



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

Panel Reference	PPSSCC-641
DA Number	DA/685/2024
LGA	City of Parramatta Council
Proposed Development	Alterations and additions to an approved 26 storey, 108 apartment development to facilitate the delivery of an additional 5 storeys, with 2 additional residential apartments and 84 additional co-living apartments, with the proposal utilising the 30% FSR and height bonus under the infill affordable housing provisions of the Housing SEPP. The application will be determined by the Sydney Central City Planning Panel.
Street Address	38-42 East Street, Granville
Applicant	Mave Grand Pty Ltd
Owner	MAVE GRAND PTY LTD
Date of DA lodgement on Portal	06 May 2025
Number of Submissions	3
Recommendation	Approval
Regional Development Criteria	Pursuant to Clause 5(b) of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021, the development has an affordable housing component with a capital investment value of more than \$5 million.
List of all relevant s4.15(1)(a) matters	• Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2021 • SEPP (Resilience and Hazards) 2021 • SEPP (Transport and Infrastructure) 2021 • SEPP (Planning Systems) 2021 • SEPP (Biodiversity and Conservation) 2021 • SEPP (Industry and Employment) 2021 • SEPP (Housing) 2021 • Parramatta Local Environmental Plan 2023 • Parramatta Development Control Plan 2023
List all documents submitted with this report for the Panel's consideration	Attachment 1 – Conditions of Consent Attachment 2 – Plans used for Assessment Attachment 3 – Design Advisory Panel Comments
Clause 4.6 requests	N/A
Summary of key submissions	• Parking/Traffic, • Visual pollution, • Air circulation, • Density, • Lack of parks, • Solar access, • Privacy, and • Noise.
Report prepared by	Darren Wan Executive Planner, City Significant Development
Report date	15 September 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? **N/A**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (s7.24)? **No**

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**

1. Executive Summary

The proposal seeks alterations and additions to an approved 26 storey shop top housing development. The approved development contains 2 retail tenancies, 3 levels of podium carpark and 108 residential units.

Of note, the proposal has been lodged as an 'amending development application' and seeks to 'amend' the development approved under DA/716/2020. Specifically, this amending development application seeks to utilise the additional bonus FSR and Building Height provisions under the infill affordable housing provisions of the Housing SEPP. In summary, the proposal complies with the gross floor area and building height allocated for the site (accounting for the bonuses applicable pursuant to the SEPP), and a clause 4.6 variation request is not required.

The resultant building will have an additional 5 storeys, 110 total residential units and 84 Co-Living apartments. Of the 110 residential units, 24 will be nominated as affordable for a minimum period of 15 years.

The proposed building generally retains the design competition winning architectural expression, materials and development quality as approved under DA/716/2020. The development has been subject to review by Council's Design Advisory Panel (DAP) and is considered to be consistent with the Design Excellence provisions of Parramatta Local Environmental Plan 2023.

The development will provide a range of housing stock close to the Granville Town Centre and transport node and will retain the ground floor retail presentation to East Street.

The site constraints include the proximity to the rail corridor to the south, and the applicant has demonstrated that the design adequately accounts for and addresses these risks.

The amenity impacts on adjoining and nearby properties are considered to be reasonable based on the high-density character envisaged for the area. It is considered that the proposed increase in traffic would not compromise the efficient function of the local road network.

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. On balance, the proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework. Accordingly, consent is recommended subject to conditions.

2. Key Issues

- The amended plans included design changes such as changing awning windows to sliding windows and the deletion of glazing fins. These changes will require slight changes to the BASIX certificate and BASIX stamped plans. A condition of consent has been included to require the changes prior to the issue of a construction certificate.

3. Site Description, Location and Context

3.1 Site

The subject site is known as 38-42 East Street, Granville and comprises 3 allotments (Lot 1 DP 1009146, Lot 1 DP 195784 and Lot 1 DP 996285).

The site is located on the southern side of East Street and has a total area of 1,496.1m² with a 51.075m frontage to East Street.

The site adjoins the railway corridor to the rear and adjoins railway land to the south-west. The immediate streetscape of East Street and the surrounding locality primarily comprise high-density residential developments with commercial uses on the ground floor.

The site is considered to be located within an accessible location as it is located only 130m from Granville Transport Interchange and Granville Town Centre.

Several key arterial road networks are also in close proximity to the site. These include Parramatta Road and the M4 Motorway connecting to Western Sydney and the Sydney CBD; Woodville Road, connecting South-Western Sydney to Parramatta; and James Ruse Drive, connecting North-Western Sydney to Parramatta.

The subject site is currently vacant with structures demolished circa May 2024 pursuant to the conditions of consent of DA/716/2020.

3.2 Site History

DA/716/2020	Section 8.3 review of determination for DA/716/2020 for lot consolidation, demolition and construction of a 26 storey mixed-use development comprising 2 retail tenancies on the ground floor, 3 levels of podium car parking comprising 76 car spaces and 108 residential units above. The application is Nominated Integrated development under the provisions of the Water Management Act 2000. The application is to be determined by the Sydney Central City Planning Panel. Approved 19 July 2022
DA/716/2020/A	Section 4.55(2) modification to DA/716/2020 seeking to construct an additional basement level, reduce the overall number of floors from 26 to 25, and to amend the internal layout on each floor to accommodate the revised structural grid, building core and services requirements. The modification application is Nominated Integrated development under the provisions of the Water Management Act 2000. The modification application is to be determined by the Sydney Central City Planning Panel. Approved 21 November 2024
DA/716/2020/B	Section 4.55(1A) modification to DA/716/2020 seeking removal of the basement level, internal layout changes including removal of staircase connecting the basement with ground floor level, addition of storage areas, bicycle parking, reduction in parking spaces from 69 spaces to 63 along with changes to conditions of consent 1 and 115 in relation to parking space requirements. Approved 4 February 2025
DA/716/2020/C	Section 4.55(1) modification to DA/716/2020 for approved lot consolidation, demolition and construction of a 26-storey mixed-use development comprising 2 retail tenancies on the ground floor, 3 levels of podium car parking comprising 76 car spaces and 108 residential units above. The application was Nominated Integrated development under the provisions of the Water Management Act 2000. The application was determined by the Sydney Central City Planning Panel. The modification seeks to amend Condition No. 22 relating to contributions fees. Approved 20 March 2025
DA/716/2020/D	Section 4.55(1A) modification to DA/716/2020 for lot consolidation, demolition and construction of a 26 storey mixed-use development comprising 2 retail tenancies on the ground floor, 3 levels of podium car parking and residential units above. The application was Nominated Integrated development under the provisions of the Water Management Act 2000. The modification seeks changes to the landscaping to accommodate a substation relocation. Still under assessment as of writing this report

3.3 Site Improvements & Constraints

The area the subject of the proposed works has been cleared of the industrial activities that occupied the site.

