

24 April 2026

Mr Joe Somerville
Senior Planning Officer
Affordable Housing Assessments
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Dear Joe,

Request to amend SSD application at 5-9 Cowan Road, St Ives (SSD-88948458)

We write in relation to SSD-88948458 at 5-9 Cowan Road and intention to amend the SSD application in light of comments received from the Department of Planning, Housing and Infrastructure (DPHI) as detailed in its 'Key Issues Letter' dated 27 November 2025.

To appropriately address the matters raised by DPHI, the following amendments are proposed to be made:

- minor increase to proposed height (30.6m) to facilitate lift access to additional apartments at Level 8 resulting in no additional environmental impact
- re-allocation of floor space to Level 8 which will facilitate two additional market housing apartments
- amended setbacks to the south-western boundary of Levels 4-6 (average 6m setback)
- amendments to the proposed rear setbacks at Level 4 and above
- re-allocation of communal open space to Level 8 to facilitate an additional apartment on Level 7
- amendments to the communal space at ground floor, noting this area was previously fully enclosed and has since been designed to be open to the elements and below a cantilevered portion of the building
- changes to apartment allocation and mix to ensure the minimum requirement of affordable housing gross floor area (15% of total floor area) is provided to achieve height and floor space ratio bonuses, increasing the number of affordable housing units from 12 to 13
- implementation of visual privacy mitigation measures to ensure compliance with the relevant design criteria in the Apartment Design Guide (ADG), including the removal of south-facing balconies to 3-bedroom units on Levels 1–7 and the reduction in the size of east-facing balconies on Levels 5 and 6.
- revisions to car parking from 150 to 125 spaces in accordance with the minimum requirements of *State Environmental Planning Policy (Housing) 2021*, having regard to the change in apartment yield, increase in visitor parking spaces and reduction in basement footprint
- retention of four additional trees in accordance with DPHI's request

- additional assessment being undertaken in relation to contamination, lighting, air quality and odour impacts to address concerns raised by DPHI

We would appreciate if you could please review the above and confirm acceptance of an amendment to the development application in accordance with Section 37 of the *Environmental Planning & Assessment Regulation 2021*.

Please do not hesitate to contact me on 02 8459 7510, or at sammy@keylan.com.au, should you have any questions in relation to the above.

Yours sincerely



Sammy Hamilton BPlan
Principal Planner