

KINGS BAY VILLAGE
NEW MIXED-USE DEVELOPMENT WITH INFILL
AFFORDABLE HOUSING AT 129-153 PARRAMATTA
ROAD AND 53-75 QUEENS ROAD, FIVE DOCK



NATURAL VENTILATION DESIGN REVIEW

PROJECT #: 2306785

7 OCTOBER 2024

SSD-73228210

SUBMITTED TO

Deicorp Projects (Five Dock) PTY Ltd

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EXECUTIVE SUMMARY



On review of the proposed design for the proposed Kings Bay Village development located at 129-153 Parramatta Road and 53-75 Queens Road, Five Dock, NSW, it is expected that **60.5% (334/552)** of the apartments of the development are considered naturally cross-ventilated. This includes:

- 310 residential apartments with dual-aspect design;
- 11 residential apartments with plenum duct leading to opposite aspect;
- 13 residential apartments incorporating a ventilated skylight.

1. INTRODUCTION



This Natural Ventilation Design Review accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in support of a State Significant Development Application (SSDA) for the construction and operation of proposed mixed-use development, reference SSD-73228210.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

| SEARs Requirement | Section of Report where response is provided |
|---|--|
| Apartment Design Guide (ADG) of the State Environmental Planning Policy No 65 (SEPP 65) | 6 |

1.1 Proposed Development

The proposed development seeks consent for a new mixed-use development, inclusive of shop top housing with in-fill affordable housing and an indoor recreation facility. The proposal will include:

- Construction of 6 residential towers up to 31 storeys above 5-7 level podiums with a mix of retail tenancies, commercial floor space, residential apartments and an indoor recreation facility

- Excavation for basement levels with car parking and associated services, and a tunnel connecting two parking lots below proposed council road
- Removal of existing trees on site
- Landscaping and a connected public space network that incorporates new public open space, the new Spencer Street road extension, and new pedestrian-focused through-site links
- 16 stratum subdivision lots
- Off-site works for William Street widening and temporary embellishment of 3m setback to Queens Road and 6m setback to Parramatta Road (as per the VPA).

The proposal seeks to utilise the Infill Affordable Housing provisions of the Housing SEPP by providing affordable housing in compliance with the requirements of the EPI.

