

Our ref: Modification 1 - Basement and Construction Hours – Five Ways, Crows Nest (SSD-66826207-Mod-1)

Ms Poonam Chauhan
Development Manager
DEICORP PTY LTD
161 REDFERN STREET
REDFERN New South Wales 2016

3 June 2025

Subject: Request for Additional Information – Modification 1 - Basement and Construction Hours – Five Ways, Crows Nest (SSD-66826207-Mod-1)

Dear Ms Chauhan

The Department has undertaken a preliminary assessment of the modification application lodged on 29 May 2025 and request that you provide a written response to the issues raised in Attachment A.

Please lodge the additional information via the NSW Planning Portal at <https://majorprojects.planningportal.nsw.gov.au/prweb/sso>, by 17 June 2025.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the ‘assessment period’ under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

Please note that the Department is currently waiting for advice from Sydney Metro. This will be provided to you once received.

If you have any questions, please contact John Martinez, on 02 5852 6828 or via email at john.martinez@dpie.nsw.gov.au.

Yours sincerely,



Aditi Coomar
Team Leader
Affordable Housing Assessments
as delegate for the Planning Secretary

ATTACHMENT A

Construction noise and vibration management plan (CNVMP)

1. The Department has reviewed the CNVMP and considers this to be insufficient to support the proposed amendments to the construction hours for noisy activities required by condition D6. Consequently, an amended final CNVMP must be provided responding to condition C3 of the development consent and including (but not limited to):
 - details of the receivers that would be impacted by the noisy activities exceeding 75dBA
 - detailed mitigation measures to demonstrate how the proposed respite period is managed
 - details of all screening measures at the highly affected receiver boundaries
 - amended Section 2 to refer to the final development consent conditions.

Residential storage areas

2. Provide an amended schedule of storage volumes allocated at the basement and internally within each apartment to demonstrate compliance with the recommended criteria in Objective 4G-1 of the Apartment Design Guide (ADG).

Stormwater pump stations

3. Amend the architectural plans to depict the extent of the two stormwater pump stations located under Basement 5.

Stratum plans

4. The submitted stratum plans are inconsistent with the architectural plans. For example, the stratum plan for Basement 2 has designated nine retail visitor bike spaces as part of Lot 2 Commercial, and some retail car parking spaces as part of Lot 1 Residential.

You must amend the plans (either stratum or the architectural set) to remove all discrepancies.

5. Provide an amended set of Stratum Plans to include the extent of RLs proposed below Basement 5 and ensure all structures below Basement 5 are captured (excluding Sydney Metro corridor).

Swept path analysis

6. Provide B99 swept path analysis for the following Basement 2 car parking spaces:
 - residential car parking space nos. 4 to 13
 - retail car parking space nos. 15, 19, 20 and turning bay adjacent to boom gate.
7. The Department raises concerns regarding the safety of the car parking layout of Basement 2 as B99 vehicles will need to reverse between 15m-25m to manoeuvre in and out of residential car parking space nos. 4, 5, 7, 8, 9 and 10 (Basement 2).

The residential car parking spaces 7 and 8 (including spaces in subsequent basement levels) should be converted to turning bays to allow safe manoeuvring of the vehicles within the above-mentioned parking spaces.

End of trip facilities

8. Clarify the reasons for the proposed allocation of the end-of-trip facilities for commercial and retail premises and demonstrate that the facilities have appropriate amenity.