

DATE OF DETERMINATION	12 June 2025
DATE OF PANEL DECISION	8 June 2025
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Sameer Pandey, Michael Ng
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 5 June 2025.

MATTER DETERMINED

PPSSCC-582 – City of Parramatta– DA/365/2024 – 61 Cowper Street, Granville - 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.

The new development application seeks to increase the height to 32 storeys, increase apartments to 492 apartments, provide 16.5% 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.

PANEL CONSIDERATION AND DECISION

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

Development application

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

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report which have been summarised below:

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.

CONDITIONS





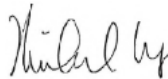
The development application was approved subject to the amended conditions received by email from Council dated 12 June 2025.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Building Height
- Traffic and Parking
- Solar Access and Ventilation
- Noise and Air Pollution

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-582 – City of Parramatta– DA/365/2024
2	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 16.5% 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.</p>
3	STREET ADDRESS	61 Cowper Street, Granville Lot 100 DP 1263035
4	APPLICANT/OWNER	Applicant: Starryland NSW Pty Ltd Owner: Starryland NSW Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> 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 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Parramatta Development Control Plan 2023 Planning agreements: Voluntary Planning Agreement (VPA/34/2023) Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 20 May 2025 Written submissions during public exhibition: 1 Total number of unique submissions received by way of objection: 1
9	COUNCIL RECOMMENDATION	Approval, subject to the conditions received by email from Council dated 12 June 2025.
10	DRAFT CONDITIONS	Attached to Council's email dated 12 June 2025.