

Our Ref:CC200015

2 September 2024

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Dear Sir/ Madam,

Five Ways, Crows Nest – (CEMP Staging – SSD-66826207)

Barker Ryan Stewart have reviewed the NSW Department of Planning, Housing and Infrastructure Request for Information relating to SSD-66826207 and provide the response comments in Table 1 in relation to staging.

Table 1: DPHI RFI Response – Staging

DPHI RFI Issue	Comment
Section 6.2.17 of the EIS states the development will be constructed in two stages, including the podium as the first stage and the residential component as the second stage. This is inconsistent with the Construction Environmental Management Plan, which provides details of a construction program for a development in a single stage. It is not clear whether you also propose to stage occupation of the building. Please address this in the Submissions Report and amend Appendix 11 Staging Diagrams and/or Appendix 76 Construction Environmental Management Plan so that the documents are consistent.	The two stages referred to in the EIS (Stage 1 Podium and Stage 2 residential) relate to the intended staged occupation of the built form. Sub stages identified in the Construction Environmental Management Plan (Barker Ryan Stewart, 2024) ie <i>Demolition, Excavation, Structure and Fit out and Finishing</i> relate to construction milestones only, and are unrelated to the staged occupation identified in the EIS.

We trust that the clarification provided above resolves the staging query.

Please contact the undersigned via Deicorp should you require any additional information.

Regards,



Ben Miller | Senior Town Planner
Barker Ryan Stewart Pty Ltd