1. INTRODUCTION

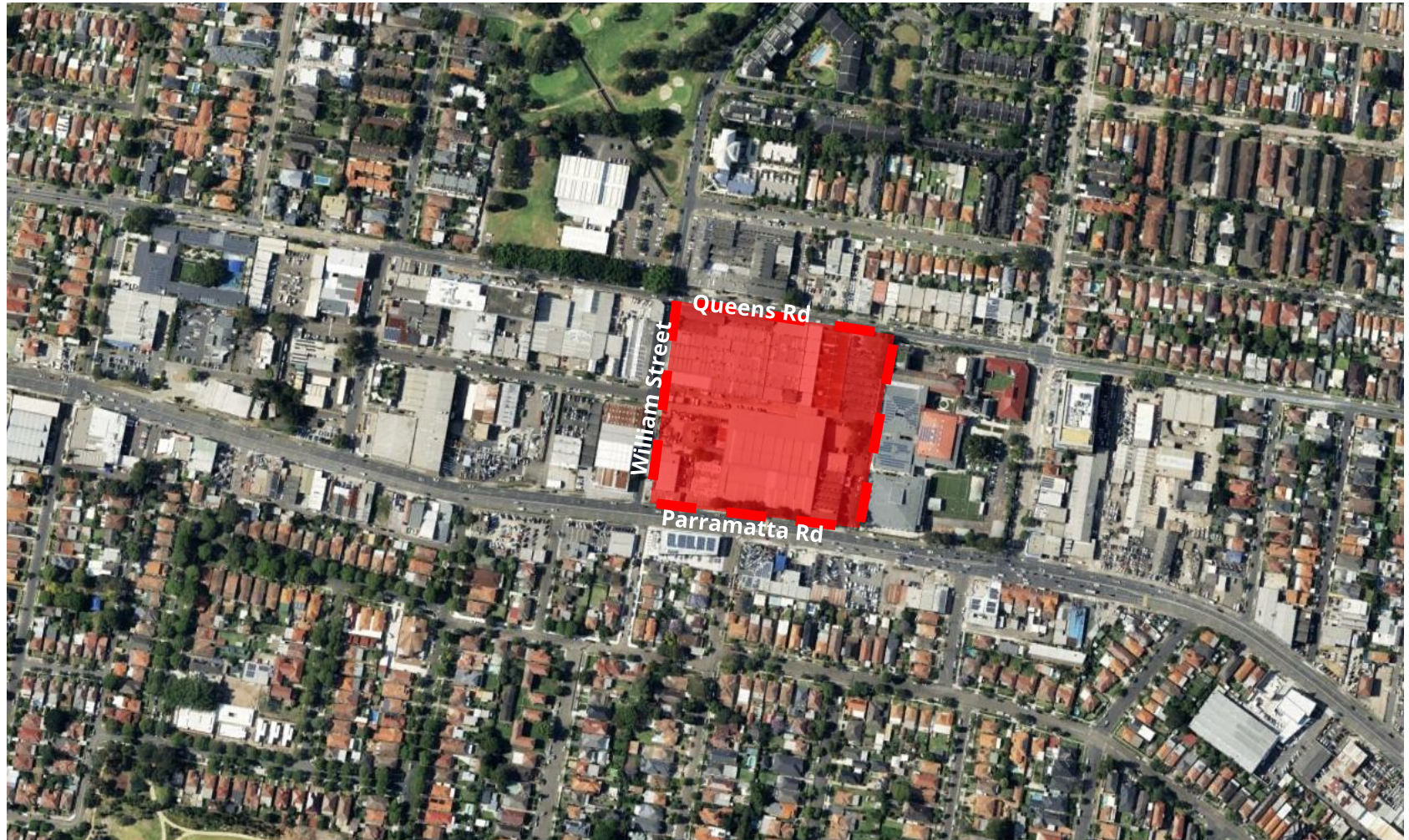


Image 1: Project Site and Existing Surroundings (Image Credit: GoogleEarth)

2. METHODOLOGY



The assessment was performed with consideration of the Apartment Design Guide (ADG) of the State Environmental Planning Policy No 65 (SEPP 65). This assessment was based on a desktop review of the following:

- Architectural drawings provided by the project architects to RWDI on 3 October 2024;
- Local meteorological data for the Sydney region; and
- RWDI's knowledge of air flows within and around buildings.

The objective of this study is to assess the apartments' access to natural ventilation for residents. The analysis was based on a desktop review of the architectural drawings of the proposed development and its surrounding context combined with the meteorological data for Sydney. No simulations or wind tunnel studies were undertaken as part of this desktop review. In order to quantify these conditions or refine any conceptual mitigation measures, further investigations can be undertaken at a later stage.

3. CRITERIA



Apartment Design Guide (ADG)

Section 4B of the ADG states that:

“natural cross ventilation is achieved by apartments having more than one aspect with direct exposure to the prevailing winds, or windows located in significantly different pressure regions, rather than relying on purely wind driven air.”

The ADG guidance focuses on two key aspects for natural ventilation in apartment developments. This is noted in the following sections:

Section 4B-1: All habitable rooms are naturally ventilated.

This section provides guidance to support natural ventilation. The main guidance provided is that an area of unobstructed window opening be provided for each habitable room of 5% of the floor area served. Furthermore, the buildings orientation should be such that it maximises the capture and use of the prevailing breezes.

Section 4B-3: The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents.

This section details design criteria for natural cross ventilation in the first 9 storeys of the building being assessed, specifically that at least 60% of the apartments on these levels be naturally cross ventilated. Apartments located at ten storeys or greater are deemed to be considered naturally cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Furthermore, depth of cross-over or cross-through apartments should not be more than 18 m from glass line to glass line.

Noting that the ADG is a guideline, it does not provide specific metrics detailing what constitutes adequate ventilation. It therefore falls to the wind consultant to recommend an appropriate metric.

4. METEOROLOGICAL DATA



Meteorological data recorded at the Sydney International Airport in Sydney, Australia, the closest meteorological station to the proposed development, for the period from 2013 to 2022, were used as a reference for wind conditions in the area. The wind rose (Image 3a) graphically depicts the combined directional distributions of wind frequencies and speeds annually. Winds from the northwest, northeast, and southerly directions are most prevalent throughout the year as indicated by the wind rose. Natural ventilation at the project will be primarily driven by exposure to winds from these directions.

To facilitate analysis, annual winds were further broken down into two seasons as illustrated in Image 3b on the next page. The seasonal wind roses show a high frequency of northwesterly winds during winter, while southerly and northeasterly winds dominate during the summer months. Strong winds of mean speed greater than 30 km/h (measured at the airport at an anemometer height of 10 m) occur 12.7% in the winter and 12.3% in the summer.

