



Project Name: MOD 3 - East Walker Street, North Sydney
Case ID: SSD-67175465-Mod-3

Applicant Details

Project Owner Info

Title	Mr
First Name	Joshua
Last name	Mitchell
Role/Position	Development Manager
Phone	0403011739
Email	joshua@aland.com.au
	PO BOX 9350
Address	Harris Park , New South Wales, 2150 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	EAST WALKER 88 DEVELOPMENT PTY LTD
ABN	85687230020

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jethro	Yuen
Phone	Email	Role/Position
0452508700	jyuen@ethosurban.com	Junior Urbanist

Address

Level 4
180 George Street
SYDNEY, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Modification Details

Project Info

Project Name	MOD 3 - East Walker Street, North Sydney
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
Stormwater diversion realignment, reorientation of the substations, amendments to Conditions B7(a), E44 and B3.

How is the modification substantially the same as the original development?

- The development continues to relate and operate under the description of development outlined in Section 2.0
- The proposed modifications relate to refinements in response to further detailed design development, and do not change the overall approved design.
- The proposed modifications do not alter the key components of the approved development, including the delivery of affordable and market dwellings.
- No changes to the approved total gross floor area (GFA) or building height are proposed.

Site Details

Site Information

Site Name	East Walker Street, North Sydney
Site Address (Street number and name)	173-179 Walker Street and 11-17 Hampden Street, North Sydney

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?
Yes
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 1997](#)?^{*}
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	A_Amended Architectural Plans
File Name	D_Civil Statement
File Name	C_Amended Civil Plans
File Name	East Walker Street_Mod 3_Stormwater_FINAL
File Name	B_Statement of Changes
File Name	East Walker 88 Pty Ltd - Owners Consent - signed