



MOD-25-00102  
JRPP-16-03309

29 April 2025

Universal Property Group Pty Ltd  
137 Gilba Road  
GIRRAWEE NSW 2145

Dear Sir/Madam,

**Property: Lot 100 DP 1257875, 143 South Street, MARSDEN PARK**

**Proposal: Modification to Notice of Determination No. JRPP-16-03309 under Section 4.56 of the Environmental Planning and Assessment Act 1979**

Reference is made to the Section 4.56 application (MOD-25-00102) lodged with us for the modification of development consent Notice of Determination No. JRPP-16-03309, dated 31 May 2017.

Please be advised that Council has considered your request and, under Section 4.56 of the Environmental Planning and Assessment Act 1979 (as amended), you are advised that the above determination is modified in the following manner:

**Condition 2.2.1 is deleted and replaced with the following condition:**

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

Title	Drawing No.	Prepared by	Date
Staging Plan	S4.56 – 03 – Rev B	The Bathla Group	26.10.2023
Lot 1			
Master Plan	DA003 Rev D	The Bathla Group	21.10.16
Information Sheet	DA Lot 1-00 Rev 8	The Bathla Group	30.07.21
Cover Sheet	DA Lot 1-01 Rev 4	The Bathla Group	25.11.16
Common Areas	DA Lot 1-01	The Bathla Group	
Site Context	DA Lot 1-02 Rev 4	The Bathla Group	20.10.16
Site Plan	DA Lot 1-03 Rev 4	The Bathla Group	20.10.16
Basement Level	DA Lot 1-04 Rev 15	The Bathla Group	30.07.21
Ground Floor	DA Lot 1-05 Rev 15	The Bathla Group	30.07.21
1 <sup>st</sup> Floor Plan Building B	DA Lot 1-06 Rev 14	The Bathla Group	30.07.21

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Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

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

2 <sup>nd</sup> Floor Plan BLD A/3 <sup>rd</sup> Floor Plan BLD B	DA Lot 1-07 Rev 13	The Bathla Group	30.07.21
3 <sup>rd</sup> Floor Plan BLD A/4 <sup>th</sup> Floor Plan BLD B	DA Lot 1-08 Rev 13	The Bathla Group	30.07.21
4 <sup>th</sup> Floor Plan BLD A/5 <sup>th</sup> Floor Plan BLD B	DA Lot 1-09 Rev 13	The Bathla Group	30.07.21
5 <sup>th</sup> Floor Plan BLD A	DA Lot 1-10 Rev 13	The Bathla Group	30.07.21
Solar Access	DA Lot 1-11 Rev 4	The Bathla Group	20.10.16
Elevations	DA Lot 1-12 Rev 11	The Bathla Group	30.07.21
Elevations B	DA Lot 1-13 Rev 11	The Bathla Group	30.07.21
Sections	DA Lot 1-14 Rev 13	The Bathla Group	30.07.21
3D Sun Views	DA Lot 1-15 Rev 4	The Bathla Group	20.10.16
Unit Solar Access & Ventilation	DA Lot 1-16 Rev 4	The Bathla Group	20.10.16
COS Solar Access	DA Lot 1-17 Rev 4	The Bathla Group	20.10.16
Deep Soil	DA Lot 1-18 Rev 5	The Bathla Group	25.11.16
Lot 2A			
Information Sheet	DA Lot 2A-19 Rev 9	The Bathla Group	30.07.21
Site Plan	DA Lot 2A-20 Rev 10	The Bathla Group	30.07.21
Basement 1	DA Lot 2A-21 Rev 15	The Bathla Group	15.07.21
Basement 2	DA Lot 2A-22 Rev 15	The Bathla Group	15.07.21
Ground Plan and Plan Lvl 1	DA Lot 2A-23 Rev 17	The Bathla Group	30.07.21
Plan Lvl 2 & 3	DA Lot 2A-24 Rev 14	The Bathla Group	30.07.21
Plan Lvl 4 & Roof	DA Lot 2A-25 Rev 14	The Bathla Group	30.07.21
Elevations	DA Lot 2A-26 Rev 13	The Bathla Group	30.07.21
Elevations	DA Lot 2A-27 Rev 12	The Bathla Group	30.07.21
Sections	DA Lot 2A-28 Rev 12	The Bathla Group	23.07.21
3D Sun Views	DA Lot 2A-29 Rev 4	The Bathla Group	20.10.16
C.O.S Solar Access	DA Lot 2A-30 Rev 4	The Bathla Group	20.10.16
Solar Access & Ventilation	DA Lot 2A-31 Rev 4	The Bathla Group	20.10.16
Deep Soil	DA Lot 2A-3Rev 4	The Bathla Group	20.10.16
Lot 2B		The Bathla Group	
Information Sheet	DA Lot 2B-33 Rev 3	The Bathla Group	30.07.21
Site Plan	DA Lot 2B-34 Rev 11	The Bathla Group	30.07.21
Basement 1	DA Lot 2B-35 Rev 17	The Bathla Group	16.07.21
Basement 2	DA Lot 2B-36 Rev 615	The Bathla Group	16.07.21
Mezzanine Lvl	DA Lot 2B-37 Rev 15	The Bathla Group	16.07.21
Ground Plan	DA Lot 2B-38 Rev 20	The Bathla Group	30.07.21
Plan Lvl 1	DA Lot 2B-39 Rev 16	The Bathla Group	30.07.21
Plan Lvl 2	DA Lot 2B-40 Rev 15	The Bathla Group	30.07.21
Plan Lvl 3	DA Lot 2B-41 Rev 15	The Bathla Group	30.07.21
Plan Lvl 4	DA Lot 2B-42 Rev 15	The Bathla Group	30.07.21
Elevation A	DA Lot 2B-43 Rev 14	The Bathla Group	30.07.21
Elevation B	DA Lot 2B-44 Rev 13	The Bathla Group	30.07.21
Sections	DA Lot 2B-45 Rev 13	The Bathla Group	23.07.21

