

# 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](http://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

ICON CONSTRUCTION GROUP

16 099 892 332

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Danny

Family name

Daher

Position

General Manager

STREET ADDRESS

Unit/street no.

4-8

Street name

Woodville Street

Suburb or town

Hurstville

State

NSW

Postcode

2220

POSTAL ADDRESS (or mark 'as above')

PO Box 793

Suburb or town

Hurstville

State

NSW

Postcode

1481

Daytime telephone

02 9579 5966

Fax

Mobile

0419 692 827

Email

danny@iconconstructiongroup.com.au

### 3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no

33-35

Street or property name

Treacy Street

Suburb, town or locality

Hurstville

Postcode

2220

Local government area(s)

Georges River Council

State Electorate(s)

Kogarah

REAL PROPERTY DESCRIPTION

5/11931 and 6/11931

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 original concept plan allowed for the development of 21-35 Treacy Street, Hurstville as a mixed use residential and retail site with associated car parking; an indicative building envelope to a maximum of 55 metres; a maximum number of 257 dwellings; public domain improvements and landscaping. The concept was later modified on 4 September 2012 to primarily allow for adjustments to residential/retail floorspace, a removal of the reference to dwelling numbers and staging of the development in 3 stages - central, east and west. (See attached report from Daintry Associates for copies of previous approvals).

What was the original project application no.?

MP\_10\_0101

What was the date of the approval?

01.07.2011

What was the original application fee?

Unknown

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

Please refer to attached Appendix 1

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).

\$14 Million

#### 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)

350

Operational jobs (FTE)

100

### 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

33-35 Treacy Street Hurstville

Signature



Name

Danny Daher

Date

22.07.2020

Land

33-35 Treacy Street Hurstville

Signature



Name

Natasha Daher

Date

22.07.2020

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

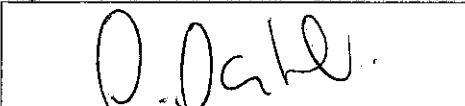
Note: For more details about political donations disclosure requirements, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations)

### 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

Danny Daher

Date

22.07.2020

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

Name, if you are not the proponent

## APPENDIX 1

### Point 5      Describe the modification you propose to make to the approval

This proposed modification is necessary to deliver the final Western Stage with the built form outcomes approved under MP\_10\_0101 as modified by Section 75W Modification Application (Mod 1) (4 Sept 2012). The PAC " *agreed that it is of critical importance that the architectural integrity of the concept plan should be maintained in future applications.*"

The applicant has ensured that the amended plans and the proposed conditions submitted in this Application are necessary to ensure the architectural integrity of the concept plan. The primary issue is that the current GFA condition is inconsistent with the intended built form. To rectify this inconsistency, it is considered appropriate to amend the following five (5) conditions under MP\_10\_0101 (Mod 1):

1. Condition A1 "Development Description"
2. Condition A2 "Development in accordance with Plans and Documentation"
3. Condition A5 "Maximum Gross Floor Area (GFA)"
4. Condition A8 "Parking Provision"
5. Condition B3 "Building Setbacks"

(See attached report from Daintry Associates for further detail on the proposed modifications).