

TURNER

Date 23 April 2026

Author SC

DESIGN VERIFICATION

SEPP HOUSING

MODIFICATION

SSD APPROVAL SSD-66826207

FIVE WAYS CROWS NEST: 405 PACIFIC HWY, 5 FALCON ST, & 8 ALEXANDER ST. CROWS NEST NSW 2065

PROJECT DESCRIPTION

This design verification statement accompanies the modification to SSD-66826207 for Five Ways Crows Nest, 405 Pacific Highway, 5 Falcon Street, and 8 Alexander Street Crows Nest NSW.

The key components of the modification are:

- Refinements to the layout of the hotel, including:
 - Change in number and reconfiguration of hotel rooms,
 - Relocation of lobby, restaurant, and bar spaces to the ground floor.
 - Update of entries to suit the new hotel layout
- Minor amendments to the residential levels, including:
 - Update to common corridor to achieve increased corridor widths
 - Minor amendments to podium elevations in response to mechanical servicing requirements.
- Amalgamated apartment on Level 21
 - 2x 3Bed apartments changed to 1x 4 Bed apartment on Level 21.
- Update of plant areas in response to servicing requirements for retail and hotel spaces
 - Minor increase in height to lift overrun
 - Change in height to mechanical plant
 - Reconfiguration of solar panels
 - Sewer and Stormwater tank location updates on B5

We confirm that Stephen Cox has directed the design of the mixed-use residential apartment at 391 Pacific Highway Crows Nest, described above and that the documentation submitted for the S4.55 application has been prepared in accordance with the design quality principles set out in Schedule 1 of State Environmental Planning Policy No.65-Design Quality of Residential Apartment Development.

Further information about the development in relation to the Design Quality Principles and Apartment Design Guide Objectives can be found in the design report submitted with the DA.

Stephen is a registered architect under the NSW Architects Act 2003, registration number 6391.

Yours sincerely,

TURNER

Stephen Cox

Director

NSW Registered Architect 6391