

16 July 2025

Enquiries: Shawn Schriener
Project No: 301050746

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)

Following our review of the revised SSDA architectural design drawings, Stantec can confirm that the proposed amendments do not alter the original Crime Prevention Through Environmental Design (CPTED) assessment findings or recommendations provided in our initial report.

The key CPTED principles relating to surveillance, access control, territorial reinforcement, and space activation remain appropriately addressed within the amended design. No additional CPTED risks have been identified as a result of the changes outlined.

The original CPTED report and recommendations remain valid and suitable for inclusion in the Amending Report submission.

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 CPTED Report, including BASIX design targets.

Regards,

Stantec Australia Pty Ltd

Shawn Schriener

A handwritten signature in black ink, appearing to read 'Shawn Schriener', written in a cursive style.

Security Lead VIC/NSW/SA
SCEC Endorsed Security Zone Consultant