

Request to modify a major project



NSW GOVERNMENT
Department of Planning

Date duly made: 19/12/2011

Modification No. MP 09-0081
4073

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

Toga Development No. 45 Pty Ltd

ABN

18 124 510 541

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Jason

Family name

Jondreau

Position

Project and Design Manager

STREET ADDRESS

Unit/street no.

Level 5, 45

Street name

Jones Street

Suburb or town

ULTIMO

State

NSW

Postcode

2007

POSTAL ADDRESS (or mark 'as above')

PO Box 1745

Suburb or town

Strawberry Hills

State

NSW

Postcode

2012

Daytime telephone

9356 1000

Fax

9356 1073

Mobile

0402 909 117

Email

jjondreau@toga.com.au

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

61-79

Street or property name

Hall Street

Suburb, town or locality

Bondi Beach

Postcode

2026

Local government area(s)

Waverley

State Electorate(s)

Vaucluse

REAL PROPERTY DESCRIPTION

See attached

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

- The demolition of existing buildings and structures on site
- Excavation for 3 levels of basement carparking
- The construction of a mixed use serviced apartment hotel, residential apartment, and retail/recreation building including public through-site link
- 3 levels of basement carparking, building services and plant area

What was the original project application no.?

09_0081

What was the date of the approval?

10 August 2010

What was the original application fee?

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

Conversion of two serviced apartment hotel rooms on the Ground Floor (1 x studio and 1 x one bedroom) to retail area.

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).

\$0

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)

Operational jobs (FTE)

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

Whole Site (see attached description)

Land

Signature

Signature

Name

Allan Vidor

Name

Date

19/12/2011

Date

Note: Under Clause 8F 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

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

Name

Jasas Janssens.

