

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

Dr Sheridan Coakes (Chair)
Member of the Commission

Michael Chilcott
Member of the Commission

Sydney

19 August 2025

File: SSD-68939460

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED INSTRUMENT

SCHEDULE 1

Application Number:	SSD-68939460
Applicant:	The Trustee for the Think Planners Unit Trust
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 residential gross floor area of 11,310m² • reduction of non-residential gross floor area to a maximum 819m² • additional 105 apartments • additional basement parking level • minimum 15% of total gross floor area as affordable housing dwellings for a minimum of 15 years • 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)

CONSOLIDATED INSTRUMENT

Summary of Modifications

SSD-68939460	Approved by NSW Independent Planning Commission on 19 August 2025
SSD-68939460-Mod-1	Approved by the ED, Key Sites and Housing Assessment on 06 July 2025, for: Modification to amend maximum building heights, building separation and setbacks to the boundaries

CONSOLIDATED INSTRUMENT

DEFINITIONS

Applicant	The Trustee for the Think Planners Unit Trust, or any person carrying out any development to which this consent applies
Concept Proposal	A staged development application in accordance with the EP&A Act
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including site establishment, relocation of utilities, bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	City of Parramatta Council
Department	NSW Department of Planning, Housing and Infrastructure
Design Excellence Strategy	Design Excellence Strategy as approved via SSD-8784 (as amended)
Design Guidelines	Design Guidelines as approved via SSD-8784 (as amended)
Development	The development described in the EIS, Response to Submissions and any additional information provided by the Applicant in support of the application as modified by the conditions of this consent.
EIS	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
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
Future Development Application(s)	Subsequent development application(s) for detailed proposals pursuant to this consent in accordance with the EP&A Act
GFA	Gross Floor Area
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
RtS	Response to Submissions, meaning 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, including any additional information provided by the Applicant in support of the application.
SDRP	State Design Review Panel
Site	The land identified in Schedule 1
TfNSW	Transport for NSW

SCHEDULE 2 – CONDITIONS OF THIS CONSENT

PART A – ADMINISTRATIVE CONDITIONS

TERMS OF CONSENT

A1. 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, including the Applicant's Response to Submissions (RtS), and the Applicant's responses to requests for further information;
- (d) [Section 4.55 \(1A\) modification SSD-68939460-Mod-1; and](#)
- (e) in accordance with the approved plans in the table below:

Architectural Drawings prepared by Turner Studio			
Drawing Number	Drawing Name	Revision	Date
DA-790-000	MOD Plans (Proposed BEA) Basement 03	01	04/06/26
DA-790-001	MOD Plans (Proposed BEA) Basement 02	01	04/06/26
DA-790-002	MOD Plans (Proposed BEA) Basement 01	01	04/06/26
DA-790-003	MOD Plans (Proposed BEA) Lower Ground	01	04/06/26
DA-790-004	MOD Plans (Proposed BEA) Ground Level	01	04/06/26
DA-790-005	MOD Plans (Proposed BEA) Level 01-05	01	04/06/26
DA-790-006	MOD Plans (Proposed BEA) Level 06	01	04/06/26
DA-790-007	MOD Plans (Proposed BEA) Level 07	01	04/06/26
DA-790-008	MOD Plans (Proposed BEA) Level 08-14	01	04/06/26
DA-790-009	MOD Plans (Proposed BEA) Level 15	01	04/06/26
DA-790-010	MOD Plans (Proposed BEA) Level 16	01	04/06/26
DA-790-011	MOD Plans (Proposed BEA) Level 17	01	04/06/26
DA-790-100	MOD Sections (Proposed BEA) EW Section 01	B-WIP	04/06/26
DA-790-110	MOD Sections (Proposed BEA) EW Section 02	B-WIP	04/06/26
DA-790-111	MOD Sections (Proposed BEA) EW Section 03	A	04/06/26
DA-790-120	MOD Sections (Proposed BEA) NS Section 03	A	04/06/26

A2. 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 A2(a) above.
- A3. 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 A1(c) or A1(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) and A1(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.
- 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 the conditions of development consent SSD 8784 (as modified).

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).

LEGAL NOTICES

- A6. Any advice or notice to the consent authority must be served on the Planning Secretary.

PLANNING SECRETARY AS MODERATOR

- A7. 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.

