



RECORD OF SITE INSPECTION

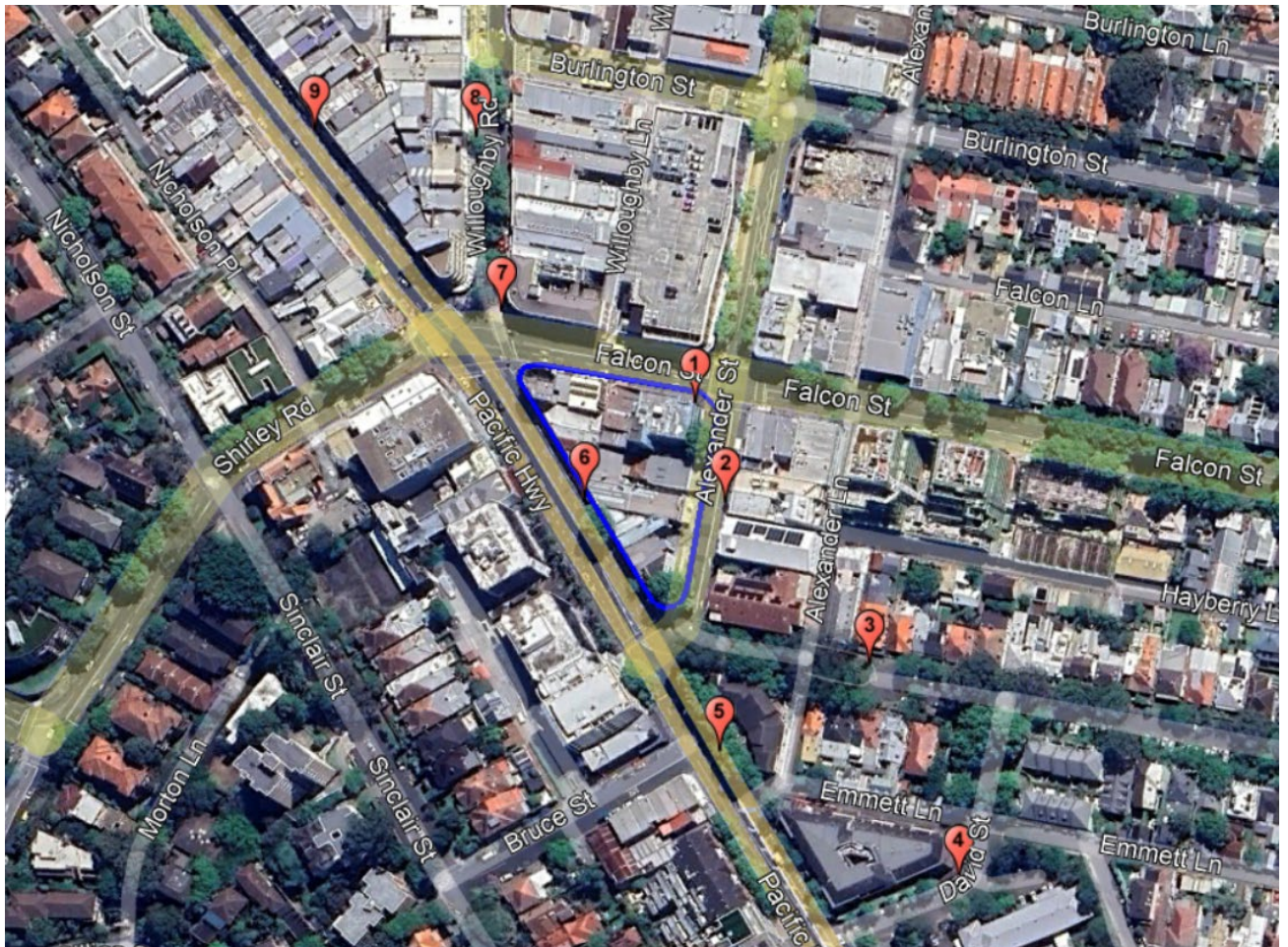
SITE INSPECTION NOTES		
Project:	Five Ways Crows Nest mixed use development including in fill affordable housing	
Meeting Location:	The Project Site and surrounding area	
Date:	5 December 2024	
Time:	3:00pm	
ATTENDEES		
Commissioners:	Michael Wright Duncan Marshall	Panel Chair
Office of the IPC:	Brad James Tahlia Hutchinson	Principal Case Manager Senior Planning Officer
Applicant:	Greg Colbran Stephen Kerr Stephen Cox Robert Furolo Poonam Chauhan Ro Iyer	Development & Planning Executive, Deicorp Construction Pty Ltd Executive Director, Gyde Consulting Director, Turner Studio Executive Manager – Corporate Communications, Deicorp Construction Pty Ltd Development Manager, Deicorp Construction Pty Ltd Director, Land and Form Studios
North Sydney Council Representative:	Neal McCarry	Service Unit Manager Strategic Planning
LOCATIONS AND KEY OBSERVATIONS		
<p>1) Falcon Street</p> <ul style="list-style-type: none"> • Introductions. • The Commission observed the Site's interface with Falcon Street. <p>2) Alexander Street</p> <ul style="list-style-type: none"> • The Commission observed the Site's interface with Alexander Street and the proposed vehicle entry/exit location. <p>3) Hayberry Street</p> <ul style="list-style-type: none"> • The Commission observed the indicative location of the Site from Hayberry Street. • The Commission observed the existing built form in this location and the western curtilage of the 'Holtermann Estate C' heritage conservation area. <p>4) David Street</p> <ul style="list-style-type: none"> • The Commission observed the location of North Sydney Girls High School. • The Commission observed the area to be impacted by overshadowing by the proposal as a result of the additional 30% height bonus afforded by the Housing SEPP. <p>5) Pacific Highway – south of the Site</p> <ul style="list-style-type: none"> • The Commission observed the existing built form along the Pacific Highway to the south of the Site. • The Applicant described the proposed waste pick-up arrangement from Alexander Street. <p>6) Pacific Highway interface</p> <ul style="list-style-type: none"> • The Commission observed the Site's interface with the Pacific Highway and the indicative location of the proposed pedestrian links. • The Applicant described the proposed podium design and its interface with the streetscape. <p>7) Willoughby Road / Falcon Street</p> <ul style="list-style-type: none"> • The Commission observed the Site from the Willoughby Road and Falcon Street intersection. • The Site Inspection concluded and the Commission stopped off at locations 8 and 9 described below. <p>8) Willoughby Road</p> <ul style="list-style-type: none"> • The Commission observed the Site from Willoughby Road <p>9) Pacific Highway – north of the Site</p> <ul style="list-style-type: none"> • The Commission observed the Site and the existing built form along the Pacific Highway to the north of the Site. 		



