

Request to modify a major project



NSW GOVERNMENT
Department of Planning

Date duly made: ____/____/____

Modification No. _____

1. Before you lodge

This form is required under section 75W of the *Environmental Planning and Assessment Act 1979* (the Act) in order to request the Minister to modify the Minister's approval to carry out a project or concept plan to which Part 3A of the Act applies.

Before making this request, it is recommended that you first consult with the Department of Planning (the Department) concerning your modification. The Director-General may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister. If the changes proposed by the modification will result in a project that is consistent with the existing approval, the Minister's approval for a modification is not required.

Disclosure Statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

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

Lodgement

All modification requests must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be e-mailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001
Phone 1300 305 695

2. Details of the proponent

Company/organisation/agency

ABN

EASTMARK HOLDINGS PTY. LTD.

41 003 921 953

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

JIN HONG

Family name

PARK

Position

DIRECTOR

STREET ADDRESS

Unit/street no.

5

Street name

ROGERS AVENUE

Suburb or town

HABERFIELD

State

NSW

Postcode

2045

POSTAL ADDRESS (or mark 'as above')

AS ABOVE

Suburb or town

State

Postcode

Daytime telephone

(02) 9799-1542

Fax

(02) 9797-9317

Mobile

Email

MAILBOX@EASTMARK.COM.AU

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

77-81
88

Street or property name

BERRY STREET
WALKER STREET

Suburb, town or locality

NORTH SYDNEY

Postcode

2060

Local government area(s)

State Electorate(s)

REAL PROPERTY DESCRIPTION

LOTS 3 AND 4, DP1078998
LOT 1, DP832416

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposed modification applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR: detailed description of land attached: ☐

MAP: A map of the site and locality should also be submitted with this request.

4. Details of the original major project or concept plan

Briefly describe what the original approval allows

DEMOLITION OF EXISTING BUILDINGS AND
ERECTION OF A MIXED USE DEVELOPMENT
COMPRISING A RETAIL / COMMERCIAL BUILDING
AND A HOTEL BUILDING

What was the original project
application no.?

MP08-0238

What was the date of the
approval?

25 FEB 2010

What was the original
application fee?

\$341,452.70

Note: Clause 245K of the *Environmental Planning and Assessment Regulation 2000* provides information on calculating the maximum fee for a request for modification.

5. Describe the modification you propose to make to the approval

Describe the proposed modification

REFER ATTACHED.

Your modification request may need to be accompanied by an Environmental Assessment, including plans. An electronic and hard copy of this document will be required.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the modification to the project approval or concept plan (excluding GST).

\$

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed modification. This should be expressed as a proportion of full time equivalent (FTE) jobs over a full year.

Construction jobs (FTE)

1,000

Operational jobs (FTE)

3,500

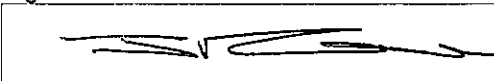
6. Landowner's consent (where required)

As the owner(s) of the above property, I/we consent to this request being made by the proponent:

Land

LOTS 3 AND 4, DP1078998

Signature



Name

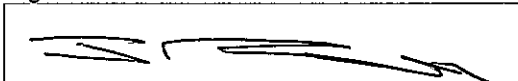
JIN HONG PARK

Date

Land

LOT 1, DP832416

Signature



Name

JIN HONG PARK

Date

LAND - SECTION OF LITTLE SPENCER ST

Note: Under clause 8 of the Environmental Planning and Assessment Regulation 2000 (the Regulation), certain applications for approval under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects, and critical infrastructure).

7. Political donation disclosure statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Have you attached a disclosure statement to this request?

☒ Yes

☐ No

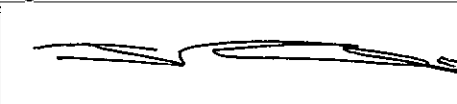
Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the modification to the project approval or concept plan and address all matters required by the Director-General pursuant to Section 75W of the Act, and
- declare that all information contained within this form is accurate at the time of signing.

Signature



Name

JIN HONG PARK

Date

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

Name, if you are not the proponent

Description of Proposed Modification

- Installation of a service tunnel under Little Spring Street connect the basement of the hotel building with the basement of the commercial building;
- Increase of Level B5 basement area to accommodate additional plant requirements;
- Reinstatement of the basement and lobby areas of the hotel building as originally proposed, to reflect the introduction of the service tunnel;
- Enlargement of public domain / undercroft space to the south of the commercial building;
- Reconfiguration of public domain area in Dennison Street;
- Reconfiguration of ground floor lobby / mezzanine areas;
- Relocation of the car park and commercial tower lift cores;
- Reduced upper level setbacks to Little Spring, Spring and Dennison Streets;
- Revised façade articulation following a reduction in the height of the building; and
- Reconfiguration / relocation of accessible car parking spaces in anticipation of the requirements of Building Code of Australia 2011 (BCA 2011) – note no change to overall number of parking spaces provided.