of the proposal is compatible with road capacity and function. Both vehicle and</p>

	pedestrian safety will be maintained. The proposal provides for well-designed and safe vehicle and pedestrian access and loading area.
Clause 2.121 – Excavation in or immediately adjacent to corridors	The subject site proposes excavation immediately adjacent to Parramatta Road. The development proposes an additional basement level to facilitate two (2) basement carparks. The additional basement will consist of the same footprint as the original development application. The proposal was referred to TfNSW for comment however, TfNSW advised 'decision not required'.
Clause 2.122 – Traffic-generating development	The subject site has access to a road that connects to a classified road within 90m and consists of residential accommodation (300 or more dwellings) considered to be a traffic generating development. A referral was sent to Transport for NSW who raised no objections subject to conditions of consent which will be imposed. Additionally, it is noted that Council's Traffic and Transport Engineer has reviewed the proposed development and raised no objections subject to conditions of consent.

8.6 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The development application has been made under the provisions of the State Environmental Planning Policy (Housing) 2021 (**SEPP (Housing) 2021**), which applies to all land within the City of Parramatta and aims to facilitate affordable housing within New South Wales.

The State Environmental Planning Policy (Housing) 2021 (SEPP (Housing) 2021), is relevant to the subject proposal with consideration to be given to the following chapters:

- Chapter 2 Division 1 (In-fill affordable housing)
- Chapter 4 Design Quality of Residential Apartment Development
- Schedule 9 Design Quality Principles.

Therefore, the applicable clauses of the SEPP (Housing) 2021, prior to the policy have been assessed below:

8.6.1 CHAPTER 2 – AFFORDABLE HOUSING

The application proposes the construction of a residential flat building for the purpose of affordable housing.

Development Standard	Comment	Compliance
Part 2 Development for affordable housing		
Division 1 In-fill affordable housing		
15C Development to which division applies		
(1) This division applies to development that includes residential development if— (a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and (b) the affordable housing component is at least 10%, and	<p>The proposal is for shop top housing and residential flat buildings which are permitted with consent within the MU1 Mixed Use zone.</p> <p>The proposal provides 19.5% of affordable housing.</p>	Yes.

<p>(c) all or part of the development is carried out—</p> <p>(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or</p> <p>(ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.</p> <p>(2) Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division.</p> <p>(2A) This division does not apply to development on land identified as an “Accelerated TOD Precinct” on the Accelerated Transport Oriented Development Precincts Rezoning Areas Map.</p> <p>(3) In this section—</p> <p>(a) Zone E1 Local Centre,</p> <p>(b) Zone MU1 Mixed Use,</p> <p>(c) Zone B1 Neighbourhood Centre,</p> <p>(d) Zone B2 Local Centre,</p> <p>(e) Zone B4 Mixed Use.</p>	<p>The subject site is located within proximity and accessible via public transport approximately 200m from Grandville Train Station.</p> <p>Noted.</p> <p>Noted.</p>	
16 Development to which Division applies		
<p>(1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).</p>	<p>Inclusive of the additional 30% from providing affordable housing, the maximum permitted FSR (standard) is 7.8:1 with a GFA of 40,839.5m².</p> <p>This development application is proposing a FSR of 7.8:1 with a GFA of 40,169m². Therefore, the development complies with the control.</p>	<p>Yes.</p>
<p>(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</p> <p>AHC = Additional FSR (as a %) ÷ 2</p>	<p>The development proposes an additional 19.5% affordable housing which triggers an additional 30% FSR to the site.</p>	<p>Yes.</p>
<p>(3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shoptop housing is the maximum permissible building height</p>	<p>The development includes residential flat building. Inclusive of the additional 30% from providing affordable housing, the maximum building height is 106.6m.</p>	<p>Yes.</p>

<p>for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).</p> <p>Example—Development that is eligible for 20% additional floor space ratio because the development includes a 10% affordable housing component, as calculated under subsection (2), is also eligible for 20% additional building height if the development involves residential flat buildings or shop top housing.</p>	<p>This application is proposing a maximum building height of 106.35m.</p>	
<p>(4) This section does not apply to development on land for which there is no maximum permissible floor space ratio.</p>	<p>The LEP has included a maximum permissible floor space ratio for the site.</p>	<p>Yes.</p>
<p>17 Additional floor space ratio for relevant authorities and registered community housing providers</p>		
<p>(1) This section applies to residential development to which this division applies that is carried out—</p> <ul style="list-style-type: none"> (a) by or on behalf of a relevant authority or registered community housing provider, and (b) on land with a maximum permissible floor space ratio of 2:1 or less. 	<p>The development is not for relevant authorities or registered community housing providers.</p>	<p>N/A.</p>
<p>(2) The maximum floor space ratio for the development is—</p> <ul style="list-style-type: none"> (a) the maximum floor space ratio calculated in accordance with section 16, or (b) the maximum floor space ratio calculated in accordance with subsection (3). 	<p>The development is not for relevant authorities or registered community housing providers.</p>	<p>N/A.</p>
<p>(3) The maximum floor space ratio for subsection (2)(b) is the maximum permissible floor space ratio for the development on the land plus an additional floor space ratio of—</p> <ul style="list-style-type: none"> (a) if the affordable housing component is at least 50%—0.5:1, or (b) if the affordable housing component is between 20% and 50%—Y:1, <p>where – AH is affordable housing component. Y is AH/ 100.</p>	<p>The development is not for relevant authorities or registered community housing providers.</p>	<p>N/A.</p>
<p>18 Affordable housing requirements for additional building height</p>		
<p>(1) This section applies to development that includes residential development to</p>	<p>The development uses the additional permitted standards under Section 16.</p>	<p>N/A.</p>

<p>which this division applies if the development—</p> <p>(a) includes residential flat buildings or shop top housing, and</p> <p>(b) does not use the additional floor space ratio permitted under section 16.</p>		
<p>(2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the development on the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).</p>	<p>The development uses the additional permitted standards under Section 16.</p>	<p>N/A.</p>
<p>(3) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</p> <p>$\text{affordable housing component} = \frac{\text{additional building height}}{(\text{as a percentage})} + 2$</p>	<p>The development uses the additional permitted standards under Section 16.</p>	<p>N/A.</p>
<p>19 Non-discretionary development standards—the Act, s 4.15</p>		
<p>(1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note— See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p>	<p>Noted.</p>	<p>Yes.</p>
<p>(2) The following are non-discretionary development standards in relation to the residential development to which this division applies—</p> <p>(a) a minimum site area of 450m²,</p> <p>(b) a minimum landscaped area that is the lesser of—</p> <p>(i) 35m² per dwelling, or</p> <p>(ii) 30% of the site area,</p> <p>(c) a deep soil zone on at least 15% of the site area, where—</p> <p>(i) each deep soil zone has minimum dimensions of 3m, and</p>	<p>The site area is 5,150m².</p> <p>The amending development application retains the built form footprint established in DA/655/2019. As a result of infill development, the proposal will retain the landscaping at the ground level and has proposed the inclusion of landscaping relating to additional storeys only.</p> <p>The development does not provide 30% landscaped area (1,545m²) or 15% (772.5m²) deep</p>	<p>Yes – on merit.</p>

<ul style="list-style-type: none"> (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site, (d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter, (e) the following number of parking spaces for dwellings used for affordable housing— <ul style="list-style-type: none"> (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space, (f) the following number of parking spaces for dwellings not used for affordable housing— <ul style="list-style-type: none"> (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 1 parking space, (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces, (g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development, (h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide, (i) if paragraphs (g) and (h) do not apply, the following minimum floor areas— <ul style="list-style-type: none"> (i) for each dwelling containing 1 bedroom—65m², (ii) for each dwelling containing 2 bedrooms—90m², (iii) for each dwelling containing at least 3 bedrooms— 	<p>soil area of the site. Given the existing building envelope and the proposal for additional affordable housing, the development has incorporated a large communal open space area on Level 4 – 972.5m². In conjunction, with communal rooms and open area on Level 2, Level 3 and Level 20 the development proposes 1,433.5m². The amending development application has facilitated the requirement of 25% of the site area 1287.5m², achieving a total of 1,433.5m.</p> <p>The development will not facilitate compliant solar access to Level 1, Level 2 and Level 3 retaining 13% solar compliance. However, the amending development application will ensure Level 4 to Level 31 providing 328 units of 462 units which is satisfactory (71%).</p> <p>The amending development application has provided an additional basement level to facilitate the additional on-site parking required and is considered satisfactory.</p>	
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115m ² plus 12m ² for each bedroom in addition to 3 bedrooms.		
(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.	Not applicable.	N/A.
20 Design requirements		
(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.	The development is for infill housing to shop top housing and a residential flat building. Therefore, this is not applicable.	N/A.
(2) Subsection (1) does not apply to development to which Chapter 4 applies.	Not applicable.	N/A.
(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with— (a) the desirable elements of the character of the local area, or (b) for precincts undergoing transition—the desired future character of the precinct.	Not applicable.	N/A.
21 Must be used for affordable housing for at least 15 years		
(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development— (a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and (b) the affordable housing component will be managed by a registered community housing provider.	The proposed development with the imposition of conditions can satisfy this clause. Following the determination of the application for the affordable housing component.	Yes.
(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.	Not applicable.	N/A.

22 Subdivision permitted with consent		
Land on which development has been carried out under this Division may be subdivided with development consent.	The land is not proposed to be subdivided.	N/A.

8.6.2 CHAPTER 4 – DESIGN of RESIDENTIAL APARTMENT DEVELOPMENT

The application proposes the construction of a residential flat building for the purpose of affordable housing.

Development Standard	Comment	Compliance
145 Referral to design review panel for development applications		
<p>(1) This section applies to a development application for residential apartment development, other than State significant development.</p> <p>(2) Before determining the development application, the consent authority must refer the application to the design review panel for the local government area in which the development will be carried out for advice on the quality of the design of the development.</p> <p>(3) This section does not apply if—</p> <p style="padding-left: 40px;">(a) a design review panel has not been constituted for the local government area in which the development will be carried out, or</p> <p style="padding-left: 40px;">(b) a competitive design process has been held.</p> <p>(4) In this section— <i>competitive design process</i> means a design competition held in accordance with the <i>Design Competition Guidelines</i> published by the Department in September 2023.</p>	<p>This application is for an amending development application for the alterations and additions to the previously approved building.</p> <p>Prior to the lodgement of this Development Application, the applicant consulted with the Design Integrity Panel who endorsed the proposal.</p>	Yes.
146 Referral to design review panel for modification applications		
<p>(1) This section applies to a modification application for residential apartment development, other than State significant development.</p> <p>(2) If the statement by the qualified designer required to accompany the modification application under the Environmental Planning and Assessment Regulation 2021, section 102(1) does not verify that the qualified designer designed, or directed the design of, the original development, the consent authority must refer the modification application to the relevant design review panel for advice before determining the modification application.</p>	The proposal is for an amending development application and not a modification.	N/A.