The site is likely contaminated due to its previous industrial use, remediation is approved under DA/716/2020.

The land is likely to contain Class 4 acid sulphate soils.

3.4 Architectural Design Competition

A design competition (DC/8/2018) was undertaken via an architectural design competition.

Krikis Tayler Architects 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 DA/716/2020.

On 24 March 2025, Council was informed that Krikis Tayler Architects were no longer able to continue in their role as the Design Competition Architects. Subsequently Studio SC was nominated to replace them.

On 27 March 2025, Council responded with confirmation that it was satisfied that Studio SC had the credentials and experience to be the project architects and will continue to meet the requirements of Design Excellence as set out under Clause 6.13 of PLEP2023.

4. The Proposal

4.1 Summary of the Proposal

The amending DA comprises the following works:

- Additional 5 floors;
- Increase in Building Height from 82.16m to 104.4m;
- Increase in Gross Floor Area from 8,968m² to 11,672m²;
- Delivery of 84 self-contained co-living housing units;
- Ground floor amendments to facilitate a combined lobby for residential and co-living units, including the provision of a mail room;
- Delivery of 2 additional residential units (110 total units).

The amending DA will result in a final unit mix as follows:

- 1 bed: 33 apartments with 11 x National Disability Insurance Scheme – High Physical Support (NDIS HPS) units.
- 2 bed: 67 apartments with 11 x NDIS HPS units.
- 3 bed: 10 apartments.

The proposal will nominate 24 apartments as affordable housing, comprising 15% of the total GFA (1,752m²) as follows:

- 12 x 1 bedroom apartments (4 x NDIS HPS units); and
- 12 x 2 bedroom apartments (4 x NDIS HPS units).

The affordable units will be provided on:

- Level 10 (4 units)
- Level 11 (4 units)
- Level 12 (4 units)
- Level 13 (4 units)
- Level 14 (4 units)
- Level 15 (4 units)

The remaining 86 units will be retained as market housing.

It is anticipated that all communal areas including internal and external open spaces will be available to all residential occupants of the building.

4.2 Amendments to the application during the assessment:

Ground Floor

- Combining the lobby for the residential and co-living uses, with the provision of a larger mail room;
- Deleting the co-living lobby reinstates the area of eastern retail premises back to ~99m².

Levels 1-3

- Minor amendments to columns and parking.

Levels 4-9

- Unit Layout Adjustments;
- Services Adjustment.

Levels 10-29

- Unit Layout adjustments;

- Services Adjustment;
- Rotated AC Condensers and increased glazing;
- Affordable housing now distributed amongst levels 10-15.

Level 30

- Communal Room layout adjustment.

North-East Elevation

- Removal of fins to glazing;
- Change to substation doors;
- Repositioning of AC condensers;
- Louvre colour on Level 30 amended to AL3.

North-West Elevation

- Removal of fins to glazing;
- Repositioning of AC condensers;
- Reposition of colour backed glazing to suit internal layouts.

South-west Elevation

- Removal of fins to glazing;
- Repositioning of AC condensers;
- Reposition of colour backed glazing to suit internal layouts;
- Louvre colour on Level 30 amended to AL3;
- Addition of signage zone.

South-east Elevation

- Removal of fins to glazing;
- Reposition of colour backed glazing to suit internal layouts.

5. Comparison between Base DA and Amending DA

Approved Development Application DA/716/2020 (as modified)	Proposed development as amended by subject application
No. of Storeys: 26 Building Height: 82.16m	No. of Storeys: 31 Building Height: 104.4m ²
No. of Basements: None	No. of Basements: None
Retail Space: 147m ²	Retail Space: 144m ²
Gross Floor Area: 8,968m ² Floor Space Ratio: 6:1	Gross Floor Area: 11,672m ² Floor Space Ratio: 7.8:1
No. of Residential Apartments: 108	No. of Residential Apartments: 110 (86 Market & 24 Affordable)
No. of Co-Living Units: None	No. of Co-Living Units: 84
Parking: 63	Parking: 62
Communal Open Space: 384m ²	Communal Open Space: 706m ²
Adaptable Dwellings: 11	Adaptable Dwellings: 17
Silver Dwellings: 22	Silver Dwellings: 22

6. Referrals

The following referrals were undertaken during the assessment process:

6.1 Design Advisory Panel

Parramatta's Design Advisory Panel reviewed the application on one occasion. The applicant proactively responded to the Panel's recommendations. The Design Advisory Panel's comments are provided in full at Attachment 2.

The amended plans were not required to be presented back to the Panel and was instead referred to Council's Design Excellence team. The amended plans were generally found to continue to exhibit Design Excellence.

6.2 External

Authority	Comment
Transport for NSW	Supported. Comments from DA/716/2020 still applicable.
Endeavour Energy	Supported. Comments from DA/716/2020 still applicable.
Sydney Water	Acceptable subject to conditions.
Environmentally Sustainable Design Consultant	Acceptable subject to conditions.

6.3 Internal

Authority	Comment
Tree & Landscape Officer	Acceptable subject to conditions.
Traffic and Transport	Acceptable subject to conditions.
Environmental Health – Acoustic	Acceptable subject to conditions.
Environmental Health – Waste	Acceptable subject to conditions.
Contributions	Acceptable subject to conditions.
Design Excellence	Acceptable subject to conditions.
Accessibility	Acceptable subject to conditions.
Catchment Engineer	Acceptable subject to conditions.

7. Environmental Planning and Assessment Act 1979

The sections of the Environmental Planning and Assessment Act 1979 (the Act) which require consideration are addressed below:

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

The Sydney Central City Planning Panel is the consent authority for this application as the proposal has an affordable housing component with a Capital Investment Value of more than \$5 million.

