

01 July 2025

Enquiries: Rebecca Dracup
Project No: 301351270

Third.i
53 Hume Street
Crows Nest NSW 2065

Attention: Anna Limnios

Dear Anna

RE: Amended SSDA, Crows Nest OSD - Site B – Revised Architectural Design Drawings

Stantec have reviewed the relevant Woods Bagot Architects State Significant Development Approval (SSDA) Architectural Design Drawings (Revision B dated 01/07/25) for the proposed 477-295 Pacific Highway mixed-use development.

Summary of amendments:

- Residential level 07 has been removed and replaced with an additional car park level - 78 car spaces.
- Residential GFA is now 12,979m² (inclusive of partially enclosed corridors).
- Level 01 layout and ground floor substation, FCR, and main switch room rearrangements.
- Penthouse/Rooftop flipped and layouts rearranged.
- Overall change from 130 apartments (SSDA Scheme) to 122 apartments (Amending Report Scheme)

Further to this review, Stantec are of the opinion that the revised SSDA drawings of the residential component (that have been prepared in relation to the amending SSDA) will not hinder the development's ability to demonstrate future compliance against the ESD Report, including BASIX design targets.

This assumption is based on the proposed amended SSDA overall building envelope design (revised architecture drawings Revision B dated 01/07/25) being substantially consistent with the previously assessed design (architecture SSDA drawings Revision A dated 14/08/24) described within the BASIX Certificate BSX-29075M_02 (with the exception of local changes to internal layout, localised façade, common area and other changes). Accordingly, Stantec believe that the ESD Report and BASIX Certificate do not need to be updated for the purpose of issuing a determination for the proposed development.

This assumption will be verified when the revised design is subjected to an updated Section J and BASIX assessment in future at Construction Certificate stage, whereby any updated or additional Section J and BASIX commitments necessary for revised compliance will be identified as required.

Yours sincerely

Stantec Australia Pty Ltd

A handwritten signature in black ink, appearing to read 'R Dracup', written on a light grey background.

Rebecca Dracup
Principal, Sustainability Project Technical Lead