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Enquiries: Vivie Eccles
Project No: 301351270

Third.i Crows Nest Residential Development Pty Ltd
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 State Significant Development Application (SSDA) Architectural Design Drawings (Revision B dated 01/07/2025) for the proposed Site B 477-495 Pacific Highway mixed-use development.

Further to this review, Stantec are of the opinion that the revised SSDA drawings (that have been prepared in relation to the amending SSDA) will not hinder the development's ability to demonstrate future compliance against the flood-related development controls.

This assumption is based on the proposed amended SSDA overall building design (revised architecture drawings, Revision B dated 01/07/2025) being substantially consistent with the previously assessed design (architecture Amended SSDA drawings dated 14/08/2024). Accordingly, Stantec believe that the Flood Impact Assessment does not need to be updated for the purpose of the consent authority issuing a determination for the proposed development.

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

Yours sincerely

Stantec Australia Pty Ltd

Vivie Eccles – CPEng, NER, MIEAust

Civil Project Technical Lead, Team Lead