MODIFICATION OF DEVELOPMENT CONSENT SSD 8784

- A8. Pursuant to section 4.17(1)(b) and (5) of the *Environmental Planning and Assessment Act 1979*, development consent SSD 8784 (as modified) is modified in accordance with Schedule 3. The Applicant must deliver a notice of modification to the Planning Secretary that complies with section 67 of the *Environmental Planning and Assessment Regulation 2021* 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

- A9. 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.
- A10. Notwithstanding condition A9, 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

- A11. 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 A1.
- B2. Building height and gross floor area is to be determined in accordance with the definitions under the *Parramatta Local Environmental Plan 2022*.
- B3. The maximum achievable gross floor area (GFA) approved via this consent is 11,216m² and this amount of GFA 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; and
 - (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; and
 - (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; and
 - (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; and
 - (d) the conditions of this consent.

The Design Integrity Report must include a summary of feedback provided by the State Design Review Panel (SDRP) 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

- B7. 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; and
 - (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

- B8. 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; and
 - (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; and
 - (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 70m² 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; and
- (i) end-of-trip facilities comprising showers and lockers are to be provided if the application includes 300m² or more of commercial premises GFA.

TRAVEL DEMAND MANAGEMENT

- B9. 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.

The Green Travel Plan may be prepared for implementation under the conditions of any consent for future development applications.

TRAFFIC, ACCESS AND PARKING ASSESSMENT

- B10. Future development applications shall be accompanied by a Traffic and Transport Impact Assessment.
- B11. Future development applications shall include a Construction Traffic and Pedestrian Management Plan (CTPMP) prepared in consultation with Transport for NSW (TfNSW) 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; and
 - (h) measures to account for any cumulative activities / work zones operating simultaneously.

The CTPMP 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.

- B12. 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 TfNSW and/or Council to the satisfaction of the relevant roads authorities.

The independent road safety audits may be undertaken under the conditions of any consent for future development applications.

SYDNEY METRO CORRIDOR PROTECTION

- B13. Future development applications must include the preparation and submission of documentation compliant with Sydney Metro Underground Corridor Protection Technical Guidelines.

SYDNEY WATER CONDITIONS

- B14. 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; and

- (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

- B15. 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

- B16. Future development applications shall be accompanied by a Wind Impact Assessment. 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 architectural drawings supporting future development applications.

ENVIRONMENTAL PERFORMANCE / ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- B17. Future development applications must demonstrate consistency with the approved ecologically sustainable development (ESD) Report, prepared by Northrop, dated 08/07/2024.
- B18. Future development applications must demonstrate how the principles of 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.
- B19. 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

- B20. Future development applications shall be accompanied by a Security and Crime Risk/Crime Prevention Through Environmental Design (CPTED) Assessment.

CONSTRUCTION IMPACT ASSESSMENT

- B21. Future development applications shall provide analysis and assessment of the impacts of construction works and include:
 - (a) Construction Traffic and Pedestrian Management Plan;
 - (b) Noise and Vibration Management Plan;
 - (c) Construction Waste Management Plan; and
 - (d) Air Quality Management Plan.
- B22. The plans above in condition B21 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

- B23. 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*; and
 - (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.
- B24. The Noise and Vibration Assessment must address the conclusions and recommendations of the Concept Noise and Vibration Assessment Report dated 03/02/2023, and supplementary railway ventilation stack assessment prepared by Acoustic Logic.

FLOODING AND STORMWATER ASSESSMENT

- B25. Future development applications shall be accompanied by a Flood and Stormwater Impact Assessment.

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 (as amended).
- 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

Application Number:	SSD-8784
Applicant:	Landcom on behalf of Sydney Metro
Consent Authority:	Minister for Planning and Public Spaces
Site:	242-244 Beecroft Road, Epping (Lot 220 DP 1251471)
Development:	Concept Development Application comprising a mixed-use development including: • maximum building envelopes for podium and tower buildings • maximum gross floor area of <u>49,829 m²</u> 38,700m² comprising maximum residential gross floor area of <u>49,010 m²</u> 37,700m² and maximum non-residential gross floor area <u>of 819m²</u>of between 750m² and 1,000m² • 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 • minimum <u>15%</u> 5% residential <u>of total</u> gross floor area as affordable housing dwellings <u>for a minimum of 15 years</u> • basement car parking, motorcycle parking, bicycle parking and service vehicle spaces

- (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:

A1. 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 supplementary information, and conditions contained in development consent SSD-68939460, and SSD-68939460-Mod-1.**