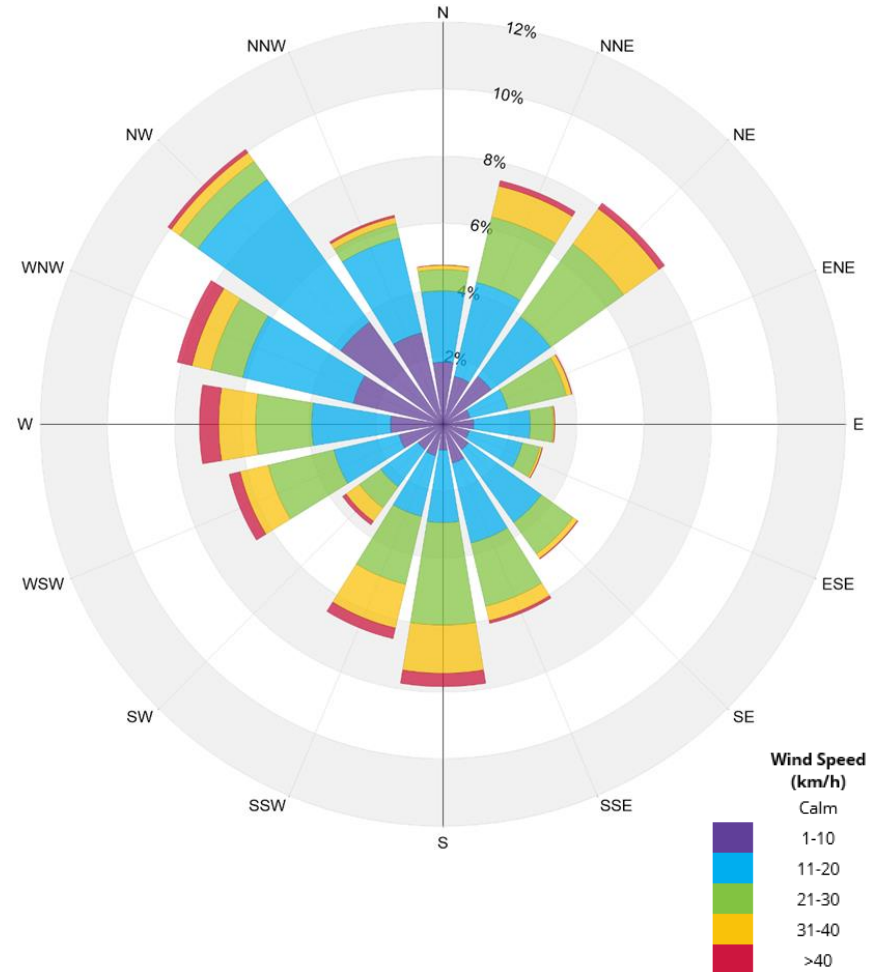


Image 3a: Directional Distribution of Winds (Winds Blowing From) Sydney International Airport (2013 – 2022)

