

GRIFFIN PLANNING

40 Anglo Street
CHATSWOOD NSW 2067
P: 0408 484 620
E: liz@griffinplan.com.au

ABN: 73 033 787 439

10 July 2025

Anna Limnios
Development Manager
Third.i
53 Hume Street
Crows Nest NSW 2065

Dear Anna,

Re: Crows Nest Over Station Development Site B – SIA Statement on Revised Plans

Thank you for providing the revised plans for the above development for my consideration in terms of potential social impacts.

I understand that Thirdi is proposing to modify SSDA 61400212 which is presently before the Department of Planning, Housing and Infrastructure (the original proposal). As requested, I have reviewed the proposed modifications (DA Drawings Revision B issued on 1 July 2025) and considered the potential social impacts to arise from the modifications. My considerations are in the context of the Social Impact Assessment prepared by Griffin Planning, dated October 2024 (the SIA Report).

Proposed amendments

I understand that Thirdi propose the following amendments to the original proposal:

- Remove residential level 07 and replaced with an additional car park level, which allows for 78 car spaces
- Remove some GFA from the ground level where below ground as well as tightening up the building envelope
- Reduce the communal corridor width to 1.6m
- Due to the new column locations in the podium, level 01 layout has been rearranged as well as the substation, FCR, and main switch room on ground floor
- Penthouse/Rooftop layouts have been rearranged
- Minor modifications to the building envelope
- Overall change from 130 apartments (SSDA Scheme) to 122 apartments (current proposal)
- Residential GFA is amended to 12,979 sqm (inclusive of partially enclosed corridors).

Consideration

I have reviewed the DA drawings as amended and note as follows:

- The overall scale and nature of development on the site would be unaltered by the proposed modifications. As such, the social impacts to arise during the construction period are likely to be unchanged from those described in the SIA report. This includes impacts to way of life, accessibility and amenity from changed traffic conditions, movement of construction vehicles and noise in the social locality.
- The proposed modifications are not likely to result in any significant change to the on-site population during the construction period. Consequently, impacts to community during the construction period will be the same as documented in the SIA report.
- There will be eight fewer apartments provided in the development as a result of the overall number of apartments being reduced from 130 in the original proposal to 122 apartments in the proposed modifications. This is a modest reduction in the delivery of housing on the site. I understand that this reduction is required to address other aspects of the overall development.
- As a consequence of this amendment, the estimated resident population during operation, if the building is fully occupied, is around 230 people. This is a reduction of 20 people from the estimate provided in the SIA report (250 people).
- I have considered the implications of this reduction in the estimated population on site for the demand for community services and facilities in the social locality. The projections provided in section 5.3.2 of the SIA report remain an accurate estimate of demand for community facilities, even allowing for the proposed modifications. The reduction in future population on the site is not of sufficient scale to change the projected need for community facilities to arise from the project.
- The proposed modifications would not alter the impacts of the proposal to culture or health and wellbeing, as documented in sections 5.5 and 5.6 of the SIA report. Impacts to livelihood and decision making systems (Sections 5.8 and 5.9) will also be unchanged by the proposed modifications.
- The information set out in section 5.7 of the SIA report, in terms of overshadowing, may vary slightly as a result of the proposed modifications to the building envelope. However, these changes are not of a scale that would alter the significance of social impacts to the surroundings. The modified development would comply with the relevant guidelines and design excellence strategies.
- The proposed modifications to not alter the significance ratings attributed to the various social impacts identified in the SIA report.
- Recommendations in the SIA report in relation to impact mitigation and management remain appropriate since no discernible change to social impacts has been identified as a result of the proposed modifications.

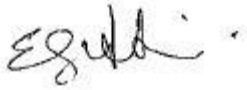
Conclusions

Having considered the proposed modifications as described above, I am firmly of the view that the SIA report provides an accurate representation of the significance of social impacts to arise from the proposed development when allowing for the proposed modifications. The conclusions reached in the SIA report remain relevant.

Further Information

Should you wish to discuss the contents of this correspondence please contact me 0408 484 620 or liz@griffinplan.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Elizabeth Griffin', with a small flourish at the end.

Elizabeth Griffin

Principal
BA(Geog) MURbPI MPIA