7.2 Section 4.15: Evaluation

This section specifies the matters that 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)(ii) – Draft environmental planning instruments	Not applicable
Section 4.15(1)(a)(iii) – Development control plans	Refer to section 9
Section 4.15(1)(a)(iiia) – Planning Agreement	Refer to section 10
Section 4.15(1)(a)(iv) – The Regulations	Refer to section 11
Section 4.15(1)(a)(v) – Coastal zone management plan	Not applicable.
Section 4.15(1)(b) – Likely impacts	Refer to section 12
Section 4.15(1)(c) – Site suitability	Refer to section 13
Section 4.15(1)(d) – Submissions	Refer to section 14
Section 4.15(1)(e) – The public interest	Refer to section 15

7.3 Section 4.55: Amending Development Application

An ‘amending’ development application is one that seeks to modify development in an already approved development consent by proposing changes but does not operate under section 4.55 of the Environmental Planning and Assessment Act 1979. There is therefore no need to meet the ‘substantially the same development’ test in that section.

The decision in *Gordon & Valich Pty Ltd v City of Sydney Council* [2007] NSWLEC 780 results in the following outcomes:

1. While an applicant may submit a new application for a similar or modified form of development, any approval granted does not directly amend the previous consent but rather results in a new and separate approval, which may have the effect of overriding or altering an earlier one.

2. An 'amending development application' can be approved subject to a condition requiring the modification or surrender of the existing development consent.
3. The consent authority assessing an 'amending development application' is to identify the already approved development which is being retained and continued under the application and differentiate it with the amended development that is being sought. The identified differences then need to be considered in the broader context of the building as a whole, not just in isolation.

The development proposed under this amending development application therefore does not override the base building consent approved under DA/716/2020. Conditions of consent have been imposed under this DA to ensure that DA/716/2020 is modified to appropriately facilitate the amendments required.

8. Environmental Planning Instruments

8.1 Overview

The instruments applicable to this application comprise:

- SEPP (Transport and Infrastructure) 2021
- SEPP (Planning Systems) 2021
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021
- SEPP (Industry and Employment) 2021
- SEPP (Sustainable Buildings) 2022
- SEPP (Housing) 2021 – Chapter 2 Affordable Housing, Chapter 3 Diverse Housing and Chapter 4 Design of Residential Apartment Development
- Parramatta Local Environmental Plan 2023

Compliance with these instruments is addressed below.

8.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

The original assessment under DA/716/2020 involved the removal of a padmount substation and therefore Section 2.48 of the SEPP is applicable. The amending DA was referred to Endeavour Energy who raised no objections, stating that the comments and conditions provided under DA/716/2020 are still applicable.

The subject site adjoins the train line to the south and accordingly Sections 2.97, 2.98 and 2.99 of the SEPP is applicable. In regard to Sections 2.97 and 2.98, the proposal was referred to TfNSW (Sydney Trains), who advised that they had no further comment than what was provided for the base application (DA/716/2020).

In regard to Section 2.100, an updated Acoustic Report was provided and referred to Council's Environmental Health Officer of which no objections were raised, subject to the imposition of conditions.

Accordingly, Sections 2.48, 2.97, 2.98 and 2.100 of the SEPP are considered to be satisfied.

8.3 State Environmental Planning Policy (Planning Systems) 2021

As this proposal has an affordable housing component with a Capital Investment Value of more than \$5 million, Part 2.4 of this Policy provides that the Sydney Central City Planning Panel is the consent authority for this application.

8.4 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 of this Policy, which applies to the whole of the Parramatta local government area, controls clearing of vegetation in non-rural areas. The proposal includes no tree removal.

Chapter 6 'Water Catchments' applies to land identified as 'Sydney Harbour Catchment' which, by extension, is all land within the City of Parramatta local government area. There are no controls within Chapter 6 that are of relevance to the amending proposal:

8.5 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 of this Policy requires that the consent authority must consider if land is contaminated and, if so, whether it is suitable, or can be made suitable, for a proposed use.

The site is not identified in Council's records as being contaminated. The site appears to have been largely residential premises until the 1950s where the site was used for various commercial / industrial land uses. Since then, the site has been used for activities such as mechanical repairs, car wash, warehouse and storage facilities.

No areas of the site or directly neighbouring properties are listed on 'Contaminated Land Record of Notices' or 'List of NSW contaminated sites notified to the EPA'.

A Preliminary Site Investigation (PSI) and Remediation Action Plan (RAP) was submitted with DA/716/2020 and concluded that the land was suitable for the proposed development being a mixed-use development, which includes a residential component.

This amending DA does not alter that conclusion and this application is considered to satisfy the requirements of Chapter 4 of this policy.

8.6 State Environmental Planning Policy (Sustainable Buildings) 2022

The application is accompanied by an amended BASIX certificate that lists sustainability commitments by the applicant as to the manner in which the development will be carried out. An external ESD consultant confirmed that the requirements outlined in the BASIX certificate have largely been satisfied in the design of the proposal, however would require some amendments as follows:

- The NatHERS certificate for Unit 2904 omits the dining recess due to its variation from the typical floor plan.
- Many fixed glazings have been combined with operable awning windows without properly accounting for the fixed portion in the total operability on the certificates.
- Higher performance glazing has been applied to more apartments compared with the previous BASIX. These glazing requirements, together with all other BASIX commitments, must be clearly and consistently included on the stamped plans.

As the issues affect a relatively small number of units, and the current certificate exceeds the target scores, it is considered satisfactory that updated documentation be submitted to the satisfaction of Council prior to the issue of the construction certificate.

8.7 State Environmental Planning Policy (Housing) 2021 – Chapter 2 Affordable Housing – Part 2 Division 1 Infill Affordable Housing

The proposed affordable housing component of the amending DA has been assessed below:

Clause	SEPP Requirements	Compliance
Clause 15C(1)	Development to which division applies 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 c) all or part of the development is carried out – (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 (ii) for development on other land – within 800m walking distance of land in a relevant zone or an equivalent land use zone.	Yes. The land is zoned MU1 Mixed Use where co-living housing, residential flat buildings and shop top housing are all permitted with consent. The proposal provides 1,752m ² (15% of total GFA) as affordable housing. The subject site is within an accessible area.

