



NATURAL VENTILATION STATEMENT

NICHOLSON PLACE, 46 NICHOLSON STREET, ST LEONARDS

WJ489-05F02(REV1)- NVS REPORT

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Prepared for:

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DOCUMENT CONTROL

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EXECUTIVE SUMMARY

This report presents an opinion on the natural ventilation performance of the various residential apartments within proposed development located at the development known as 'Nicholson Place', located at 46 Nicholson Street, St Leonards, based on our extensive experience in this field and the architectural drawings prepared by 'Cox Architecture received on March 24, 2026. The results of the assessment are based on our extensive experience in modelling of natural ventilation in buildings and our understanding of the guidelines for wind-driven natural cross ventilation provided in the Apartment Design Guide (ADG) within the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

The results of the assessment indicate that with the inclusion of treatment measures a total of **61% (75 out of 123)** of the residential apartments within the first 9 storeys (Up to and including Level 7) are expected to satisfy the ADG requirements for natural cross-ventilation. Note that apartments at the tenth storey and above are excluded from this calculation.

Initial Assessment (without the consideration of treatments): The results of the assessment indicate that a total of 20.3 % (i.e. 25 out of 123) of the residential apartments within the development will achieve adequate levels of natural cross ventilation as per Section 4B of the ADG. Natural cross ventilation has been achieved through openings on orthogonal or opposite aspects (for example corner or cross-through apartments), with direct exposure to prevailing winds or windows located in significantly different pressure regions as defined within Section 4B of the ADG. The 25 apartments that achieve adequate levels of natural cross-ventilation without the consideration of any treatments are listed below:

- Level 3: Apartments 302, 305, 308, 314, 315
- Level 4: Apartments 402, 405, 408, 414, 415
- Level 5: Apartments 502, 505, 508, 514, 515
- Level 6: Apartments 602, 605, 608, 614, 615
- Level 7: Apartments 702, 705, 708, 714, 715

Additional Assessment (with the inclusion of treatments): A further assessment of the current design has been undertaken to determine additional apartments within all relevant levels of residency that could be considered as adequately naturally ventilated based on the inclusion of additional openings in significantly different pressure regions.

- It has been determined that the following 12 apartments are suitable for treatment with the inclusion of window openings (at least 0.4m² free area) to the adjacent external walkways.
 - Level 1: Apartments 105, 106, 107, 108, 109, 110
 - Level 2: Apartments 207, 208, 209, 210, 211, 212
- It has been determined that the following 38 apartments are suitable for treatment with the inclusion of window openings (at least 0.4m² free area) to the adjacent ventilated breezeways.
 - Level 1: Apartments 101, 102, 103, 104, 111, 112, 113, 114, 115
 - Level 2: Apartments 203, 204, 205, 206, 213, 214, 215, 216
 - Level 3: Apartments 301, 303, 311, 312, 313, 316, 317

- Level 4: Apartments 401, 403, 411, 412, 413, 416, 417
- Level 5: Apartments 501, 503, 511, 512, 513, 516, 517

Note that these 38 apartments require the adjacent ventilated corridors to provide sufficient ventilation. It is advised for the openings to the breezeways to be at least 1m². If permanently open louvres are used, then the 1m² applies to the free/open area. With the consideration of the above listed treated apartments, 61% (75 out of 123) of the residential apartments are expected to satisfy the ADG requirements for natural cross-ventilation.

Important Note: It is important that the naturally cross-ventilated flow path does not flow through a bathroom in order to avoid issues with odours. Additionally, each habitable room should have an unobstructed opening size of at least of 5% of the floor area served by the opening, in accordance with Objective 4B-1 of the ADG and have a minimum free area of 0.4m² in order to provide effective natural ventilation.

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INTRODUCTION

This report presents an opinion on the natural ventilation performance of the various residential apartments within the development known as 'Nicholson Place', located at 46 Nicholson Street, St Leonards, based on our extensive experience in this field and the architectural drawings prepared by 'Cox Architecture', received on March 24, 2026. The results of the assessment are based on our extensive experience in modelling of natural ventilation in buildings and our understanding of the guidelines for wind-driven natural cross ventilation provided in the Apartment Design Guide (ADG) within the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

REGIONAL WIND CLIMATE

The subject region is governed by three principal wind directions, and these can potentially affect the subject development. These winds prevail from the north-east, south and west. This summary is based on an analysis of wind rose data obtained by the Bureau of Meteorology from Kingsford Smith Airport between 1995 and 2016. Directional plots of the daily average winds when temperatures are between 20-29.5°C; which is the thermal comfort range for this region is shown in Figure 1 below (when occupants tend to open windows for ventilation). These plots have been produced based on an analysis of recorded wind speed data obtained from Kingsford Smith Airport from 1995 to 2016.

