

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		ABN	
Western Sydney Parklands Trust		85 202 544 800	
<input checked="" type="checkbox"/> Mr <input type="checkbox"/> Ms <input type="checkbox"/> Mrs <input type="checkbox"/> Dr <input type="checkbox"/> Other			
First name		Family name	
Kerry		Jahangir	
STREET ADDRESS			
Unit/street no.	Street name		
10	Valentine Avenue		
Suburb or town	State	Postcode	
Parramatta	NSW	2150	
POSTAL ADDRESS (or mark 'as above')			
PO Box 3064			
Suburb or town	State	Postcode	
Parramatta	NSW	2124	
Daytime telephone	Fax	Mobile	
		0439 495 883	
Email			
kerry.jahangir@wspt.nsw.gov.au			

3. Property description

Unit/street no. (or lot no. for Kosciuszko ski resorts)	Street or property name	
<input type="text"/>	<input type="text" value="Rooty Hill Rd South"/>	
Suburb, town or locality	Postcode	Local government area
<input type="text" value="Rooty Hill"/>	<input type="text" value="2766"/>	<input type="text" value="Blacktown"/>

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.

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).

a new retail centre comprising 52,800m2 GFA to accommodate "retail premises", "bulky goods premises" and "business premises" uses and a development structure including land uses, site layout, building envelopes and design parameters.

Stage 1 subdivision and early works including superlot subdivision, access road, bulk earthworks, stormwater management, civil engineering works, landscaping and rehabilitation of existing woodland areas.

What was the original development application no.?

What was the date consent was granted?

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).

The proposed modifications relate to minor design changes to the approved concept development and Stage 1 works. The proposed modification does not change the overall permitted uses and quantum of development on the site.

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.

The modifications relate to:

- Provisions to allow residual large format retail and supermarket gross floor area to be utilised by bulky goods and convenience retail tenants respectively;
- Amendments to the Structure Plan to enable the transfer of the Beggs Road easement and the Church Street pedestrian connection into the primary business hub land;
- Reconfigurations to the Stage 1 stormwater drainage system and the incorporation of a second on-site detention basin;
- Additional bulk earthworks as part of the Stage 1 early works to establish the pad sites, reduce the amount of retaining walls and accommodate the amended stormwater modifications; and
- Amending the Stage 1 consent to reflect the update Stage 1 site remediation work that has been undertaken post determination.

The proposed modification proposes to amend the following Conditions:

Concept Approval:

Schedule 2 - Conditions A4, A7, A8, B12

Stage 1 Approval:

Schedule 3 - Conditions A2, B21, C3,

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)

Operational jobs (full time equivalent)

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
<input type="text" value="\$129m"/>	<input type="text" value="\$207,393"/>	<input type="text"/>

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



Name

Kerry Jahangir

Date

24/8/15

Signature

Name

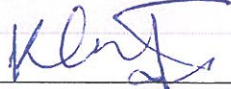
Date

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



Date

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.

EASTERN CREEK BUSINESS HUB SITE OWNERSHIP AT SEPTEMBER 2012

ID	Lot/Section/DP	Owner
1	5//DP1041487	BLACKTOWN CITY COUNCIL
2	1//DP1103025	WESTERN SYDNEY PARKLANDS TRUST
3	101//DP581882	THE COUNCIL OF THE CITY OF BLACKTOWN
4	1//DP909138	THE PRESBYTERIAN CHURCH (NEW SOUTH WALES) PROPERTY TRUST
5	4//DP1041487	BLACKTOWN CITY COUNCIL
6	3//DP1041487	WESTERN SYDNEY PARKLANDS TRUST
7	100//DP882326	WESTERN SYDNEY PARKLANDS TRUST
8	5/B//DP8681	WESTERN SYDNEY PARKLANDS TRUST
9	4/B//DP8681	WESTERN SYDNEY PARKLANDS TRUST [AUTO-CONSOL 3439-80]
10	3/B//DP8681	WESTERN SYDNEY PARKLANDS TRUST [AUTO-CONSOL 3439-80]
11	1//DP135665	WESTERN SYDNEY PARKLANDS TRUST [AUTO-CONSOL 9630-178]
12	13/B//DP8681	WESTERN SYDNEY PARKLANDS TRUST [AUTO-CONSOL 9630-178]
13	1/B//DP8681	WESTERN SYDNEY PARKLANDS TRUST
14	3//DP830836	WESTERN SYDNEY PARKLANDS TRUST
15	2//DP830836	WESTERN SYDNEY PARKLANDS TRUST
16	4//DP830836	WESTERN SYDNEY PARKLANDS TRUST
17	1//DP830836	WESTERN SYDNEY PARKLANDS TRUST
18	2//DP1041487	WESTERN SYDNEY PARKLANDS TRUST
18	2//DP1041487	WESTERN SYDNEY PARKLANDS TRUST
19	5//DP830836	WESTERN SYDNEY PARKLANDS TRUST
20	6//DP830836	WESTERN SYDNEY PARKLANDS TRUST
21	A//DP358346	WESTERN SYDNEY PARKLANDS TRUST
22	8//DP31130	WESTERN SYDNEY PARKLANDS TRUST
23	1//DP31130	WESTERN SYDNEY PARKLANDS TRUST
24	2//DP31130	ALBERT GATES MARGARET ALLAN GATES AS JOINT TENANTS
25	3//DP31130	WESTERN SYDNEY PARKLANDS TRUST
26	4//DP31130	MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 19
27	5//DP31130	WESTERN SYDNEY PARKLANDS TRUST
28	6//DP31130	WESTERN SYDNEY PARKLANDS TRUST
29	7//DP31130	WESTERN SYDNEY PARKLANDS TRUST
30	2/A//DP8681	WESTERN SYDNEY PARKLANDS TRUST
31	7//DP830836	WESTERN SYDNEY PARKLANDS TRUST
32	8//DP830836	WESTERN SYDNEY PARKLANDS TRUST
33	9//DP830836	WESTERN SYDNEY PARKLANDS TRUST
34	10//DP830836	WESTERN SYDNEY PARKLANDS TRUST
35	3/A//DP8681	WESTERN SYDNEY PARKLANDS TRUST
36	12//DP882325	WESTERN SYDNEY PARKLANDS TRUST
37	11//DP882325	WESTERN SYDNEY PARKLANDS TRUST
38	14//DP882325	WESTERN SYDNEY PARKLANDS TRUST
39	1//DP1069269	WESTERN SYDNEY PARKLANDS TRUST
40	2//DP1069269	WESTERN SYDNEY PARKLANDS TRUST
41	14//DP1051904	AGL GAS NETWORKS LIMITED
42	50//DP1121258	ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES
43	12//DP1041487	ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES
44	11//DP1041487	ROADS AND TRAFFIC AUTHORITY OF NEW SOUTH WALES
ID	Road Ownership Status	
45	ROAD BEING THE RESIDUE OF LAND IN CERTIFICATE OF TITLE VOLUME 826 FOLIO 243	
46	PUBLIC CROWN SUBDIVISION ROAD	
47	PUBLIC CROWN RESERVED ROAD	
48	ROAD BEING THE RESIDUE OF LAND IN CERTIFICATE OF TITLE VOLUME 147 FOLIO 41	
49	PUBLIC CROWN SUBDIVISION ROAD	