Clause 16 – Affordable housing requirements for additional floor space ratio		
16(2)	The minimum affordable housing component, which must be at least 10%, is calculated as follows – $\text{affordable housing component} = \frac{\text{additional floor space ratio}}{(\text{as a percentage})} \div 2$	Yes. The proposal provides 1,752m² (15% of total GFA) as affordable housing in order to utilise the maximum 30% additional FSR provision. The resultant GFA of 11,672m² equates to a FSR of 7.8:1 which complies when all bonuses are calculated.
16(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 shop top housing is the maximum permissible building height for the development on the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).	Yes. The proposal will also utilise the maximum additional building height of 30%. The maximum height permitted is therefore 106.6m and the amending DA seeks a maximum building height of 104.4m.
Clause 19 – Non-discretionary Development Standards		
19(2) The following are non-discretionary development standards in relation to the residential development to which this division applies -		
19(2)(a)	Minimum Site Area A minimum site area of 450m²	Yes. The subject site has an area of 1,496.1m².
19(2)(b)	Landscaped Area A minimum landscaped areas that is the lesser of – (i) 35m² per dwelling, or (ii) 30% of the site area	No, but acceptable. The amending DA does not seek to change the quantum of approved landscaped area. The current consent approves 420m² of landscaped area, equating to 28% of site area.
19(2)(e)	Parking for affordable housing The following number of parking spaces for dwellings used for affordable housing – (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.	No, but acceptable. PDCP2023 prescribes a maximum parking rate to the Granville Town Centre. The amending DA will delete one parking spot from the approved scheme and is still considered to be compliant with the DCP. Council's Traffic Officer accepted the justification that due to the proximity of the subject site to public transport options, the proposed quantum of parking is acceptable.
19(2)(f)	Parking not for affordable housing The following number of parking spaces for dwellings not used for affordable housing – (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.	No, but acceptable. As discussed above, Council's Traffic Officer has accepted the justification that the existing approved quantum of parking is acceptable. This is due to PDCP2023 prescribing a maximum carparking rate due to the proximity of the site to public transport options.
19(2)(g)	Minimum Area The minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development.	Yes. Unit sizes satisfy the minimum requirements as specified in the ADG.

Clause 20 – Design Requirements		
20(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 characters of the precinct.	Yes. The amending DA generally retains the approved presentation of the building to the street, which is consistent with the evolving high density character of the area.
Clause 21 – Must be used for affordable housing for at least 15 years		
21(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.	Yes. The applicant has submitted a letter from a registered housing provider outlining that they will be managing the 24 affordable housing units. A condition of consent is also recommended to ensure this clause is satisfied.
Clause 22 Subdivision permitted with consent	Land on which development has been carried out under this division may be subdivided with development consent.	Yes. This amending DA does not seek any stratum subdivision or strata subdivision. Further stratum and strata subdivision will form part of a future DA and/or make use of Exempt and Complying SEPP provisions.

8.8 State Environmental Planning Policy (Housing) 2021 – Chapter 3 Diverse Housing – Part 3 Co-Living Housing

Clause	SEPP Requirements	Compliance
Clause 68 – Non-discretionary development standards – The Act, s4.15		
68(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.		
68(2)(a)	Floor Space Ratio for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than— (i) the maximum permissible floor space ratio for residential accommodation on the land, and (ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,	N/A. The proposal seeks to utilise the additional 30% FSR prescribed under the provisions of the in-fill affordable housing discussed above.
68(2)(b) & (c)	Communal Areas for co-living housing containing more than 6 private rooms— (i) a total of at least 30m ² of communal living area plus at least a further 2m ² for each private room in excess of 6 private rooms, and (ii) minimum dimensions of 3m for each communal living area,	Yes. Required = 186m ² Proposed = 226m ² split between Level 4, 5, 9 and the rooftop (all >3m min. dim.).
68(2)(d)	Communal Open Space communal open spaces— (i) with a total area of at least 20% of the site area, and (ii) each with minimum dimensions of 3m,	Yes. Required = 299.22m ² Proposed = 706m ² split between Level 4 and the rooftop (all >3m min. dim.).
68(2)(e)	Car Parking unless a relevant planning instrument specifies a lower number—	No, but acceptable. As discussed above, Council's Traffic Officer has accepted the justification that the existing

	(i) for development on land in an accessible area—0.2 parking spaces for each private room, or (ii) otherwise—0.5 parking spaces for each private room,	approved quantum of parking is acceptable. This is due to PDCP2023 prescribing a maximum carparking rate due to the proximity of the site to public transport options.
Clause 69 – Standards for co-living housing		
69(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that —		
69(1)(a)	Accommodation Size each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m² and not less than— (i) for a private room intended to be used by a single occupant—12m², or (ii) otherwise—16m², and	Yes. All rooms are compliant with the minimum and maximum requirements.
69(1)(b)	Minimum Lot Size the minimum lot size for the co-living housing is not less than— (i) for development on land in Zone R2 Low Density Residential—600m², or (ii) for development on other land—800m², and	Yes. The subject site has an area of 1,496.1m²
69(1)(d)	Manager Work Space the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and	Yes. The level 4 communal room has room for a workspace for a manager. This will be enforced by way of a condition of consent.
69(1)(e)	Business Zone for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and	Yes. Ground floor uses fronting East Street will be restricted to the approved retail tenancies.
69(1)(f)	Amenities adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and	Yes. Each room is self-contained with kitchen, bathroom and laundry facilities.
69(1)(g)	Occupant Limit each private room will be used by no more than 2 occupants, and	Yes. Each room will contain a maximum of 2 occupants. This will be enforced by way of a condition of consent.
69(1)(h)	Motorcycle and Bicycle Facilities the co-living housing will include adequate bicycle and motorcycle parking spaces.	Yes. The DCP provides a maximum rate for both bicycles and motorcycles. The development will provide 39 bicycle spaces in the podium carparking levels and 14 spaces in a dedicated bicycle storage on Level 4 and complies. The development also has 3 motorcycle spaces.
69(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—		
69(2)(b)	Separation Distances If the co-living housing has at least 3 storeys – the building will comply with the minimum building separation distances specified in the apartment Design Guide	Other than a minor non-compliance at Level 9, the co-living levels will comply with the separation requirements. The co-living development will be within the envelope of the approved building and will not alter the approved building separations and thus is considered to be acceptable.

