

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

Holdmark Property Group Pty Ltd

ABN

130 040 121

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Sarkis

Family name

Nassif

Position

Managing Director

STREET ADDRESS

Unit/street no.

2

Street name

2-4 Giffnock Avenue

Suburb or town

MACQUARIE PARK

State

NSW

Postcode

2113

POSTAL ADDRESS (or mark 'as above')

As above

Suburb or town

State

Postcode

Daytime telephone

9889 5540

Fax

9889 5829

Mobile

Email

Sarkis.Nassif@holdmark.com.au

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

6-16

Street or property name

Atchison Street

Suburb, town or locality

ST LEONARDS

Postcode

2065

Local government area(s)

North Sydney

State Electorate(s)

NSW

REAL PROPERTY DESCRIPTION

1/716374, 6/703275, 5/13/2872

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

A mixed use development with 6 levels of basement, 168 car parking spaces, a cafe, lobbies and public plaza at the ground floor, a 4 level hotel, 24 levels of apartments and 1 level of roof top plant and equipment.

What was the original project application no.?

MP09_0187

What was the date of the approval?

1 May 2012

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

Modification to Condition B3 Height of Building to increase the overall height of the building and hence increase the gross floor area of the proposed building by approximately 3,199m². The proposal also increases the overall parking provision in accordance with the additional dwellings. The proposed additional height is supported by a Draft Public Benefit Offer to North Sydney Council and proposes the modification of Condition B5 to allow for a monetary contribution only.

6 units are proposed to be amalgamated to provide 3 larger sized units. To allow for flexibility in response to future market demand, this proposal seeks a condition to allow for the future amalgamation of residential units with the approval of the accredited certifier.

ESTIMATED CAPITAL INVESTMENT VALUE

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

\$142,156,371

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)

858

Operational jobs (FTE)

25

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

Atchison St Property Development Pty Ltd

Signature



Name

Sarah Nossif

Date

Land

Signature

Name

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

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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

Name, if you are not the proponent

Date