



10 December 2024

Poonam Chauhan  
Development Manager  
Deicorp Construction Pty Ltd

via email: [REDACTED]

Dear Poonam,

**Five Ways Crows Nest Mixed Use Development (SSD-66826207)  
Questions on Notice and Request for Information**

I refer to the State significant development application for the Five Ways Crows Nest Mixed Use Development (SSD-66826207) (**Application**), currently before the Independent Planning Commission (**Commission**) for determination.

Following the Commission's Stakeholder Meeting with the Applicant on 5 December 2024, the Commission is seeking a response to the following matters which were taken on notice by the Applicant:

1. Section 6.2.5.1 of the EIS states that consideration would be given to onsite battery storage. Please confirm if on site battery storage is proposed to be included in the development.

Further, the Commission is also seeking further information on the following matters:

2. Please confirm if the Heritage Impact Statement (**HIS**) was based on a 16 storey or 22 storey building as per the plans relied upon in the HIS (Turner, 7/3/24).
3. The Commission notes that Figure 52 of the HIS shows that the Site contains areas of high archaeological potential. Please provide details on how these areas have been considered and will be managed to mitigate heritage impacts.
4. Is there potential for the street trees being removed to be transplanted offsite? If so, how would this be managed?

The Commission requests that the Applicant provide a response by **5pm on Tuesday, 17 December 2024**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Brad James at [REDACTED] or at [REDACTED].

Yours sincerely

[REDACTED]  
**Stephen Barry**  
Planning Director