

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	18 September 2025
DATE OF PANEL DECISION	18 September 2025
PANEL MEMBERS	Abigail Goldberg (Chair), Steve Murray, Natasha Harras, Sameer Pandey, Michael Ng
APOLOGIES	David Ryan
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 16 September 2025.

MATTER DETERMINED

PPSSCC-641 – City of Parramatta – DA/685/2024 – 38-42 East Street, Granville - 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.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6 and the material listed at item 7 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 replicated below:

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.

CONDITIONS

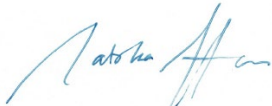
The development application was approved subject to the conditions in the council assessment report.

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:

- Parking/Traffic
- Visual pollution
- Air circulation
- Density
- Lack of parks
- Solar access
- Privacy
- Noise.

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

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Natasha Harras
 Steve Murray	 Sameer Pandey
 Michael Ng	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-641 – City of Parramatta – DA/685/2024
2	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.
3	STREET ADDRESS	38-42 East Street, Granville
4	APPLICANT/OWNER	Applicant: Mave Grand Pty Ltd Owner: Mave Grand Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Industry and Employment) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Housing) 2021 – Chapter 2 Affordable Housing, Chapter 3 Diverse Housing and Chapter 4 Design of Residential Apartment Development - Parramatta Local Environmental Plan 2023 - Draft environmental planning instruments: Nil - Development control plans: - Parramatta Development Control Plan 2023 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 15 September 2025 - Written submissions during public exhibition: 3 - Total number of unique submissions received by way of objection: 3
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report