



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATION

Modification 5 of the Mixed-use development including in-fill affordable housing at Five Ways, Crows Nest

Application No	SSD-66826207-Mod-5
Location	405 Pacific Highway, 5 Falcon Street and 8 Alexander Street (Five Ways), Crows Nest
Applicant	The Trustee for The Deicorp Projects (Crows Nest) Unit Trust
Council Area	North Sydney Council
Consent Authority	Minister for Planning and Public Spaces

Description of approved development

Demolition of existing structures, early works, site remediation and construction of a 22-storey mixed-use building with infill affordable housing comprising:

- three storey podium (with mezzanine) with retail use and hotel accommodation (including 100 rooms and fit-out);
- 19-storey residential tower above podium comprising 212 apartments (including 48 affordable housing apartments);
- communal open space at podium and roof levels;
- five levels of basement car parking with 231 car parking spaces;
- two -way vehicular access from Alexander Street; and
- one static, illuminated advertising sign;
- associated landscaping works, and stratum subdivision.

Description of proposed modification

Section 4.55(1A) modification of the approved mixed-use development to:

- A minor increase to the approved maximum building height by 1.32m to accommodate lift overrun and plant requirements.
- Amalgamation of 2 residential apartments on Level 21, reducing the total number of apartments by one
- Amalgamation of 3 ground floor retail tenancies.
- Refinements to the hotel layout, including relocation of the bar/restaurant to the ground floor and the introduction of an additional hotel room.
- Minor refinements to the building materials palette and hotel façade arising from detailed design development.
- Adjustments to sewer and stormwater infrastructure.
- Increase in corridor widths across typical residential levels to improve amenity.
- Reduction in size of the internal atrium.
- Amendment to Condition F12 relating to the implementation period of the Green Travel Plan.
- Amendments to the stratum plans.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the Department) has received an application to modify the abovementioned approved State significant development (SSD). The application and accompanying documents (including the modification report) are on exhibition from **Friday 29 May 2026** until **Thursday 11 June 2026**. You can view these documents online at

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-5-five-ways-design-modifications>

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at www.planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at www.planningportal.nsw.gov.au/major-projects/help. If you require assistance making a submission through the portal, please contact the Department's customer support team on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact customer support sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

You cannot upload a submission on behalf of another person.

Before making your submission: You should read the department's:

- Disclaimer and declaration at www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration, and
- Privacy statement at www.planning.nsw.gov.au/privacy.

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to www.planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact Max Tran on (02) 8275 1606 or via email at max.tran@dpie.nsw.gov.au

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Department of Planning, Housing and Infrastructure