Natural ventilation for a residential apartment is most beneficial during the warmer times of the year, when the occupants of the apartment are most likely to open the windows and/or doors and also when the cooling effect of airflow through the apartment is most effective. An analysis of the Sydney wind climate data within the thermal comfort zone range indicates that more than half of the wind events occur from the 'NNE' to 'S' sector, where the 'NNE' to 'NE' and 'SE' to 'S' sector winds are the most dominant.

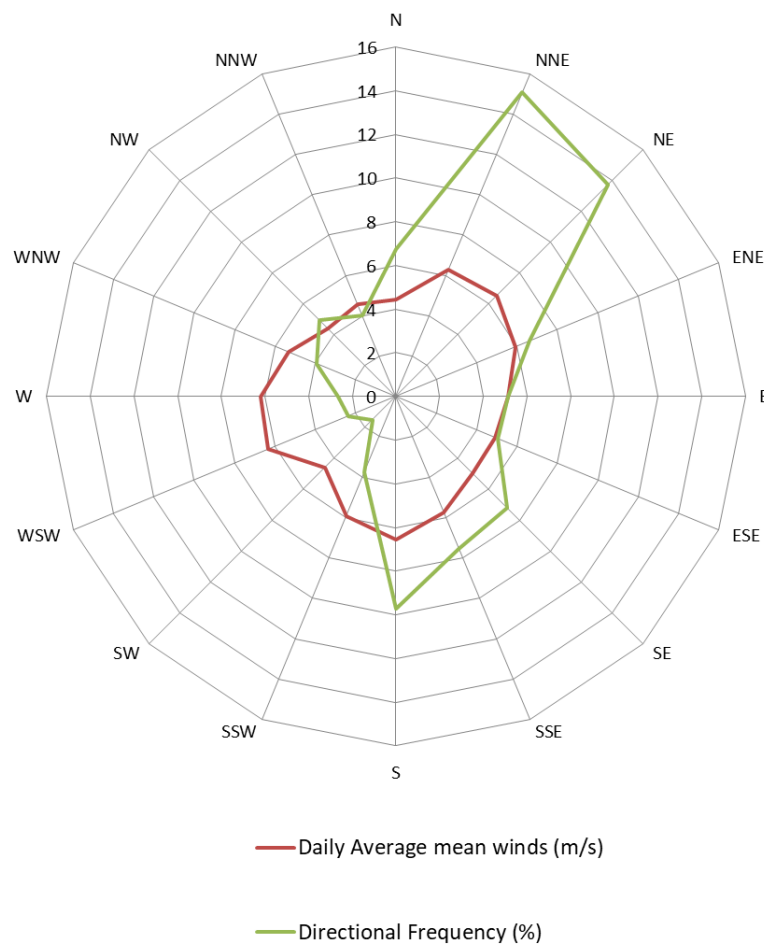


Figure 1: Daily Average Hourly Mean Wind Speeds, and Frequencies Occurrences, for the subject region for Outdoor Temperatures between 20-29.5°C (based on observations from Kingsford Smith Airport from 1995 to 2016, corrected to open terrain at 10m)

NATURAL CROSS VENTILATION OF DEEMED TO SATISFY APARTMENTS

Natural ventilation of indoor areas can be used to improve both the level of occupant comfort and the air quality of an internal space. Natural ventilation is beneficial in improving occupant comfort during the warmer months of the year when the occupants will generally have windows and doors open, while during the winter months it is considered primarily beneficial for air quality purposes only.

The predominant wind directions for the region have been analysed in Section 2 of this report, and from this analysis only the north-easterly and southerly winds should be considered as contributors to natural ventilation for occupant comfort purposes, since these are the predominant wind directions during the warmer months of the year. The westerly winds are predominant during the cooler winter months and would be beneficial for air quality purposes only.

The Apartment Design Guide (ADG) states that, for a development to be considered naturally ventilated, at least 60% of the individual apartments in the first nine storeys of the building must be considered to be naturally cross ventilated. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. To be considered to be naturally cross ventilated, the overall depth of a cross-over or cross-through apartment should ideally not exceed 18m, measured glass line to glass line. However, based on our extensive experience in the field, we find that that relatively simpler flow paths (e.g. minimal bends and obstructions) that are greater than 18m can provide suitable natural ventilation when the openings are located on opposite aspects that are subjected to significant pressure differentials (e.g. due to exposure of one of the aspects to direct prevailing winds). Examples of apartments which are classified as being naturally ventilated by the Apartment Design Guide are shown in Figures 2 below, which also show the flow paths for natural cross ventilation through the apartments.