<p>(3) The consent authority may also refer a modification application for residential apartment development to the relevant design review panel for advice before determining the modification application.</p> <p>(4) The design review panel must advise whether the modification—</p> <ul style="list-style-type: none"> (a) diminishes or detracts from the design quality of the original development, or (b) compromises the design intent of the original development. <p>(5) Subsection (2) does not apply if—</p> <ul style="list-style-type: none"> (a) a design review panel has not been constituted for the local government area in which the development will be carried out, or (b) a competitive design process has been held. <p>(6) In this section—</p> <p>competitive design process means a design competition held in accordance with the <i>Design Competition Guidelines</i> published by the Department in September 2023.</p> <p>relevant design review panel means the design review panel for the local government area in which the development will be carried out.</p>		
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147 Determination of development applications and modification applications for residential apartment development

<p>(1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following—</p> <ul style="list-style-type: none"> (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, (b) the Apartment Design Guide, (c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel. <p>(2) The 14-day period referred to in subsection (1)(c) does not increase or otherwise affect the period in which a development application or modification</p>	<p>The proposal has included an assessment against the Apartment Design Guideline, which has provided an assessment with the design response below.</p> <p>The application has provided an assessment against the design quality principles outlined in Schedule 9.</p> <p>The amending development application does not require a referral to the Design Review Panel. The Design Competition has been held with the Jury reconvened assessing the proposal that is consistent with the winning scheme and exhibiting design quality.</p> <p>The development proposes performance solutions to numerical standards. However, on balance the design is considered to achieve the objectives of the Apartment Design Guideline. The proposal is consistent with the Apartment Design Guideline.</p>	<p>Yes.</p>
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<p>application must be determined by the consent authority</p> <p>(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide.</p> <p>(4) Subsection (1)(c) does not apply to State significant development.</p>		
148 Non-discretionary development standards for residential apartment development—the Act, s 4.15		
<p>(1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note— See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p>	Noted.	N/A
<p>(2) The following are non-discretionary development standards—</p> <p>(a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,</p> <p>(b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,</p> <p>(c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.</p>	<p>The proposal includes in-fill affordable housing. A total number of 371 car spaces are provided for the residential component of the development. Further to this, 19 car spaces are included with a cumulative total of 390 car spaces for the total development. The car parking spaces are compliant with Part 3J of the Apartment Design Guideline.</p> <p>The amended proposal satisfies the minimum internal area prescribed for 1 bedroom, 2 bedroom and 3-bedroom apartments specified in Part 4D.</p> <p>The amended proposal achieves a ceiling height of 3.15m which achieves the minimum ceiling height specified in Part 4C.</p>	Yes.
149 Apartment Design Guide prevails over development control plans		
<p>(1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter—</p> <p>(a) visual privacy,</p> <p>(b) solar and daylight access,</p> <p>(c) common circulation and spaces,</p> <p>(d) apartment size and layout,</p>	The amending proposal achieves the residential apartment development standards or controls relating to the Apartment Design Guide. The proposal is considered satisfactory.	Yes – on merit.

(e) ceiling heights, (f) private open space and balconies, (g) natural ventilation, (h) storage. (2) This section applies regardless of when the development control plan was made.		
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8.6.3 SCHEDULE 9 DESIGN QUALITY PRINCIPLES

Schedule 9 of the Housing SEPP 2021 lists Design Principles for residential apartment developments. These principles do not generate design solutions but provide a guide to achieving good design and the means of evaluating the merits of proposed solutions.

As required by the Environmental Planning and Assessment Regulation, the application was not accompanied by a response to those design principles. However, Council has undertaken assessment below against all relevant principles.

Principle	Comment
Principle 1: Context and neighbourhood character	The design of the proposal responds to the site context, particularly with regards to the future character of the area comprising of mixed-use development. The built form generally responds to the height and FSR controls applicable to the site. The proposal is appropriate given the site context as it provides active street frontages along Parramatta Road and Good Street and additional housing in close proximity to a major centre and transport interchange.
Principle 2: Built form and scale	<p>The built form is appropriate for the site and is generally consistent with the building envelope and footprint controls prescribed including the additional height and FSR under the Housing SEPP 2021.</p> <p>The proposal is consistent with the ADG requirements in terms of building alignments, proportions, type and manipulation of the building elements. The proposal has been designed with respect to neighbouring buildings and is positioned within the site to minimise impacts arising from the close proximity to neighbouring developments.</p>
Principle 3: Density	<p>The proposed gross floor area and height does not exceed the standard permitted by the SEPP (Housing) 2021.</p> <p>The proposal results in a density appropriate for the site and its context in terms of floor space yield, number of apartments and the potential number of residents. The proposed density of the development is sustainable and responds to the availability of infrastructure, public transport, community facilities and environmental quality.</p> <p>The proposed density on the site is appropriate in the context as the proposal achieves a high level of amenity for the residents and is well located.</p>
Principle 4: Sustainability	<p>The proposed development was accompanied by a BASIX Certificate pursuant to SEPP (Sustainable Buildings) 2022.</p> <p>The design of the proposed development is consistent with best practice design criteria for cross ventilation and solar access under the ADG.</p> <p>Therefore, the proposed development is considered to provide sufficient sustainability.</p>
Principle 5: Landscape	The proposed landscaping on the site is located primarily on the ground and podium levels and provides amenity for the communal open spaces, retail spaces on these levels and the communal area (Level 20).

	<p>Council's Landscape and Tree Management Officer has reviewed the application and raises no objections to the proposed development subject to conditions of consent relating to the landscape works.</p> <p>Viable, sustainable landscaping is proposed within the communal open space areas and along the perimeters of the site.</p> <p>The application adequately meets the requirements of the Landscaping Principle. The landscaping is consistent with the landscape character of the locality.</p>
Principle 6: Amenity	<p>The proposal achieves the requirements of the ADG with respect to solar access and ventilation.</p> <p>The internal amenity of each unit is generally acceptable with no acute angles and unusable corners within bedrooms and living spaces. Adequate storage and private open space have been provided for each unit and the proposed development has been designed to include adaptable units. The proposed development is satisfactory with regards to a design that optimises amenity.</p>
Principle 7: Safety	<p>The proposal addresses safety and provides opportunities for passive surveillance to the street frontage and communal areas of the site through the use of balconies addressing the street frontage and glazed openings. The car park area has been designed for secure access to ensure that the area remains accessible to only the building occupants and their visitors.</p>
Principle 8: Housing diversity and social interaction	<p>The proposal comprises a mix of apartments ranging in type, size and affordability in order to provide housing choice for different demographics, living needs and budgets in close proximity to public transport. The development provides housing which suits the existing and future social mix and provide for the desired future community.</p> <p>The amending application will facilitate affordable housing for a period of fifteen years, accommodating for the future demographic of the area. Therefore, the proposal is considered to achieve the Housing Diversity and Social Interaction principle.</p>
Principle 9: Aesthetics	<p>The amending proposal will integrate the additional height and FSR into the existing building envelope retaining a similar shape. The built form is appropriate regarding the composition of building elements, textures, materials and colours which reflect the use, internal design and structure of the building. The building responds aesthetically to the environment and context and appropriately contributes to the desired future character of the area.</p> <p>Therefore, the proposed development achieves the objectives of the Aesthetic Principle.</p>

8.6.4 APARTMENT DESIGN GUIDE (ADG)

The Housing SEPP (2021) also requires the Consent Authority to take into consideration the requirements of the ADG with the regard to the proposed residential apartment building and shop top housing. The following table addresses the relevant matters.

The application is supported by a detailed table demonstrating consistency with the design criteria in the ADG. The table below considers the proposal against key matters:

Provision	Comment	Compliance
Part 2 – Developing the controls		
Note: This part explains the application of building envelopes and primary controls including building height, floor space ratio, building depth, separation and setbacks. It provides tools to support the strategic planning process when		

Provision				Comment	Compliance																
preparing planning controls. It is used here only to ascertain degrees of compliance with the most applied controls under Parts 3 and 4 later in this table.																					
2E Building Depth																					
Use a range of appropriate maximum apartment depths of 12-18m from glass line to glass line.				No change is proposed to the apartment depths of the previously approved portion of the building. The additions maintain the previously approved building depth allowing for appropriately sized rooms with sufficient solar access and natural ventilation. Further, the building will not appear to be overly dominant or out of character with the surrounding environment or the desired future character.	Yes – no change.																
2F Building Separation																					
<table><tr><th>Building Height</th><th>Habitable to Habitable</th><th>Non-habitable to Habitable</th><th>Non-habitable to Non-habitable</th></tr><tr><td>up to 12m (4 storeys)</td><td>12m</td><td>9m</td><td>6m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>18m</td><td>9m</td><td>13.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>24m</td><td>12m</td><td>18m</td></tr></table>				Building Height	Habitable to Habitable	Non-habitable to Habitable	Non-habitable to Non-habitable	up to 12m (4 storeys)	12m	9m	6m	Up to 25m (5-8 storeys)	18m	9m	13.5m	Over 25m (9+ storeys)	24m	12m	18m	No change is proposed to the siting of the previously approved building, noting the additional floors have been designed and sited to maintain compliance and a harmonious built form. As the building is in and surrounded by land MU1 Mixed Use and E1 Local Centre, the distance provides adjoining sites is satisfactory. Therefore, the proposal is acceptable in this instance.	Yes – no change.
Building Height	Habitable to Habitable	Non-habitable to Habitable	Non-habitable to Non-habitable																		
up to 12m (4 storeys)	12m	9m	6m																		
Up to 25m (5-8 storeys)	18m	9m	13.5m																		
Over 25m (9+ storeys)	24m	12m	18m																		
2G Street Setbacks																					
Determine street setback controls relative to the desired streetscape and building forms, for example: <ul style="list-style-type: none">Define a future streetscape with the front building lineMatch existing developmentStep back from special buildingsRetain significant treesIn centres the street setback may need to be consistent to reinforce the street edgeConsider articulation zones accommodating balconies, landscaping etc. within the street setbackUse a setback range where the desired character is for variation within overall consistency, or where subdivision is at an angle to the streetManage corner sites and secondary road frontages				No change is proposed to the streetscape, siting of the building or overall built form. The proposed building will continue to sit within a landscaped setting, creating opportunities for lower-level planting and an active street frontage.	Yes.																
2H Side and rear setbacks																					