Name, if you are not the proponent

Date

19/12/2011

Section 75W Application for Modification, 61-97 Hall Street Bondi Beach

REAL PROPERTY DESCRIPTION

61-67 Hall Street

- Lot 2 DP 959661
- Lot 1 DP100407
- Lot 6 and 7 DP 747

71 Hall Street

- Lot 1 DP 951887
- Lot 1 1032731

73-75 Hall Street

- Lot 34 DP 662281
- Lot 2 DP 951887

77-79 Hall Street

- Lots 1 to 14 SP 31746

SITE LOCATION

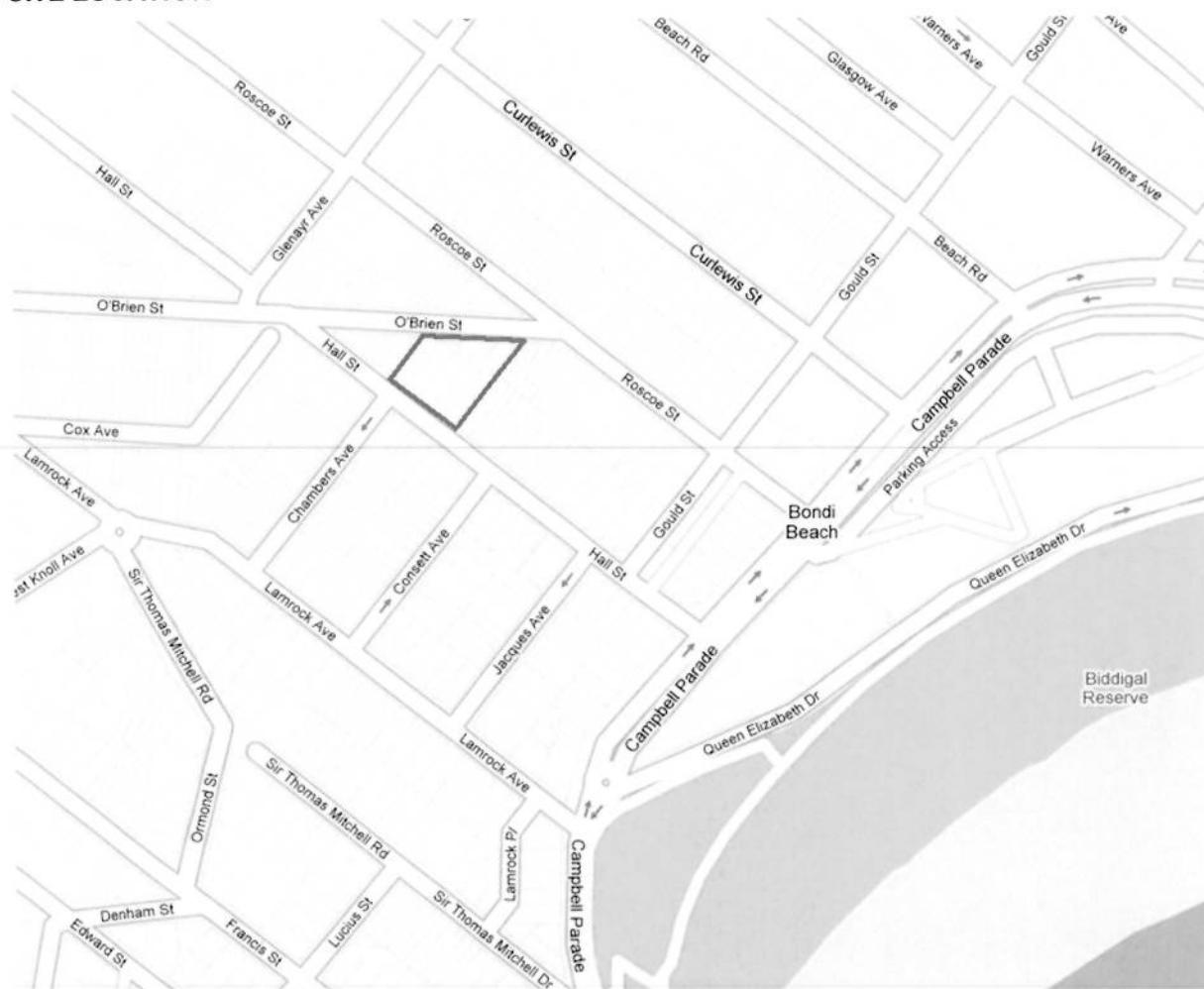
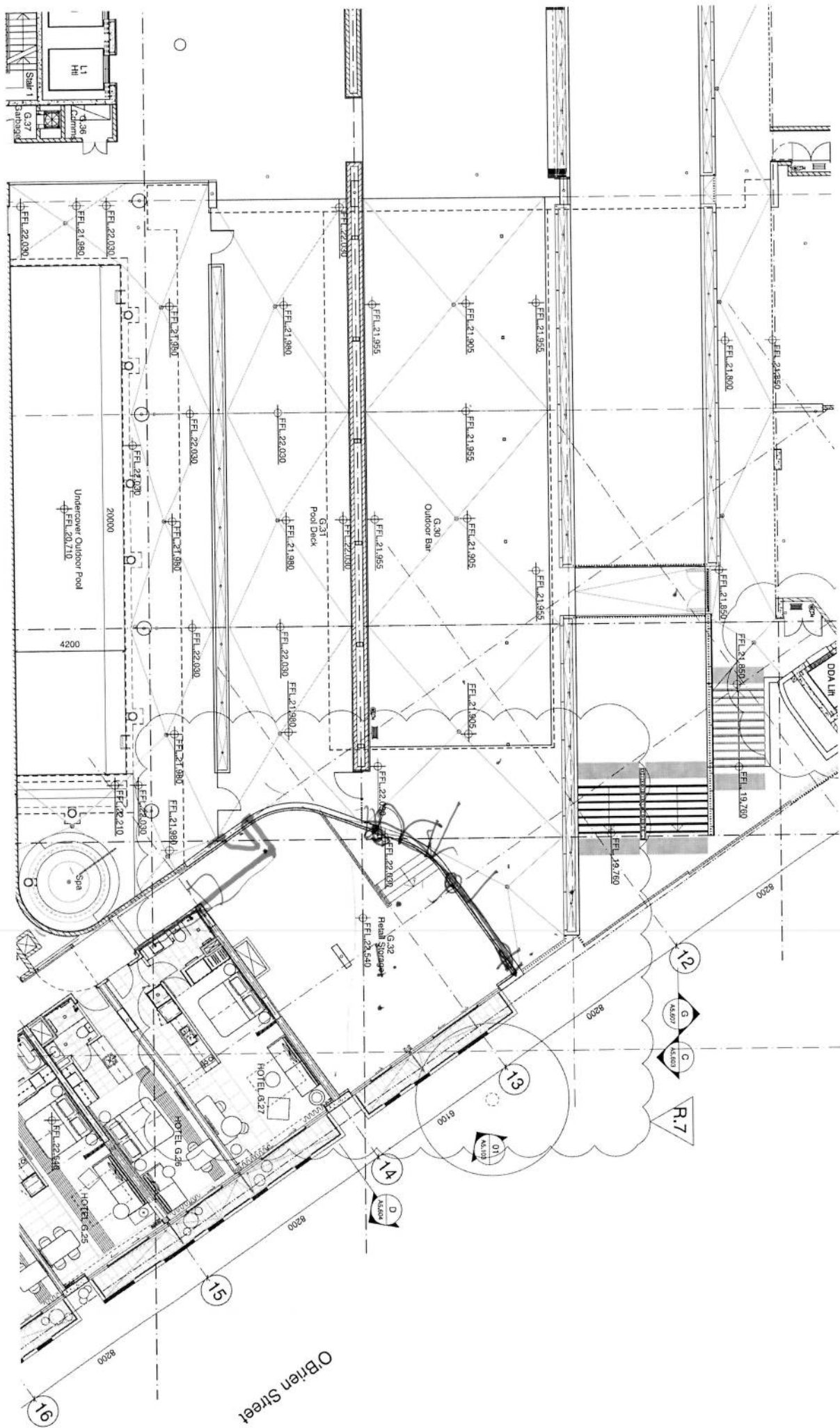


