

MOD Report



To: Alan Middlemiss – Coordinator Planning Assessment

Application Details:

Application Number:	MOD-24-00233
Proposed Development:	Section 4.56 modification to the approved 5 x 5 storey residential flat buildings under JRPP-16-03329 to revise the facade materiality and colour finishes, and provide weather protection awnings to the rooftop communal open spaces.
Applicant:	Jasmine 88 Development Pty Ltd
Land/Address:	Lot 1 DP 1291301 Pelican Road, SCHOFIELDS
Land Zoning:	R3 Medium Density Residential under the SEPP (Precincts – Central City) 2021
Lodgement Date:	28 May 2024
Report Date:	19 July 2024
Report Author:	Bertha Gunawan

Background

JRPP-16-03329 was approved by the Land and Environment Court on 19 September 2017 on the subject site, for the staged construction of 5 residential flat buildings containing 424 units and basement car parking including stormwater and landscaping works and the construction of a private road on approved Lots 15C, 16K, 16L & 16M in the subdivision of Lot 16 in DP 31797.

MOD-22-00402 was approved on 23 May 2023 for amendments to the approved buildings including facade changes, increase in building heights, reduction by 19 units, changes in unit mix, internal reconfigurations and revised landscape and stormwater designs.

This current MOD application is seeking for further amendments as listed below:

Proposal

- Amend the buildings' façade treatments including minor additions of structural pillars.
- Provide weather protection awnings to roof top communal open spaces
- Subsequently amending the approved plans and the BASIX Certificate numbers in the consent conditions.

Internal Referrals

The proposed modifications were referred to our Building, Property and City Architect Sections, whom have all raised no objection.

Notification

Notification of the proposed modification to the surrounding neighbours including the previous objectors were carried out between 28 June and 12 July 2024. No submissions were received.

Assessment – Key Issues

The proposed external façade changes and internal layouts are satisfactory, and our City Architect has raised no issue with the modifications.

The JRPP application approved a 8.1% - 15.6% variation to the maximum building height control of 16m under the Central River City SEPP 2021 (the approved building heights range from 16.7m to 18.5m) due to the lift overruns. The previous related MOD-22-00402 further approved increased building heights to allow Apartment Design Guide compliance to the minimum floor to ceiling heights, thereby approving an additional 0.9% - 4% variation to the maximum building height control of 16m, bringing the building height to between 17.45 and 19.14m.

The proposed weather protection awnings will also exceed the maximum building height of 16m, but the exceedance will be within the approved building heights of 17.45m and 19.14m, as the proposed awnings will be lower than the height of the approved lift overruns. The proposed extent of these awnings will also be limited to a small part of the roof areas, away from the streetscape/public domain. They are unlikely to detrimentally create additional overshadowing impacts to the surrounding developments, nor significantly creating additional bulk and scale nor altering the streetscape appearance from any public domain.

There are no other changes proposed in this application. Overall, the proposed modifications are considered satisfactory and are substantially for the same development as approved for 5 residential flat buildings.

Recommendation

Recommended for approval with changes to conditions as detailed in the attached draft consent letter.

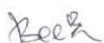
See CM9 D24/379387 re: the note on Delegations to determine this MOD application.

Political Donations Disclosure

- a. In accordance with the provisions of Section 10.4 of the Environmental Planning and Assessment Act 1979, a Disclosure Statement must be lodged in certain circumstances in relation to any planning application, i.e a Development Application, an application to modify a consent, and an application to make an environmental planning instrument or development control plan.
- b. A Disclosure Statement of a *reportable political donation or gift* must accompany a planning application or submission (including a submission either objecting to or supporting the proposed development) if the donation or gift is made within 2 years before the application or submission is made, If the donation or gift is made after the lodgement of the application, a Disclosure Statement must be sent to Council within 7 days after the donation or gift is made. The provision also applies to an associate of a submitter.
- c. A Disclosure Statement may be made available for viewing upon a written request to Council in accordance with Section 12 of the Local Government Act 1993.
- d. In accordance with Section 10.4 of the Act a Disclosure Statement has not been submitted to Council in respect of the subject Development Application.

Approval

Endorsed by:





Bertha Gunawan
Senior Town Planner
Date: 19 July 2024

Alan Middlemiss
Coordinator Planning Assessment
19 July 2024