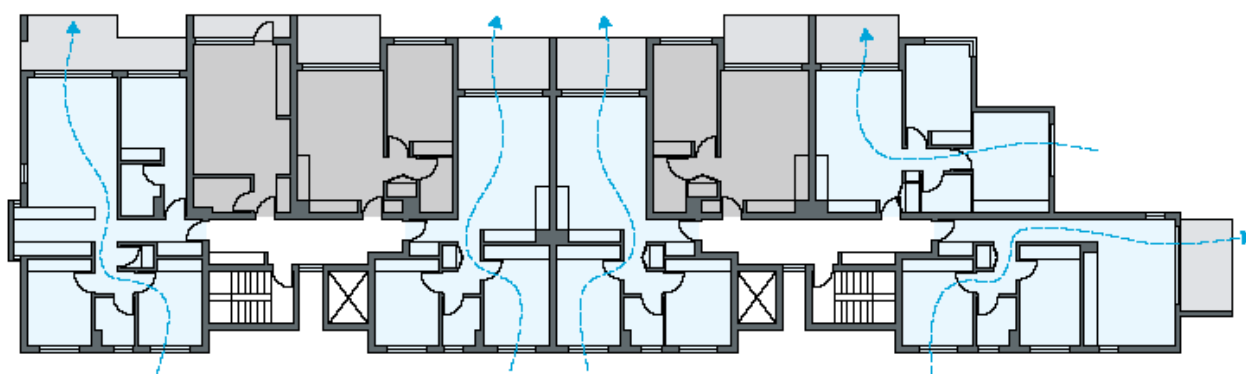


Figure 2a: Examples of Apartments Achieving Effective Natural Cross Ventilation
(from Apartment Design Guide, floor plan of a typical residential building)

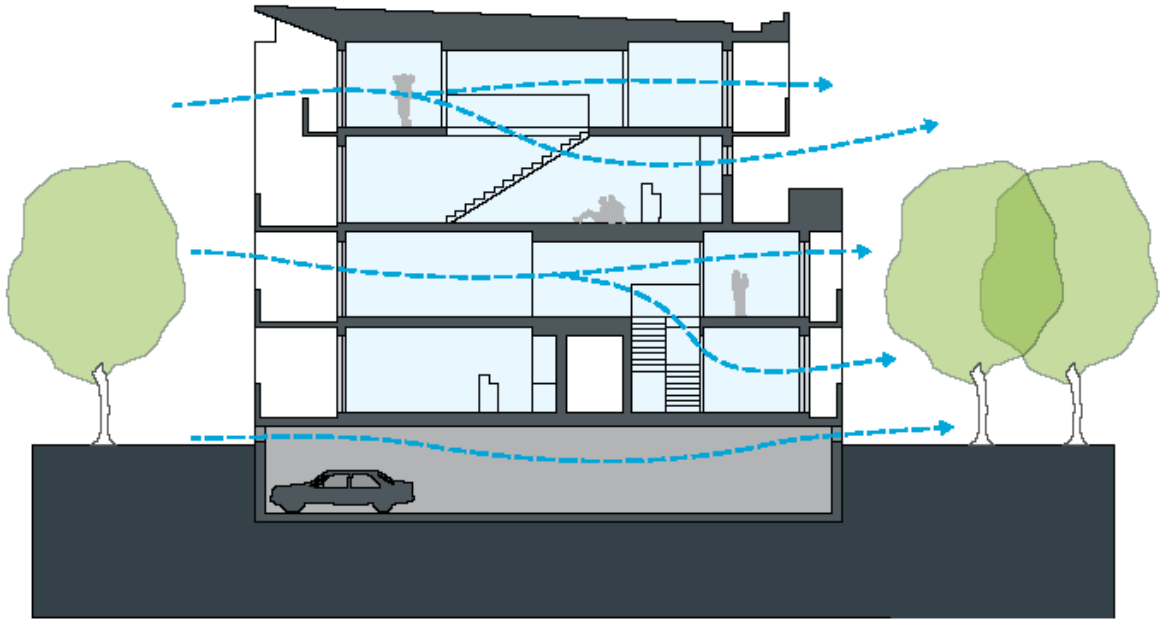


Figure 2b: Examples of Apartments Achieving Effective Natural Cross Ventilation
(from Apartment Design Guide, section elevation of a typical residential building)

Apartments have been considered to have dual aspects if the two openings are able to be located on aspects which are less than 135° in plan orientation from each other. Openings which are located on aspect orientations greater than this are more likely to have similar pressures at the opening, and their performance cannot be considered to satisfy based on the ADG guidelines. These apartments may still be considered to be naturally ventilated, but will require further analysis, as outlined in Section 4.

The Apartment Design Guide does provide design guidance for the layout and design of single aspect apartments to maximise natural ventilation. While these are not considered naturally cross ventilated, they allow for site restraints for design excellence in single aspect apartments. The design allows for the inclusion of plenums, vertical ventilation shafts and building indentations with a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells.

It is important that the naturally cross ventilated flow path does not flow through a bathroom in order to avoid issues with odours.

It should be noted that deviations in the apartment layout shown in the Apartment Design Guide can have the potential to provide effective natural ventilation through the apartment. However, due to the complicated nature of flow paths driven by pressure differentials at different openings of an apartment, the effectiveness of natural ventilation for apartments which are outside of those presented in Figures 2 should be demonstrated by means of a detailed wind tunnel study. A comparison between the predicted natural ventilation characteristics of an apartment obtained from wind tunnel testing with the observed full-scale characteristics of the same apartment have been published in the paper titled 'Designing for Natural Ventilation for Tall Residential Buildings' by Peddie and Rofail (2011), which demonstrates close agreement.