Provision	Comment	Compliance
<p>Test side and rear setbacks with height controls for overshadowing of the site, adjoining properties and open spaces:</p> <ul style="list-style-type: none"> • building separation and visual privacy • communal and private open space • deep soil zone requirements 	<p>The development will retain the existing building envelope to ensure visual privacy, building separation and communal open space is adequately provided.</p> <p>Overshadowing of adjoining properties is limited where possible while appropriate building separation results in sufficient visual privacy and suitable deep soil zones.</p>	Yes – no change.
Part 3 - Siting the Development		
3A Site Analysis		
Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	A site analysis has been submitted.	Yes.
3B Orientation		
Building types and layouts respond to the streetscape and site while optimising solar access and minimising overshadowing of neighbouring properties in winter.	<p>No change is proposed to the previously approved orientation of the building, which faces Parramatta Road, Cowper Street and Good Street. Retail and pedestrian access is achieved from all three (3) street frontages.</p> <p>The proposed building is not out of character with the existing streetscape.</p>	Yes – no change.
3C Public domain interface		
Transition between private & public domain is achieved without compromising safety and security and amenity of the public domain is retained and enhanced.	No change is proposed to the previously approved public domain interface. The proposal retains a transition between the private and public domain interface. The apartments are located above the ground level and provide passive surveillance to the ground level.	Yes – no change.
3D Communal & public open space		
Provide communal open space with an area equal to 25% of site	<p>Required: 1287.5m² or 25%</p> <p>Proposed: 1,433.5m² or 27.83%</p> <p>The submitted shadow diagrams indicate that the proposed communal open space, which is north facing, achieves a minimum of 50% direct sunlight to the usable part of the communal open space for a minimum of 2 hours between 9am and 3pm mid-winter.</p> <p>Equitable, clear and safe access to all communal open space is accessible to all residents. The size, location and design of the proposed communal open space provides a functional, landscaped area which encourages social interaction for future occupants.</p>	Yes.
Minimum 50% of usable area of communal open space to receive direct sunlight for a minimum of 2 hours between 9 am and 3 pm on 21 June.	50% of the usable area of communal open space achieves direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	Yes.

Provision	Comment	Compliance												
<p>Facilities are provided within the communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements:</p> <ul style="list-style-type: none"> • seating for individuals or groups • barbeque areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms 	<p>Outdoor seating areas and communal areas are provided on the podium level from Level 1 to Level 4 and the amending proposal has incorporated seating to the outdoor space on Level 20. Further to this, the development incorporates a communal library, communal room and open space area on Level 20 for a range of activities and ages.</p>	Yes.												
3E Deep Soil Zone														
<p>Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</p> <p>Deep soil zones are to be provided equal to 7% of the site area and with min dimension of 6m for sites areas greater than 1500m².</p> <p>Required: 360.5m²</p>	<p>Proposed: 281m² (5.4% using minimum dimensions)</p> <p>Proposed: 591.22m² (11.4%) not considering minimum 6m dimensions.</p> <p>Deep soil areas are provided at the podium level. While the proposal is non-compliant when considering the minimum dimensions for deep soil, the deep soil area is not proposed to change as part of this amending development application.</p>	Yes.												
3F Visual Privacy														
<p>Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building Height</th><th>Habitable rooms & balconies</th><th>Non habitable rooms</th></tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr> <tr> <td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr> <tr> <td>Over 25m (9+ storeys)</td><td>12</td><td>6</td></tr> </tbody> </table>	Building Height	Habitable rooms & balconies	Non habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12	6	<p>The additional built form maintains separation distances and is consistent with the previously approved application.</p> <p>Appropriate residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access is achieved.</p>	Yes – no change.
Building Height	Habitable rooms & balconies	Non habitable rooms												
Up to 12m (4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12	6												
3G Pedestrian Access & entries														
<p>Pedestrian access, entries and pathways are accessible and easy to identify.</p>	<p>Pedestrian access through the site is satisfactory. Entries from Parramatta Road, Good Street and Cowper Street achieve equitable access to all parts of the development.</p>	Yes – no change.												
3H Vehicle Access														
<p>Vehicle access points are designed and located to achieve safety, minimise conflicts</p>	<p>Vehicular access from Cowper Street is provided. Separate pedestrian access is provided.</p>	Yes – no change.												

Provision	Comment	Compliance
between pedestrians and vehicles and create high quality streetscapes.		
3J Bicycle and car parking		
<u>Car parking</u> For development on sites that are within 800m of a railway station, the minimum parking for residents and visitors to be as per RMS Guide to Traffic Generating Developments, or Council’s car parking requirement, whichever is less.	The development proposes 359 car spaces for residential parking and 23 visitor car parking spaces. A maximum parking rate applicable for this site is contained within the site specific DCP. Based on the rates contained within the DCP, a maximum of 513 car parking spaces, 16 motorcycle parking and 559 bicycle spaces are stipulated.	Yes.
<u>Bicycle Parking</u> Provide adequate motorbike, scooter and bicycle parking space (undercover).		Yes.
	This application proposes an additional level of basement which will increase the proposed parking space to: <ul style="list-style-type: none">• 371 car parking spaces• 11 visitor spaces• 5 car share spaces and• 3 retail spaces. Further to these 56 bicycle spaces and 16 motorcycle spaces are proposed. Visitor parking previously proposed 30 spaces under the original development application. The amending proposal significantly reduces this in favour of residential parking spaces. The site is in close proximity to Granville train station and a reduction in the provision of visitor parking will add to the existing impact on on-street parking. Therefore, it is suggested that parking spaces within the ground floor be converted to visitor spaces, similar to the previous approval. Council has conditioned the proposal to result in the following parking: <ul style="list-style-type: none">• 359 visitor parking spaces; and• 23 visitor parking spaces. Council’s Traffic and Transport Officer has reviewed the proposed bicycle parking and raises no objections subject to conditions of consent.	
Part 4 - Designing the Building		
4A Solar & daylight access		
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter.	328 of the 492 proposed units (71%) achieve the minimum 2 hours of solar access during winter solstice. Therefore, the proposed solar and daylight access is supportable.	Yes.

Provision	Comment	Compliance
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.	Seventy-three (73) southern facing units (14.8%) do not achieve the minimum 2 hours direct sunlight. Therefore, the proposed solar and daylight access is considered to be supportable.	Yes.
4B Natural Ventilation		
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.	Seventy-one (71) of the first 118 (60%) apartments in the first nine levels are naturally ventilated.	Yes.
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The proposed units do not exceed a depth of 18m.	Yes.
4C Ceiling Heights		
Ceiling height achieves sufficient natural ventilation and daylight access. The development is required to provide 2.7m minimum ceiling heights.	All floors achieve sufficient height.	Yes.
4D Apartment size and layout		
<p>Apartments are required to have the following minimum internal areas with one bathroom:</p> <ul style="list-style-type: none"> 1 bedroom = 50m² 2 bedrooms = 70m² 3 bedrooms = 90m² <p>Additional internal space required for each additional bedroom or bathroom.</p>	<p>The proposed apartments have the following minimum internal areas:</p> <ul style="list-style-type: none"> 1-bedroom units (227): all units comply 2-bedroom units (221): all units comply 3-bedroom units (44): all units comply 	Yes.
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	All of the apartments exceed the minimum requirements.	Yes.
Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space).	The kitchens in the proposed units are not located as part of the main circulation space.	Yes.
Habitable room depths are limited to a maximum of 2.5m x the ceiling height. In open plan where the living, dining and kitchen are combined, there is to be a maximum depth of 8m from a window.	All habitable room depths are compliant with the required rates, except for Units 402, 405, 505, 2005, 2904 and 2914 which exceed the maximum 8m depth from a window by approximately 8.5m by 500mm. Notwithstanding, the variation is considered to be negligible and is not expected to noticeably reduce the amenity of the bedrooms.	Yes - supportable on merit.
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space)	The master bedrooms, where proposed, have a minimum area of 10m ² , excluding wardrobe space, except for Units 508 (Level 5 -19), Units 2007 (Level 20 – 28) and Unit 2906 (Level 29) which do not meet the 10m ² requirement as 9.5m ² is proposed. Notwithstanding, the variation is considered to be negligible and is not	Yes – supportable on merit.

Provision	Comment	Compliance												
	expected to noticeably reduce the amenity of the bedrooms.													
Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	The proposed bedrooms have a minimum dimension of 3m.	Yes												
Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> • 3.6m for studio and 1-bedroom apartments • 4m for 2 and 3-bedroom apartments 	Living rooms/combined living/dining area have a minimum 3.6m width for 1-bedroom units, 4m width for 2-bedroom units and 3-bedroom units, respectively.	Yes.												
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All units exceed a minimum width of 4m internally.	Yes.												
4E Private Open Space and balconies														
<p>All apartments are required to have primary balconies as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th><th>Min area</th><th>Min depth</th></tr> </thead> <tbody> <tr> <td>1 bedroom</td><td>8m²</td><td>2m</td></tr> <tr> <td>2 bedroom</td><td>10m²</td><td>2m</td></tr> <tr> <td>3 bedroom</td><td>12m²</td><td>2.4m</td></tr> </tbody> </table>	Dwelling type	Min area	Min depth	1 bedroom	8m ²	2m	2 bedroom	10m ²	2m	3 bedroom	12m ²	2.4m	<p>The development proposes a variation to the minimum balcony areas. The following proposed balcony areas propose a variation to the minimum area:</p> <ul style="list-style-type: none"> • Unit 110 – 8m² (Level 1) • Unit 220 – 11m² (Level 2) • Unit 310 – 10m² (Level 3) • Unit 518 – 10m² (Level 5 – 19) • Unit 2016 – 10m² (Level 20 – 28) • Unit 2915 – 10m² (Level 29) • Unit 3009 – 10m² (Level 30) • Unit 3108 – 10m² (Level 31) <p>All other apartments also exceed the minimum area for balconies. All of the apartments also exceed the minimum requirements for balcony depth.</p>	Yes – supportable on merit.
Dwelling type	Min area	Min depth												
1 bedroom	8m ²	2m												
2 bedroom	10m ²	2m												
3 bedroom	12m ²	2.4m												
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m	No change to the Ground Level / Podium apartments from the original development application DA/655/2019.	Yes – no change.												
4F Common circulation and spaces.														
The maximum number of apartments off a circulation core on a single level is 8.	<p>The amending development has incorporated two additional lift cores. The original development was to be serviced by four (4) lifts for 373 units. The additional lift cores have been added to provide for the additional 119 apartments.</p> <p>The development proposes a maximum of eight (8) units to be accessed from the circulation space on a level within each building. A lift performance report has been provided, which demonstrates the appropriate level of service is achieved.</p> <p>The proposal is satisfactory regarding circulation and is consistent with the ADG.</p>	Yes – no change.												
4G Storage														

