



**Project Name:** East Walker Street Modification 5 - Construction Hours  
**Case ID:** SSD-67175465-Mod-5

Applicant Details

Project Owner Info

|               |                                                    |
|---------------|----------------------------------------------------|
| Title         | Mr                                                 |
| First Name    | Michael-Jon                                        |
| Last name     | Simpson                                            |
| Role/Position | Senior Development Manager                         |
| Phone         | 0405280092                                         |
| Email         | Michael-jon@aland.com.au                           |
|               | Level 40, 20 Parkes Street                         |
| Address       | Harris Park ,<br>New South Wales,<br>2150 ,<br>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                                     | East Walker Street Modification 5 - 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  
The proposed modifications relates to the extension of construction hours for up to 30 days to allow work to occur after the standard work hours between 5pm-9pm Monday to Friday. This is to support the pouring and finishing of the concrete slabs which is necessary for structural stability.

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

Refer to modification letter

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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?  
No  
Was landowner’s consent required for the original development application for consent to which this modification application relates?  
Yes

Attachments

|           |                |
|-----------|----------------|
| File Name | Owners Consent |
|-----------|----------------|

Does the  
modification  
application  
relate to  
land owned  
by a Local  
Aboriginal  
Land  
Council?  
No

Statutory Context

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

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?  
Yes  
Is the current BASIX certificate consistent with the proposed development?  
Yes  
Is this modification application accompanied by the current BASIX certificate?  
Yes

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 | B_Construction Noise & Vibration Management Plan |
| File Name | D_Construction Environment Management Plan       |
| File Name | A_Structural Statement                           |
| File Name | C_Construction Traffic Management Plan           |
| File Name | Modification 5 Report                            |