

By email
19 November 2025

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Our ref: 298160-00

Crows Nest Over Station Development (OSD) Site B **Ventilation of apartments**

Dear Mr. Marshall,

This letter addresses the comment from the Department of Planning and Environment on 11 November 2025, specifically concerning the three central apartments on Pacific Highway aspect that do not meet the Apartment Design Guide (ADG) regarding cross-ventilation. Arup provides this letter regarding the ventilation of these apartments, Figure 1.

The site is exposed to prevailing winds from the north-east, south and north-west, creating differing pressures at the apartment openings on the external façade, and also on openings within the naturally ventilated corridors. The quantitative pedestrian wind assessment by Arup (2025) demonstrated that air flow through these corridors would occur for a range of wind directions. Given the differing wind conditions on the external façade of the site and within the corridors at any given point, depending on the wind direction, there will be pressure differentials between the various façade openings on the three apartments under review (Figure 1). As such, these apartments have the potential to be ventilated, if occupants choose to do so. The level of ventilation would need to be confirmed through quantitative analysis. However, as per the letter by CPP (2025):

“With the minimal pressure difference required to induce sufficient air flow to meet minimum air quality ventilation requirements, the size and location of the external openings on the articulated façade of the Level 8 and 9 apartments would be expected to meet the design intent of the ADG.”

Please refer to letter by CPP (2025) for further discussion on the ADG specifically regarding the cross-ventilation criteria.

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Date

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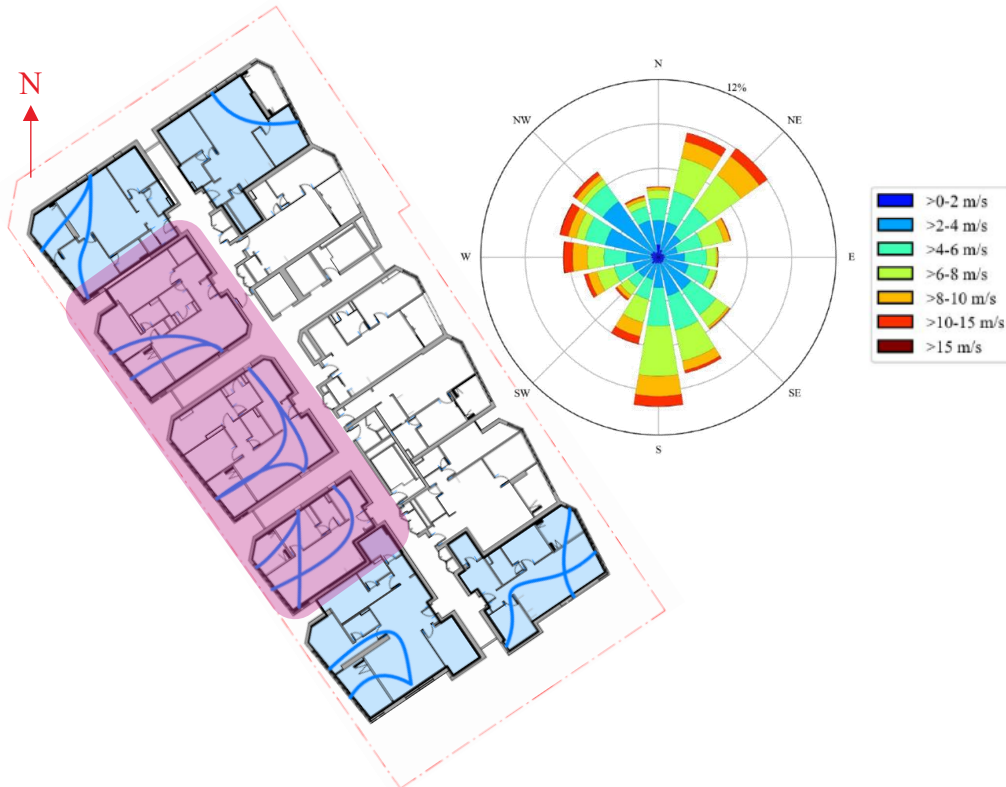


Figure 1: Typical floor plan (Level 9), with subject apartments highlighted in maroon and overlaid with wind rose for Sydney Airport (1995-2022, corrected to open terrain)

I hope this is of assistance, please do not hesitate to contact me on details below if you have any questions regarding any aspect of this report.

Yours sincerely

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References

Arup (2025) *Quantitative Environmental Wind Assessment Report*, dated 11 March 2025, Rev05.

CPP (2025) *CPP22261_505 Pacific Highway Natural Ventilation LET_02_R00*, dated 19 November 2025.