



MOD: 21-00164
JRPP-16-03323

22 June 2021

Urban Link Architects
C/O- Mr Joseph El Khawaja
L10, 11-15 Deane Street
BURWOOD NSW 2134

Dear Sir or Madam

Property: Lots 1 & 2, SP 49703, Lots 1 & 2, SP 52640, Lot 1, DP 845934, and Lots 48-50, DP 14294, No. 2A, 2B, 4A, 4B, 6, 8 and 10 George Street, Seven Hills.

Proposal: Modification to Notice of Determination No. JRPP-16-03323 under Section 4.55 of the Environmental Planning and Assessment Act 1979

Reference is made to the Section 4.55(1A) application (MOD-21-00164) lodged with Council for the modification of development consent Notice of Determination No. JRPP-16-03323 dated 25 July 2017 to increase the height of each floor level for the inclusion of essential fire safety measures within the building.

Please be advised that the Sydney Central Planning Panel determined to approve the modification application pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979 (as amended), you are advised that the above determination is modified in the following manner:

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Condition 2.1.1 to be amended and read as follows:

2.1 Scope of Consent

2.1.1 This consent relates to the following drawings/details submitted to Council with the Development Application, subject to compliance with any other conditions of this consent:

Drawing No.	Dated	Council's File Encl. No.
Architectural plans		
Basement 01 A- 2021 Rev. F	6/07/2017	81E
Lower ground level A-2022 Rev. F	6/07/2017	81F

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Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

Upper ground level A-2023 Rev. F	6/07/2017	81G
Level 01 A-2024 Rev. F	6/07/2017	81H
Level02 A-2025 Rev. F	6/07/2017	81T
Level 03 A-2026 Rev. F	6/07/2017	81I
Level04 A-2027 Rev. F	6/07/2017	81J
Level OS A-2028 Rev. F	6/07/2017	81K
Roof terrace A-2029 Rev. F	6/07/2017	81L
Elevations S4.55-301 Rev. A	9/4/2021	D21/241010
Elevations S4.55-302 Rev. A	9/4/2021	D21/241010
Section A & B S4.55-401 Rev. A	9/4/2021	D21/241010
Section C, D & E A-3102 Rev. F	6/07/2017	81U
Section F A-3103 Rev. F	6/07/2017	81S
Finishes		
Schedule of colours and materials A-6301 Rev. F	6/07/2017	81A
Photomontage		58D
Landscape concept plans		

Landscape site plan SKOO Rev. E	March 2017	46B
Landscape plan ground floor SKOI Rev. D	March 2017	46C
Landscape plan roof terrace SK02 Rev. D	March 2017	46D
Waste management details		
Loading dock (MRV) swept paths plans A-2701 Rev. F	6/07/2017	48M
Amended waste Management plan	April 2017	63A
Prepared by Dickens Solutions		
BASIX Certificate		
Certificate number: 739518M	14/07/16	2D
CPTED Checklist		
Crime Prevention through Environmental Design checklist	Undated	24A

* Unless modified by any conditions of this consent.

It would be appreciated if you could amend the copy of Notice of Determination No. JRPP-16-03323 accordingly. Please note that all other conditions remain unaltered and therefore must be complied with.

Right of Appeal:

If you are dissatisfied with this decision, Sections 8.9 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 12 months of the date of determination.

Right of Review:

Section 8.2 of the Environmental Planning and Assessment Act 1979 provides that the applicant may request the Council to review the determination. The request must be made in writing (or on the review application form) together with payment of the appropriate fee.

The review must be lodged within 28 days of the date of determination and determined within twelve (12) months of the date of determination.

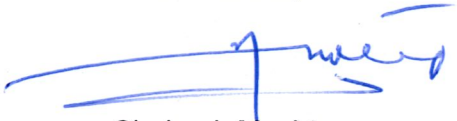
Note: To enable the Section 8.2 review to be considered within the 12 months' timeframe prescribed by under the Environmental Planning and Assessment Act 1979, you must lodge the application for review under Section 8.2 within twenty-eight (28) days to facilitate the statutory timeframes.

Section 8.2 does not apply to a determination of an application to modify a complying development certificate, a determination in respect of designated development, a determination made by the Council under section 4.33 in respect of an application by the Crown, or a determination that is taken to have been made because the council has failed to determine an application.

Note: Sections 8.3, 8.4 and 8.5 apply to a review under this section.

Should you have any further enquiries concerning this matter, please contact Council's Town Planner Kelly Coyne on 9839 6000.

Yours faithfully



Shakeeb Mushtaq

Coordinator Planning Assessment