Figure 1 – Site location plan



Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details		Planning application reference (e.g. DA number, planning application title or reference, property address or other description)		
Name of person making this disclosure <u>MICHAEL GOWING</u>				
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT	YES / NO	OR	YES / NO	
			<u>YES</u> / NO	
Reportable political donations made by person making this declaration or by other relevant persons				
* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN). * If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR * If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
TOGA P/L.				
27 000 926 947	45 JONES ST ULTIMO	LIBERAL PARTY	14/9/10	25 000
27 000 926 947	45 JONES ST ULTIMO	LABOR PARTY	16/8/10	20 000
27 000 926 947	45 JONES ST ULTIMO	LABOR PARTY	5/6/09	20 000
27 000 926 947	45 JONES ST ULTIMO	LIBERAL PARTY	27/7/09	10 000
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date <u>Michael J. Gowling</u> 21/6/11				
Name(s) <u>MICHAEL GOWING</u>				

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details				
Name of person making this disclosure	Planning application reference (e.g. DA number, planning application title or reference, property address or other description)			
MICHAEL GOWING				
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT	YES / NO	OR	You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO	
Reportable political donations made by person making this declaration or by other relevant persons				
* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN). * If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR * If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
Toga Pty Ltd (27000926947)	Level 5, 45 Jones St, Ultimo, NSW, 2007	Liberal Party of Australia	11/8/2010	25,000
Toga Pty Ltd (27000926947)	Level 5, 45 Jones St., Ultimo, NSW 2007	Australian Labor Party	16/8/2010	20,000
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date				
MICHAEL GOWING 16/12/2011				
Name(s)				
MICHAEL GOWING				