

# Development Consent

## Section 4.16 of the Environmental Planning and Assessment Act 1979

The Independent Planning Commission (the Commission), as the declared consent authority under section 2.7 of the *State Environmental Planning Policy (Planning Systems) 2021* and section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, approves the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development

[Name of Commissioner]  
**Member of the Commission**

[Name of Commissioner]  
**Member of the Commission**

Sydney

2025

File: SSD-68939460

### SCHEDULE 1

**Application Number:**

SSD-68939460

**Applicant:**

Dasco Property Development Services Pty Ltd

**Consent Authority:**

NSW Independent Planning Commission

**Site:**

242-244 Beecroft Road, Epping

Lot 220, DP 1251471 and Lot 222, DP 1251471

**Development:**

Concept proposal for alterations and additions to the approved mixed use development under SSD-8784, including:

- additional building heights for podium and tower buildings
- maximum additional gross floor area of 11,216m<sup>2</sup>
- additional 105 apartments
- additional basement parking level
- minimum 15% of total gross floor area as affordable housing dwellings
- conceptual land uses for non-residential and residential floor space
- basement car parking, motorcycle parking, bicycle parking and service vehicle spaces

(Advisory Note 1: The building envelopes approved under this consent are in conjunction with the building envelopes approved under Concept consent SSD-8784 for a mixed-use development on the site)

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## DEFINITIONS

<b>Applicant</b>	Dasco Property Development Services Pty Ltd, or any person carrying out any development to which this consent applies
<b>Concept Proposal</b>	A staged development application in accordance with the EP&A Act
<b>Conditions of this consent</b>	Conditions contained in Schedule 2 of this document
<b>Construction</b>	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
<b>Council</b>	City of Parramatta Council
<b>Department</b>	NSW Department of Planning, Housing and Infrastructure
<b>Development</b>	The development described in the EIS and Response to Submissions, as modified by the conditions of this consent.
<b>EIS</b>	The Environmental Impact Statement titled Amending Concept Mixed Use Development, 242-244 Beecroft Road, Epping, dated August 2024, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
<b>Environment</b>	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2021</i>
<b>Future Development Application(s)</b>	Subsequent development application(s) for detailed proposals pursuant to this consent in accordance with the EP&A Act
<b>GANSW</b>	Government Architect NSW
<b>GFA</b>	Gross Floor Area
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Minister</b>	NSW Minister for Planning and Public Spaces (or delegate)
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>Response to Submissions</b>	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act.
<b>RMS</b>	NSW Roads and Maritime Services
<b>SDRP</b>	State Design Review Panel
<b>TfNSW</b>	Transport for NSW

## SCHEDULE 2 – CONDITIONS OF THIS CONSENT

### PART A – ADMINISTRATIVE CONDITIONS

#### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.

#### TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Planning Secretary;
  - (c) in accordance with the EIS and Response to Submissions;
  - (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by Turner Studio			
Drawing Number	Drawing Name	Revision	Date
DA-790-010	MOD Plans – Site Plan	A	11/07/24
DA-790-001	MOD Plans – Basement 02	A	11/07/24
DA-790-001	MOD Plans – Basement 03	A	11/07/24
DA-790-002	MOD Plans – Basement 01	A	11/07/24
DA-790-003	MOD Plans – Lower Ground	A	11/07/24
DA-790-004	MOD Plans – Ground Level	A	11/07/24
DA-790-005	MOD Plans – Level 01-05	A	11/07/24
DA-790-006	MOD Plans – Level 06	A	11/07/24
DA-790-007	MOD Plans – Level 07	A	11/07/24
DA-790-008	MOD Plans – Level 08-14	A	11/07/24
DA-790-008	MOD Plans – Level 15	A	11/07/24
DA-790-008	MOD Plans – Level 16	A	11/07/24
DA-790-008	MOD Plans – Roof Level	A	11/07/24
DA-790-100	MOD Sections - EW Section 01	A	11/07/24
DA-790-110	MOD Sections - EW Section 02	A	11/07/24
DA-790-120	MOD Sections - NS Section	A	11/07/24

- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
  - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a) above.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### DETERMINATION OF FUTURE DEVELOPMENT APPLICATION(S)

- A5. In accordance with Section 4.22(4) of the EP&A Act, this consent does not authorise the carrying out of development on any part of the site and consent for all physical works and subsequent stages of the Concept Proposal is to be sought by Future Development Application(s).