RESULTS AND DISCUSSION

The results of the assessment indicate that with the inclusion of treatment measures a total of **61% (75 out of 123)** of the residential apartments within the first 9 storeys (Up to and including Level 7) are expected to satisfy the ADG requirements for natural cross-ventilation. Note that apartments at the tenth storey and above are excluded from this calculation.

Initial Assessment (without the consideration of treatments): The results of the assessment indicate that a total of 20.3 % (i.e. 25 out of 123) of the residential apartments within the development will achieve adequate levels of natural cross ventilation as per Section 4B of the ADG. Natural cross ventilation has been achieved through openings on orthogonal or opposite aspects (for example corner or cross-through apartments), with direct exposure to prevailing winds or windows located in significantly different pressure regions as defined within Section 4B of the ADG. The 25 apartments that achieve adequate levels of natural cross-ventilation without the consideration of any treatments are listed below:

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 - Level 2: Apartments 203, 204, 205, 206, 213, 214, 215, 216
 - Level 3: Apartments 301, 303, 311, 312, 313, 316, 317
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 - Level 5: Apartments 501, 503, 511, 512, 513, 516, 517

Note that these 38 apartments require the adjacent ventilated corridors to provide sufficient ventilation. It is advised for the openings to the breezeways to be at least 1m². If permanently open louvres are used, then the 1m² applies to the free/open area. With the consideration of the above listed treated apartments, 61% (75 out of 123) of the residential apartments are expected to satisfy the ADG requirements for natural cross-ventilation.

Important Note: It is important that the naturally cross-ventilated flow path does not flow through a bathroom in order to avoid issues with odours. Additionally, each habitable room should have an unobstructed opening size of at least of 5% of the floor area served by the opening, in accordance with Objective 4B-1 of the ADG and have a minimum free area of 0.4m² in order to provide effective natural ventilation.

Table 2: Natural Ventilation Performance - Summary

Apartments	Number	Percentage
<u>Satisfies ADG (Deemed to Satisfy):</u>		
a) As proposed	25	20.3%
b) With the inclusion of treatment measures	50	40.7%
c) Total	25 + 50 = 75	61.0%
Does not Satisfy	47	39.0%
Total Number of Apartments	123	100%

Table 3: Natural Ventilation Performance – Individual Units

Unit Numbering	Meets ADG Guidelines for Natural Cross Ventilation
Level 01	
[15 out of 17 = Pass]	
[Note 1]: The corridor areas on this level form ventilated breezeways because of openings to multiple wind directions. As such, all the apartments that can have window opening to the breezeway circuit are considered satisfactory.	
General Note: This assessment assumes that the fire door located at the eastern end of the lift lobby will be kept open during the normal operation of the building.	
01	YES – With Treatment (Cross-through to Breezeway) [Note 1]
02	YES – With Treatment (Cross-through to Breezeway) [Note 1]
03	YES – With Treatment (Cross-through to Breezeway) [Note 1]
04	YES – With Treatment (Cross-through to Breezeway) [Note 1]
05	YES - With Treatment (Cross-through to Exterior)
06	YES - With Treatment (Cross-through to Exterior)
07	YES - With Treatment (Cross-through to Exterior)
08	YES - With Treatment (Cross-through to Exterior)
09	YES - With Treatment (Cross-through to Exterior)
10	YES - With Treatment (Cross-through to Exterior)
11	YES – With Treatment (Cross-through to Breezeway) [Note 1]
12	YES – With Treatment (Cross-through to Breezeway) [Note 1]
13	YES – With Treatment (Cross-through to Breezeway) [Note 1]
14	YES – With Treatment (Cross-through to Breezeway) [Note 1]
15	YES – With Treatment (Cross-through to Breezeway) [Note 1]
16	NO
17	NO

Level 02

[14 out of 21 = Pass]

[Note 2]: The corridor areas on this level do not form ventilated breezeways because both the openings on the corridors face the same aspects (i.e. exposed to the same winds, which results in wind stagnation), and hence there is no continuous airflow within the corridors. As such, only the apartments that are close enough to the corridor openings (i.e. resulting in total flow path lengths of ~18m) are considered satisfactory.

[Note 3]: These apartments have been passed assuming that the corridor opening line will be moved inwards, i.e. to between units 5 and 6, and between units 13 and 14.

General Note: This assessment assumes that the fire door located at the eastern end of the lift lobby will be kept open during the normal operation of the building.