69(2)(c)	Solar Access at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and	Yes. The rooftop internal communal living area is located on the western side of the building and will receive adequate solar access during the afternoon period.
69(2)(f)	Building Compatibility the design of the building will be compatible with— (i) the desirable elements of the character of the local area, or (ii) for precincts undergoing transition—the desired future character of the precinct.	Yes. The design maintains the competition winning design of the base development, which is consistent with the emerging high-density character of the area. This amending DA has been considered by DAP to ensure that design excellence is maintained.
Clause 70 No Subdivision	Development consent must not be granted for the subdivision of co-living housing into separate lots.	Yes. No subdivision proposed.

8.9 State Environmental Planning Policy (Housing) 2021 – Chapter 4 Design of Residential Apartment Development

Chapter 4 of the SEPP applies to the development as the proposal is for a new building, is more than 3 storeys in height and has more than 4 dwellings. Clause 147 requires that residential flat buildings satisfactorily address 9 design quality principles, consider any advice from a Design Review Panel, and consider the recommendations in the Apartment Design Guide.

Design Quality Principles

A design statement addressing the quality principles prescribed under Schedule 9 of the SEPP was prepared by the project architect and submitted with the application. The proposal is considered to be consistent with the design principles for the reasons outlined below:

Requirement	Council Officer Comments
Principle 1: Context and Neighbourhood Character	The amending DA generally retains the approved presentation of the building to the street. It retains the mixed-use nature of the development, including the retail interface with East Street. Accordingly, it is considered to continue to be compatible with the existing context and neighbourhood character.
Principle 2: Built Form and Scale	The built form is generally consistent with the approved design competition winning scheme. However, the amending DA will contribute to increase bulk and scale as a result of the proposed additional storeys. The amended scheme was referred to the Design Advisory Panel, as well as Council's Design Excellence team, who raised no objection to the built form or scale.
Principle 3: Density	The density of the proposal is consistent with the floor space distribution anticipated including the 30% affordable housing bonus attributed by State Environmental Planning Policy (Housing) 2021.
Principle 4: Sustainability	The proposal meets the relevant BASIX requirements for the residential units in the development (subject to a condition). The co-living housing portion is assessed under Section J of the BCA and this has been enforced by way of a condition of consent. The application was referred to an external ESD consultant who raised no objection to the amended BASIX Certificate (subject to condition).
Principle 5: Landscape	This amended development proposal provides additional on-structure planting relative to the base building approval and is considered to create an appropriate landscape setting.
Principle 6: Amenity	Generally, the proposal is considered to be satisfactory in this regard, optimising internal amenity through appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, outlook, efficient layouts and service areas.

Requirement	Council Officer Comments
Principal 7: Safety	The proposal is considered to provide appropriate safety for occupants and the public for the following reasons: - The proposal provides a single integrated lobby that faces the street, providing additional passive surveillance to the surrounding street network. - The vehicular entries have security gates. - Landscaping is used to demarcate public and private spaces.
Principal 8: Housing Diversity and Social Interaction	The proposal nominates units to be operated by a community housing provider as affordable housing, as well as introduces a new housing type in the form of co-living units. The large internal communal rooms and external communal open areas also provide for social interaction, including a communal multi-purpose space.
Principle 9: Aesthetics	As discussed, the proposed development is considered to generally retain the design elements that won the design competition. It is still appropriate in terms of the composition of building elements, textures, materials and colours and reflects the use, internal design and structure of the resultant building. The building is considered to aesthetically respond to the environment and context, contributing in an appropriate manner to the desired future character of the area.

Design Review Panels

The proposal was referred to Council's Design Advisory Panel. See Attachment 2 for their comments.

Apartment Design Guide

The relevant provisions of the ADG are considered within the following assessment table:

Standard	Requirement	Proposal	Compliance
Part 3			
3B-1: Orientation	The amending DA retains the orientation of the building as original approved. The amended unit layouts continue to maximise solar access whilst minimising noise impacts. The proposal is generally consistent with these controls. The communal open spaces are located on the eastern and western parts of the building to maximise morning and afternoon solar access.		
3B-2: Overshadowing	The amended development will have an increased bulk and scale, however, is not anticipated to create unacceptable overshadowing impacts given the rail corridor and car parks to the south. The additional building height will extend the shadow of the building onto some residential properties onto Enid Ave to the south, however due to the distance and slender profile of the building the shadow will not stay in the same place for long periods of time. Accordingly, the properties on Enid Ave will still retain acceptable levels of solar access.		
3C: Public Domain Interface	The amended proposal does not seek any major changes to the public domain than already approved.		
3D: Communal & Public Open Space	Min. 25% of site area (374m ²)	48% (706m ²) of residential communal open space is provided on Level 4 and the rooftop.	Yes, the provided communal open space is enough to satisfy the requirements of both the apartments and co-living housing developments. No, but acceptable.
	Min. 50% direct sunlight to main communal open space for minimum two (2) hours 9:00am & 3:00pm, June 21 st	Only 311m ² (44%) of the provided Communal Open Space on the roof will receive 2 hours of sunlight in midwinter between 9am and 3pm.	
	The non-compliance is a result of the existing multi-storey development to the north at 37 East Street. The provided sun view diagrams indicate that this development overshadows the communal open space on Level 4. As mentioned above, the development provides Communal Open Space in excess of the requirements for both the residential component and co-living component of the development. The COS located on the rooftop will be the primary open space for the building and will receive uninterrupted sunlight during mid-winter. Accordingly, the provided COS is considered to be acceptable.		