- (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, Response to Submissions prepared by Think Planners dated 24 April 2025, including any additional information provided by the Applicant in support of the Application; and**
- (f) **Section 4.55 (1A) modification SSD-68939460-Mod-1; and**
- (g) **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
DA-790-000	MOD Plans (Proposed BEA) Basement 03	01	04/06/26
DA-790-001	MOD Plans (Proposed BEA) Basement 02	01	04/06/26
DA-790-002	MOD Plans (Proposed BEA) Basement 01	01	04/06/26
DA-790-003	MOD Plans (Proposed BEA) Lower Ground	01	04/06/26
DA-790-004	MOD Plans (Proposed BEA) Ground Level	01	04/06/26
DA-790-005	MOD Plans (Proposed BEA) Level 01-05	01	04/06/26
DA-790-006	MOD Plans (Proposed BEA) Level 06	01	04/06/26
DA-790-007	MOD Plans (Proposed BEA) Level 07	01	04/06/26
DA-790-008	MOD Plans (Proposed BEA) Level 08-14	01	04/06/26
DA-790-009	MOD Plans (Proposed BEA) Level 15	01	04/06/26
DA-790-010	MOD Plans (Proposed BEA) Level 16	01	04/06/26
DA-790-011	MOD Plans (Proposed BEA) Level 17	01	04/06/26
DA-790-100	MOD Sections (Proposed BEA) EW Section 01	B-WIP	04/06/26
DA-790-110	MOD Sections (Proposed BEA) EW Section 02	B-WIP	04/06/26
DA-790-111	MOD Sections (Proposed BEA) EW Section 03	A	04/06/26
DA-790-120	MOD Sections (Proposed BEA) NS Section 03	A	04/06/26

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

Architectural Drawings prepared by Turner Studio			
Drawing Number	Revision	Name of Plan	Date
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 A10 is amended by the deletion of the ~~struck out~~ words/numbers and insertion of the **bold and underlined** words/numbers as follows:

PLANNING SECRETARY AS MODERATOR

A10. In the event of a dispute between the Applicant and a public authority in relation to a requirement in this approval or relevant matter relating to this development, either party may refer the matter to the Planning Secretary for resolution. ~~The Planning Secretary's resolution of the matter shall be binding on the parties.~~

- (e) 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 total~~ gross floor area is either dedicated, transferred to or managed by a Registered **Tier 1** 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 the occupation certificate containing affordable housing.**

- (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~~ **determined** 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 m²** ~~38,700m²~~ 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 date of issue of the occupation certificate containing affordable housing.**
- (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; and**
- (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; and**
- (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 70m² 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; **and**
- (i) end-of-trip facilities comprising showers and lockers are to be provided if the application includes 300m² 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 2010~~ 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.~~

The Green Travel Plan may be prepared for implementation under the conditions of any consent for future development applications.

(j) Condition C17 is amended by the deletion of the ~~struck out~~ words/numbers and the insertion of the **bold and underlined** words/numbers as follows

C17. 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~~ **architectural drawings supporting future development applications.**

(k) Condition C18 is amended by the deletion of the ~~struck out~~ words/numbers and the insertion of the **bold and underlined** words/numbers as follows

C18. Future development applications must demonstrate consistency with the approved ~~ESD Report and Addendum~~ **Ecologically Sustainable Development (ESD) Report, prepared by Northrop, dated 08/07/2024.**

- (l) Condition C21 is amended by the deletion of the ~~struck out~~ words/numbers and the insertion of the **bold and underlined** words/numbers as follows:

SECURITY AND CRIME ASSESSMENT

C21. Future development applications shall be accompanied by a Security and Crime Risk/**Crime Prevention Through Environmental Design (CPTED) Assessment**. ~~Assessment prepared in consultation with NSW Police having regard to Crime Prevention Through Environmental Design (CPTED) Principles and National Security Authority publication "Hostile Vehicle Guidelines for Crowded Places: A guide for owners, operators and designers" NSW Police Publication "Safe Place: Vehicle Management: A comprehensive guide for owners, operators and designers".~~

- (m) Condition C25 is amended by the deletion of the ~~struck out~~ words/numbers and the insertion of the **bold and underlined** words/numbers as follows:

C25. The Noise and Vibration Assessment must address the conclusions and recommendations of the ~~Concept~~ Noise and Vibration Assessment Report dated ~~September 2019~~ **03/02/2023, and supplementary railway ventilation stack assessment prepared by Acoustic Logic**. ~~Wilkinson Murray.~~

- (n) Condition C27 is amended by the deletion of the ~~struck out~~ words/numbers and the insertion of the **bold and underlined** words/numbers as follows:

REFLECTIVITY ASSESSMENT

~~C27. Future development applications for above ground works shall include a Reflectivity Assessment demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.~~

- (o) 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.~~