## **LAPSING OF APPROVAL**

- A6. This consent will lapse five years from the date of consent SSD 8784 unless works associated with the development under Future Development Applications have physically commenced.

## **LEGAL NOTICES**

- A7. Any advice or notice to the consent authority must be served on the Planning Secretary.

## **PLANNING SECRETARY AS MODERATOR**

- A8. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

## **AMENDMENTS TO CONSENT SSD 8784**

- A9. The Applicant must deliver a notice of modification to the Planning Secretary that complies with Clause 97 of the Environmental Planning and Assessment Regulation 2000 within six months of the date of this determination. The notice must set out the modifications to conditions in SSD 8784 that are listed in **Schedule 3** of this consent.

## **APPLICABILITY OF GUIDELINES**

- A10. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A11. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

## **EVIDENCE OF CONSULTATION**

- A12. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
  - (b) provide details of the consultation undertaken including:
    - (i) the outcome of that consultation, matters resolved and unresolved; and
    - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

## **PART B – CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS**

### **MAXIMUM BUILDING ENVELOPES**

- B1. Future development applications must demonstrate that the buildings are wholly contained within the building envelopes consistent with the plans listed in Condition A2.
- B2. Building height and gross floor area is to be measured in accordance with the definitions under Parramatta Local Environmental Plan 2022.
- B3. The maximum achievable gross floor area (GFA) under this consent is 11,216m<sup>2</sup> and this amount will only be achieved subject to demonstration of:
- (a) being wholly contained within the approved building envelopes
  - (b) compliance with this conditions of this concept approval
  - (c) demonstration of design excellence.

### **BUILT FORM AND URBAN DESIGN**

- B4. Future development applications shall address compliance with:
- (a) the Design Excellence Strategy
  - (b) the Design Guidelines
  - (c) the conditions of this consent.
- B5. The following elements are not inconsistent with the concept proposal but are subject to further assessment with the relevant detailed development application:
- (a) land uses including residential accommodation, office premises, business premises, food and drinks premises, medical centres and shops

- (b) indicative signage zones, following preparation of a Signage Strategy
- (c) subdivision.

#### **DESIGN INTEGRITY**

- B6. Future development applications must be accompanied by a Design Integrity Report that demonstrates how design excellence and design integrity will be achieved in accordance with:
- (a) the design objectives of the Concept development application
  - (b) consistency with the approved Design Guidelines
  - (c) the advice of the State Design Review Panel
  - (d) the conditions of this consent.
- B7. The Design Integrity Report must include a summary of feedback provided by the State Design Review Panel (DRP) and responses by the Applicant to this advice. The Design Integrity Report must also include how the process will be implemented through to completion of the approved development.

#### **AFFORDABLE HOUSING**

- B8. Future development applications must demonstrate compliance with:
- (a) a minimum of 15% of total GFA is to be provided as affordable housing as defined under State Environmental Planning Policy (Housing) 2021 and dedicated, transferred to, or managed by, a Tier 1 Community Housing Provider.
  - (b) apartments provided as affordable housing must be a mixture of 1 bedroom, 2 bedroom and 3 or more bedrooms in line with the apartment mix of the remainder of the residential accommodation.