Standard	Requirement	Proposal	Compliance
3E: Deep Soil	Min. 7% with min. dimensions of 6m (104.7m ²)	As per approval under DA/716/2020.	N/A
3F: Visual Privacy	As per approval under DA/716/2020.		
3G: Pedestrian Access and Entries	The proposal includes clearly demarcated, easily identifiable, at-grade pedestrian entrances. Where steps and ramps are included, they are integrated into the overall building and landscape design.		
3H: Vehicle Access	As per approval under DA/716/2020.		
3J: Bicycle and car parking	Bicycle storage assessment is located in the DCP section below.	See DCP bicycle parking assessment.	N/A
Part 4			
4A: Daylight / Solar Access	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	99 out of 110 apartments (90%) receive 2 hours to balcony and internal living area between 9am and 3pm.	Yes
	Max 15% apartments receiving no direct sunlight 9am & 3pm mid-winter	11 out of 110 apartments (10%)	Yes
4B: Natural Ventilation	Min. 60% of apartments below 9 storeys naturally ventilated	No residential apartments below 9 storeys	N/A
4C: Ceiling heights	Min. 2.7m habitable	3.15m floor to floor, 2.85m ceiling height	Yes
	Min 2.4m non-habitable	2.4m	Yes
	Min 3.3m for mixed use	5m	Yes
4D: Apartment size & layout	1B – Min 50m ²	1B–min 50m ²	Yes
	2B – Min 75m ² (2 baths)	2B–min 75m ²	Yes
	3B – Min 95m ² (2 baths)	3B–min 95m ²	Yes
	All rooms to have a window in an external wall with a total minimum glass area not less than 10% of the floor area of the room.	Complies	Yes
	Habitable room depths max. 2.5 x ceiling height (7.5m)	Complies	Yes
	Max. habitable room depth from window for open plan layouts: 8m.	8m	Yes
	Min. internal areas: Master Bed - 10m ²	Complies	Yes
	Other Bed - 9m ²	Complies	Yes
	Min. 3m dimension for bedrooms	>9m ²	Yes
	Min. width living/dining: • 1B – 3.6m • 2B – 4m • 3B – 4m	>3.6m >4m >4m	Yes Yes Yes
4E: Private open space & balconies	Min. area/depth: 1B - 8m ² /2m 2B - 10m ² /2m	Complies Area complies, dimension 1.85m	Yes No, but acceptable The overall width of the balconies on the northern elevation are slightly under the minimum 2m requirement but still provide the required 10m ² and considered to be acceptable.
	3B - 12m ² /2.4m Courtyard – 15m ² /3m	Complies Complies	Yes Yes
	Principle private open spaces are provided off living rooms with secondary access from bedrooms where possible	Compliant	Yes

Standard	Requirement	Proposal	Compliance
4F: Common circulation & spaces	Max. apartments –off circulation core on single level: 8-12	Complies	Yes
	For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	A Lift Traffic Analysis was provided that confirmed that the increased density could be accommodated by the existing approved lift cores whilst maintaining a satisfactory level of service.	Yes
	Corridors >12m length from lift core to be articulated.	Not articulated (all straight)	No but acceptable, due to below.
	The corridors are also provided with extra width and natural light and ventilation.	The corridors have windows for natural light.	Yes
4G: Storage	Min. 50% required in units	Storage is provided in apartments and there is space for carpark storage provided in the parking levels. If approved, a condition of consent will be imposed to ensure the adequate quantum of storage is provided.	Yes
4H: Acoustic Privacy	The proposal has generally been designed so that like-use areas of the apartments are grouped to avoid acoustic disturbance where possible. Noisier areas such as kitchens and laundries are designed to be located away from bedrooms where possible.		
4J: Noise and pollution	The application includes an acoustic report which recommends construction methods/materials/treatments to be used to meet the criteria for the site, given the proximity to the rail corridor. If approved, a condition will be included requiring the implementation of the report's recommendations.		
4K: Apartment Mix	The proposed units vary in size, amenity, orientation and outlook to provide a mix of options for future residents. A variety of apartments sizes are provided across all levels of the apartment building and meets the objectives of this section of the ADG.		
4M: Facades	Generally, as per approval under DA/716/2020. Where changes occur, they have been reviewed and generally accepted by Council's Design Excellence team.		
4N: Roof design	Roof space has been utilised for communal space with good levels of amenity. Plant areas are appropriately screened.		
4O: Landscape Design	The application includes a landscape plan which demonstrates that the proposed development will be adequately landscaped. The proposal includes communal open spaces on the podium and the upper levels. Council's Landscape Officer has reviewed the proposal and raised no objections, subject to conditions of consent.		
4P: Planting on structures	The landscape drawings outline that planting on structures would have adequate soil depth to accommodate good quality planting. Council's Landscape Officer has raised no objections to the development subject to the imposition of conditions of consent.		
4Q: Universal Design	Universal design features are included in apartment design to promote flexible housing for all community members. Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	The development achieves 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features. Can be secured by a condition.	Yes
4U: Energy Efficiency	The BASIX Certificate demonstrates the development meets the pass mark for energy efficiency (Score: 27, Target: 25). Even though an updated BASIX is being requested, the existing score already exceeds the target and is considered to be acceptable.		
4V: Water management	The BASIX Certificate demonstrates that the development exceeds the pass mark for water conservation (Score: 44, Target: 40). Even though an updated BASIX is being requested, the existing score already exceeds the target and is considered to be acceptable.		
4W: Waste management	Generally, retains the waste management procedures as approved under DA/716/2020. The amending DA was referred to Council's Environmental Health Officer who raised no objection.		
4X: Building maintenance	As per approval under DA/716/2020.		

8.10 Parramatta Local Environmental Plan 2023

Development standard	Proposal	Compliance
2.3 Zoning MU1 Mixed Use Zone	The proposal seeks to develop a shop-top housing development and a co-living housing development, both of which are permissible with consent within the MU1 Mixed Use zone.	Yes
Zone Objectives	The proposal is considered to be in keeping with the objectives of the MU1 Mixed Use zone for the following reasons: - Provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. - Minimises conflict between land uses within this zone and land uses within adjoining zones. - Encourages business, retail, community and other non-residential land uses on the ground floor of buildings.	Yes
4.1 Minimum Subdivision Lot Size	N/A – no subdivision proposed in the development.	N/A
4.3 Height of Buildings 82m (+30% due to SEPP bonus)	Please refer to discussion under Clause 16(3) of SEPP (Housing) 2021. The amending development complies with the maximum building height when all applicable bonuses are calculated.	Yes
4.4 Floor Space Ratio 6:1 (+30% due to SEPP bonus)	Please refer to discussion under Clause 16(2) of SEPP (Housing) 2021. The amending development complies with the maximum GFA when all applicable bonuses are calculated.	Yes
4.6 Exceptions to Development Standards	N/A	N/A
5.10 Heritage conservation	The site does not contain a heritage item and is not located within a heritage conservation area.	N/A
6.1 Acid Sulphate Soils	The site is classified as containing Class 4 and 5 Acid Sulphate Soils. A geotechnical report was prepared during the assessment of DA/716/2020. The report concluded that the soils within the maximum sampling depth of 9m did not provide positive indications of Actual Acid Sulphate Soils or Potential Acid Sulphate Soils and an Acid Sulphate Soils Management Plan is not required. This amending DA does not propose additional excavation and therefore is considered to have been satisfactorily addressed under DA/716/2020.	Yes
6.13 Design Excellence	As discussed, the base building development was subject to a Design Competition. The proposal is less than \$100 million and is a vertical extrusion of the approved building that maintains a continuation of the same architectural expression, materials and design quality. Accordingly, it was communicated to the applicant, in accordance with (6)(a), that this amending DA is not required to be subject to another design competition. In accordance with subclause (6)(b) the amending DA was referred to the Design Advisory Panel, of which comments have been included under Attachment 2 below. Given the DAP review and the consistency of the proposal with the approved design, the amending DA is considered to exhibit design excellence and satisfies subclauses (3) and (4).	Yes
6.16 Development on Certain land in Granville	N/A – the site is not identified in the Key Sites Map.	Yes

