



File no: MOD-25-00178 to SPP-16-04464

12 September 2025

Emily Han
The Trustee for Plumpton SC Investment Trust
Suite 5.6, 55 Philip Street
Parramatta NSW 2150

Dear Ms Han

Property: Lot 201 DP 1181255, Jersey Road, Plumpton

**Proposal: Modification to Notice of Determination No. SPP-16-04464 under
Section 4.56 of the Environmental Planning and Assessment Act 1979**

Reference is made to the Section 4.56 application (MOD-25-00178) lodged with us on 2 April 2025 requesting a modification to Notice of Determination No. SPP-16-04464, dated 16 March 2018.

Please be advised that we have considered your request and, under Section 4.56 of the Environmental Planning and Assessment Act 1979, you are advised that the above determination is modified in the following manner.

Description of the proposal has been deleted and replaced by the following:

Integrated Development Application for the removal of trees and vegetation, site preparation and excavation works, the construction and use of a 1-2 storey shopping centre with 801 basement and at-grade car parking spaces, building and business identification signage, landscaping and associated services. The uses include two major retailers, a mini major, specialty retailers, food and drink premises, pharmacy, medical centre and a child care centre.

Condition 3.1.1 is deleted and replaced with the following condition:

3.1 Scope of Consent

- 3.1.1 The development shall be in accordance with the following drawings/details submitted to Council with the Development Application except where amended by other conditions of this consent:

Connect - Create - Celebrate

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

Drawing Reference	Dated:
Plans prepared by The Buchan Group:	
DA-00000 COVER SHEET P08	07.12.2017
DA-00001 DESIGN STATEMENT P015	07.12.2017
DA-00002 DRAWING LIST P03	26/02/2025
DA-00005 SITE PLAN P03	26/02/2025
DA-08001 SHADOW DIAGRAM PLAN VIEWS P015	07.12.2017
DA-08002 SHADOW DIAGRAM AERIAL VIEWS P015	07.12.2017
DA-08003 DA - FAÇADE SIGNAGE STUDY P015	07.12.2017
DA-08004 DA - FAÇADE SIGNAGE STUDY ELEVATIONS P015	07.12.2017
DA-08005 DA - FAÇADE SIGNAGE STUDY TENANCIES P015	07.12.2017
DA-20001 GROUND LEVEL FLOOR PLAN P09	26/02/2025
DA-20002 UNDERCROFT LEVEL FLOOR PLAN P012	26/02/2025
DA-20003 UPPER LEVEL FLOOR PLAN P03	26/02/2025
DA-40001 OVERALL ELEVATIONS P02	26/02/2025
DA-40002 ELEVATION EAST P02	26/02/2025
DA-40003 ELEVATION WEST P02	26/02/2025
DA-40004 ELEVATION NORTH P015	07.12.2017
DA-40005 ELEVATION SOUTH P015	07.12.2017
DA-50001 OVERALL SECTIONS P02	26/02/2025
DA-50002 SECTION 01 - SOUTH-NORTH P02	26/02/2025
DA-50003 SECTION 02 - EAST-WEST P015	10.12.2017
DA-50004 SECTION 03 - EAST-WEST P015	07.12.2017
DA-50005 SECTION 04 - EAST-WEST P015	07.12.2017
DA-50006 SECTION 05 - SUPERMARKET 1 LOADING P015	07.12.2017
DA-50007 SECTION 06 - SUPERMARKET 2 LOADING P015	07.12.2017
DA-50008 SECTION 07 - DDS LOADING P015	07.12.2017
DA-50009 SECTION 08 - COVERED PARKING RAMPS P015	10.12.2017
DA-50010 SECTION 10 - TRAVELATOR P015	07.12.2017
DA-50011 SECTION 11 - NORTH EAST SITE ENTRY P015	07.12.2017
DA-50012 SECTION 12 - AMENITIES/ PLANT EQUIPMENT P015	07.12.2017

Plans prepared by Site Image Landscape Architects:	
000 Cover Sheet, Issue H	08.12.2017
100 Landscape Masterplan, Issue H	08.12.2017
101 Landscape Plan, Issue H	08.12.2017
102 Landscape Plan, Issue H	08.12.2017
103 Landscape Plan, Issue H	08.12.2017
104 Landscape Plan, Issue H	08.12.2017
105 Landscape Plan – Carpark Level, Issue H	08.12.2017
501 Landscape Details – Issue H	08.12.2017
502 Plant Schedule & Specifications, Issue H	08.12.2017

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

Condition 4.2 is deleted

Condition 5.4.1 is deleted and replaced with the following condition:

5.4.1 801 on-site car parking spaces are required to be provided. All car parking spaces are designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1 as follows:

Car parking spaces (excluding width of pillar): 2.5m x 5.4m

Car parking spaces (adjacent to solid wall): 2.7m x 5.4m

Disabled car space: 4.8m x 5.4m (including shared zone)

Condition 6.1.3 is deleted and replaced with the following condition:

6.1.3 Construction certificate plans shall be generally in accordance with the following drawings, as amended to reflect the approved plans referred to in Condition 3.1 and as required by Condition 6.10.

Prepared by	Project No.	Drawing No.	Sheet No.	Revision	Dated:
1. Henry & Hymas Pty Ltd	Plumpton Gardens	16346_D4_C000	C000	01	January 2025
		16346_DA_BE01-02	BE01-02	01	May 2016
		16346_D4_C100-103	C100-103	01	January 2025
		16346_D4_C110-112	C110-112	01	January 2025
		16346_D4_C120	C120	01	January 2025
		16346_D4_C150	C150	01	January 2025

		16346_D4_C151	C151	01	January 2025
		16346_D4_C200	C200	01	January 2025
		16346_D4_C201-202	C201-202	01	January 2025
		16346_D4_C210	C210	01	January 2025
		16346_D4_C212	C212	01	January 2025
		16346_D4_C220	C220	01	January 2025
		16346_D4_C250	C250	01	January 2025
		16346_D4_C300-302	C300-302	01	January 2025
		16346_DA_C600-602	C600-602	01	May 2016
		16346_D4_SE01	SE01-02 SE01	01	January 2025
		16346_D4_SE02	SE02	01	January 2025
2. Brown Consulting Pty Ltd	X07084	CC01-25	1 - 25	4	19/08/2009

Condition 13.18 is added:

13.18 Completion of Road Works

13.18.1 Prior to the issue of the relevant Occupation Certificate details of completion of road works for the subject development, roundabout, driveway laybacks and crossings, kerb and gutter, medians, pedestrian refuges and footpaths, and regulatory signage, together with all necessary details of stormwater drainage and infrastructure facilities, shall be provided to Council in accordance with Council's Engineering Guide for Development 2005 and have obtained the necessary s138 Roads Act approvals (including Council's Local Transport Forum).

The above modification has been made under Section 4.56 of the *Environmental Planning and Assessment Act 1979*. In seeking this modification, we are satisfied that the development is substantially the same development as originally approved in SPP-16-04464.

Please note that all other conditions of SPP-16-04464 and Mod-24-00581 remain unaltered and therefore must be complied with.

Rights 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 after the date on which you receive this notice.

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

Note: To enable the Section 8.2 review to be considered within the six (6) months time frame prescribed by under the *Environmental Planning and Assessment Act 1979*, it is advisable to lodge the application for review under Section 8.2 within 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 in respect of integrated 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. Section 8.5 applies to a review under this section.

If you would like to discuss this matter further, contact our Senior Town Planner, Luma Aram, on 9839 6000.

Yours sincerely



Alan Middlemiss
Acting Manager Development Assessment