

Application to modify a development consent



NSW GOVERNMENT
Department of Planning

Date lodged: ____/____/____

DA modification no. _____
(Office use only)

1. Before you lodge

This form is to be used for applications to modify Part 4 development consents under section 96 or 96AA of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This form is also to be used for Part 4 development consents that are to be modified under section 75W of the Act.

Disclosure statement

Persons lodging modification applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

Anyone wishing to lodge an application is recommended to call the Department of Planning to discuss their proposal and modification application requirements prior to lodging their application. You can lodge your completed form, together with attachments and fees at the relevant Department of Planning office listed below. Please lodge Part 4 modification applications with the Department of Planning head office or, for modification applications that are within the Kosciuszko ski resorts area, the Department's Alpine Resorts team.

NSW Department of Planning
Head Office
Ground Floor, 23-33 Bridge Street, Sydney NSW 2000
GPO Box 39 Sydney NSW 2001
Phone: 1300 305 695 Fax: (02) 9228 6555
Email: information@planning.nsw.gov.au

NSW Department of Planning
Alpine Resorts Team
Shop 5A, Snowy River Avenue
PO Box 36, Jindabyne NSW 2627
Phone: (02) 6456 1733 Fax: (02) 6456 1736
Email: alpineresorts@planning.nsw.gov.au

To minimise delay in receiving a decision about your application, please ensure you submit all relevant information to the Department. When your application has been assessed, you will receive a notice of determination.

2. Applicant and contact details

Company/organisation/agency

Highgate Management Pty Limited

ABN

53127980830

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Garry

Family name

Silk

STREET ADDRESS

Unit/street no.

L9/10

Street name

Loftus Street

Suburb or town

Sydney

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

As above

Suburb or town

State

Postcode

Daytime telephone

9377 1029

Fax

Mobile

0412 826 200

Email

gsilk@highgatemanagement.com.au

3. Property description

Unit/street no. (or lot no. for Kosciuszko ski resorts)

26-32

Street or property name

Pirrama Road

Suburb, town or locality

Pymont

Postcode

2009

Local government area

Sydney

Lot/DP or Lot/Section/DP or Lot/Strata no.

Please ensure that you put a slash (/) between lot, section, DP and strata numbers. If you have more than one piece of land, you will need to separate them with a comma e.g. 123/579, 162/2.

19/SP69957, 54/SP70641

Note: You can find the lot, section, DP or strata number on a map of the land or on the title documents for the land, if title was provided after 30 October 1983. If you have documents older than this, you will need to contact the NSW Department of Lands for updated details. If the subject land is located within the Kosciuszko ski resorts area, DP and strata numbers do not apply.

4. Details of the original development consent

Briefly describe your approved development in the space below. If the development has been modified previously you must list all previous modifications and the relevant determination date(s).

Original application was to change use from a Restaurant (sometimes being used as a function centre) to a Restaurant and Function Centre. As part of the consent there were trial conditions. There were two Modifications. MoD 1 was determined on 19th February 2007, MoD 2 was determined on 20th October 2007.

What was the original development application no.?

52-03-05

What was the date consent was granted?

20th September 2005

What was the original application fee?

5. Type of modification

An application under section 96 of the EP&A Act is an application to modify a development consent. Modifications to a development consent can also be made under section 75W of the EP&A Act, or section 96AA for court granted consents.

There are five types of modification applications. Please tick the type of modification application that is being sought:

- ☐ Section 96(1) involving minor error, misdescription or miscalculation.
- ☐ Section 96(1A) involving minimal environmental impact, where the development as originally approved remains substantially the same.
- ☒ Section 96(2) other modification, where the development as originally approved remains substantially the same.
- ☐ Section 96AA modification of consent granted by the Land and Environment Court, where the development as originally approved remains substantially the same.
- ☐ Section 75W modification, involving use of Part 3A processes to modify the Part 4 consent.

Note: If the proposed modification will lead to the consented development being not 'substantially the same' (except in the case of a proposed modification under section 75W) then you will need to submit a new development application.

6. Extent of modification

Will the modified development be substantially the same as the development that was originally approved?

No ☐ > Please submit a new development application.

Yes ☒ > Please provide evidence that the development will remain substantially the same. (If you need to attach additional pages, please list below the material attached).

There are no works proposed. The two main alterations are the extension of the operating hours to midnight (from 11.30pm Mon-Thurs and 11.00pm on Sundays) and increase in capacity from 580 to 650. This is thought to increase capacity by 3%.

Remainder of alterations (see below) are primarily to improve flexibility for clients, reduce red tape, improve efficiency, improve ability to manage noise during exit process, and ensure conditions of consent are clearer. The objectives are set out in full in the Introduction in the attached SEE. Basically to fine tune the current operation that has been operating now for over 7 years since the original 2005 consent.

Note: Question 6 does not apply to proposed modifications under section 75W.