01	NO
02	NO
03	YES – With Treatment (Cross-through to Corridor) [Note 2] [Note 3]
04	YES – With Treatment (Cross-through to Corridor) [Note 2]
05	YES – With Treatment (Cross-through to Corridor) [Note 2]
06	YES - With Treatment (Cross-through to Exterior) [Note 3]
07	YES - With Treatment (Cross-through to Exterior)
08	YES - With Treatment (Cross-through to Exterior)
09	YES - With Treatment (Cross-through to Exterior)
10	YES - With Treatment (Cross-through to Exterior)
11	YES - With Treatment (Cross-through to Exterior)
12	YES - With Treatment (Cross-through to Exterior)
13	YES - With Treatment (Cross-through to Exterior) [Note 3]
14	YES – With Treatment (Cross-through to Corridor) [Note 2]
15	YES – With Treatment (Cross-through to Corridor) [Note 2]
16	YES – With Treatment (Cross-through to Corridor) [Note 2] [Note 3]
17	NO
18	NO
19	NO
20	NO
21	NO

Level 03

[12 out of 17 = Pass]

[Note 1]: The corridor areas on this level form ventilated breezeways because of openings to multiple wind directions. As such, all the apartments that can have window opening to the breezeway circuit are considered satisfactory.

General Note: This assessment assumes that the fire door located at the eastern end of the lift lobby will be kept open during the normal operation of the building.

01	YES – With Treatment (Cross-through to Breezeway) [Note 1]
02	YES - As Proposed (Corner Unit)
03	YES – With Treatment (Cross-through to Breezeway) [Note 1]

Unit Numbering	Meets ADG Guidelines for Natural Cross Ventilation
04	NO
05	YES - As Proposed (Cross-through Unit)
06	NO
07	NO
08	YES - As Proposed (Cross-through Unit)
09	NO
10	NO
11	YES – With Treatment (Cross-through to Breezeway) [Note 1]
12	YES – With Treatment (Cross-through to Breezeway) [Note 1]
13	YES – With Treatment (Cross-through to Breezeway) [Note 1]
14	YES - As Proposed (Corner Unit)
15	YES - As Proposed (Corner Unit)
16	YES – With Treatment (Cross-through to Breezeway) [Note 1]
17	YES – With Treatment (Cross-through to Breezeway) [Note 1]

Level 04, Level 05

2 x [12 out of 17] = [24 out of 34] = Pass

[Note 1]: The corridor areas on this level form ventilated breezeways because of openings to multiple wind directions. As such, all the apartments that can have window opening to the breezeway circuit are considered satisfactory.

General Note: This assessment assumes that the fire door located at the eastern end of the lift lobby will be kept open during the normal operation of the building.

01	YES – With Treatment (Cross-through to Breezeway) [Note 1]
02	YES - As Proposed (Corner Unit)
03	YES – With Treatment (Cross-through to Breezeway) [Note 1]
04	NO
05	YES - As Proposed (Cross-through Unit)
06	NO
07	NO
08	YES - As Proposed (Cross-through Unit)
09	NO
10	NO
11	YES – With Treatment (Cross-through to Breezeway) [Note 1]
12	YES – With Treatment (Cross-through to Breezeway) [Note 1]
13	YES – With Treatment (Cross-through to Breezeway) [Note 1]
14	YES - As Proposed (Corner Unit)
15	YES - As Proposed (Corner Unit)
16	YES – With Treatment (Cross-through to Breezeway) [Note 1]
17	YES – With Treatment (Cross-through to Breezeway) [Note 1]

Unit Numbering	Meets ADG Guidelines for Natural Cross Ventilation
Level 06, Level 07 2 x [5 out of 17] = [10 out of 34] = Pass	
01	NO
02	YES - As Proposed (Corner Unit)
03	NO
04	NO
05	YES - As Proposed (Cross-through Unit)
06	NO
07	NO
08	YES - As Proposed (Cross-through Unit)
09	NO
10	NO
11	NO
12	NO
13	NO
14	YES - As Proposed (Corner Unit)
15	YES - As Proposed (Corner Unit)
16	NO
17	NO