4. METEOROLOGICAL DATA

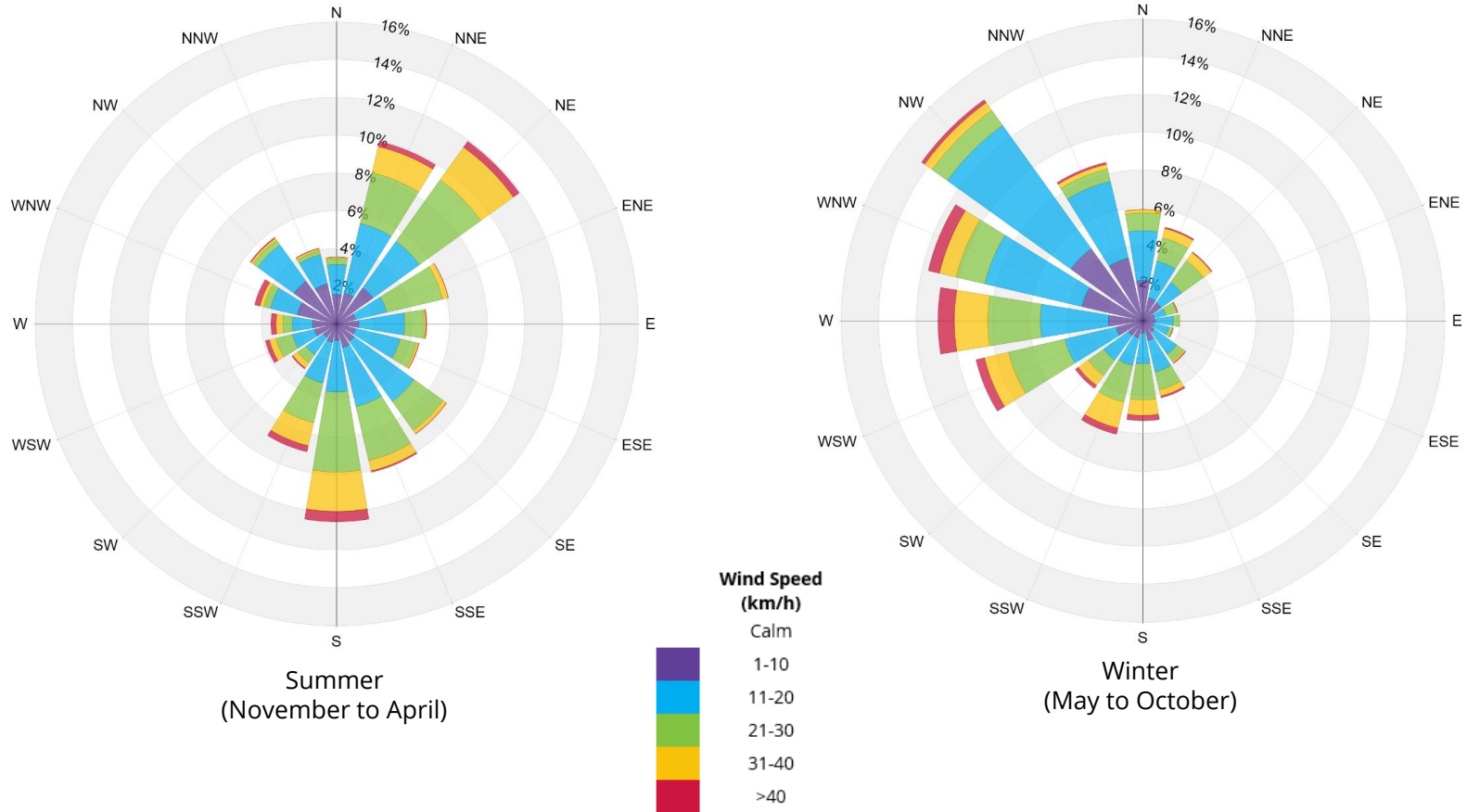


Image 3b: Directional Distribution of Winds for Summer and Winter Seasons at Sydney International Airport (2013 – 2022)

5. NATURAL VENTILATION STRATEGIES



The ability of the site to harness natural ventilation will be dependent on the exposure of the external openings on the building's façade to the prevailing winds, as well as the type of natural ventilation strategy employed.

Wind driven natural ventilation takes advantage of the local wind conditions to drive air through the internal spaces of residences. The internal air flow is driven by a pressure differential across the openings, with air moving from high pressure to low pressure openings, as noted in Image 4. Therefore, it is important to understand the pressure distribution around a built form as well as the prevailing wind direction(s) to assist in the positioning of opening locations. This will allow for wind pressure driven natural ventilation will be achieved in accordance with the Apartment Design Guide. Image 5 provides a simplified plan and section view of a wind pressure field around a built form for a given wind direction. Note that thermal driven buoyancy ventilation would act in addition to this wind driven flow path.

Objective 4B-2 of the ADG notes that natural ventilation for single-aspect apartments can have primary windows augmented with plenums and light wells, even so, they are generally not suitable for natural cross ventilation as they are typically located on the same building aspect. However, natural cross ventilation can be achieved by locating the plenum in a significantly different pressure region, i.e. on the opposite or an orthogonal building aspect, as per Section 4B of the ADG.