7. Description of modification

- In the case of a section 96(1) application, indicate the nature of the minor error, misdescription or miscalculation in the space below.
- In the case of a section 96(1A), section 96(2) or section 96AA application describe the impact of the modification in the space below. A statement of environmental effects will need to accompany the application, which includes an assessment of the development as proposed to be modified in accordance with section 79C(1) of the EP&A Act. Provisions of the *Heritage Act 1977* may also apply for works to a heritage item or works adjoining a heritage item.
- In the case of a section 75W application under clause 8J(8) of the Environmental Planning and Assessment Regulation 2000, a development consent in force immediately before the commencement of Part 3A of the Act may be modified under section 75W as if the consent were an approval under that Part. However, approval from the Minister is required to lodge a section 75W application. **Applicants should contact the Department first if they are considering applying for a modification under section 75W.**

Regardless of the type of modification, please state below the specific conditions of consent to be modified, deleted or additional conditions request, and details of any other changes being sought.

Modification sought

Add preamble containing Definitions and Abbreviations.

A1 To include references to the additional/revised documents associated with this application.

A2 To increase the maximum number of guests permitted in DHJBW from 580 to 650.

B1 To provide the ability to operate DHJBW:

- i. until midnight each night; and
- ii. until 2am on New Year's Day

B2 To delete the requirement to notify the Sydney City Council and SHFA of events to be held at DHJBW in advance.

B3 To delete the requirement to notify the Sydney City Council and SHFA of events held at DHJBW.

B4 To modify the condition to reflect the fact that DHJBW has been operating under the consent for seven years, to effect changes required when Conditions B2 and B3 are deleted as sought, and to require compliance with the new VMP and NSMP.

- B7 To delete the condition which permits 100 guests to dine outdoors on the upper deck area.
- B8 To permit more flexible usage of the upper deck area outdoors, subject to some limitations.
- B10 To clarify the fireworks provision.
- B11 To amend the present arrangements for the provision of security and other personnel, to improve the limiting of noise and to reflect better the requirements of DHJBW.
- B13 To reflect changed operating conditions concerning the operation of a shuttle bus.
- B17 To relax the prohibition on deliveries by smaller vehicles.
- B18 To clarify the present condition re sites for deliveries.
- B20 To clarify the present condition re the contract for the removal of wastes.
- B21 To clarify the present condition re obligation for waste removal times.
- B24
- To permit the display of a limited number of motor vehicles on the outer lower deck in conjunction with events at DHJBW.
- B26 Proposed new condition to prohibit use of external stairs after 8pm until acoustic treatment by Building Management Committee is complete.

Note: If your proposal is within Kosciuszko ski resorts area, please attach a copy of the Interim Lease Variation Approval received from the Department of Environment and Climate Change to your application.

8. General terms of approval from State agencies

If the original development application was classified as integrated development and required approval from one or more State agencies, list them in the space below and their respective general terms of approval. Depending on the type of modification, it may be necessary to refer the modification application to the approval body.

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9. Number of jobs to be created

Please indicate the number of jobs the proposed development will create. This should be expressed as a proportion of full time jobs over a full year, (e.g. a person employed full time for 6 months would equal 0.5 of a full time equivalent job; six contractors working on and off over 2 weeks equate to 2 people working full time for 2 weeks, which equals approximately 0.08 of an FTE job).

Construction jobs (full time equivalent)	0
Operational jobs (full time equivalent)	0

10. Application fee

Part 15 of the Environmental Planning and Assessment Regulation 2000 sets out how to calculate the fees for an application for modification of a development consent. If your development needs to be advertised to the public you may also need to include an advertising fee.

Note: Advertising fees attract GST, all other fees do not.

Please contact the Department in order to calculate the fee for your modification application.

Estimated cost of the development	Original application fee	Total fees lodged
0		

11. Political donation disclosure statement

Persons lodging modification applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application.

Have you attached a disclosure statement to this application?

Yes ☒

No ☐

Note: For more details about political donation disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

12. Owner's consent

The owner(s) of the land to be developed must sign the application. If you are not the owner of the land, you must have all the owners sign the application. If the land is Crown land, an authorised officer of the NSW Department of Lands must sign the application. An original signature must be provided.

As the owner(s) of the above property, I/we consent to this application:

Signature

R. M. Gintel

Name

Richard Gintel

Date

Strata manager
7/5/13

Date

Note: For applications within the Kosciuszko ski resorts area, the approval of the lessee rather than the owner is required.

13. Applicant's signature

The applicant, or the applicant's agent, must sign the application. Only an original signature will be accepted (photocopies or faxed copies will not be accepted).

Signature

S. N. Zilb

Date

3/5/2013

In what capacity are you signing if you are not the applicant

Name, if you are not the applicant

14. Privacy policy

The information you provide in this application will enable the Department, and any relevant state agency, to assess your application under the *Environmental Planning and Assessment Act 1979* and other applicable state legislation. If the information is not provided, your application may not be accepted.

If your application is for designated development or advertised development, it will be made available for public inspection and copying during a submission period. Written notification of the application will also be provided to the neighbourhood. You have the right to access and have corrected any information provided in your application. Please ensure that the information is accurate and advise the Department of any changes.