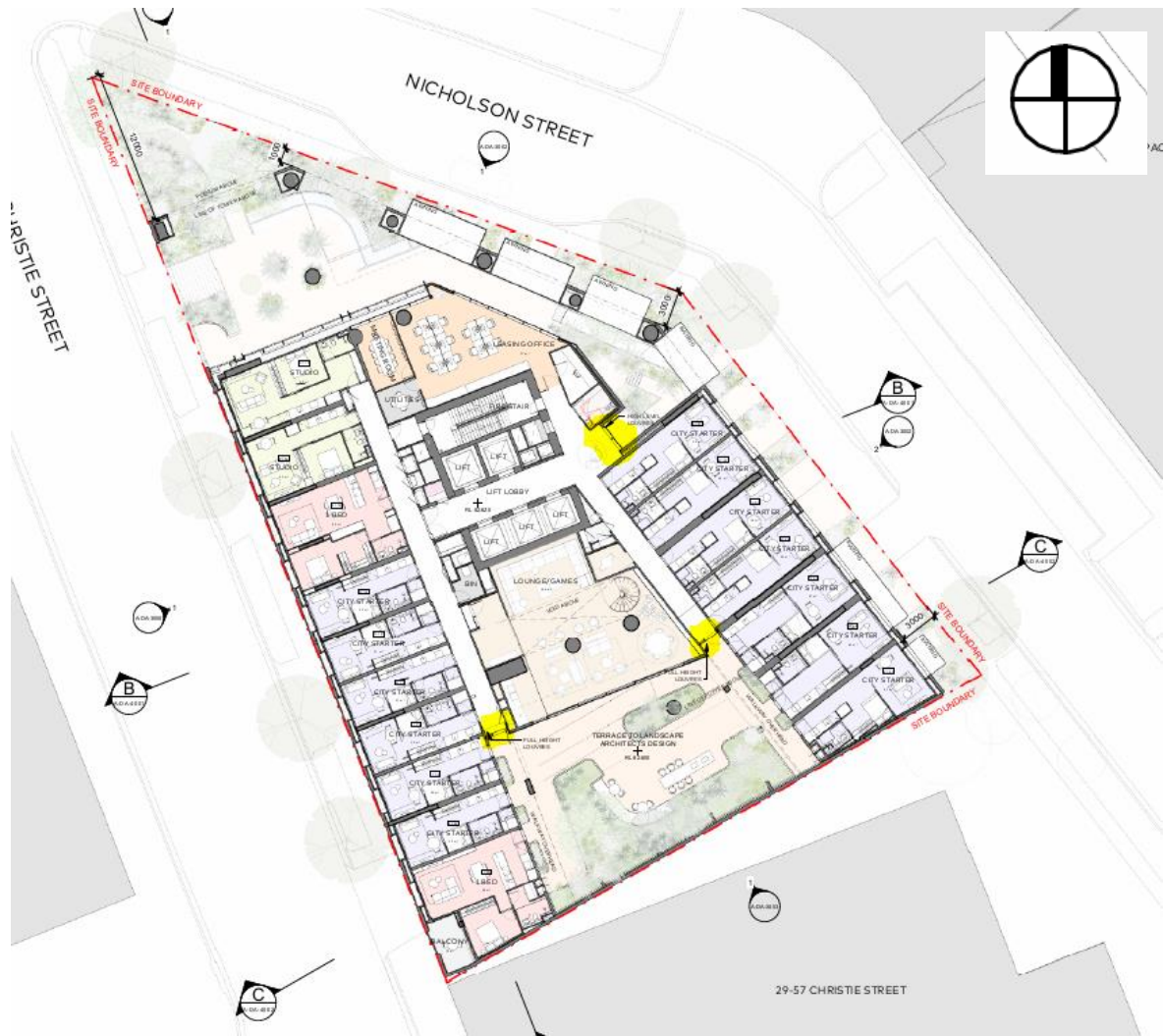


Figure 3: Yellow highlights showing façade openings requiring at least 1m² free area (Level 1)



Figure 4: Yellow highlights showing façade openings requiring at least 1m² free area (Level 2)
(red arrows show the recommended relocation of the façade lines)