Provision		Comment	Compliance								
<p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided:</p> <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>1 bedroom apt</td><td>6m³</td></tr><tr><td>2 bedroom apt</td><td>8m³</td></tr><tr><td>3+ bedroom apt</td><td>10m³</td></tr></table> <p>At least 50% of the required storage is to be located within the apartment.</p>		Dwelling type	Storage size volume	1 bedroom apt	6m ³	2 bedroom apt	8m ³	3+ bedroom apt	10m ³	<p>The storage provided consists of both storage space within the units and storage cages located within the basement and all units comply with the total storage requirements prescribed in the ADG.</p> <p>The apartments facilitate at least 50% storage of the required storage within the apartment.</p> <p>The storage scheme as proposed will provide residents with adequate, convenient and secure storage that meets the objectives of the ADG. Therefore, the proposed storage is considered to be satisfactory.</p>	Yes.
Dwelling type	Storage size volume										
1 bedroom apt	6m ³										
2 bedroom apt	8m ³										
3+ bedroom apt	10m ³										
4H Acoustic privacy											
<p>Noise transfer is minimised through the siting of buildings, building layout, and acoustic treatments.</p> <p>Plant rooms, services and communal open space and the like to be located at least 3m away from the bedrooms.</p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</p>		<p>Appropriate acoustic privacy will be provided for each apartment. Living rooms and balconies have generally been orientated away from services and plant rooms.</p> <p>The development is designed to consider more active areas ‘grouped’ together and passive areas of the design ‘grouped’ together to facilitate acoustic privacy and utilise the lot to enhance lot orientation.</p> <p>Council’s Environmental Health (Acoustic) Officer has reviewed the application and raised no objections to the proposed development subject to recommended conditions of consent.</p>	Yes.								
4K Apartment mix											
<p>A range of apartment types with different number of bedrooms (1bed, 2 bed, 3 bed etc) should be provided.</p>		<p>The amending development has incorporated the following apartment mix:</p> <ul style="list-style-type: none">• 1 bed: 227 apartments (46%)• 2 bed: 221 apartments (45%)• 3 bed: 44 apartments (9%) <p>The development proposes a variety within the apartment mix regarding apartment types and provides for one (1) and two (2) bedroom units to provide affordable housing types. This will provide affordable dwellings within the Granville locality. Therefore, the proposed apartment mix is considered to be supportable on merit grounds.</p>	Yes – supportable on merit.								
4M Facades											
<p>Building facades to provide visual interest, respect the character of the local area and deliver amenity and safety for residents.</p> <p>Building functions are expressed by the façade.</p>		<p>The proposal incorporates significant articulation and materials in the composition of the facades which serves to break up the visual scale and bulk of the development, visually reducing the apparent building mass. The development will reinforce the desired future</p>	Yes.								

Provision	Comment	Compliance
	character of the area and enhance the amenity of the locality.	
4N Roof design		
<p>Roof treatments are integrated into the building design and positively respond to the street.</p> <p>Opportunities to use the roof space for residential accommodation and open space are maximised.</p> <p>Roof design incorporates sustainability features.</p>	<p>The development has proposed a relatively flat roof design which is integrated with the overall development retaining the roof of the original approved development. All plant equipment is adequately screened and located toward the centre of the roof.</p>	Yes.
4O Landscape design		
<p>Landscape design contributes to the streetscape and amenity. Landscape design is viable and sustainable.</p> <p>Sites greater than 1,500m²: 1 large tree or 2 medium trees per 80m² of deep soil zone</p>	<p>The development does not provide 30% landscaped area (1,545m²) or 15% (772.5m²) deep soil area of the site. Given the existing building envelope and the proposal for additional affordable housing, the development has incorporated a large communal open space area on Level 4 – 972.5m². In conjunction, with communal rooms and open area on Level 2, Level 3 and Level 20 the development proposes 1,433.5m². The amending development application has facilitated the requirement of 25% of the site area 1287.5m², achieving a total of 1,433.5m.</p> <p>Viable, sustainable landscaping is proposed within the communal open space areas and along the perimeters of the site.</p> <p>Council's Landscape and Tree Management Officer has reviewed the application and raised no objections to the submitted landscape plan and planting design subject to recommended conditions of consent.</p>	Yes - on merit.
4P Planting on structures		
Appropriate soil profiles are provided.	<p>Planter boxes are proposed throughout the development. Soil profiles have been provided.</p> <p>Council's Landscape and Tree Management Officer has reviewed the application and raised no objections to the submitted landscape plan and landscape design subject to recommended conditions of consent.</p>	Yes.
4Q Universal design		
Universal design features are included in apartment design to promote flexible housing for all community members. A variety of apartments with adaptable designs are to be provided.	<p>A minimum of 50 (10.16%) of the proposed units contain the 7 design measures to achieve a silver level of universal design.</p> <p>Council's Universal Design (Accessibility) Officer has reviewed the application and notes the following:</p>	Yes – on merit.

Provision	Comment	Compliance
	<ul style="list-style-type: none"> An access report by Inclusive Places Pty Ltd has been provided. Equipment and furniture within common areas including the communal spaces on levels 4 and will require accessible and inclusive features suitable for a person with mobility and other impairments. <p>Therefore, the proposed development is considered to provide sufficient universal design.</p>	
4U Energy efficiency		
Development incorporates passive environmental design measures – solar design, natural ventilation etc.	<p>The amending development complies with solar access and natural ventilation requirements.</p> <p>A BASIX certificate is submitted with the application which indicates that the building will meet the energy and water use targets set by the BASIX SEPP.</p>	Yes.
4W Waste Management		
<p>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.</p> <p>Domestic waste is minimised by providing safe and convenient source separation and recycling.</p>	<p>The proposal has provided waste storage areas that will minimise impacts on the streetscape and building amenity. The waste storage facilities have been further assessed under the PDCP 2023 section of the report.</p>	Yes.

Council is satisfied the proposed development meets the requirements of SEPP (Housing) 2021 and is recommended for approval.

8.7 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

8.7.1 PERMISSIBILITY

The site is located within a MU1 Mixed Use Zone pursuant to the Parramatta Local Environmental Plan 2023 (PLEP 2023), as illustrated in Figure 1 above.

The proposed development is for a ‘*residential flat building*’, which is defined under the PLEP 2023 as:

‘residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.’

The proposed development is for a ‘*shop top housing*’, which is defined under the PLEP 2023 as:

‘shop to housing means one or more dwellings located above in ground floor of a building, where at least ground floor is used for commercial premises or health services facilities.’

The proposed works are permissible in the MU1 Mixed Use zone pursuant to *Part 2 Permitted or Prohibited Development* of the PLEP 2023.

8.7.2 ZONE OBJECTIVES

The objectives of the MU1 Mixed Use zone are:

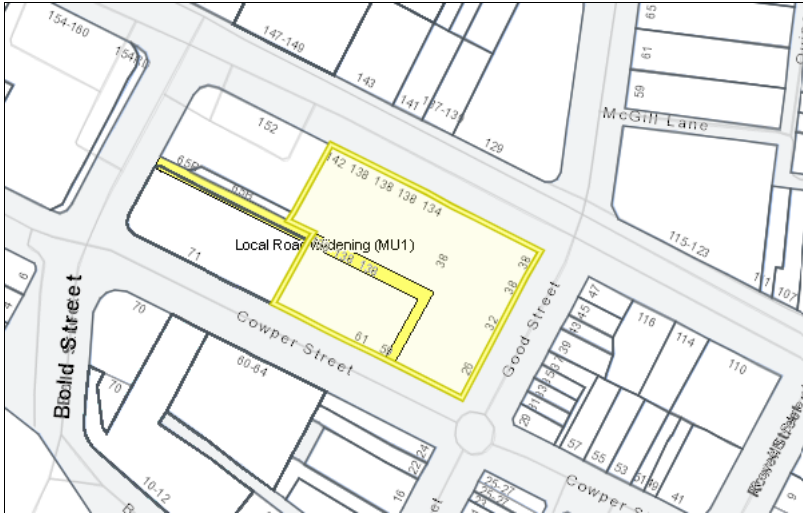
- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To create opportunities to improve the public domain and pedestrian links.
- To protect and enhance the unique qualities and character of special character areas in Parramatta City Centre.

The proposal complies with the objectives of the MU1 Mixed Use zone.

8.7.3 COMPLIANCE TABLE

The relevant matters to be considered under Parramatta Local Environmental Plan 2023 for the proposed development are outlined below.

Development standard	Comment	Compliance
Part 2 Permitted or Prohibited Development		
2.7 Demolition requires development consent	The parent application proposed the demolition of structures. This has been partially undertaken.	Yes.
Part 4 Principal development standards		
CL. 4.1 Minimum subdivision lot size	No subdivision is proposed.	N/A.
CL. 4.3 Height of buildings <i>Allowable = 82m</i> <i>AHSEPP 2021 = 106.6m</i>	Proposed: 106.35m The proposal seeks an increase by 30% from the existing 82m, which is an increase of 24.6m. The proposal seeks to increase the building height under the infill affordable housing provisions of the Housing SEPP (2021). Note: An RL 12.3m was compared against the NGL below at 106.05 AHD.	Yes – Refer to SEPP (Housing) 2021.
CL. 4.4 Floor space ratio <i>Allowable = 6:1</i> <i>AHSEPP 2021 = 7.8:1 (40,170m²)</i>	Proposed: 7.8:1 or 40,169m ² Note: The proposal seeks to increase the allowable Gross Floor Area under the infill affordable housing provisions of the Housing SEPP (2021). The proposed development seeks an FSR of 7.8:1 or 40,169m ² and is therefore considered to be compliant.	Yes – Refer to SEPP (Housing) 2021.
CL. 4.6 Exceptions to development standards	Not applicable.	N/A.
Part 5 Miscellaneous provisions		

