

Date 1 April 2025



## DESIGN VERIFICATION ADG STORAGE COMPLIANCE

### SECTION 455 APPLICATION

APPLICATION NUMBER: SSD 66826207

PROJECT: FIVEWAYS CROWS NEST

ADDRESS: 391/423 PACIFIC HWY CROWS NEST NSW 2065

### PROJECT DESCRIPTION

The proposed development is a mixed-use development with a ground floor, mezzanine, and level 1, configured as retail floors, a commercial floor for workspaces (level 2), a communal open space on Level 3, and residential levels on level 3 and above.

The development includes:

- A total of 188 apartments (33 x 1-bedroom, 118x 2-bedroom and 37 x 3-bedroom) located on levels 3-21.
- Communal open space on Level 3
- Commercial floor on level 2
- Ground floor, mezzanine and level 1 configured as retail tenancies
- 5 basement levels containing:
  - 190 residential car spaces
  - 20 retail car spaces
  - 6 car share spaces
  - 4 service parking spaces and
  - 1 carwash bay

We confirm that Stephen Cox has directed the design of the mixed-use residential apartment development at 391/423 Pacific Hwy Crows Nest, described above and that the documentation submitted for the S4.55 application has been prepared in accordance with the design quality principles set out in Schedule 1 of State Environmental Planning Policy No.65-Design Quality of Residential Apartment Development.

In particular, that 188 storage cages have been provided in the basement, 1 storage cage per apartment. Storage cages shown on plans.

Storage is provided at the following minimum sizes:

1BD & 2BD APT = 4m<sup>3</sup>

3BD APT = 5m<sup>3</sup>

These sizes are in accordance with the ADG volume requirement, considering that at least 50% of the overall volume is provided in the apartments.

Stephen Cox is a registered architect under the NSW Architects Act 2003 (registration number 6391) and a registered design practitioner (number 0000162) under the Design and Building Practitioners Act 2020.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'S. Cox', with a stylized flourish at the end.

**TURNER**

Stephen Cox  
Director