3D Sun Views	DA Lot 2B-46 Rev 4	The Bathla Group	20.10.16
C.O.S Sun Access	DA Lot 2B-47 Rev 4	The Bathla Group	20.10.16
Solar Access & Ventilation	DA Lot 2B-48 Rev 4	The Bathla Group	21.10.16
Deep Soil	DA Lot 2B-49 Rev 6	The Bathla Group	21.10.16
Common Areas	DA Lot 2B	The Bathla Group	Dec 15
Lot 3 and Lot 4			
Site Analysis	DA Lot 03-04 001 Rev D	The Bathla Group	21.10.16
Subdivision Plan	S4.56-01	The Bathla Group	Mar 2021
<b>Building envelope plan</b>	<b>S4.56 – 02</b>	<b>The Bathla Group</b>	<b>11 April 2025</b>
Landscape Plans			
Cover Sheet	L01 R04	The Bathla Group	20.10.16
Lot 1 Concept Landscape Plan	L02 R04	The Bathla Group	20.10.16
Lot 2A Concept Landscape Plan	L03 R04	The Bathla Group	20.10.16
Lot 2B Concept Landscape Plan	L04 R04	The Bathla Group	20.10.16
Landscape Details	L05 R04	The Bathla Group	20.10.16
Fence /Bio Retention	LP01/01A,B,C R04	The Bathla Group	20.10.16

Details			
Lot 1 Street Tree Planting Plan	LP01/01A R06	The Bathla Group	14.12.16
Lot 2A Street Tree Planting Plan	LP01/01B R06	The Bathla Group	14.12.16
Lot 2B Street Tree Planting Plan	LP01/01C R06	The Bathla Group	14.12.16
Sediment and Erosion Control Layout Plan	PS01-B300 Rev A	Martens & Associates	18.5.17
Sediment and Erosion Control Details	PS01-B310 Rev A	Martens & Associates	18.5.17
Earthworks Analysis Plan	PS01-C500 Rev A	Martens & Associates	18.5.17
Development Overview Plan	PS01-A050 Rev A	Martens & Associates	18.5.17
Typical Road Cross sections Sheet 5 of 5	PS01-D520, Rev 5	Martens & Associates	18.05.17

**Drawing Reference:**

**Dated:**

Plans prepared by Zhinar Architects:

DA001 Site Analysis, Issue I	07/07/2023
DA002 Site Plan Overall, Issue J	27/09/2023
DA003 Basement Plans, Issue L	07/07/2023
DA004 Ground Floor Plan Overall, Issue K	27/09/2023
DA005 Streetscape, Elevations & Section, Issue J	17/11/2023
DA006 Roof Top Terrace/Roof Plan, Issue G	27/09/2023
DA103 AB – Ground Floor Plan, Issue J	27/09/2023
DA104 AB – Floor Plan Level 1-7 Typical, Issue I	27/09/2023
DA201 CD – Ground Floor Plan, Issue J	27/09/2023
DA202 CD – Floor Plan Level 1-7 Typical, Issue I	27/09/2023
DA301 Elevations – Block A, Issue K	17/11/2023
DA302 Elevations – Block B, Issue K	17/11/2023
DA303 Elevations – Block C, Issue K	17/11/2023
DA304 Elevations – Block D, Issue K	17/11/2023
DA305 Driveway Ramp Section, Issue B	24/04/2019
DA305 Height Studies, Issue B	27/09/2023
DA309 Height Study Block A, Issue B	27/09/2023
DA310 Height Study Block B, Issue B	27/09/2023
DA311 Height Study Block C, Issue B	27/09/2023
DA312 Height Study Block D, Issue B	27/09/2023
DA404 Material Schedule, Issue H	07/07/2023
SP01 Construction Staging Diagram, Issue E	24/04/2019
Plan showing extent of zone for existing trees to be retained	09/03/2018
Landscape Plans prepared by Paul Scrivener Landscape Architect:	
Sheet 1: Master Plan, Issue E	20/06/2017
Sheet 2: Detail Plan – West, Issue E	20/06/2017
Sheet 3: Planting Plan – West, Issue E	20/06/2017
Sheet 4: Detail Plan - East, Issue E	20/06/2017
Sheet 5: Planting Plan – East, Issue E	20/06/2017
Sheet 6: Landscape Soil Calculations Plan, Issue E	20/06/2017
Sheet 7: Street Tree Masterplan, Issue E	20/06/2017
Overall Roof Site Plan, Issue C, Sheet No. 1 of 2	19/12/2019
Roof Terrace Plan, Issue C, Sheet No. 2 of 2	19/12/2019

\*Unless modified by any condition(s) of this consent.

Please note that all other conditions remain unaltered and therefore must be complied with.

**Right of Appeal:**

If you are dissatisfied with this decision, Section 8.9 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within 6 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 6 months of the date of determination.

Note: To enable the Section 8.2 review to be considered within the six (6) 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 our Town Planner Marcus Butler on (02) 5300 6000.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Alan Middlemiss', written in a cursive, slightly slanted style.

Alan Middlemiss

Coordinator Planning Assessment