

Request to modify a major project



NSW GOVERNMENT
Department of Planning

Date duly made: 28/2/2018

Modification No. Mod 18-9178

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

Ionic Management Pty Ltd

ABN

71 146 599 699

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Christopher

Family name

Ryan

Position

Director

STREET ADDRESS

Unit/street no.

L37/2

Street name

Chifley Square

Suburb or town

Sydney

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

PO Box 165

Suburb or town

Cronulla

State

NSW

Postcode

2230

Daytime telephone

8313 0210

Fax

Mobile

0408 220 683

Email

cryan@imange.net.au

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

23

Street or property name

Bennelong Parkway

Suburb, town or locality

Wentworth Point

Postcode

2127

Local government area(s)

Parramatta

State Electorate(s)

NSW

REAL PROPERTY DESCRIPTION

Lot 3 DP 776611 and Lot 22 DP 1044874

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

Construction of residential development, public open space, parking and roadworks.

What was the original project application no.?

MP09-0160

What was the date of the approval?

22 June 2010

What was the original application fee?

\$107 410

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

Increase building envelope height of Building C from 9 storeys to 25 storeys
Increase building envelope height of Building F from 9 storeys to 35 storeys
Amend envelope footprint of Buildings C and F
Remove portion of building envelope to North build C and South of build F
Two additional basement levels.
Increase Floor space of 50,045m² by 17,421m²

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).

\$145,700,260.00

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)

1450

Operational jobs (FTE)

30

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

Lot 3 DP 776611

Signature



Name

Bilal El-Chikh

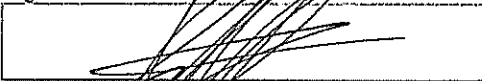
Date

10/9/18

Land

Lot 22 DP 1044874

Signature



Name

Bilal El-Chikh

Date

10/9/18

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

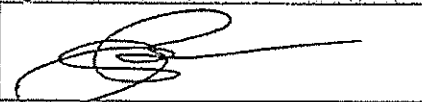
Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

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



Name

Chris Ryan

Date

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

Director

Name, if you are not the proponent

DEVELOPMENT CONSENT AUTHORITY

To whom it may concerns.

Dear Sir/Madam,

RE: Piety THP Developments Pty (or nominees) from Wentworth Point 1 Pty Ltd

Property: 23 Bennelong Parkway, Wentworth Point NSW 2127

We Wentworth Point 1 Pty Ltd the registered proprietors of the above noted property hereby authorise and consent to Piety THP Developments Pty Ltd or its representative or its nominees:

1. to make inquiries regarding the Property of any nature; and
2. to deal with any statutory or government officers in relation to the Property; and
3. to make any applications in respect of the Property including application for rezoning, Gazettal, planning and/or consent to development of the Property (as defined in the Environmental Planning and Assessment Act 1979 (NSW) or the issue of the certificates pursuant to Part A4 of the previous mentioned legislation; and
4. to lodge any plans, approvals, Applications with the NSW department of planning or any other relevant authority for the purposes of obtaining Gazettal, rezoning, planning consent, Development Consent, Section 96, S75W modifications, Construction Certificate and/or Concept Approval for the above noted Property; and
5. to make any other request of any nature in respect of the property as is deemed reasonable by Piety THP Developments Pty Ltd (ABN: 36 168 562 132) or its representative or its nominees

yours faithfully,



Bill El-Cheikh
Director

Date: 27/02/2018

-----Original Message-----

From: no-reply@planning.nsw.gov.au <no-reply@planning.nsw.gov.au>

Sent: Wednesday, 28 February 2018 5:41 PM

To: Alain Assoum <aassoum@pietythp.com.au>

Subject: New Part3AMod Application Received

Modification to MP 09_0160 - Concept Plan for Multi Unit Residential Development Your request has been submitted, and its ID is Part3AMod 18_9178 (Part3A 3443).

If your request is not accepted, you will be advised as soon as possible. If your request is accepted, you will receive Director-General's Requirements within 28 days of lodgement, unless otherwise agreed with the Director-General.

If you have any questions, please call 1300 305 695 and quote the ID number for your request.



Tue 6/03/2018 2:24 PM

Emily Dickson <Emily.Dickson@planning.nsw.gov.au>

Modification to MP 09_0160 - Concept Plan for Multi Unit Residential Development

To Alain Assoum

 Follow up.

Hi Alain

The Department has received the request to modify Concept Plan MP09_0160 at Bennelong Parkway, Wentworth Point.

Can you please drop of one hard copy of all the documentation submitted online to enable a test of adequacy to be carried out, at your earliest convenience.

Please advise when the documents will be dropped off. The address is 320 Pitt Street, Sydney, to the ground floor reception.

Regards Emily

Emily Dickson

Senior Planning Officer

NSW Department of Planning & Environment

320 Pitt Street | GPO Box 39 Sydney NSW 2001

T 02 8275 1032



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