<p>CL. 5.1A Development on land intended to be acquired for public purposes</p>	<p>Part of the site is identified on the map as reserved for land acquisition (local road widening). It is noted that this mapped area correlates with the land to be dedicated to Council under the Planning Proposal for the site. This land has now been relocated to the Good Street frontage. Under the parent development application, Council's Land Use team reviewed the site to amend the revised land dedication areas on the site as reflected in the original development application.</p>  <p>The proposed development and built form is consistent with the intended land to be acquired for public purposes.</p>	<p>Yes.</p>
<p>CL. 5.6 Architectural roof features</p>	<p>An architectural roof feature is not proposed.</p>	<p>N/A.</p>
<p>CL. 5.7 Development below mean high water mark</p>	<p>The proposal is not for the development of land that is covered by tidal waters.</p>	<p>N/A.</p>
<p>CL. 5.10 Heritage conservation</p>	<p>During the assessment of this application, Amendment 15 to the Parramatta Local Environmental Plan 2023 was gazetted (9 May 2025). This included updated heritage mapping and removal of the two heritage items which included the removal of 'The Barn' at 61 Cowper Street, Granville. Despite this, the following is noted:</p> <p>The site contained a local heritage item (I184 – The Barn) which fronts Parramatta Road. The heritage building has been approved for demolition, approved under Development Application DA/655/2019.</p> <p>The proposed development will have an acceptable impact to the significance of the heritage items within the vicinity.</p> <p>The cultural significance of heritage items in the vicinity of the site will be retained. There will be no additional impact to views and vistas, including the immediate streetscape and wider precinct.</p>	<p>Yes.</p>
<p>CL. 5.10(8) Aboriginal places of heritage significance</p>	<p>The subject site is located within a low sensitivity recorded area.</p>	<p>Yes.</p>
<p>CL. 5.11 Bush fire hazard reduction</p>	<p>The site is not identified as bushfire prone.</p>	<p>N/A.</p>

Cl. 5.21 Flood planning	The site is not identified as flood prone.	N/A						
Part 6 Additional local provisions								
Cl. 6.1Acid sulphate soils	The site is classified as containing Class 5 Acid Sulfate Soils. The proposed works are not within 500m of adjacent Class 1, 2, 3, or 4 land that is below 5m AHD and is unlikely to a lower the water table below 1m AHD on adjacent Class 1, 2, 3 or 4 land.	Yes.						
Cl. 6.2 Earthworks	<p>The amending development proposes an additional basement level “Basement 2”. The basement will be situated below “Basement 1” keeping the setbacks aligned with the existing approved building envelope.</p> <p>Additionally, the proposed residential flat building is predominately flat to the street to respond to the slope and minimise the need for cut and fill on the site. The proposed FFL of the building on the ground floor do not exceed more than 300mm above the natural ground level. The proposed FFLs are not expected to create any adverse effects to adjoining properties and are considered to be supportable.</p> <p>The proposed earthworks are not expected to result in adverse impacts to adjoining properties nor are the proposed earthworks expected to affect any future re-development of the site. Therefore, the proposed earthworks are considered to be in keeping with the objectives of the clause.</p>	Yes.						
Cl. 6.4 Biodiversity protection	The site is not identified on this map.	N/A.						
Cl. 6.5 Stormwater Management	The proposed development drains to the street via a pipe extension. Council’s Development Engineer is satisfied that the proposed stormwater drainage design would minimise the impacts of urban stormwater on adjoining properties and receiving waters.	Yes.						
Cl. 6.6 Foreshore Area	The site is not located in the foreshore area.	Yes.						
Cl. 6.8 Landslide risk	The site is not identified on this map.	N/A.						
6.13 Design excellence	<p>The site is identified as “Design Excellence Precinct’ on the Design Excellence Map.</p> <p>The following matters are listed in the PLEP 2023, which the consent authority must have regard to:</p> <table><tr><th>Requirement</th><th>Comment</th></tr><tr><td colspan="2">In considering whether the development exhibits design excellence, the consent authority must consider the following matters –</td></tr><tr><td>Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved</td><td><p>The addition has been sensitively designed and incorporates a high quality of building elements, texture materials and landscaping which respond to the setting and positively contribute to the character of Granville.</p><p>The proposed development satisfies the Objective of this Clause.</p></td></tr></table>	Requirement	Comment	In considering whether the development exhibits design excellence, the consent authority must consider the following matters –		Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	<p>The addition has been sensitively designed and incorporates a high quality of building elements, texture materials and landscaping which respond to the setting and positively contribute to the character of Granville.</p> <p>The proposed development satisfies the Objective of this Clause.</p>	Yes.
Requirement	Comment							
In considering whether the development exhibits design excellence, the consent authority must consider the following matters –								
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	<p>The addition has been sensitively designed and incorporates a high quality of building elements, texture materials and landscaping which respond to the setting and positively contribute to the character of Granville.</p> <p>The proposed development satisfies the Objective of this Clause.</p>							

Whether the form and external appearance of the development will improve the quality and amenity of the public domain	<p>The application involves external alterations to the roof extending the building by seven (7) stories. The development retains the majority of the original development to the public domain.</p>
Whether the development detrimentally impacts view corridors	<p>The development does not detrimentally impact view corridors.</p>
How the proposed development addresses the following matters -	
The suitability of the land for development	<p>The subject site can accommodate a development of this scale and sufficient information has been provided to demonstrate the scale of development will not cause impacts on the amenity of the surrounding properties.</p>
Existing and proposed uses and use mix	
Heritage and archaeological issues and the constraints and opportunities of the streetscape	<p>The proposal is located close to public transport links, services and facilities.</p> <p>The subject site is zoned MU1 Mixed Use. The proposed development seeks to increase the height to 32 storeys, increasing the apartments to 492 and provide 19.5% affordable housing units while facilitating an additional basement too increase parking and a roof top communal area on Level 20. The development will retain commercial and retail space within Parramatta which will help serve the needs of the local and wider community.</p>
The location of proposed towers and other buildings, having regard to the need to achieve an acceptable relationship with existing and proposed towers and other buildings on the same site and neighbouring sites, in terms of separation, setbacks, amenity and urban form	<p>The development provides a built form that reflects the existing and desired future character, quality and amenity values of Granville.</p> <p>The building has been architecturally designed to sit within the streetscape. A mix of articulated façade elements, setback and landscaping are sympathetic between the form and massing of the development. The building has not been sensitively sited and designed to ensure appropriate amenity is afforded to surrounding properties and areas of public open space.</p> <p>The character, scale and intensity of the development in terms of built form is located in an urban locality consisting of high density and is considered satisfactory.</p> <p>The development does embrace the principles of quality urban design and is consistent with the principles of best practice environmentally sensitive design.</p>
The bulk, massing and	

	modulation of buildings	The development facilitates pedestrian access to the tenancies and residential apartments, it will not impede the provision of a safe and convenient pedestrian access to help promote a greater connectivity.	
	Street frontage heights		
	Environmental impacts, including sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity	<p>The quality and amenity of the public domain will be enhanced by the development.</p> <p>The parent DA includes demolition of a former heritage item on the site, with the significance of the item reinterpreted through the façade treatment at the tower levels and through the proposed Public Art Form.</p> <p>The adjoining 8 storey residential development at 65-69 Cowper Street is built to the western boundary. The proposed development responds appropriately to this adjoining building by providing setback to this building. While some balconies are orientated towards the adjoining development, no resulting privacy impacts are anticipated as the lower levels will look onto a blank wall that has a painted mural, and the upper levels will look into the roof of the adjoining building.</p>	
	The achievement of the principles of ecologically sustainable development		
	Pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of pedestrian networks	<p>The proposed built form utilises a podium structure with a modulated tower form as well as high quality materials, which reduce the appearance of overall building bulk and mass and provide and retain the appropriate building height at the street frontage.</p> <p>The proposed development takes advantage of the orientation of the site and maximises solar access and privacy. Documentation submitted with the development application supports the proposal with regards to the impacts of noise, wind and reflectivity.</p>	
	The impact on, and proposed improvements to, the public domain		
	The impact on special character areas	The amending proposal retains retail tenancies at the ground level which provides an opportunity to create an active street frontage along Parramatta Road and Good Street. The proposal will be retained on this level softening the built form and is well integrated and provides a transition between the public and private domain. The transition is also enhanced by limited level changes between the street and the ground floor of the development. The proposed ground floor treatment is an improvement on the existing public domain transition of the site.	
	Achieving appropriate interface at ground level between buildings and the public domain		
	Excellence and integration of landscape design		

	<div>Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held -</div> <table><tr><td>Development relating to a building that is, or will be, higher than 55m above ground level (existing)</td><td rowspan="3"><div>Prior to the lodgement of this Development Application, the applicant consulted with the Design Integrity Panel who endorsed the proposal, and concluded the following:</div><ul style="list-style-type: none">The proposal remains consistent with the winning scheme and the approved DA, maintaining Design IntegrityThe increase height enhances Design quality being consistent with Jury observation when commenting on the winning schemeThe proposal incorporates the benefits of additional communal open space not previously identified in the winning scheme. This communal open space is fundamental as the yield has increased and essential for the proposal to maintain design excellence.<div>The panel concluded that the proposed amending development application maintains the Design Integrity of the winning scheme as approved under DA/655/2019.</div><div>A high standard of architectural design, materials and detailing that are appropriate for the building type and location will be achieved.</div></td></tr><tr><td>Development with an estimated development cost of more than \$100 million</td></tr><tr><td>Development for which the applicant has chosen to participate in a competitive design process.</td></tr></table>	Development relating to a building that is, or will be, higher than 55m above ground level (existing)	<div>Prior to the lodgement of this Development Application, the applicant consulted with the Design Integrity Panel who endorsed the proposal, and concluded the following:</div> <ul style="list-style-type: none">The proposal remains consistent with the winning scheme and the approved DA, maintaining Design IntegrityThe increase height enhances Design quality being consistent with Jury observation when commenting on the winning schemeThe proposal incorporates the benefits of additional communal open space not previously identified in the winning scheme. This communal open space is fundamental as the yield has increased and essential for the proposal to maintain design excellence. <div>The panel concluded that the proposed amending development application maintains the Design Integrity of the winning scheme as approved under DA/655/2019.</div> <div>A high standard of architectural design, materials and detailing that are appropriate for the building type and location will be achieved.</div>	Development with an estimated development cost of more than \$100 million	Development for which the applicant has chosen to participate in a competitive design process.	
Development relating to a building that is, or will be, higher than 55m above ground level (existing)	<div>Prior to the lodgement of this Development Application, the applicant consulted with the Design Integrity Panel who endorsed the proposal, and concluded the following:</div> <ul style="list-style-type: none">The proposal remains consistent with the winning scheme and the approved DA, maintaining Design IntegrityThe increase height enhances Design quality being consistent with Jury observation when commenting on the winning schemeThe proposal incorporates the benefits of additional communal open space not previously identified in the winning scheme. This communal open space is fundamental as the yield has increased and essential for the proposal to maintain design excellence. <div>The panel concluded that the proposed amending development application maintains the Design Integrity of the winning scheme as approved under DA/655/2019.</div> <div>A high standard of architectural design, materials and detailing that are appropriate for the building type and location will be achieved.</div>					
Development with an estimated development cost of more than \$100 million						
Development for which the applicant has chosen to participate in a competitive design process.						
6.16 Development on certain land at Granville	<div>(1) This clause applies to development on land identified as “Area B” on the Key Sites Map involving the erection of a building.</div> <div>(2) Development consent must not be granted to the development unless the consent authority is satisfied the gross floor area of the part of the building not used for residential accommodation is less than 4,000m2.</div> <div>The development proposes a slight reduction in gross floor area for commercial (retail) purposes with a total of 1,012m². The remaining gross floor area is to be used as residential consisting of 40, 169m². Therefore, the development complies with the section.</div>	Yes.				

