

PUBLIC BENEFIT OFFER IN CONNECTION WITH A STATE SIGNIFICANT DEVELOPMENT APPLICATION

This is an offer by: Thirdi Crows Nest Residential Developments Pty Ltd

For: Crows Nest Over Station Development Site B (SSD-61400212)

At: 25 Hume Street, Crows Nest 2065, legally described as Lot 3 in DP1296669

(Formerly known as 447, 479 and 491-495 Pacific Highway, Crows Nest, legally described as Lot 100 DP747672, Lot 101 DP747672 and Lot A DP442804 respectively)

This offer has been made with the consent of the registered owner of the land, in accordance with conditions A13 and A14 of the Consolidated Consent (Application number SSD-9579) and seeks to provide the following public benefit, to be formalised via a binding agreement prior to the determination of the SSDA.

Monetary contribution

Payment of a monetary contribution to a Community Housing Provider, equivalent to the value of 5% of approved residential gross floor area. The total value of the contribution will be \$2,176,000+GST and payment will be made prior to the relevant Construction Certificate for the future development.

Name of Applicant:

Thirdi Crows Nest Residential Developments Pty Ltd, ABN: 46 663 951 335

Contact Person: Anna Limnios (Development Manager, Thirdi Group)

Postal Address: 53 Hume Street. Crows Nest NSW 2065

Email Address: a.limnios@thirdigroup.com.au

Mobile number: 0473 743 172

Signature of Applicant: 

Date: 24/10/24

Registered Land Owner:

Sydney Metro, ABN:12354 063515

Postal Address: PO Box K659, Haymarket 1240

Contact Person: John Spitznagel (Director Property, Sydney Metro)

Email address: john.spitznagel@transport.nsw.gov.au

Land Owner Representative: Ivan Glavinic (Executive Director, Place Making and Property Sydney Metro)

Signature of Land Owner: 

Date: 23/10/24

9 October 2024

Thirdi Crows Nest Residential Developments
53 Hume Street
Crows Nest NSW 2065

Attention: Anna Limnios
Email: a.limnios@thirdigroup.com.au

Northcroft KGCB
Northcroft (Australia) Pty Ltd

Quantity Surveyors
Construction Consultants

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Dear Anna,

**Crows Nest Over Station Development Site B (SSD-61400212) At 25 Hume Street, Crows Nest NSW 2065 –
Monetary Contribution to Community Housing Provider**

As instructed by Thirdi Crows Nest Residential Developments, we have reviewed the monetary contribution to the Community Housing Provider equivalent to 5% of the approved residential gross floor area.

In our review, we have referred to the Northcroft KGCB (Nkgcb) EDC report dated 05.09.2024 and other documents provided to NKgcb.

The overall residential area is calculated at 12,997 m² and the value of 5% of residential area is estimated as \$2,176,000+GST.

This is based on the NKgcb EDC report. It includes all the costs of the construction works and services for the project. This excludes the site works, contingency and others that are not related to the current cost of the construction works.

Your Faithfully,

Northcroft KGCB

David Yong