

Our ref: Residential development with in-fill affordable housing, Pockley Avenue, Roseville (SSD-77825469)

Mr Wayne Xiong

Executive Director

THE TRUSTEE FOR AQUALAND PRESTIGE 2 UNIT TRUST

Level 37, Australia Square, 264 George Street

Sydney New South Wales 2000

27 November 2025

Subject: Amendment of Application - Residential development with in-fill affordable housing, Pockley Avenue, Roseville (SSD-77825469)

Dear Mr Xiong

I refer to the Amendment Report which was submitted on 27 November 2025 in accordance with the section 37 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) for a residential development with in-fill affordable housing, Pockley Avenue, Roseville (SSD-77825469).

The Amendment Report has requested the following changes:

- provision of rooftop communal open spaces to all three buildings
- increase in building heights by up to 2.64 m
- increase in floor space ratio by 0.08:1 (550 m²)
- increase in dwelling numbers from 178 to 180 and amendments to dwelling mix
- decrease in car parking spaces from 285 to 284 and amendments to basement footprint
- design changes to the building facades.

The department has reviewed the Amendment Report and is satisfied it is consistent with the overall development proposed and seeks to respond to the issues raised regarding the original proposal.

Accordingly, I as delegate of the Minister for Planning and Public Spaces approve the application for the amendment.

Department of Planning and Environment



If you have any questions, please contact John Martinez on 02 5852 6828 or via email at john.martinez@dpie.nsw.gov.au.

Yours sincerely,

A Watson

Amy Watson
Director
Affordable Housing Assessments