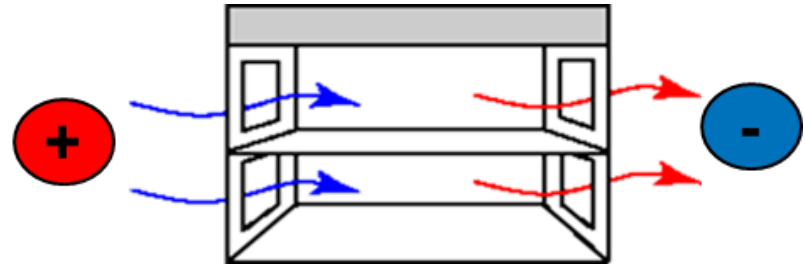


Image 4: Pressure-driven Natural Ventilation

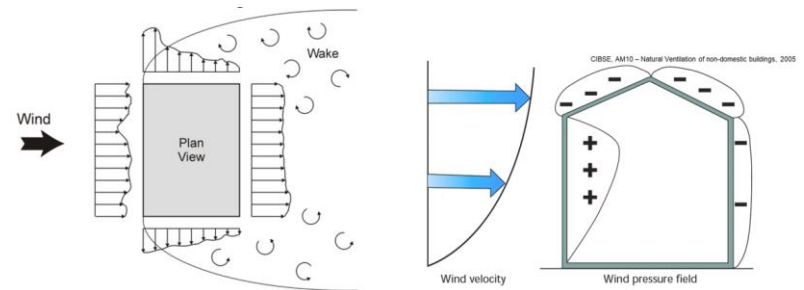


Image 5: Pressure Distribution around a building for a given wind direction: Plan (left) and Section (right)

6. NATURAL VENTILATION RESULTS



A desktop natural ventilation assessment has been undertaken for the residential apartments located on the first 9 storeys of the proposed development for each building on the sloping site as follows:

- Buildings A1, A2, B1, B3, C1, C2, D, E1, E2 and E3: GL to L08
- Buildings B2 and B4: L01 to L09

It is expected that **60.5% (334/552)** of the residential apartments within these levels will be considered naturally cross-ventilated. A breakdown of the units associated with the design of the proposed development is noted below:

- 310 of the residential apartments are typical dual-aspect apartments and are considered naturally cross-ventilated in accordance with the ADG.
- 11 of the residential apartments are considered naturally cross ventilated by incorporating plenum duct leading to a significantly different pressure region on the opposite aspect, which in accordance with the ADG.
- 13 residential apartments incorporate a ventilated skylight above and is considered naturally cross-ventilated according to ADG due to a significant pressure differential between the main façade and roof surface.

include operable openings to be equivalent to at least 5% of the floor area served in accordance with the National Construction Code. Plenums are also recommended to have effective open areas of at least 5% of the floor area served, or at least 0,4m².

The detailed breakdown of the assessment is presented in Table 1 and the Appendix A.

Habitable rooms of the development are recommended to

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 101.A1 | Yes ² | Yes |
| 102.A1 | Yes | Yes |
| 103.A1 | Yes ² | Yes |
| 104.A1 | Yes ² | Yes |
| 105.A1 | Yes | Yes |
| 106.A1 | Yes | Yes |
| 107.A1 | Yes | Yes |
| 108.A1 | No | Yes |
| 201.A1 | Yes ² | Yes |
| 202.A1 | Yes | Yes |
| 203.A1 | Yes ² | Yes |
| 204.A1 | Yes ² | Yes |
| 205.A1 | Yes | Yes |
| 206.A1 | Yes | Yes |
| 207.A1 | Yes | Yes |
| 208.A1 | No | Yes |
| 301.A1 | No | Yes |
| 302.A1 | Yes | Yes |
| 303.A1 | Yes ² | Yes |
| 304.A1 | Yes ² | Yes |
| 305.A1 | Yes | Yes |
| 306.A1 | Yes | Yes |
| 307.A1 | Yes | Yes |
| 308.A1 | No | Yes |
| 401.A1 | No | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 402.A1 | Yes | Yes |
| 403.A1 | Yes | Yes |
| 404.A1 | Yes | Yes |
| 405.A1 | No | Yes |
| 501.A1 | Yes ³ | Yes |
| 502.A1 | Yes | Yes |
| 503.A1 | Yes | Yes |
| 504.A1 | Yes | Yes |
| 505.A1 | Yes ³ | Yes |
| 101.A2 | Yes | Yes |
| 102.A2 | Yes | Yes |
| 103.A2 | Yes | Yes |
| 104.A2 | Yes ² | Yes |
| 105.A2 | No | Yes |
| 106.A2 | Yes | Yes |
| 107.A2 | No | Yes |
| 108.A2 | No | Yes |
| 109.A2 | No | Yes |
| 110.A2 | Yes | Yes |
| 111.A2 | No | Yes |
| 201.A2 | Yes | Yes |
| 202.A2 | Yes | Yes |
| 203.A2 | Yes | Yes |
| 204.A2 | Yes ² | Yes |
| 205.A2 | No | Yes |

Notes

¹External openings for the occupiable room of the building are noted to be at least 5% of the associated floor plan area of each associated room in accordance with the ADG and NCC requirements.

²Natural cross ventilation can be achieved through a plenum duct leading to the opposite aspect via a significant pressure differential between main façade and leeward facade.

³Natural cross ventilation can be achieved with a skylight via a significant pressure differential between main façade and roof surface.

