

ADDENDUM TO COUNCIL ASSESSMENT REPORT

SYDNEY EASTERN CITY PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSEC-362 – MOD/2025/0010
PROPOSAL	Application under Section 4.56 application of the <i>Environmental Planning and Assessment Act 1979</i> to Modified Land and Environment Court Determination DA/2021/0800 dated 27 June 2024, modification involves additional demolition to Building 7; new construction and internal and external design changes to Building 7; reconfiguration and external changes to Buildings 1, 2 and 6; addition roof top fire stair access to Buildings A, B and C; basement layout reconfiguration; changes to levels and landscaping across the site; increase to internal floor to ceiling heights for residential buildings and other changes to apartment designs; amendments to Building 8 to address structural requirements; amendments to conditions of consent and other minor internal and external changes
ADDRESS	73 & 67 Mary Street, 50 & 52 Edith Street & 43 Roberts Street ST PETERS Lot 100 in DP 1283113
APPLICANT	The Trustee for P75 Investment Unit Trust
OWNER	Perpetual Corporate Trust Limited
DA LODGEMENT DATE	23/01/2025
APPLICATION TYPE	Section 4.56 – Modification by consent authorities of consents granted by the Court
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19(1) and Clause 2 of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares the proposal regionally significant development as the development has a capital investment value of more than \$30 million.
CIV	\$174,545,211.00 (excluding GST)
KEY SEPP/LEP	Biodiversity and Conservation SEPP, Housing SEPP, Inner West Local Environmental Plan 2022
TOTAL & UNIQUE SUBMISSIONS ISSUES SUBMISSIONS	Ten (10)
DOCUMENTS SUBMITTED FOR CONSIDERATION	Architectural Plans, Landscape Plans, Stormwater Drainage Plans

RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	Yes
SCHEDULED MEETING DATE	14 August 2024
PREPARED BY	Ferdinand Dickel
DATE OF ADDENDUM TO REPORT	13 August 2025

Following discussions with the applicant, Council recommends changes to the previously recommended amendments to conditions as follows:

Condition 1: Documents related to the consent

- Amend Date issued for Drawing ***Landscape DA Package- Modification to July 2025***
Reason: Council error – Council referenced the date of an earlier plan version
- Add additional drawing **Solar Panels**
Reason: See discussion below about recommended change to Condition 121 (Solar Panels)
- Delete two **BASIX Reports** and **Revised Stormwater Management Plan and Civil Engineering Drawings**, prepared by Stantec
- Reason: Council error – these documents are superseded by amended reports submitted as part of MOD/2025/0010

Condition 121: Solar Panels

The applicant provided detailed section drawings of the proposed solar panels, demonstrating that they will not be visible from the public domain if installed at least 1 metre ***away from the perimeter parapet of the relevant building with a pitch of 10 degrees***. Council acknowledges the practical constraints outlined by the contractor regarding the previously recommended maximum pitch of 5 degrees for performance, drainage, and maintenance purposes.

As such, it is recommended to amend Condition 121 as follows:

Prior to the issue of an Occupation Certificate, the Principal Certifier must verify that the Solar panels have ~~the same pitch and angle as the roof plane a~~ ***maximum pitch and angle of up to ten (10) degrees and the solar panels must be a minimum of 1 metre away from the perimeter parapet of the relevant building.***

(amended under MOD/2025/0010)