#### **CAR PARKING AND BICYCLE PARKING**

- B9. Future development applications must include a Traffic and Transport Assessment and demonstrate compliance with:
- (a) the allocation of residential car parking spaces for affordable housing apartments in accordance with the following rates:
    - (i) 0.4 spaces per studio or 1 bedroom apartment
    - (ii) 0.5 spaces per 2 bedroom apartment
    - (iii) 1 space per 3 or more bedroom apartment
    - (iv) 1 space per 7 apartments for visitors spaces
  - (b) the allocation of residential car parking spaces for market apartments in accordance with the following rates:
    - (i) 0.5 spaces per studio or 1 bedroom apartment
    - (ii) 1 space per 2 bedroom apartment
    - (iii) 1.5 spaces per 3 or more bedroom apartment
    - (iv) 1 space per 7 apartments for visitors spaces
  - (c) non-residential car parking must be provided as a maximum rate of 1 space per 70m<sup>2</sup> of GFA
  - (d) 1 accessible car parking space for each adaptable housing apartment
  - (e) 1-2% of all non-residential car parking spaces are to be accessible car parking
  - (f) a minimum of 4 motorcycle parking spaces are to be provided
  - (g) a minimum of 1 car share space is to be provided
  - (h) 1 bicycle parking space per apartment and 1 bicycle parking space for visitors per 10 apartments, provided close to the street entrances and designed in a manner which minimises potential conflict with other vehicles
  - (i) end-of-trip facilities comprising showers and lockers are to be provided if the application includes 300m<sup>2</sup> or more of commercial premises GFA.

#### **TRAVEL DEMAND MANAGEMENT**

- B10. Future development applications shall be accompanied by a Green Travel Plan consistent with the framework and initiatives in Section 3.13 of the Transport Impact Assessment dated 2 July 2024 prepared by SCT Consulting. The Green Travel Plan must also consider the requirements of Section 6.1.2 of the Parramatta Development Control Plan 2023.

#### **TRAFFIC, ACCESS AND PARKING ASSESSMENT**

- B11. Future development applications shall be accompanied by a Traffic and Transport Impact Assessment.

- B12. Future development applications shall include a Construction Traffic and Pedestrian Management Plan (CTMP) prepared in consultation with Transport for NSW and Council, and to the satisfaction of the relevant road authorities. The CTMP shall include, but not be limited to:
- (a) construction car parking strategy
  - (b) haulage movement numbers / routes including contingency routes
  - (c) detailed travel management strategy for construction vehicles including staff movements
  - (d) maintaining property accesses
  - (e) maintaining bus operations including routes and bus stops
  - (f) maintaining pedestrian and cyclist links / routes
  - (g) independent road safety audits on construction related traffic measures
  - (h) measures to account for any cumulative activities / work zones operating simultaneously.
- B13. Independent road safety audits are to be undertaken for all stages of further design development involving road operations and traffic issues and cognisant of all road users. Any issues identified by the audits will need to be closed out in consultation with Sydney Coordination Office, RMS and/or Council to the satisfaction of the relevant roads authorities.

#### **SYDNEY METRO CORRIDOR PROTECTION**

- B14. Future development applications must include the preparation and submission of documentation compliant with Sydney Metro Underground Corridor Protection Technical Guidelines.

#### **SYDNEY WATER CONDITIONS**

- B15. Future development applications must address compliance with the following:
- (a) no building or permanent structure is to be built over the stormwater channel or within 1m from the outside wall of the stormwater channel or within Sydney Water easement, whichever is larger. Permanent structures include (but are not limited to) basement car parking, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement applies for unlimited depth and height.
  - (b) submit elevation drawings within the stormwater channel to ensure the proposed buildings and permanent structures are 1m away from the outside face of the stormwater channel and away from any Sydney Water easement.

#### **HERITAGE IMPACT ASSESSMENT**

- B16. Future development applications shall include a detailed Heritage Impact Statement for the proposed works, including an unexpected finds protocol for Aboriginal and historical archaeology.

#### **WIND IMPACT ASSESSMENT**

- B17. Future development applications for aboveground works shall be accompanied by a Wind Impact Assessment including computer modelling within a wind tunnel study of detailed building form. Wind criteria for the use of different spaces around the development are to be adopted. Recommendations of the Wind Impact Assessment must be incorporated in the drawings lodged.

#### **ENVIRONMENTAL PERFORMANCE / ESD**

- B18. Future development applications must demonstrate consistency with the approved ESD Report and Addendum.
- B19. Future development applications must demonstrate how the principles of ecologically sustainable development (ESD) have been incorporated into the design, construction and ongoing operation of the proposal. This shall include preparation and implementation of Environmental Sustainability Strategies that incorporate low-carbon, high efficiency targets aimed at reducing emissions, optimising use of water, reducing waste and optimising car parking provision to maximise sustainability and minimise environmental impacts.
- B20. The Environmental Sustainability Strategies prepared for the future development applications are to identify which independent sustainability rating tool certification will apply to the whole site, and identify the targeted rating level that represents at least best practice.