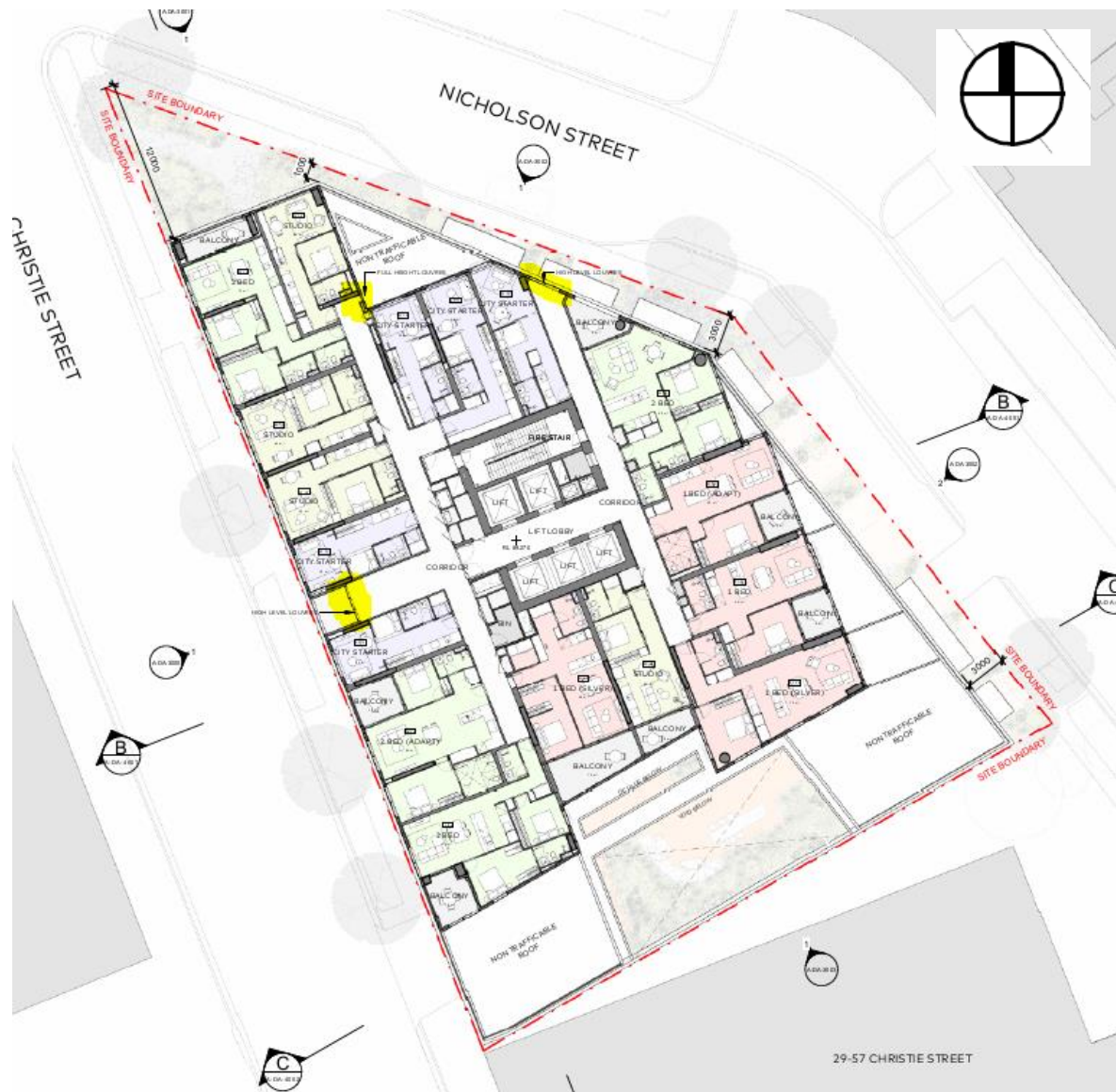


Figure 5: Yellow highlights showing façade openings requiring at least 1m² free area (Levels 3-5)

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AS1668.2-2002, The use of ventilation and air conditioning in buildings, Part 2: Ventilation design for indoor air contaminant control (excluding requirements for the health aspects of tobacco smoke exposure), Standards Australia.

Aynsley R.M., Melbourne W. and Vickery B.J., (1977) Architectural Aerodynamics, Architectural Science Series, pp192-203.

Apartment Design Guide, NSW Department of Planning and Environment.

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Peddie K.M. and Rofail A.W., 2010, 'Application of Natural Ventilation for Commercial Developments' 14th Australasian Wind Engineering Society Workshop, Canberra, August 5-6, 2010.

APPENDIX A - ARCHITECTURAL DRAWINGS REFERENCED (RECEIVED MARCH 24, 2026)

REVISIONS		
No.	Description	Date
1	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
2	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
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84	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
85	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
86	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
87	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
88	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
89	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
90	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
91	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
92	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
93	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
94	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
95	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
96	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
97	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
98	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
99	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023
100	SSDA FINAL DRAFT FOR COORDINATION	06/03/2023

LEGEND

- EXISTING TREES TO BE RETAINED
- RESIDENTIAL AMENITY
- RESIDENTIAL LOBBY
- BACK OF HOUSE
- STORAGE
- CITY STARTER
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- SITE BOUNDARY

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Client	CORONATION
Project No.	222141.03
Project	NICHOLSON PLACE
Address/Subject	46-52 NICHOLSON ST AND 59-67 CHRISTIE ST

Drawing Title	LEVEL 2 PLAN
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Document Control Status	SSDA SUBMISSION
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Co-ordinated:	Drawn:	AW, JHP
Project Architect:	Scale:	1:200 @ A1
Project Director:	Date:	06/03/2023
Drawing Number:	Revision:	A-DA-2102 4