9. Development Control Plans

9.1 Parramatta Development Control Plan 2023

Development Control	Proposal	Comply
Part 2 – Design in Context		
2.8 Views and Vistas	There are no significant views to or from the site identified within the DCP.	Yes
2.9 Public Domain	The application will not significantly change the public domain as approved under DA/716/2020.	Yes
2.11 Access for people with a disability	The application was referred to Council's Accessibility Officer who raised no objections.	Yes
2.13 Culture and Public Art	Public Art was considered under the assessment of DA/716/2020. The required Public Art piece approved continues to be required to be provided.	Yes
2.14 Safety and Security	Amended plans have combined the separate lobbies to increase activation of the lobby fronting the street. The ground level retail units will also provide passive surveillance of the adjacent streets. The mailboxes are located in a clear and convenient area to the side of the lobby area.	Yes
2.15 Signage	The amended plans provided included the provision of a new signage zone on the south-west elevation. The signage zone is not considered appropriate on in this raised location on the residential elevation as the building is predominantly used for residential purposes. The ground floor retail units can apply for appropriately located signage as part of separate applications. In that regard, a condition of consent has been imposed for the removal of the signage zone.	No, but conditioned
Part 3 – Residential Development		
3.1 Housing Diversity and Choice	Dwelling Mix – The amended proposal will have the following dwelling mix: 1 bed: 33 apartments (30%). 2 bed: 67 apartments (60%). 3 bed: 10 apartments (9%). Whilst the dwelling mix includes minor non-compliances with the recommended 10-20% distribution for 1br and 3br units, the proposal is considered to provide a sufficiently diverse mix of housing due to the inclusion of co-living units and the nomination of 24 x 1br and 2br units for affordable housing. Adaptable – 15% required (15% provided)	Yes
3.5 Apartment Buildings	See site specific controls below.	N/A
Part 5 – Environmental Management		
5.1 Water Management	Flooding – See site specific control below. All ground floor plans in this amending DA maintain the approved level and are considered acceptable. OSD – The amending DA has provided updated civil plans to account for the increased wind-driven rain as a result of the increased building height. These documents have been reviewed by Council's Catchment Officer who raised no objections, subject to the imposition of conditions of consent.	Yes
5.2.2 Acid Sulphate soils	See LEP assessment above.	Yes
5.2.5 Land Contamination	See SEPP assessment above.	Yes
5.2.6 Air Quality	Relevant conditions for air quality were imposed under DA/716/2020 to ensure no adverse air quality impacts are generated from the development during demolition, construction and ongoing use.	Yes

Development Control	Proposal	Comply
5.4.1 Energy Efficiency	See ESD assessment above.	Yes
5.4.2 Water Efficiency	See ESD assessment above.	Yes
5.4.3 Urban Cooling	Levels 30 and 31 have been reserved for communal open space, communal internal space and plant rooms respectively. On the roof, there are a series of Solar Panels. The Level 30 COS will be open to the sky but have shading louvres around the perimeter to comply with the 50% shading requirement. Where the rooftop is not used for COS, vegetation or solar panels, a condition of consent has been imposed to ensure materials used have a minimum solar reflectivity index of 82.	Yes
5.4.4 Solar Light Reflectivity	The façade of the building includes articulation features such as frames and louvres that would assist in ensuring glare is kept at acceptable levels.	Yes
5.4.8 Waste Management	The application was referred to Council's Environmental Health Officer who raised no objections to the approved capacity of the waste room, subject to the imposition of conditions of consent.	Yes
Part 6 – Traffic and Transport		
6.2 Parking and Vehicular Access	See site specific controls below.	N/A
6.3 Bicycle Parking	See site specific controls below.	N/A
6.4 Loading and Servicing	The existing and approved loading dock will have negligible changes as a result of the amending DA. The approved loading dock is of sufficient size to accommodate that additional density created by the residential units and co-living housing units.	
8.5.4 – 38-42 East Street, Granville		
Desired future character	This amending DA maintains the desired future character for the subject site by: • Providing a mix of uses that support the role of the Granville Town Centre, including providing additional residential options in the form of co-living and affordable housing. • Maintains the Design Excellence status approved under DA/716/2020. • Maintains the approved presentation to East Street and the adjacent pocket park.	Yes
Built form and Massing	The building envelope/setbacks are generally the same as the design competition winning scheme approved under DA/716/2020. The building height no longer complies with the prescribed 82m but this is a result of the bonus height afforded from SEPP (Housing). Refer to SEPP discussion above.	Yes
Podium, Ground Level and Public Domain	The amending DA generally maintains the approved podium, ground level and public domain by: • Providing flush access between the indoor and outdoor space for the retail tenancies. • Providing sufficient space on the East Street frontage for outdoor dining. • The East Street frontage does not restrict tree growth. • Combines the lobbies for the residents and co-living occupants. • Maintains sufficient separation between pedestrians and vehicles.	Yes
Communal Open Space	The amending DA maintains the approved communal open space on the podium and provides an additional communal open space on the roof. Both the podium open space and rooftop open space have adjoining indoor communal facilities. Reciprocal rights of ways are required by condition to ensure that all communal rooms and open spaces are accessible to all residential building occupants.	Yes
Traffic	The proposed quantum of car parking, motorcycle and bicycle spaces complies with the maximum rates prescribed in this section of the DCP.	Yes

Development Control	Proposal	Comply
Substations	As discussed above, there is currently a modification application (DA/716/2020/D) being assessed by Council that will relocate the substation. The modification application is yet to be determined. Accordingly, this application does not seek any changes to the currently approved location of the substation.	Yes
Flooding	Flooding - The original assessment under DA/716/2020 established a ground floor flood planning level from overland flow (1% AEP plus 500mm freeboard) as 7.5m AHD. This proposal does not change the ground floor level.	Yes
Wintergarden Balconies	The wintergardens originally approved under DA/716/2020 were modified out of the development under DA/716/2020/A. The amending DA does not seek to re-introduce winter gardens into the development.	N/A

10. The Regulations

The recommendation of this report includes conditions to ensure the provisions of the Regulations, such as the Building Code of Australia, would be satisfied.