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 206.A2 | Yes | Yes |
| 207.A2 | No | Yes |
| 208.A2 | No | Yes |
| 209.A2 | No | Yes |
| 210.A2 | Yes | Yes |
| 211.A2 | No | Yes |
| 301.A2 | Yes | Yes |
| 302.A2 | Yes | Yes |
| 303.A2 | Yes | Yes |
| 304.A2 | Yes ² | Yes |
| 305.A2 | No | Yes |
| 306.A2 | Yes | Yes |
| 307.A2 | No | Yes |
| 308.A2 | No | Yes |
| 309.A2 | No | Yes |
| 310.A2 | Yes | Yes |
| 311.A2 | No | Yes |
| 401.A2 | Yes | Yes |
| 402.A2 | Yes | Yes |
| 403.A2 | No | Yes |
| 404.A2 | No | Yes |
| 405.A2 | No | Yes |
| 406.A2 | Yes | Yes |
| 407.A2 | No | Yes |
| 501.A2 | Yes | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 502.A2 | Yes | Yes |
| 503.A2 | No | Yes |
| 504.A2 | No | Yes |
| 505.A2 | No | Yes |
| 506.A2 | Yes | Yes |
| 507.A2 | No | Yes |
| 601.A2 | Yes | Yes |
| 602.A2 | Yes | Yes |
| 603.A2 | No | Yes |
| 604.A2 | No | Yes |
| 605.A2 | No | Yes |
| 606.A2 | Yes | Yes |
| 607.A2 | Yes | Yes |
| 608.A2 | No | Yes |
| 701.A2 | Yes | Yes |
| 702.A2 | Yes | Yes |
| 703.A2 | No | Yes |
| 704.A2 | No | Yes |
| 705.A2 | No | Yes |
| 706.A2 | Yes | Yes |
| 707.A2 | Yes | Yes |
| 708.A2 | No | Yes |
| 801.A2 | Yes | Yes |
| 802.A2 | Yes | Yes |
| 803.A2 | No | Yes |

Notes

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6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 804.A2 | No | Yes |
| 805.A2 | No | Yes |
| 806.A2 | Yes | Yes |
| 807.A2 | Yes | Yes |
| 808.A2 | No | Yes |
| 101.B1 | No | Yes |
| 102.B1 | Yes | Yes |
| 103.B1 | No | Yes |
| 104.B1 | Yes | Yes |
| 105.B1 | No | Yes |
| 106.B1 | No | Yes |
| 107.B1 | No | Yes |
| 201.B1 | No | Yes |
| 202.B1 | Yes | Yes |
| 203.B1 | Yes | Yes |
| 204.B1 | Yes | Yes |
| 205.B1 | Yes | Yes |
| 301.B1 | No | Yes |
| 302.B1 | Yes | Yes |
| 303.B1 | Yes | Yes |
| 304.B1 | Yes | Yes |
| 305.B1 | Yes | Yes |
| 401.B1 | No | Yes |
| 402.B1 | Yes | Yes |
| 403.B1 | Yes | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 404.B1 | Yes | Yes |
| 405.B1 | Yes | Yes |
| 501.B1 | No | Yes |
| 502.B1 | Yes | Yes |
| 503.B1 | Yes | Yes |
| 504.B1 | Yes | Yes |
| 505.B1 | Yes | Yes |
| 601.B1 | No | Yes |
| 602.B1 | Yes | Yes |
| 603.B1 | Yes | Yes |
| 604.B1 | Yes | Yes |
| 605.B1 | Yes | Yes |
| 606.B1 | Yes | Yes |
| 607.B1 | Yes | Yes |
| 701.B1 | No | Yes |
| 702.B1 | Yes | Yes |
| 703.B1 | Yes | Yes |
| 704.B1 | Yes | Yes |
| 705.B1 | Yes | Yes |
| 706.B1 | Yes | Yes |
| 707.B1 | Yes | Yes |
| 801.B1 | No | Yes |
| 802.B1 | Yes | Yes |
| 803.B1 | Yes | Yes |
| 804.B1 | Yes | Yes |