9 DEVELOPMENT CONTROL PLANS

9.1 PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

The relevant matters to be considered under Parramatta Development Control Plan 2023 for the proposed development are outlined below.

Development Control	Comment	Compliance
Part 2 – Design in Context		

2.3 Preliminary Building Envelope	The proposed building envelope is considered to be acceptable in this instance given the character of the area.	Yes.
2.4 Building Form and Massing	The bulk and scale is suitable for the site and positively responds to the surrounding context.	Yes.
2.5 Streetscape and Building Address	The overall form of the development and design is considered suitable for the site and is conducive of the site constraints.	Yes.
2.6 Fences	The development does not propose fences.	N/A.
2.8 Views and Vistas	There are no significant views and vistas from the subject site identified in Appendix 1 of PDCP 2023.	N/A.
2.9 Public Domain	The amending development will retain the address to the public domain, maintaining passive surveillance to the street. The proposal will retain site access points and predominately the same treatment to the public domain. Minor alterations are proposed to the retail/commercial tenancies on the ground floor. The development will be subject to recommended conditions of consent regarding the preparation of Public Domain Construction Drawings, street trees, lighting and footway specifications.	Yes.
2.10 Accessibility and Connectivity	<p>The proposed front setback includes pathways along Parramatta Road, Good Street and Cowper Street for pedestrian access and one point of vehicular access from Cowper Street. The proposed design scheme is not considered to dominate the front setback with stairs, levels changes and other servicing structures.</p> <p>Pedestrian access from all street frontages to the proposal communal open space has been separated from the bin/waste area.</p> <p>Therefore, the proposed development is considered to be provide sufficient accessibility and connectivity.</p>	Yes.
2.11 Access for People with Disabilities	<p>A minimum of 50 (10.16%) of the proposed units contain the 7 design measures to achieve a silver level of universal design.</p> <p>Council's Universal Design (Accessibility) Officer has reviewed the application and notes the following:</p> <ul style="list-style-type: none"> • An access report by Inclusive Places Pty Ltd has been provided. • Equipment and furniture within common areas including the communal spaces on Level 4 and will require accessible and inclusive features suitable for a person with mobility and other impairments. <p>The development proposes sufficient access to and from the site for a person with disability. Therefore, the proposed development is considered to provide sufficient universal design.</p>	Yes.
2.14 Safety and Security	Opportunities for casual surveillance of public domain are possible from the proposed balconies and terraces that face the street.	Yes.
Part 3 – Residential Development		
3.1 Housing Diversity and Choice		

<p>3.1.2 Dwelling Mix <i>The following dwelling mix is required for RFBs, containing 10 or more dwellings:</i></p> <p>(a) 10-20% of dwellings to have 3 or more bedrooms. (b) 60-75% of dwellings to have 2 bedrooms. (c) 10-20% of dwellings to have 1 bedroom/studio.</p>	<p>The original development (DA/655/2019) has incorporated the following apartment mix:</p> <ul style="list-style-type: none"> • 130 x 1 – bedroom (35%) • 217 x 2 – bedroom (58%) • 26 x 3 – bedroom (7%) <p>The amending development proposes to alter the apartment mix to the following:</p> <ul style="list-style-type: none"> • 227 x 1 – bedroom (46%) • 221 x 2 – bedroom (45%) • 44 x 3 – bedroom (9%) <p>The development proposes a performance solution supported by a Hills PDA Market Analysis. The apartment mix is non-compliant with the PDCP 2023 however, based on the market analysis it addresses Granville’s current diversity and affordability needs as identified. The proposal incorporates a shortage of one (1) bedroom apartments in this specific location which only has approximately 8% of one (1) bedroom apartments.</p> <p>In this instance, the specific requirements of the demand statistics provided indicate a significantly higher demand for one (1) bedroom and (two) 2-bedroom units rather than three (3) bedrooms. Therefore, the proposed apartment mix is considered to be supportable on merit grounds.</p>	<p>Yes – On merit.</p>
<p>3.1.3 Accessible and Adaptable Housing <i>Residential flat buildings are to provide adaptable housing in accordance with the below:</i></p> <ul style="list-style-type: none"> • 10 or more apartments = 15% total dwellings 	<p>The proposed development provides 50 (10.15%) accessible units.</p> <p>Council’s Universal Design (Accessibility) Officer has reviewed the application and notes the following:</p> <ul style="list-style-type: none"> • An access report by <i>Inclusive Places Pty Ltd</i> has been provided. • Equipment and furniture within common areas including the communal spaces on Level 4 and will require accessible and inclusive features suitable for a person with mobility and other impairments. <p>The original development was assessed under the PDCP 2011 which required 10% adaptable housing. Given, the proposal is for infill affordable housing, the variation to the control is considered to be sufficient and the proposed development is considered to provide sufficient universal design.</p>	<p>Yes – On merit.</p>
<p>3.2 General Residential Controls</p>		
<p>3.2.1 Solar Access and Ventilation</p>	<p>The development achieves the solar access requirements specified in the SEPP (Housing) 2021, providing at least 3 hours of direct solar access between 9am and 3pm at mid-winter to living rooms and private open spaces in at least 70% of the dwellings.</p>	<p>Yes.</p>

	<p>Further the development also complies with the applicable solar access (Section 4A) and natural ventilation (Section 4B) provisions of the ADG.</p> <p>Therefore, the proposed solar access and natural ventilation is supportable.</p>	
3.2.2 Visual and Acoustic Privacy	The proposed development complies with the minimum building separation distances between habitable rooms as specified in Section 3F of the ADG to provide adequate visual and acoustic privacy in a high-density residential environment.	Yes.
3.5 Apartment Buildings		
3.5.1 Key Development Standards for Apartment Buildings		
3.5.1.1 Minimum Site Frontage		
<i>Min. 24m site frontage at building line</i>	The proposal is not altering the site frontage, which is addressed parent development application.	No change.
<i>Corner lots must have a minimum site frontage width of 18m for the shortest street frontage.</i>	The proposal is not altering the site frontage, which is addressed parent development application.	No change.
3.5.1.2 Preliminary Building Envelope		
Building Height		
<p>Allowable = 82m</p> <p>AHSEPP 2021 = 106.6m</p>	<p>Proposed: 106.35m</p> <p>The proposed height of the building is within the 106.6m height limit which is an increase of 30%. The existing proposal is 82m, increasing to 106.35m to facilitate the affordable housing consisting of 19.5%. The proposal seeks to increase the building height under the infill affordable housing provisions of the Housing SEPP (2021).</p> <p>Note: An RL 12.3m was compared against the NGL below at 106.5m AHD.</p>	Yes – Refer to SEPP (Housing) 2021.
<i>Any part of a basement or subfloor area that projects greater than 1m above NGL comprises a storey.</i>	No part of the proposed basement protrudes more than 1m above NGL.	N/A.
Street Setback		
<i>6m front setback (including 3m setback for landscape)</i>	<p>The architectural plans retain the building setback from Parramatta Road, Cowper Street and Good Street. The application does not seek to alter the standing approval setbacks that were approved as part of DA/655/2019.</p> <p>Therefore, the proposed setbacks to Parramatta Road, Good Street and Cowper Street are considered to be acceptable as it aligns consistently with the surrounding development and complies with objectives of the setback control.</p>	No change.
<i>Buildings must be set back a minimum of 3 metres from the secondary street.</i>	The architectural plans retain the building setback from Parramatta Road, Cowper Street and Good Street. The application does not seek to alter the standing approval setbacks that were approved as part of DA/655/2019.	No change.

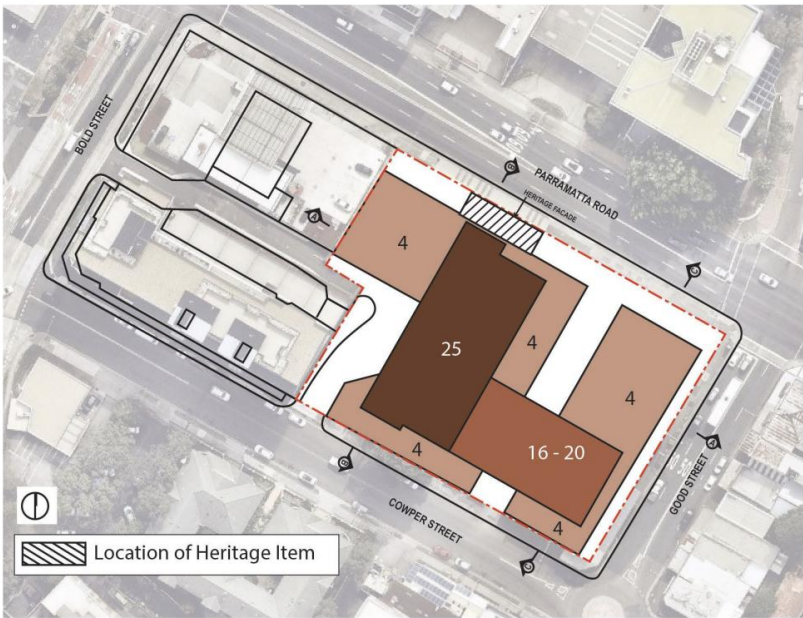
Side and Rear Setbacks		
<i>Side and rear setback are to be provided to ensure compliance with the residential privacy and separation requirements of the ADG.</i>	No change from original approval.	No change.
3.5.1.3 Streetscape and Building Address	Refer to Part 8 of this table for the applicable building façade.	Yes.
3.5.1.4 Open Space and Landscape		
<p><u>Deep Soil Zone</u> Required: Min. 30% of the site (50% to be located at the rear)</p> <p>On sites over 1,500m², a min. dimension of 6m will be required for at least 7% of the total site area in accordance with the ADG.</p> <p>The remaining 23% of the deep soil zone may be provided with a minimum dimension of 4m x 4m.</p>	No change from original approval.	No change.
<p><u>Basements</u> Where basements are provided and extend beyond the building envelope, a min. soil depth of 1.2m is to be provided, measured from the top of the slab, and will not be calculated as part of the deep soil zone.</p>	<p>The amending development proposes an additional basement level “Basement 2”. The basement will be situated below “Basement 1” keeping the setbacks aligned with the existing approved building envelope.</p> <p>The proposed earthworks are not expected to result in adverse impacts to adjoining properties nor are the proposed earthworks expected to affect any future re-development of the site. Therefore, the proposed is considered satisfactory.</p>	Yes.
<p><u>Communal Open Space</u> Residential flat buildings must provide communal open space to meet the requirements of Section 3D of the Apartment Design Guide.</p>	<p>Given the existing building envelope and the proposal for additional affordable housing, the development has incorporated a large communal open space area on Level 4 – 972.5m². In conjunction, with communal rooms and open area on Level 2, Level 3 and Level 20 the development proposes 1,433.5m². The amending development application has facilitated the requirement of 25% of the site area 1287.5m², achieving a total of 1,433.5m.</p> <p>The proposed communal open space is visible and directly accessible to the maximum number of dwellings. The space has been designed to allow for circulation through pathways, and to meet the needs of the respective residents.</p>	Yes.
<p><u>Private Open Space</u> Private open space with a min. dimension of 2 metres</p>	The proposal provides sufficient private open space as per Section 3D of the ADG.	Yes – supportable on merit.

