

Our ref: Residential flat building with in-fill affordable housing at 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
2 June 2026

Subject: Request for Additional Information

Dear Miss Bocock,

I refer to the proposed residential flat building with in-fill affordable housing at 5-9 Cowan Road, St Ives (SSD-88948458). The Department issued a letter on 21 May 2026 requesting a further response to the matters raised in public and Council's submissions to your Amendment Report and Response to Submissions (RtS) which was exhibited from 7 May 2026 until 20 May 2026.

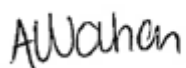
In addition, the Department has undertaken a review of the Amendment Report and RtS and requests that you provide a written response to the matters raised in **Attachment A**.

The response must form part of your response to the Department's letter dated 21 May 2026.

Please lodge the additional information by 30 June 2026 via the NSW Planning Portal at <https://majorprojects.planningportal.nsw.gov.au/>.

If you have any questions, please contact Joe Somerville, on 02 8275 1423 or via email at joe.somerville@dpie.nsw.gov.au.

Yours sincerely,



Amy Watson
Director
Affordable Housing Assessments
as delegate for the Minister for Planning and Public Spaces

ATTACHMENT A

Affordable housing amenity

1. Review the design of the proposal and/or the allocation of affordable housing to demonstrate how cross ventilation provided to the affordable housing apartments would be more equitable with the market housing apartments, noting 38.5% of affordable housing (5/13) are now cross ventilated, reduced from 75% (9/12) in the original proposal.
2. Provide a breakdown of affordable housing that receives solar access and cross ventilation on the relevant architectural calculation diagrams. This should also confirm that the percentage of solar access received by the affordable housing apartments is equitable to that of the market housing apartments.

Acoustics and cross ventilation

3. Consider how natural cross ventilation can be achieved for all apartments noting the site is located close to Mona Vale Road and will be impacted by traffic noise. This must include consideration of the provisions of the *Development near rail corridors and busy roads – Interim Guidelines* and address alternative ventilation methods for apartments that exceed 10 dB(A) above the assessment criteria. Details must be provided on which apartments will require alternative ventilation methods in order to achieve the internal noise criteria and how this will be achieved.
4. Amend the NVIA to identify the correct number of apartments proposed and ensure the latest set of architectural plans are reviewed and referenced.

Traffic, parking and access

5. Provide consideration of cumulative traffic impacts of the proposal and the proposed development at 46-50 Cowan Road, noting assessment of the development application is well advanced.
6. Reallocate basement car parking to provide twenty visitor parking spaces.
7. Provide a minimum of 8 visitor bicycle spaces at ground level near the entry.
8. Confirm the driveway is located a minimum of 1.5 m from the adjacent power pole.

Storage

9. Consider including storage in the basement for the level 8 apartments.

Errors and clarification

10. Review the height limit diagram (DA520) as the figures +25.18 and +26.83 appear incorrect.
11. Clarify the number of apartments receiving solar access in midwinter noting the solar access diagrams (DA681) are inconsistent with the compliance schedule stating 18.1% of apartments (14/77) receive no solar access whilst the associated table states 26% of apartments (20/77) receive no solar access. If 26% of apartments would receive no solar access, this must be revised to improve the percentage receiving solar access noting the ADG maximum of 15%.
12. Revise the deep soil calculation plan (DA510) as it incorrectly calculates deep soil with dimensions of less than 6 m x 6 m to the eastern rear corner. In addition, ensure the footpath throughout the deep soil area is to be pervious to meet the definition of deep soil within the ADG.
13. Confirm whether the existing easement is to be extinguished.
14. Clarify where the air-conditioning units have been re-located as they are not identifiable on the amended architectural plans.