

Record of site inspection



New South Wales Government
Independent Planning Commission

SITE INSPECTION NOTES		
Project:	Crows Nest OSD Site B (SSD-61400212)	
Meeting location:	The project site and surrounding area	
Date:	10 March 2026	
Time:	10:00 – 11:30am	
ATTENDEES		
Commissioners:	Janett Milligan Sheridan Coakes	Panel Chair
Office of the IPC:	Callum Firth Tahlia Hutchinson	Senior Planning Officer Senior Planning Officer
Applicant:	Andrew Pigott Robert Huxley Florian Caillon Adam Marshall Anna Limnios Jason Fraser Derek Scholes	Director – Willowtree Planning Founder, Director UK & Australia – Third.i Group Head of Acquisitions – Third.i Group Head of Development – Third.i Group Development Manager, Third.i Group Principal – Woods Bagot Associate Principal – Woods Bagot
LOCATIONS AND KEY OBSERVATIONS		
The Commission conducted its site inspection in the order set out below (please refer to the Site Inspection Map below), taking in aspects of the existing development, topography, streetscape and proposed development. At the following locations the Commission observed/discussed the following: Location A (meeting point) - sites A and B from across the pacific highway - character of the existing streetscape Location B - existing station box above site B - proposed building material choice - locations of the metro station's structural columns - proposed access arrangements Location C - the width of Clarke Lane with regard to the proposed setbacks - the slope of the site - location of both car lifts - proposed waste collection and management Location D - existing metro station bicycle parking area - the site boundary at the Pacific Highway - the western side of the Pacific Highway, particularly the scale of the proposed buildings across from the site Location E - location of proposed construction site compound - proposed balconies and winter gardens - proposed landscaping and façade design Location F - Site C and eastern entrance to the Metro - Hume Street Park and pedestrian connections to Crows Nest village		
Meeting close at: 11:30am		

Office of the Independent Planning Commission

Phone: (02) 9383 2100
Email: ipcn@ipcn.nsw.gov.au

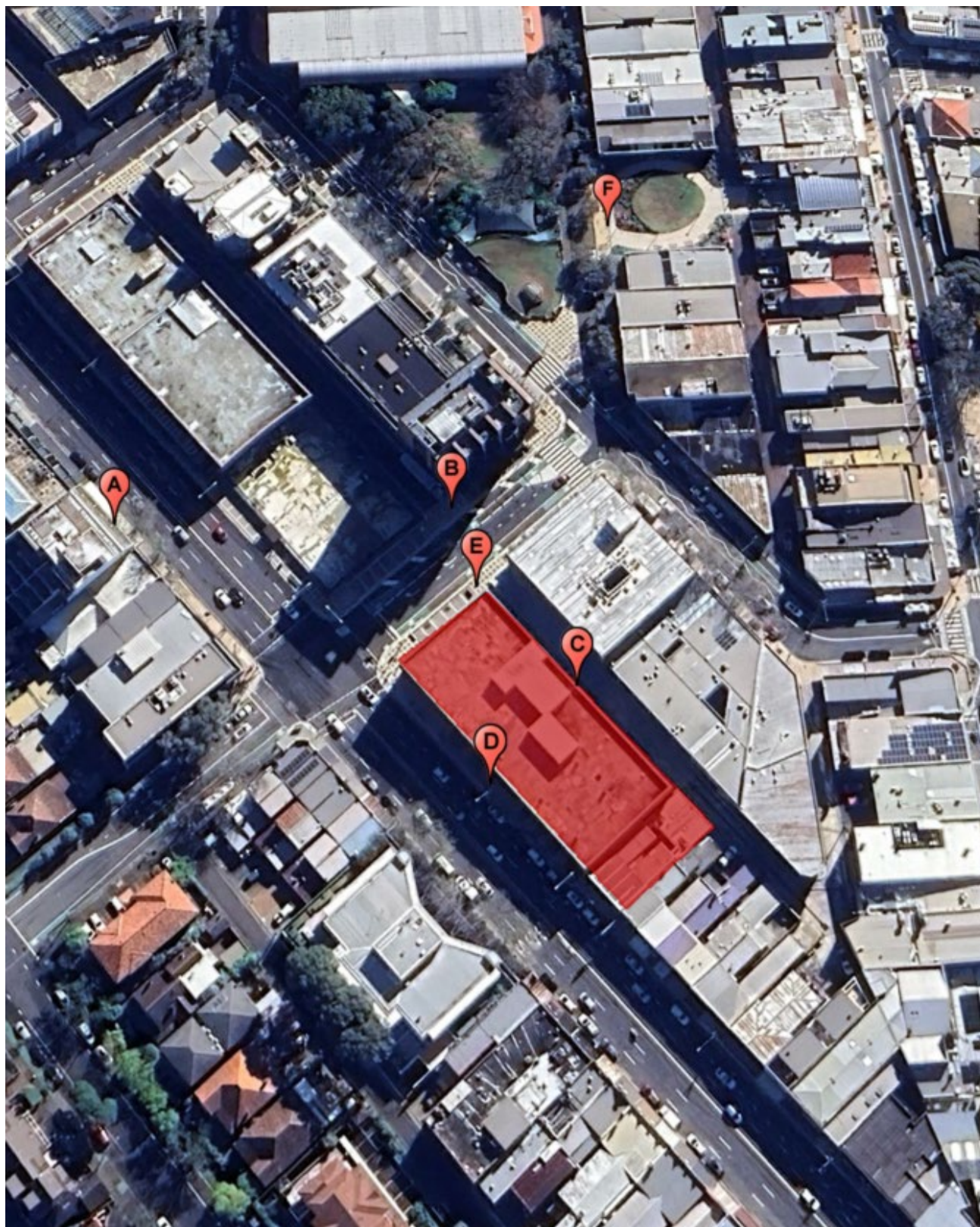
Level 15, 135 King Street
Sydney, NSW, 2000