#### **SECURITY AND CRIME ASSESSMENT**

- B21. Future development applications shall be accompanied by a Security and Crime Risk Assessment prepared in consultation with NSW Police having regard to Crime Prevention Through Environmental Design (CPTED) Principles and NSW Police publication "Safe Place: Vehicle Management: A comprehensive guide for owners, operators and designers".

## **CONSTRUCTION IMPACT ASSESSMENT**

- B22. Future development applications shall provide analysis and assessment of the impacts of construction works and include:
- (a) Construction Traffic and Pedestrian Management Plan
  - (b) Community Consultation and Engagement Plan(s)
  - (c) Noise and Vibration Impact Assessment
  - (d) Construction Waste Management Plan
  - (e) Air Quality Management Plan.
- B23. The plans above may be prepared as part of a Construction Environmental Management Plan prepared for implementation under the conditions of any consent for future development applications.

## **NOISE AND VIBRATION ASSESSMENT**

- B24. Future development applications shall be accompanied by a Noise and Vibration Impact Assessment that demonstrates the following requirements are met:
- (a) vibration from construction activities does not exceed the vibration limits established in British Standard *BS7385-2:1993 Excavation and measurement for vibration in buildings. A guide to damage levels from groundborne vibration*.
  - (b) provide a quantitative assessment of the main noise generating sources and activities during operation. Details are to be included outlining any mitigating measures necessary to ensure the amenity of future sensitive land uses on the site and neighbouring sites is protected during the operation of the development.
- B25. The Noise and Vibration Assessment must address the conclusions and recommendations of the Concept Noise and Vibration Assessment Report dated September 2019 prepared by Wilkinson Murray.

## **FLOODING AND STORMWATER ASSESSMENT**

- B26. Future development applications shall be accompanied by a Flood and Stormwater Impact Assessment.

## **REFLECTIVITY ASSESSMENT**

- B27. Future development applications for aboveground works shall include a Reflectivity Assessment demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.

## **ADVISORY NOTES**

- AN1. The building envelopes approved under this consent are in conjunction with the building envelopes approved under Concept consent SSD 8784 for a mixed-use development at the site.
- AN2. The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.
- AN3. The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.



### SCHEDULE 3 – MODIFICATIONS TO SSD-8784

- (a) Schedule 1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck out~~ words/numbers as follows:

#### SCHEDULE 1

<b>Application Number:</b>	SSD-8784
<b>Applicant:</b>	Landcom on behalf of Sydney Metro
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	242-244 Beecroft Road, Epping (Lot 220 DP 1251471)
<b>Development:</b>	<p>Concept Development Application comprising a mixed-use development including:</p> <ul style="list-style-type: none"><li>• maximum building envelopes for podium and tower buildings</li><li>• maximum gross floor area of <b><u>49,829 m<sup>2</sup></u></b> <del>38,700m<sup>2</sup></del> comprising maximum residential gross floor area of <b><u>49,010 m<sup>2</sup></u></b> <del>37,700m<sup>2</sup></del> and maximum non-residential gross floor area of between 750m<sup>2</sup> and 1,000m<sup>2</sup></li><li>• conceptual land use for non-residential and residential floor space, which may include office premises, business premises, food and drink premises, shops and medical centres</li><li>• minimum <b><u>15%</u></b> <del>5% residential</del> gross floor area as affordable housing <b><u>for a minimum of 15 years</u></b></li><li>• basement car parking, motorcycle parking, bicycle parking and service vehicle spaces</li></ul>

- (b) Condition A1 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck out~~ words/numbers as follows:

- (b) Consent is granted to the 'Development' as described in Schedule 1 and the Environmental Impact Statement, as amended by the Response to Submissions and supplementary information, the conditions contained in this development consent, **and the Environmental Impact Statement, as amended by the Response to Submissions, and conditions contained in development consent SSD-68939460.**

- (c) Condition A2 is amended by the insertion of the **bold and underlined** words/numbers and deletion of the ~~struck out~~ words/numbers as follows:

