

WILLOWTREE PLANNING



19 November 2025

REF: WTJ23-225

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta
NSW 2150

Attention: Mr James Groundwater

RE: REQUEST FOR ADDITIONAL INFORMATION - CROWS NEST - OSD - SITE B (SSD-61400212)

Dear Mr Groundwater,

This letter has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of Thirdi Crows Nest Residential Developments Pty Ltd regarding the Department of Planning, Housing and Infrastructure's (the Department's) issuance of an additional information request in relation to the above-mentioned State Significant Development (SSD).

This letter includes our response to the Department's correspondence, dated 19th November 2025.

The matters raised have been taken into consideration and are addressed in the response matrix below.

It is considered that this information responds to the matters raised in the Department's correspondence, allowing the application to be progressed.

The following appendices provide documentation to support the response listed in **Table 1**.

RFI Appendix 1 - Solar Access Drawing

RFI Appendix 2 - Cross Ventilation Drawing

RFI Appendix 3 - Wind Engineering Correspondence

RFI Appendix 4 - Review of Wind Engineering Correspondence

RFI Appendix 5 - Communal Open Space Drawing

Should you require further information, please contact me on 0418 443 167 / apigott@willowtp.com.au.

Yours sincerely,

Andrew Pigott
Director
Willowtree Planning Pty Ltd





Table 1: Response Matrix	
Department's Comments	Proponent Response
1. Solar Access	
How the proposal maximises solar access, including identifying: i. the number of apartments that receive two or more hours of solar access ii. the extent of solar access received by those apartments that receive less than two hours of solar access; and iii. the extent of apartments that receive no direct solar access.	A detailed solar access assessment has been undertaken in accordance with the ADG requirements (see Appendix 1). The assessment identifies as follows: • 72 units (59%) receive a minimum of 2 hours sunlight between 9am-3pm at mid winter. • The extent of solar access received by those apartments that receive less than two hours of solar access is shown in Appendix 1. Non-compliant units on the western façade will achieve approximately 1hr 45mins solar access between 3:15pm and sundown (4:54pm). Non-compliant units at Level 08 on the eastern façade will achieve 1 hour of direct sunlight between 9am-3pm at mid winter. • 46 apartments (38%) receive no direct sunlight between 9am and 3pm at mid-winter, Notwithstanding the non-compliance identified above, the proposal is considered to deliver acceptable residential amenity outcomes on merit, having regard to the following considerations: • The building orientation and envelope has been established through the approved Concept Proposal (SSDA-9579), which limits the scope for achieving full solar access compliance within the detailed design phase. • The apartments achieve exceptional residential amenity through the provision of generous private open space and premium outlook, including expansive southerly views toward the city and Sydney Harbour.





	Substantial communal open space is provided at roof level, which receives excellent solar access throughout the day and provides high-quality recreation areas accessible to all residents. These above mentioned amenity benefits appropriately compensate for the reduced solar access to affected apartments. The proposal therefore demonstrates that while numeric compliance with the ADG solar access objective is not achieved, the development delivers appropriate residential amenity through alternative design responses that are consistent with the objectives of the ADG.
2. Cross Ventilation	
Demonstrate how the dwellings can achieve adequate natural cross-ventilation where reliant on the internal corridors, including clarifying the statement in the Acoustic Response that recommends alternative means of ventilation be provided to those dwellings on road traffic noise-affected facades.	In accordance with the Cross Ventilation drawing at Appendix 2, 34% of apartments are naturally cross ventilated within the first 9 stories of the building. Notwithstanding the numerical non-compliance with the ADG requirement for 60% of apartments to achieve cross ventilation in the first nine stories of the building, technical consideration has been provided by Arup (Appendix 3) that confirms that: <i>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 (see Figure 1 in Appendix 3). As such, these apartments have the potential to be ventilated, if occupants choose to do so.</i> Further to the above, a review of the advice from Arup has been undertaken by CPP Wind Engineering Consultants at Appendix 4 wherein it is identified that: <i>...For a relatively large building compared with the surrounds, the incident wind direction will be redirected by the building massing to induce horizontal flow along the facades. Regardless of the incident wind direction, the articulated nature of the façade would be expected to induce a pressure difference along the length of an apartment. The wind induced pressure in the deep slots would be measurably different to the façade pressures on the Pacific Highway elevation. The wind-induced pressure difference would be expected to allow the resident to naturally ventilate the apartments to meet the air quality air flow rates.</i>





	<i>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.</i> In accordance with the above, the combination of building massing effects, façade articulation, and pressure differentials will enable natural ventilation performance that meets the ADG's underlying air quality and amenity objectives, notwithstanding the numerical departure from the 60% cross ventilation requirement. In response to the acoustic consultant's recommendation for alternative ventilation means for dwellings on road traffic noise-affected facades, the following mechanical ventilation solution has been incorporated: • Provision of an outside air source to the intake air side of the Fan Coil Units (FCU) located in the ceiling space of each apartment, ensuring fresh air supply can be maintained with windows closed during periods of elevated traffic noise. The outside air is mixed with the return air in the return air plenum and delivered to the dwelling using the FCU fan, which operates independently of the air conditioning system to provide continuous fresh air ventilation. This system enables residents to maintain adequate indoor air quality while managing acoustic amenity, providing flexibility to utilise natural cross-ventilation when noise conditions are suitable or rely on the mechanical fresh air system when windows need to remain closed. • In addition to the above, all units will also be provided with air conditioning. In accordance with the above, the combination of natural ventilation opportunities created by building massing effects and façade articulation, together with mechanical fresh air provision for acoustically sensitive periods, ensures all dwellings can achieve adequate ventilation performance that meets the ADG's underlying air quality and amenity objectives.
--	--





3. Communal Open Space	
Provide confirmation of communal open space.	Details of communal open space location and size are provided at Appendix 5. The proposal requires 468m² of communal open space as outlined by the ADG. The proposal achieves 400m² of communal open space. Notwithstanding this shortfall, the proposal delivers appropriate communal recreation outcomes on merit, having regard to the following considerations: • The primary communal open space provided is located at roof level where it receives excellent solar access throughout the day and offers exceptional outlook toward Sydney Harbour, maximising the quality and usability of the space for residents. • All apartments are provided with generous private open space that exceeds ADG minimum requirements, providing residents with readily accessible private recreation areas and reducing reliance on communal facilities. • The building footprint and site area has been established through the approved Concept Proposal (SSDA-9579), which limits the quantum of communal open space achievable within the detailed design phase. • The communal open space incorporates high-quality landscape design with diverse recreation opportunities including seating areas/BBQ facilities/pool/outdoor dining, maximising functionality within the available area. The proposal therefore demonstrates that while the numeric communal open space requirement is not achieved, the development delivers appropriate recreation outcomes through a combination of high-quality on-site facilities and generous private open space provision.