<p><i>must be provided for each dwelling as follows:</i></p> <p>a) 1-bedroom/studio units must provide a minimum of 8m² per dwelling.</p> <p>b) 2-bedroom units must provide a minimum of 12m² per dwellings.</p>		
3.5.1.5 Parking Design and Vehicular Access	<p>Basement carparking is proposed.</p> <p>Council's Traffic and Transport Team have reviewed the proposed parking design and vehicular access and raise no objections subject to conditions of consent.</p> <p>In addition, Council's Urban Design (Public Domain) Team has also reviewed the application and the design of the vehicular access and rubbish collection area to provide a suitable buffer to the neighbouring property.</p>	Yes.
3.5.1.6 Internal Amenity	<p>The development proposes ceiling heights of 3.1m to 3.15m and 3.2m for the top level. Further to this, the majority of the proposed units have dual aspects to increase cross ventilation.</p> <p>Over 70% of the proposed amending development application units provide solar access to habitable rooms and all units are provided with private open space. Therefore, the development is considered to be supportable.</p>	Yes.
3.6 Residential Subdivision		
3.6.1 Site Consolidation and Development on Isolated Sites	No change. The development included site consolidation as part of the original approval.	No change.
Part 5 – Environmental Management		
5.1 Water Management	The proposed development drains to the street via a pipe extension. Council's Development Engineers have reviewed the application and raised no objections to the proposed development subject to conditions of consent.	Yes.
5.2 Hazard and Pollution management		
5.2.1 Control of Soil Erosion and Sedimentation	An adequate sedimentation plan has been provided to ensure adjoining properties are not impacted.	Yes.
5.2.2 Acid Sulfate Soils	The site is identified as containing Class 5 Acid Sulphate Soil. An Acid Sulphate Soils Management Plan is not required to be prepared.	Yes.
5.2.3 Salinity	The proposal is not identified on the map.	N/A.
5.2.4 Earthworks and Development of Sloping Land	<p>The amending development proposes an additional basement level "Basement 2". The basement will be situated below "Basement 1" keeping the setbacks aligned with the existing approved building envelope.</p> <p>Additionally, the proposed residential flat building is predominately flat to the street to respond to the slope and minimise the need for cut and fill on the site. The proposed FFL of the building on the ground floor do not exceed more than 300mm above the natural ground level. The</p>	Yes.

	<p>proposed FFLs are not expected to create any adverse effects to adjoining properties and are considered to be supportable.</p> <p>The proposed earthworks are not expected to result in adverse impacts to adjoining properties nor are the proposed earthworks expected to affect any future re-development of the site. Therefore, the proposed earthworks are considered to be in keeping with the objectives of the clause.</p>	
5.2.5 Land Contamination	A search of Council records did not include any reference to contamination on site or uses on the site that may have caused contamination.	N/A.
5.2.6 Air Quality	The proposed development is not expected to impact on air quality. Notwithstanding, appropriate conditions of consent related to construction have been imposed.	Yes.
5.2.7 Bush Fire Prone Land	The site is not identified as bushfire prone.	N/A.
5.3 Protection of the Natural Environment	There are no elements of the natural environment on the subject site such as indigenous flora and fauna, riparian zones or trees and vegetation. The site is not adjacent to land zoned C2 or W1.	Yes.
5.4 Environmental Performance		
5.4.1 Energy Efficiency	The requirements outlined in the amended BASIX certificate have been satisfied in the design of the proposal. A condition has been imposed to ensure such commitments are fulfilled during the construction of the development.	Yes.
5.4.2 Water Efficiency	The requirements outlined in the amended BASIX certificate have been satisfied in the design of the proposal. A condition has been imposed to ensure such commitments are fulfilled during the construction of the development.	Yes.
5.4.3 Urban Cooling	Development achieves the objectives and controls within 5.4.3 Urban Cooling relating to roof surfaces, open space, façades, heating/cooling systems.	Yes.
5.4.4 Solar Light Reflectivity (Glare)	The development materials are predominantly podium brickwork, podium concrete, aluminium screens, mesh panel and a blade wall. These materials are appropriate and are not expected to increase glare beyond acceptable means.	Yes.
5.4.6 Bird Friendly Design	The proposed development is not designed with any of the protruding features identified in Section 5.4.6 which would require glaze treating external windows nor is the subject site located within 100m of a waterway or parkland.	Yes.
5.4.7 Wind Mitigation	The proposed development has been supported by a Windtech Pedestrian Wind Environment Study Windtech that has been reviewed by MEL Consultants. The development is design to ensure the form enables safe and comfortable pedestrian level wind environment, including open spaces and seating areas. The proposal provides accessible terrace areas within the development as well as private communal open space areas and private balconies within the development. The development ensures wind conditions promote outdoor planting within the communal open space areas. The development has been conditioned to comply.	Yes – conditioned to comply.
5.4.8 Waste Management	A sufficient waste management plan has been submitted with the application. Council's Environmental Health (Waste Management)	Yes.

	Officer has reviewed the application and raised no objections to the proposed development subject to conditions of consent.	
Part 6 – Traffic and Transport		
6.1 Sustainable Transport		
6.1.1 Carshare	The development will retain five (5) car share spaces which is consistent with the previous approval and is considered satisfactory. The design is considered to support the reduction of car trips and encourage the use of sustainable transport.	Yes.
6.1.2 Travel Plans	The development has been conditioned to include a Green Travel Plan as part of the conditions for consent.	Yes.
6.1.3 Electric Vehicle Charging Infrastructure	<p>The proposed basement levels are capable of facilitating electrical vehicle charging infrastructure.</p> <p>The development will be able to accommodate future EV charging should the need be demonstrated.</p>	Yes.
6.2 Parking and Vehicular Access	Council's Traffic and Transport Engineer has reviewed the application and raises no objections subject to conditions of consent.	Yes.
6.3 Bicycle Parking	Council's Traffic and Transport Engineer has reviewed the application and raises no objections subject to conditions of consent.	Yes.
6.4 Loading and Servicing	The development does not propose any change to loading and servicing areas associated with the development, and these will be retained within the ground floor parking area.	Yes.
Part 8 – Centres, Precincts, Special Character Areas & Specific Sites		
8.5.2.3.1 Granville Town Centre		
8.2.3.1.1 Desired Future Character		
	<p>The site is located within the Granville Town Centre identified within the PDCP 2023.</p> <p>Desired Future Character:</p> <p>The Granville Town Centre precinct will continue to be a vibrant place with a variety of activities within and surrounding centre. This will be achieved through a mix of uses, building heights and densities to support the role and function of Granville. Throughout the precinct new development is to retain and enhance the character of the precinct. Specific characteristics for parts of the town centre are detailed below.</p> <p>The proposal retains the proportions of the building, including the podium with a height difference negligible to the public domain.</p> <p>The proposal is consistent with the buildings to add visual interest to the skyline and stepping the design into the surrounding locality. The development provides definition of the towers. The proposal is consistent with the desired future character of the Granville Precinct.</p> <p>Parramatta Road Corridor:</p> <p>Parramatta Road is to accommodate non-residential development including business and office uses, light industries and specialised 'retail' developments that require large floor plates. New development is to be setback from the roadway to improve pedestrian amenity.</p> <p>Mixed use development:</p>	Yes.

	<p>The development is to be located between the railway line and Cowper Street with increased height limits and floor space ratios permitted for affordable housing under the Housing (SEPP) 2021. Residential development will be located away from Parramatta Road to minimise adverse amenity impacts. The interface between development along Parramatta Road and residential development to the rear will be carefully designed to ensure that privacy and visual amenity are managed and protected.</p>	
8.5.3.2 Built Form and Massing		
	<p>The development proposes a four (4) storey podium fronting Good Street.</p> <p>The development proposes 32 storeys in height to facilitate affordable housing. The height is set by Housing (SEPP) 2021 for the infill affordable housing additional 30% bonus. Therefore, the proposal is consistent with the Housing SEPP height and FSR bonus.</p> <p>The building height and number of storeys were considered to be consistent with the Design Excellence Panel comments. The proposal is subject to this development application is consistent with the winning design competition entry lodged by the architects.</p>	Yes.
Shared frontage heights	<p>The development will retain a four-storey podium that fronts Good Street.</p> <p>The Barn has been approved for demolition and delisted as a Heritage item under LEP 2023.</p>	Yes.
Building setbacks	<p>The proposal is consistent with these setbacks. The proposal complies.</p> <p>The tower setbacks are retained, and these dimensions were considered during the Design Excellence Competition process and the proposal subject of this development application which is consistent with the winning design competition entry submitted by the architects.</p> <p>The former heritage item has been approved for demolition following the determination of DA/655/2019. Council's Heritage Advisor has reviewed the proposal and has provided support for the development.</p>	Yes.