Notes

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6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 805.B1 | Yes | Yes |
| 806.B1 | Yes | Yes |
| 807.B1 | Yes | Yes |
| 101.B2 | No | Yes |
| 102.B2 | Yes | Yes |
| 103.B2 | No | Yes |
| 201.B2 | No | Yes |
| 202.B2 | Yes | Yes |
| 203.B2 | Yes | Yes |
| 204.B2 | No | Yes |
| 205.B2 | Yes | Yes |
| 206.B2 | No | Yes |
| 301.B2 | No | Yes |
| 302.B2 | Yes | Yes |
| 303.B2 | Yes | Yes |
| 304.B2 | No | Yes |
| 305.B2 | Yes | Yes |
| 306.B2 | Yes | Yes |
| 307.B2 | No | Yes |
| 308.B2 | Yes | Yes |
| 309.B2 | Yes | Yes |
| 310.B2 | No | Yes |
| 401.B2 | No | Yes |
| 402.B2 | Yes | Yes |
| 403.B2 | Yes | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 404.B2 | No | Yes |
| 405.B2 | Yes | Yes |
| 406.B2 | Yes | Yes |
| 407.B2 | No | Yes |
| 408.B2 | Yes | Yes |
| 409.B2 | Yes | Yes |
| 410.B2 | No | Yes |
| 501.B2 | No | Yes |
| 502.B2 | Yes | Yes |
| 503.B2 | Yes | Yes |
| 504.B2 | No | Yes |
| 505.B2 | Yes | Yes |
| 506.B2 | Yes | Yes |
| 601.B2 | No | Yes |
| 602.B2 | Yes | Yes |
| 603.B2 | Yes | Yes |
| 604.B2 | No | Yes |
| 605.B2 | Yes | Yes |
| 606.B2 | Yes | Yes |
| 701.B2 | No | Yes |
| 702.B2 | Yes | Yes |
| 703.B2 | Yes | Yes |
| 704.B2 | No | Yes |
| 705.B2 | Yes | Yes |
| 706.B2 | Yes | Yes |

Notes

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6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 801.B2 | No | Yes |
| 802.B2 | Yes | Yes |
| 803.B2 | Yes | Yes |
| 804.B2 | No | Yes |
| 805.B2 | Yes | Yes |
| 806.B2 | Yes | Yes |
| 901.B2 | No | Yes |
| 902.B2 | Yes | Yes |
| 903.B2 | Yes | Yes |
| 904.B2 | No | Yes |
| 905.B2 | Yes | Yes |
| 906.B2 | Yes | Yes |
| 101.B3 | No | Yes |
| 102.B3 | Yes | Yes |
| 103.B3 | No | Yes |
| 104.B3 | Yes | Yes |
| 105.B3 | No | Yes |
| 106.B3 | Yes | Yes |
| 201.B3 | No | Yes |
| 202.B3 | Yes | Yes |
| 203.B3 | No | Yes |
| 204.B3 | Yes | Yes |
| 205.B3 | No | Yes |
| 206.B3 | Yes | Yes |
| 301.B3 | No | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 302.B3 | Yes | Yes |
| 303.B3 | No | Yes |
| 304.B3 | Yes | Yes |
| 305.B3 | No | Yes |
| 306.B3 | Yes | Yes |
| 401.B3 | No | Yes |
| 402.B3 | Yes | Yes |
| 403.B3 | No | Yes |
| 404.B3 | Yes | Yes |
| 405.B3 | No | Yes |
| 406.B3 | Yes | Yes |
| 501.B3 | No | Yes |
| 502.B3 | Yes | Yes |
| 503.B3 | No | Yes |
| 504.B3 | Yes | Yes |
| 505.B3 | No | Yes |
| 506.B3 | Yes | Yes |
| 101.B4 | Yes | Yes |
| 102.B4 | No | Yes |
| 201.B4 | Yes | Yes |
| 202.B4 | Yes | Yes |
| 203.B4 | No | Yes |
| 204.B4 | No | Yes |
| 301.B4 | Yes | Yes |
| 302.B4 | Yes | Yes |

Notes

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³Natural cross ventilation can be achieved with a skylight via a significant pressure differential between main façade and roof surface.