11. The Likely Impacts of the Development

Other

Fire safety is addressed by way of appropriate conditions. The other likely impacts of the development have been considered in this report.

12. Site Suitability

The subject site was established as being suitable for the base development under DA/716/2020. The amending DA does not alter this assessment as it retains the mixed-use nature of the development. The additional use of co-living housing is also compatible with this assessment.

Suitable contamination investigations and planning has been provided to demonstrate that the site can be made suitable for the proposed uses subject to remediation works and subsequent validation.

The increased residential density is considered to be acceptable due to the proximity of the site with the Granville Town Centre and the public transport nodes.

No other natural hazards or site constraints are likely to have a significant adverse impact on the proposed development. Accordingly, the site is considered to be suitable for the proposed development subject to the conditions provided within the recommendation to this report.

13. Submissions

The application was notified in accordance with Council's Community Engagement Policy. The notification ran for a 21-day period between 15 January and 6 February 2025.

3 submissions were received. The public submission issues are summarised and commented on as follows:

Issues Raised	Comment
Lack of parks	Concern was raised that the existing pocket park on East Street is inadequate. The existing pocket park is not on the subject site and there is no further requirement for the applicant to provide additional parks. It is also noted that the amending development will be required to pay contribution fees which Council can utilise in improving surrounding open space.

Parking/Traffic	Concern was raised with the increased density and the impacts to traffic and parking for the locality. The submitted Traffic Report notes that there will be 31.8 vehicle trips in the AM peak hour and 26.3 trips in the PM peak hour. This will be a theoretical increase of 9 vehicle trips in both peak hours based on the findings from DA/716/2020. However, the report also indicates that the actual traffic generation would be closer to zero having regard for the absence of additional onsite parking and the proximity of the site to public transport. Council's Traffic Officer reviewed the report and raised no objection to the amending development application subject to the imposition of conditions of consent.
Visual pollution/Air Circulation	Concern was raised that the development would contribute to visual pollution and prevent air circulation on the basis that the entirety of East Street is dominated by high rise developments. It is noted that the locality surrounding the site is planned for high density mixed use development with corresponding building height and FSR controls. When accounting for the bonus FSR and building height afforded to the development from the Housing SEPP, the development is compliant and in line with the desired future character of the area. Additionally, the approved scheme was a Design Competition winning development and this amending DA retains the integrity of the Design Excellence of the development as reviewed by DAP and Council's Design Excellence team. The approved scheme is considered to provide sufficient setbacks to allow for airflow.
Solar access	Two concerns were raised regarding solar access. Firstly, that the proposed development would block sunlight to the rest of East Street. Secondly, that the existing development to the north of East Street would block the solar access to the proposed development. In regard to the first concern, the subject site is located on the southern side of East Street and does not adversely impact the solar access of any residential developments further to the south. In regard to the second concern, it is inevitable that the development to the north would block solar access to the lower levels of the proposed development. Notwithstanding, the proposal complies with Housing SEPP solar access requirements. In addition, the development provides an abundance of communal areas on the roof where there will be increased solar access.
Privacy	Concern was raised that the existing street facing balconies on the development to the north of East Street would look into the units of this development. It is noted that East St is 20m wide which combined with the respective tower setbacks would exceed the separation distances for visual privacy prescribed in the ADG. In that regard, no further action or design changes is required.
Noise	Concern was raised that the proximity of the rail line and Parramatta Road would cause adverse noise impacts to the future occupants of the development. A Noise and Acoustic Assessment was submitted that included mitigation measures to protect future occupants from rail noise in line with the requirements of Section 2.100 of SEPP (Transport and Infrastructure) 2021. Council's Environmental Health Officer reviewed the report and raised no objections to the development, subject to the imposition of conditions of consent.

14. 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.

15. Disclosure of Political Donations and Gifts

No disclosures of any political donations or gifts have been declared by the applicant or any organisation / persons that have made submissions in respect to the proposed development.

16. Developer Contributions

DA/716/2020 already imposes a condition that requires the payment of contributions for the approved development pursuant to s7.12 of the Environmental Planning and Assessment Act 1979. This condition continues to be applicable and has already been paid.

Council's Contributions Team has calculated an updated contributions payments pursuant to s7.11 of the Act based on the additional density created as a result of this amending DA. It is of note that the contribution encompasses the **84** co-living housing units as well as credits for the **24** affordable housing units.

A condition of consent has been imposed to ensure the payment of the contribution prior to the issue of a Construction Certificate.

In addition to the local contributions, the Developer is also required to contribute a Housing and Productivity Contribution (HPC) to the Department of Planning. This has been imposed by way of a condition of consent.

17. Summary and Conclusion

The application has been assessed against 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 is of an appropriate design and provides for acceptable levels of amenity for future residents.

It is considered that the proposal successfully minimises adverse impacts on the amenity of neighbouring properties and does not compromise the redevelopment of adjoining sites.

The development is consistent with the objectives of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land.

The proposed development is located within a locality earmarked for high density redevelopment and will provide additional housing.

The proposal is considered to adequately respond to the site constraints subject to conditions of consent.

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 approval is recommended subject to conditions.

18. Recommendation

- A. **That** the Sydney Central City Planning Panel as the consent authority grant **Consent** to Development Application No. DA/685/2024 for alterations and additions to an approved 26 storey, 108 apartment development to facilitate the delivery of an additional 5 storeys, with 2 additional residential apartments and 84 additional co-living apartments at 38-42 East Street, Granville for a period of five (5) years from the date on the Notice of Determination subject to the conditions under Appendix 1.
- B. **That** submitters be notified of the decision.