	 <p>Figure 8.5.3.2.1 - Maximum number of storeys</p>	
Building envelopes and massing	<p>The building envelope and massing is consistent with the winning design competition. The proposal complies with the maximum gross floor area permitted once the additional bonus under the Housing SEPP 2021 is applied for height and FSR. It is considered that while the proposal is inconsistent with the PDCP 2023 control, it is consistent with the design of the Design Excellence Competition and the additional bonus of the Housing SEPP 2021. The proposal is more desirable and achieves a better overall outcome.</p>	Yes – Housing SEPP 2021.
8.5.3.3 Public Domain and Landscaping		
	<p>The development retains the original design from the parent development application. The pedestrian laneway was considered during the Design Excellence Competition process, and the proposal is consistent with the winning design competition design. The design retains the relocation of the laneway to land adjacent to Good Street which is a more desirable outcome that facilitates greater amenity to pedestrians and achieves greater activation at the street level.</p> <p>The design incorporates the retention of street frontage awnings.</p>	Yes.
8.5.3.4 Traffic and Transport		
	<p>The design retains vehicular access off Cowper Street and is considered acceptable.</p> <p>A garbage collection area is located within the site and will be retained as part of the amending proposal.</p> <p>A traffic assessment report was submitted with the development application. A Green Travel Plan has been recommended as a condition of consent by Council's Traffic and Transport Engineer.</p> <p>The development proposes sufficient additional parking. Council's Traffic and Transport Engineer has included conditions to balance the</p>	Yes – no change.

Applicable Regulation considerations including demolition, fire safety, fire upgrades, compliance with the National Construction Code, compliance with the Home Building Act, Certifying Authority appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions.

11 PUBLIC CONSULTATION

11.1 NOTIFICATION AND ADVERTISING

The application was notified in accordance with Council's Consolidated Notification Procedures between 6 August 2024 and 3 September 2024. In response one (1) unique submission was received.

The issues raised within the submission are addressed below. Issues have been grouped to avoid repetition.

Issue	Response
Concern is raised with regard to a loss of sunlight and ventilation as a result of the increase in building height.	<p>The shadow diagrams submitted as part of the development application demonstrate that minimal additional overshadowing of current and future development sites will occur as a result of the proposed development.</p> <p>The additional development will not lead to a reduction in solar penetration on site nor will it lead to sunlight loss or overshadowing in a way that is considered to be unreasonable.</p> <p>The proposed development has been sited and designed to ensure adequate ventilation is provided to the subject site, and those surrounding.</p>
Concerns is raised with regard to increase traffic and street parking as a result of the increase in building height.	<p>The proposal complies and provides a satisfactory maximum LEP 2023 parking rate applicable for the site. A traffic study was submitted with the development applicant and Council's Traffic and Transport Engineer has undertaken their own assessment of the proposal, concluding that the development will result in an acceptable traffic impact.</p> <p>It is considered that the proposed development has been designed in a manner which maintains the safety and efficiency of the transport network and provides adequate car parking for future users of the building.</p>
Concern is raised regarding an increase in noise and air pollution as a result of the proposal.	<p><i>Acoustic Concerns</i></p> <p>An acoustic report prepared by Northrop, Ref: SY191237-05-AU-RP01, dated 19 March 2024 was submitted with this development application. The report concluded that acoustic impacts from the development would be at acceptable levels to all nearby receivers, subject to implementing the recommendations detailed in the report. Council's Environmental Health Officer (Acoustic) has reviewed the proposal and submitted report. No objections were raised subject to recommended conditions of consent relating to acoustic management.</p> <p><i>Pollution Concerns</i></p> <p>Similar to any major development work, some level of inconvenience/impact such as increased noise level, may result once the construction commences. However, to address the issue, Council's</p>

standard conditions of consent have been imposed to control the impact of the construction activities.

Further, the proposal is for increased residential apartments and modifications to the existing development to facilitate this increased intensification of the use. The design has incorporated sufficient waste disposal and vehicular access to the site to facilitate the increase in residents. As it is a residential use no further environmental pollution would result.

11.2 CONCILIATION CONFERENCE

On 11 December 2017, Council resolved that:

“If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices.”

Conciliation Conference – Not Required

The application received one (1) unique submission during the formal notification period and as a result a Conciliation Conference was not required to be held.

Amended Plans Yes

Council issued a request for information on 11 November 2024. The Applicant provided a response to the request for information on 24 January 2025 via the NSW Planning Portal.

The proposed development is considered to be substantially the same and does not require re-notification under section 38 of the Environmental Planning and Assessment Regulation 2021.

12 LIKELY IMPACTS OF THE DEVELOPMENT

The assessment demonstrates that the proposal will not have any significant adverse impacts upon any adjoining properties or the environment through compliance with the applicable planning instruments and controls. All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report, including natural impacts, and built environment impacts such as traffic and build form. In the context of the site and the assessments provided by Council's experts, the development is considered satisfactory in terms of environmental impacts.

13 SUITABILITY OF THE SITE

The subject site can accommodate a development of this scale as the site contains the required services and facilities to enable efficient and safe operation without causing further impacts on the amenity of surrounding properties and is ideally located close to public transport links, services and facilities.

Suitable investigations and documentation have been provided to demonstrate that the site can be made suitable for the proposed development and the development is consistent with the land use planning framework for the locality.

No natural hazards or site constraints exist that are likely to have an unacceptably adverse impact on the proposed development.

Subject to the conditions provided within the recommendation to this report, the site is considered to be suitable for the proposed development.

14 DEVELOPMENT CONTRIBUTIONS

14.1 SECTION 7.11 CONTRIBUTIONS

The City of Parramatta (Outside CBD) Development Contributions Plan 2021 commenced on 20 September 2021. It was prepared by the City of Parramatta Council under section 7.11 of the Environmental Planning and Assessment Act 1979.

A section 7.11 contribution is applicable since the proposed development is identified on land to which this contribution plan applies and results in a net population increase. However pursuant to Section 1.3 of the City of Parramatta (Outside CBD) Development Contributions Plan 2021, the proposed development contributions are applicable.

The base Section 7.11 development contributions fee for this Development Application (DA) is \$343,003.14.

It is noted that the contributions requirement for VPA/34/2023 will need to be revised following the determination of DA/365/2024.

It is noted that once the Section 7.11 development contributions fee issued for DA/365/2024 has been paid in full, the Applicant can submit a Section 4.55 modification for DA/699/2019 and DA/699/2019/A to remove Condition 62 of the Consent, effectively removing the requirement of payment for the Section 94A development contributions fee that was issued.

The proposal satisfies the requirements of Council's Development Contributions Plans and can be supported, subject to the special condition of consent.

14.2 HOUSING PRODUCTIVITY CONTRIBUTION

The proposed Housing and Productivity Contribution (HPC) is an integrated approach for growth planning and infrastructure provision to support the delivery of new housing and jobs.

Some types of development are exempt from paying the contribution. This includes affordable housing carried out under the Housing State Environmental Planning Policy (SEPP). The application is for an amending development application that proposes affordable housing under the Housing (SEPP) 2021 and modification to the existing residential component. A housing and productivity contribution has been calculated accordingly.

14.3 Voluntary Planning Agreements

The proposal was the subject of a planning agreement. It is noted that a voluntary planning agreement was entered into by the developer during the Planning Proposal stage however the terms of the planning agreement state that the agreement does not exclude application of contributions under Section 94 and Section 94A (now Sections 7.11 and 7.12) of the Environmental Planning and Assessment Act 1979 to the development.

The Voluntary Planning Agreement (VPA/34/2023) was entered into with the following terms:

The Planning Agreement approved proposed changes to the LEP. Clause 5 of the Planning Agreement details the formal arrangement for the delivery of the Contributions in connection with the Planning Agreement:

- Dedication of land for pedestrian amenity and public road purposes.
- Monetary contribution of \$400,000 for up to 350 apartments, plus \$5,000 per apartment exceeding the 350 apartments, subject to quarterly indexation. The monetary contribution must be paid to Council in instalments as follows:
 - i. 25% of the monetary contribution upon the Instrument Change occurring;

- ii. 50% of the monetary contribution prior to the issue of a Construction Certificate for the Development; and
- iii. 25% of the monetary contribution prior to the issue of an Occupation Certificate for the Development, or prior to the registration of any Strata Plan, whichever is earlier.
- Construction, fit out and dedication of three (3) x two (2) bedroom apartments plus car spaces at no cost to Council, to be used for Affordable Housing purposes. The apartments must be transferred to Council within 15 business days after the issue of the first Occupation Certificate for the Development, or the registration of a Strata Plan for any part of the Development, whichever occurs later.
- The embellishment of the easement land, the creation of a covenant restricting buildings, and an easement over the pedestrian laneway linking Parramatta Road and Cowper Street. Any covenant required must be registered prior to the issue of any Construction Certificate. Any easement required must be registered prior to issue of an Occupation Certificate for any building on the Land forming part of the Development, or registration of any subdivision plan applying to the Easement Land, whichever occurs later.

There have been no payments received for the monetary contribution, and there have been no items delivered for contributions required under this Planning Agreement. It is noted that the contributions requirement VPA/34/2024 will need to be revised for the proposed construction of the additional apartments, following the determination of DA/365/2024.

15 BONDS

In accordance with Council's Schedule of Fees and Charges 2024/2025, the developer will be obliged to pay Security Bonds to ensure the protection of civil infrastructure located in the public domain adjacent to the site. A standard condition of consent has been imposed requiring the Security Bond to be paid prior to the commencement of any works.

16 PUBLIC INTEREST

Subject to implementation of conditions of consent outlined in the recommendation below, no circumstances have been identified to indicate this proposal would be contrary to the public interest.

17 CONCLUSION

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls.

Having regard to the assessment of the proposal from a merit perspective, Council officers are satisfied that the development has been appropriately designed and will provide acceptable levels of amenity for future users. It is considered that the proposal sufficiently minimises adverse impacts on the amenity of neighbouring properties. Hence the development, is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land. On balance, the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and is recommended for approval subject to conditions.

18 RECOMMENDATION

- a) That the Sydney Central Planning Panel as the consent authority grant consent to Development Application No. DA/365/2024 *to increase building height to 32 storeys, increase apartments to 492 apartments, provide 19.5% affordable housing units, addition of a basement level to increase parking to 390 car parking spaces and addition of a communal roof area on Level 20.* subject to the conditions in Attachment 1. The reasons for the conditions imposed on this application are as follows reasons:

- i. The development complies with the provisions of the relevant State Environmental Planning Policies, Local Environmental Plan and consistent with the applicable Development Control Plans.
- ii. To ensure that local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
- iii. To ensure that the development does not hinder the proper and orderly development of the subject land and its surrounds.
- iv. To ensure that the relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 are maintained.
- v. The development would provide 99 affordable housing units.
- vi. The development will be compatible with the emerging and planned future character of the area.
- vii. For the reasons given above, approval of the application is in the public interest.

Therefore, it is recommended that the application be approved subject to conditions in **Attachment 1**.

- b)** That submitters are advised of the decision.