



MEMORANDUM

DATE:	March 8, 2021	RWDI REFERENCE #: 1904405
TO:	Anthony Witherdin	Director, Key Sites Assessments - DPIE
FROM:	Kevin Peddie	Email: kevin.peddie@rwdi.com
	Michael Pieterse	michael.pieterse@rwdi.com
RE:	ADG Natural Cross Ventilation– Sydney Metro Design Review Panel Response Waterloo Metro Quarter, Building 2 – Central OSD	

Dear Anthony,

It is understood that comments were provided by the Design Review Panel after Presentation number 13 on February 18, 2021. One of the comments raised was with regards to further consideration for the natural cross ventilation associated with Building 2. The comment noted has been detailed below with the response following this section.

Design Review Panel Comments

The Panel suggests that further improvement in cross ventilation could be achieved by splitting the northern 2 apartments from the adjacent east and west apartments and adding staggered openings through these walls within the resulting gap. It is recommended that the Project Team consider this option and its impact on the internal planning as part of the ongoing design development.

RWDI Response

The Design Review Panels comments with regards to the inclusion of slots into the façade on the eastern and western aspects of the built form have been considered and discussed with the team. The inclusion of the slot into the built form has been considered and discussed with the design team in detail to understand the benefit to natural cross ventilation performance of the adjacent apartment as well as the impact to the internal planning of the building.

The inclusion of a slot into the façade will not change the current outcome from a natural cross ventilation design. This is due to the pressure within the slot being governed by the location of the external opening which will tend to stagnate deeper within the slot itself. The expected pressure differentials noted in the “ADG Natural Cross Ventilation– City of Sydney Review Response” for Building 2, prepared by RWDI, will remain unchanged, and hence there will be no difference in the number of apartments considered to have the attributes to be naturally cross ventilated.



Further to this, it was noted that the planning requirements to provide some benefit in this approach may impact the apartment layouts and also create additional adverse amenity impacts.

The design consideration raised by the Design Review Panel has been considered by the Design Team, and noting the above comments have found this would not benefit the project overall when considering all planning aspects. Further to this, Building 2 is noted to currently have 75% of apartments which are considered naturally cross ventilated in accordance with the ADG, well above the 60% requirement.