



SSD Modifications

Date Submitted: 22/05/2025

Project Name: Modification 1 - Basement and Construction Hours
Case ID: SSD-66826207-Mod-1

Applicant Details

Project Owner Info

Title	Ms
First Name	Poonam
Last name	Chauhan
Role/Position	Development Manager
Phone	0403745552
Email	pchauhan@deicorp.com.au
Address	161 REDFERN STREET REDFERN , New South Wales, 2016 , AUS

Company Info

Are you applying as a company/business?

Yes	
Company Name	DEICORP PTY LTD
ABN	55138180337

Primary Contact Info

Are you the primary contact?

Yes			
Title	First Name	Last Name	
Ms	Poonam	Chauhan	
Phone	Email	Role/Position	
0403745552	pchauhan@deicorp.com.au	Development Manager	

Address
161
REDFERN STREET
REDFERN,
New South Wales
2016
AUS

Political Donations

Do you need to disclose a political donation?
No

Modification Details

Project Info

Project Name	Modification 1 - Basement and Construction Hours
Additional Estimated Development Cost (excl GST)	AUD0.00
Additional Operation Jobs	0
Additional Construction Jobs	0
Additional Dwellings	0
Additional In-fill Affordable Dwellings	0
Additional % of In-fill Affordable Dwellings	0

Modification Description
This application seeks approval for a reduction in the extent of the basement levels from seven levels (approved) to five levels (proposed). The application also seeks approval for the deletion of Condition D6 in its entirety which requires rock breaking, rock hammering, sheet piling, pile driving and similar activities to be undertaken between 9am to 12pm and 2pm to 5pm Monday to Friday and 9am to 12pm on Saturday.

How is the modification substantially the same as the original development?
• There are no external changes associated with the modification.
• The reduction in excavation does not result in any additional residential or commercial floor space.
• The proposed development does not result in any change to the approved quantum of vehicle, motorcycle and bicycle parking.
• The proposal maintains the same construction access arrangement for the site.
The development (as modified) will remain substantially the same as the development that was originally approved.

Site Details

Site Information

Site Name	Five Ways, Crows Nest
Site Address (Street number and name)	391-423 Pacific Highway, 3-15 Falcon Street, and 8 Alexander Street, Crows Nest

Local Government Area

Local Government	District Name	Region Name	Primary Region
North Sydney	North District	Sydney	

State Significant Development - Identified Site

Is your proposal on an Identified Site?

No

Identified Site Name

Landowner's Consent

Is the applicant the sole owner of the land?

No

Was landowner's consent required for the original development application for consent to which this modification application relates?

Yes

Attachments

File NameAppendix 15 - Owners Consent

Does the modification application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Modification Type

Section 4.55(1A) – involving minimal environmental impact, where the development as originally approved remains substantially the same

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

- The DA was submitted on the NSW Planning Portal before 1st October 2023.
- The DA was submitted on the NSW Planning Portal on or after 1st October 2023 but was deemed exempt due to the reasons outlined in Chapter 3.1.

Yes

Have all the requirements of the [State Environmental Planning Policy \(Sustainable Buildings\) 2022](#) been met for the development that is the subject of this Modification Application?

No

Other Requirements

Is the modification application accompanied by a biodiversity development assessment report (BDAR)?

No

Does this modification application relate to a development for which the original development application was required to be accompanied (or in the case of BASIX optional development, was accompanied) by a BASIX certificate or BASIX certificates?

No

Approvals - Part1

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Modification Report and Attachments

Attachments

File Name	Appendix 9 - Numerical Analysis - Sydney Metro
File Name	Appendix 14 - Dewatering Management Plan - Sydney Metro
File Name	Appendix 11 - Structural Report - Sydney Metro
File Name	Appendix 10 - Structural Plans - Sydney Metro
File Name	Appendix 7 - Stormwater Management Report
File Name	Appendix 2 - Architectural Package
File Name	Appendix 8 - Civil Drawings Set
File Name	Section 4.55 Report
File Name	Appendix 5 - Traffic Statement
File Name	Appendix 13 - Monitoring Strategy - Sydney Metro
File Name	Appendix 4 - Stratum Plans
File Name	Appendix 12 - Operational Impact Ass. - Sydney Metro
File Name	Appendix 3 - Architect Statement
File Name	Appendix 1 - Site Plan
File Name	Appendix 6 - Acoustic Statement