



**Stantec Australia Pty Ltd**

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01 July 2025

Enquiries: Darren Hanvey  
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 477-495 Pacific Highway mixed-use development.

A summary of amendments supplied by Third.i include:

- Residential level 07 has been removed and replaced with an additional car park level allowing for 78 car spaces.
- Residential GFA is now 12,979m<sup>2</sup> (inclusive of partially enclosed corridors).
- Level 01 layout.
- 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 proposed changes do not change the findings of our letter dated 27 September 2024 (Over-Site Development, Site B, 447, 479-495 Pacific Highway, Crows Nest NSW – Contamination Advice).

This finding 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). Accordingly, Stantec believe that the Contamination Advice Report (dated 27 September 2024) does not need to be updated for the purpose of issuing a determination for the proposed development.

Yours sincerely

**Stantec Australia Pty Ltd**

**Darren Hanvey, CEnvP SC  
Senior Principal, Environmental Engineer**