

File No: JRPP-16-03329
MOD-22-00402
MOD-24-00233

19 July 2024

A Nakhoul
Jasmine 88 Development Pty Ltd
8 Gould Street
STRATHFIELD SOUTH NSW 2136

Dear Sir,

Consent modification: Modification to Notice of Determination No. JRPP-16-03329

Site: Lot 1 DP 1291301 Pelican Road, SCHOFIELDS

Reference is made to the recent application under section 4.56 of the Environmental Planning and Assessment Act 1979 to modify Notice of Determination No. JRPP-16-03369 dated 19 September 2017 and MOD-22-00402 dated 23 May 2023.

Please be advised that the section 4.56 application is approved subject to the following:

- Condition 2.1.1 is deleted and replaced with the following condition to reflect the updated architectural plans, in red:

2.1.1 The proposed development is to be in accordance with the following drawings/details, subject to compliance with any other conditions of this consent:

Title	Drawing No.	Prepared by	Date
Site Plan	S 4.56 -0004 Issue D	Place Studio	6/09/2022
Cut and Fill Plan	S 4.56 -0005 Issue E	Place Studio	6/09/2022
Plan – Basement	S 4.56 -1000 Issue K	Place Studio	24/03/2023
Plan – Ground	S 4.56 -2000 Issue J	Place Studio	24/03/2023
Plan – Level 1	S 4.56 -2001 Issue J	Place Studio	24/03/2023
Plan – Level 2	S 4.56 -2002 Issue J	Place Studio	24/03/2023
Plan – Level 3	S 4.56 -2003 Issue J	Place Studio	24/03/2023
Plan - Level 4	S 4.56 -2004 Issue J	Place Studio	24/03/2023
Plan – Level 5	S 4.56 -2005 Issue J	Place Studio	24/03/2023
Plan - Roof	S 4.56 -2006 Issue J	Place Studio	1/05/2024
Sections 1 and 2	S 4.56 -3000 Issue F	Place Studio	24/03/2023
Section Ramp	S 4.56 -3001 Issue F	Place Studio	4/11/2022
Sections	S 4.56 -3002 Issue C	Place Studio	24/03/2023
Detailed Section Building A	S 4.56 -3003 Issue A	Place Studio	6/09/2022

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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

Detailed Section Building B	S 4.56 -3004 Issue A	Place Studio	6/09/2022
Detailed Section Building C	S 4.56 -3005 Issue A	Place Studio	6/09/2022
Detailed Section Building E	S 4.56 -3006 Issue A	Place Studio	6/09/2022
Elevations – North and South	S 4.56 -4000 Issue H	Place Studio	1/05/2024
Elevations – East and West	S 4.56 -4001 Issue H	Place Studio	1/05/2024
Elevations – Building A	S 4.56 -4100 Issue F	Place Studio	1/05/2024
Elevations – Building A	S 4.56 -4101 Issue F	Place Studio	1/05/2024
Elevations – Building B	S 4.56 -4200 Issue E	Place Studio	1/05/2024
Elevations – Building B	S 4.56 -4201 Issue E	Place Studio	1/05/2024
Elevations – Building C	S 4.56 -4300 Issue E	Place Studio	1/05/2024
Elevations – Building C	S 4.56 -4301 Issue E	Place Studio	1/05/2024
Elevations – Building D	S 4.56 -4400 Issue E	Place Studio	1/05/2024
Elevations – Building D	S 4.56 -4401 Issue E	Place Studio	1/05/2024
Elevations – Building E	S 4.56 -4500 Issue E	Place Studio	1/05/2024
Elevations – Building E	S 4.56 -4501 Issue E	Place Studio	1/05/2024
Materials and Colours Schedule	S 4.56 -5000 Issue B	Place Studio	6/09/2022
Exterior Finish Schedule	S 4.56 -5000A Issue B	Place Studio	1/05/2024
Landscape Sheets 1, 2, 9 and 10	-	A Total Concept	9/09/2022
Landscape Plans Sheets 3 and 4	-	A Total Concept	19/08/2022
Landscape Plans Sheets 5 and 7	-	A Total Concept	27/06/2022
Landscape Plans Sheets 11, 12 and 13	-	A Total Concept	September 2022
Landscape Plans Sheets 14 to 21	-	A Total Concept	17/11/2022

* As modified by other conditions of consent

- Conditions 2.4.1, 5.5.1 and 12.21.1 are deleted and replaced with the following conditions to reflect the latest BASIX Certificate:
 - 2.4.1 All commitments listed in BASIX Certificate 747349M_06 shall be complied with.
 - 5.5.1 The plans and specifications must indicate compliance with the commitments listed in BASIX Certificate 747349M_06.
 - 12.21.1 All commitments listed in BASIX Certificate 747349M_06 shall be complied with prior to the issue of an Occupation Certificate for the development.

The modification has been made under section 4.56 of the Act.

Rights of Appeal:

If you are dissatisfied with this decision, Section 4.56 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 months after the date on which you receive this notice.

Rights 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 and determined within six (6) months of the date on which you received this notice.

Should you require any further information regarding this matter, please contact Bertha Gunawan, Senior Town Planner on 9839 6000.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Alan Middlemiss', with a stylized, cursive script.

Alan Middlemiss
Coordinator Development Assessment