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Meeting closed at: 3:40pm

SITE INSPECTION MAP



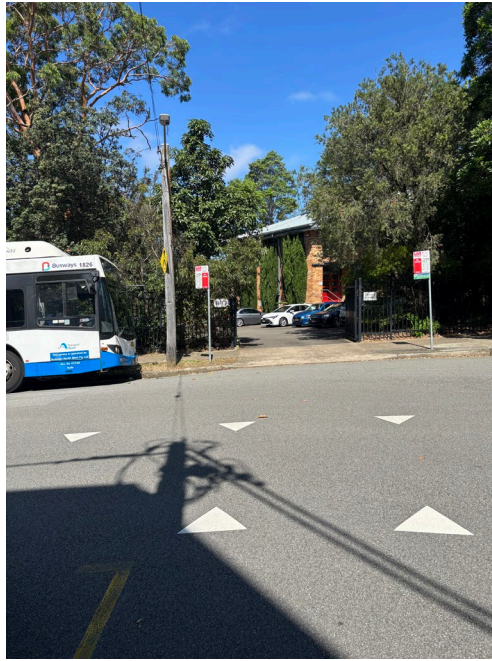


SITE INSPECTION PHOTOS

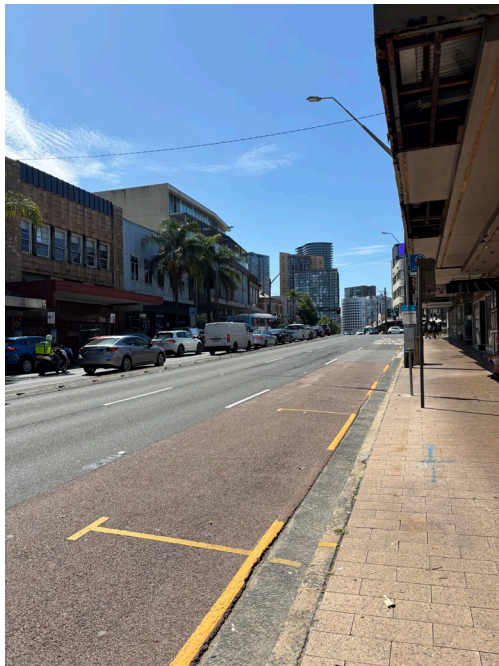
Figure 1 – Stop 3 (Hayberry Street)



Figure 2 – Stop 4 (North Sydney Girls High School)



*Figure 3 – Stop 6
(Existing frontage to Pacific Highway)*



*Figure 4 – Stop 7
(Existing frontage to Five Ways intersection)*

