

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	13 August 2026
DATE OF PANEL DECISION	13 August 2026
PANEL MEMBERS	Abigail Goldberg (Chair), Stephen Murray, David Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 10 August 2026.

MATTER DETERMINED

PPSSCC-803 – City of Parramatta – DA/685/2024/B at 38-42 East Street Granville –

Section 4.55(2) Modification to approved alterations and additions to an approved mixed-use building. The modifications include two additional storeys, resulting in the increase of residential units from 95 to 103, along with associated updated unit mix.

PANEL CONSIDERATION AND DECISION

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

Application for modification of consent

The Panel determined to approve the modification application pursuant to section 4.55 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:

The proposal has been assessed against the requirements of Section 4.55 of the Environmental Planning and Assessment Act 1979 and is considered to be substantially the same development as originally approved. Although the modification increases building height, floor space and dwelling yield, the development retains its approved mixed-use function, design character and built form, with the additional levels replicating approved floorplates and resulting in minor additional environmental impacts.

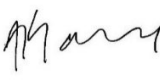
The modified proposal is considered suitable for the site, in the public interest and worthy of approval, subject to conditions including the delivery of additional affordable housing, updated contributions and other modifications reflecting the increased development yield.

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 notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	 Stephen Murray
 David Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-803 – City of Parramatta – DA/685/2024/B
2	PROPOSED DEVELOPMENT	Section 4.55(2) Modification to approved alterations and additions to an approved mixed-use building. The modifications include two additional storeys, resulting in the increase of residential units from 95 to 103, along with associated updated unit mix.
3	STREET ADDRESS	38-42 East Street Granville, NSW, 2142
4	APPLICANT/OWNER	Mave Grand Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ Parramatta Local Environmental Plan 2023 • Draft environmental planning instruments: Nil • Development control plans: ○ Parramatta Development Control Plan 2023 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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: 6 August 2026 • Written submissions during public exhibition: Zero (0) • Total number of unique submissions received by way of objection: Zero (0)
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the Council Assessment Report