

Our ref: 5-9 Cowan Road, St Ives (SSD-88948458)

Miss Natalie Bocock
Assistant Development Manager
Prosper 5-9 Cowan Road St Ives Pty Ltd
Level 9, 100 William Street
SYDNEY NSW 2000

24 April 2026

Subject: Amendment of Application

Dear Miss Bocock

I refer to the Amendment Report which was submitted on 24 April 2026 in accordance with the Environmental Planning and Assessment Regulation 2021 (the Regulation) for a residential development with in-fill affordable housing at 5-9 Cowan Road, St Ives (SSD-88948458).

The Amendment Report has requested the following key changes:

- re-allocation of floor space to level 8 to facilitate two additional market apartments
- increase proposed height to 30.6 m to facilitate lift access to additional apartments at level 8
- amend setbacks to the south-western boundary of levels 4-6 and rear setbacks at level 4 and above
- re-allocation of communal open space to level 8 to facilitate an additional apartment on level 7 and amendments to the communal space at ground floor
- changes to apartment allocation and mix
- 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.
- reduction in car parking from 150 to 125 spaces
- retention of four additional trees.

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 in submissions, during exhibition of the original proposal.

Department of Planning and Environment



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

If you have any questions, please contact Joe Somerville on 8275 1423 or via email at joe.somerville@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads "AWatson".

Amy Watson
Director
Affordable Housing Assessments