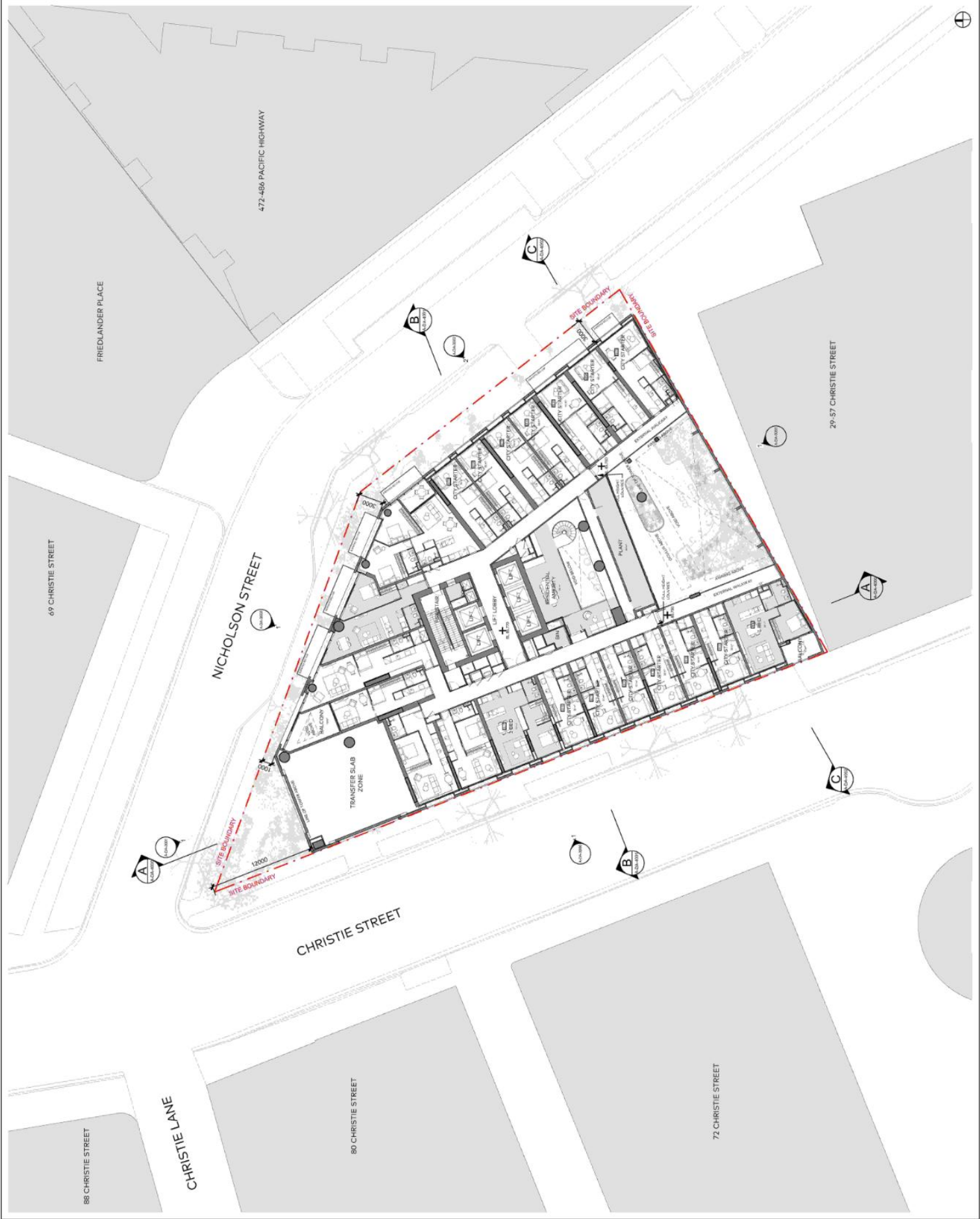


Table with 2 columns: Item, Description, Date, and By. It lists various project milestones and dates.

LEGEND

- EXISTING TREES TO BE RETAINED
- RESIDENTIAL AMENITY
- RESIDENTIAL LOBBY
- BACK OF HOUSE
- STORAGE
- CITY SHOWER
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- SITE BOUNDARY

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Client: CORONATION

Project No.: 222141.03

Project: NICHOLSON PLACE

46-52 NICHOLSON ST AND 59-67 CHRISTIE ST

Architect/Engineer

Drawing Title: LEVEL 3 PLAN

Document Control Status: SSDA SUBMISSION

Table with 2 columns: Field and Value. It contains project details like Date, Drawn, and Project Name.



Table with 2 columns: Item, Description, Date. Rows include SSDA Final Draft for Coordination, SSDA Final Draft for Coordination, SSDA Final Draft for Coordination, SSDA Final Draft for Coordination, SSDA Final Draft for Coordination, SSDA Final Draft for Coordination, SSDA Final Draft for Coordination, SSDA Final Draft for Coordination, SSDA Final Draft for Coordination, SSDA Final Draft for Coordination.

LEGEND

- EXISTING TREES TO BE RETAINED
- RESIDENTIAL AMENITY
- RESIDENTIAL LOBBY
- BACK OF HOUSE
- STORAGE
- CITY SHARPER
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- SITE BOUNDARY

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Client	CORONATION
Project No.	222141.03
Project	NICHOLSON PLACE
Address/Subject	46-52 NICHOLSON ST AND 59-67 CHRISTIE ST

Drawing Title	LEVEL 4-5 PLAN (TYPICAL)
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Document Control Status	SSDA SUBMISSION
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Co-ordinated:	Drawn:	AW, JP
Project Architect:	Scale:	1:200 @ A1
Project Director:	Date:	09/03/2024
Drawing Number:	Revision:	A-DA-2104 4