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SITE INSPECTION MAP



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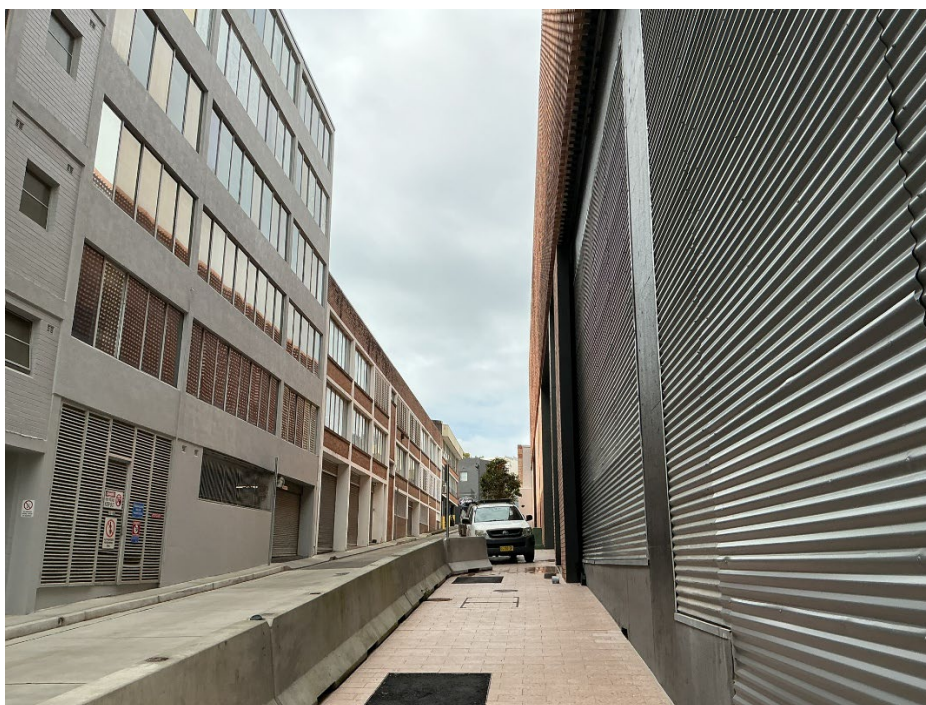


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SITE INSPECTION PHOTOS



Looking at sites A and B across the Pacific Highway



Looking southeast down Clarke Lane

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