A2. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS, Response to Submissions, supplementary information and Section 4.55(2) Modification SSD-8784-MOD-1;
- (d) in accordance with the management and mitigation measures;
- (e) **in accordance with State significant development application SSD 68939460 Environmental Impact Statement titled Amended Concept Mixed Use Development prepared by Think Planners dated August 2024 and Response to Submissions prepared by Think Planners dated 24 April 2025**
- (f) **in accordance with the following drawings:**

Amending Concept Drawings prepared by Turner Studio			
Drawing Number	Drawing Name	Revision	Date
DA-790-010	MOD Plans – Site Plan	A	11/07/24

<u>DA-790-001</u>	<u>MOD Plans – Basement 02</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-001</u>	<u>MOD Plans – Basement 03</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-002</u>	<u>MOD Plans – Basement 01</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-003</u>	<u>MOD Plans – Lower Ground</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-004</u>	<u>MOD Plans – Ground Level</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-005</u>	<u>MOD Plans – Level 01-05</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-006</u>	<u>MOD Plans – Level 06</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-007</u>	<u>MOD Plans – Level 07</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-008</u>	<u>MOD Plans – Level 08-14</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-008</u>	<u>MOD Plans – Level 15</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-008</u>	<u>MOD Plans – Level 16</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-008</u>	<u>MOD Plans – Roof Level</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-100</u>	<u>MOD Sections - EW Section 01</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-110</u>	<u>MOD Sections - EW Section 02</u>	<u>A</u>	<u>11/07/24</u>
<u>DA-790-120</u>	<u>MOD Sections - NS Section</u>	<u>A</u>	<u>11/07/24</u>

(e) In accordance with the approved plans in the table below:

<b>Architectural Drawings prepared by Turner Studio</b>			
<b>Drawing Number</b>	<b>Revision</b>	<b>Name of Plan</b>	<b>Date</b>
DA-790-010	02	Site Plan	15.05.23
DA-790-001	02	Basement 01	15.05.23
DA-790-002	02	Basement 02	15.05.23
DA-790-003	02	Lower Ground	15.05.23
DA-790-004	02	Ground Level	15.05.23
DA-790-005	02	Level 01-04	15.05.23
DA-790-006	02	Level 05	15.05.23
DA-790-007	02	Level 06-11	15.05.23
DA-790-008	02	Level 12	15.05.23
DA-790-009	02	Roof Level	15.05.23
DA-790-100	02	EW Section 01	15.05.23
DA-790-110	02	EW Section 02	15.05.23
DA-790-120	02	NS Section	15.05.23

- (d) Condition B1 is amended by the deletion of the ~~struck out~~ words/numbers and insertion of the **bold and underlined** words/numbers as follows:

#### **AFFORDABLE HOUSING REGISTERED ON TITLE**

- B1. **Prior to the issue of any Occupation Certificate in relation to a subsequent detailed development application.** ~~Prior to the determination of the first Development Application,~~ a restriction must be registered against the title of the property on which the development is to be carried out, in accordance with Section 88E of the Conveyancing Act 1919, that will ensure that a minimum ~~5%~~ **15%** of the approved ~~residential~~ gross floor area is either dedicated, transferred to or managed by a Registered Community Housing Provider and made available as affordable housing as defined in **State Environmental Planning Policy (Housing) 2021** ~~State Environmental Planning Policy (Affordable Rental Housing) 2009~~ **for a minimum tenure of 15 years from the date of the issue of an occupation certificate for any affordable housing dwelling.**

- (e) Condition C2 is amended by the deletion of the ~~struck out~~ words/numbers and insertion of the **bold and underlined** words/numbers as follows:

#### **MAXIMUM BUILDING ENVELOPES**

- C2. Building height and gross floor area is to be measured in accordance with the definitions under **Parramatta Local Environmental Plan 2022.** ~~Hornsby Local Environmental Plan 2013.~~

- (f) Condition C3 is amended by the deletion of the ~~struck-out~~ words/numbers and insertion of the **bold and underlined** words/numbers as follows:

#### **MAXIMUM BUILDING ENVELOPES**

C3. The maximum achievable gross floor area (GFA) is **49,829 m<sup>2</sup>** ~~38,700m<sup>2</sup>~~ and this amount will only be achieved subject to demonstration of:

- (a) being wholly contained within the approved building envelopes
- (b) compliance with the conditions of this concept approval
- (c) demonstration of design excellence.

- (g) Condition C7 is amended by the deletion of the ~~struck-out~~ words/numbers and insertion of the **bold and underlined** words/numbers as follows:

#### **AFFORDABLE HOUSING**

C7. Future development applications must demonstrate compliance with:

- (a) a minimum of **15%** ~~5% of residential total~~ GFA is to be provided as Affordable Housing as defined under **State Environmental Planning Policy (Housing) 2021** ~~State Environmental Planning Policy (Affordable Rental Housing) 2009~~ and dedicated, transferred to or managed by a Tier 1 Community Housing Provider **for a minimum period of 15 years from the issue of the occupation certificate.**
- (b) apartments to be managed by the Community Housing Provider are to be a mixture of studio, 1 bedroom, 2 bedroom and 3 or more bedroom apartments in line with the apartment mix of the remainder of the residential accommodation.

- (h) Condition C8 is amended by the deletion of the ~~struck-out~~ words/numbers and insertion of the **bold and underlined** words/numbers as follows:

#### **CAR PARKING AND BICYCLE PARKING**

C8. Future development applications must include a Car Parking Strategy and Management Plan and demonstrate compliance with:

**(a) the allocation of residential car parking spaces for affordable housing apartments in accordance with the following rates:**

- (i) **0.4 spaces per studio or 1 bedroom apartment**
- (ii) **0.5 spaces per 2 bedroom apartment**
- (iii) **1 space per 3 or more bedroom apartment**
- (iv) **maximum 1 space per 7 apartments for visitors spaces**

**(b) the allocation of residential car parking spaces for market apartments must be in accordance with the following rates:**

- (i) **0.5 spaces per studio or 1 bedroom apartment**
- (ii) **1 space per 2 bedroom apartment**
- (iii) **1.5 spaces per 3 or more bedroom apartment**
- (iv) **maximum 1 space per 7 apartments for visitors spaces**

~~(a) the allocation of residential car parking spaces must be in accordance with the following rates:~~

- ~~i. maximum 0.4 spaces per studio and 1 bedroom dwelling~~
- ~~ii. maximum 0.7 spaces per 2 bedroom dwelling~~
- ~~iii. maximum 1.2 spaces per 3 or more bedroom dwellings~~
- ~~iv. 1 space per 7 dwellings for visitor spaces.~~

- (c) non-residential car parking must be provided at a maximum rate of 1 space per 70m<sup>2</sup> of gross floor area (GFA)
- (d) 1 accessible car parking space for each adaptable housing dwelling
- (e) 1-2% of all non-residential car parking spaces to be accessible car parking
- (f) minimum of 4 motorcycle parking spaces must be provided
- (g) minimum of 1 car share space must be provided

- (h) 1 bicycle parking space per dwelling and 1 bicycle parking space for visitors per 10 dwellings, provided close to the street entrances and designed in a manner which minimises potential conflict with vehicles
- (i) end-of-trip facilities comprising showers and lockers are to be provided if the application includes 300m<sup>2</sup> or more of commercial premises.

- (i) Condition C9 is amended by the deletion of the ~~struck out~~ words/numbers and insertion of the **bold and underlined** words/numbers as follows:

**TRAVEL DEMAND MANAGEMENT**

- C9. Future development applications shall be accompanied by a Green Travel Plan consistent with the framework and initiatives in **Section 3.13** ~~Section 3.3~~ of the Transport Impact Assessment dated **2 July 2024** ~~8 June 2019~~ prepared by SCT Consulting. The Green Travel Plan must also consider the requirements of **Section 6.1.2 of the Parramatta Development Control Plan 2023**. ~~Section 1C.2.1(a) of the Hornsby DCP 2013.~~

- (j) Condition C28 is amended by the deletion of the ~~struck out~~ words/numbers as follows:

**BUSHFIRE RISK ASSESSMENT**

- ~~C28. Future development applications shall be accompanied by a Bushfire Risk Assessment, demonstrating compliance with Planning for Bushfire Protection 2019.~~