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 303.B4 | No | Yes |
| 304.B4 | No | Yes |
| 401.B4 | Yes | Yes |
| 402.B4 | Yes | Yes |
| 403.B4 | No | Yes |
| 404.B4 | No | Yes |
| 501.B4 | Yes | Yes |
| 502.B4 | Yes | Yes |
| 503.B4 | Yes ³ | Yes |
| 504.B4 | Yes ³ | Yes |
| 201.C1 | Yes | Yes |
| 202.C1 | Yes | Yes |
| 203.C1 | No | Yes |
| 204.C1 | No | Yes |
| 205.C1 | Yes | Yes |
| 206.C1 | Yes | Yes |
| 207.C1 | No | Yes |
| 208.C1 | No | Yes |
| 209.C1 | No | Yes |
| 210.C1 | No | Yes |
| 211.C1 | Yes | Yes |
| 212.C1 | Yes | Yes |
| 213.C1 | Yes | Yes |
| 214.C1 | Yes | Yes |
| 215.C1 | Yes | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 216.C1 | Yes | Yes |
| 217.C1 | Yes | Yes |
| 301.C1 | Yes | Yes |
| 302.C1 | Yes | Yes |
| 303.C1 | Yes | Yes |
| 401.C1 | Yes | Yes |
| 402.C1 | No | Yes |
| 403.C1 | Yes | Yes |
| 404.C1 | No | Yes |
| 405.C1 | No | Yes |
| 406.C1 | Yes ³ | Yes |
| 407.C1 | Yes ³ | Yes |
| 408.C1 | Yes ³ | Yes |
| 409.C1 | Yes | Yes |
| 410.C1 | Yes | Yes |
| 411.C1 | Yes | Yes |
| 501.C1 | Yes | Yes |
| 502.C1 | Yes | Yes |
| 503.C1 | Yes | Yes |
| 601.C1 | Yes | Yes |
| 602.C1 | Yes | Yes |
| 603.C1 | Yes | Yes |
| 701.C1 | Yes | Yes |
| 702.C1 | Yes | Yes |
| 703.C1 | Yes | Yes |

Notes

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²Natural cross ventilation can be achieved through a plenum duct leading to the opposite aspect via a significant pressure differential between main façade and leeward facade.

³Natural cross ventilation can be achieved with a skylight via a significant pressure differential between main façade and roof surface.

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 201.C2 | No | Yes |
| 202.C2 | Yes | Yes |
| 203.C2 | No | Yes |
| 204.C2 | No | Yes |
| 205.C2 | No | Yes |
| 206.C2 | Yes | Yes |
| 207.C2 | Yes | Yes |
| 208.C2 | Yes | Yes |
| 301.C2 | No | Yes |
| 302.C2 | Yes | Yes |
| 303.C2 | Yes | Yes |
| 304.C2 | No | Yes |
| 305.C2 | No | Yes |
| 306.C2 | Yes | Yes |
| 307.C2 | Yes | Yes |
| 308.C2 | Yes | Yes |
| 401.C2 | No | Yes |
| 402.C2 | Yes | Yes |
| 403.C2 | Yes | Yes |
| 404.C2 | No | Yes |
| 405.C2 | No | Yes |
| 406.C2 | Yes | Yes |
| 407.C2 | Yes | Yes |
| 408.C2 | Yes | Yes |
| 501.C2 | No | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 502.C2 | Yes | Yes |
| 503.C2 | No | Yes |
| 504.C2 | No | Yes |
| 505.C2 | Yes | Yes |
| 506.C2 | Yes | Yes |
| 507.C2 | Yes | Yes |
| 601.C2 | No | Yes |
| 602.C2 | Yes | Yes |
| 603.C2 | No | Yes |
| 604.C2 | No | Yes |
| 605.C2 | Yes | Yes |
| 606.C2 | Yes | Yes |
| 607.C2 | Yes | Yes |
| 701.C2 | No | Yes |
| 702.C2 | Yes | Yes |
| 703.C2 | No | Yes |
| 704.C2 | No | Yes |
| 705.C2 | Yes | Yes |
| 706.C2 | Yes | Yes |
| 707.C2 | Yes | Yes |
| 801.C2 | No | Yes |
| 802.C2 | Yes | Yes |
| 803.C2 | Yes | Yes |
| 804.C2 | No | Yes |
| 805.C2 | No | Yes |

Notes

¹External openings for the occupiable room of the building are noted to be at least 5% of the associated floor plan area of each associated room in accordance with the ADG and NCC requirements.

²Natural cross ventilation can be achieved through a plenum duct leading to the opposite aspect via a significant pressure differential between main façade and leeward facade.

³Natural cross ventilation can be achieved with a skylight via a significant pressure differential between main façade and roof surface.

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 806.C2 | Yes | Yes |
| 807.C2 | Yes | Yes |
| 808.C2 | Yes | Yes |
| 201.D | No | Yes |
| 202.D | Yes | Yes |
| 203.D | No | Yes |
| 204.D | No | Yes |
| 205.D | No | Yes |
| 206.D | Yes | Yes |
| 207.D | No | Yes |
| 208.D | Yes | Yes |
| 209.D | Yes | Yes |
| 301.D | No | Yes |
| 302.D | Yes | Yes |
| 303.D | No | Yes |
| 304.D | No | Yes |
| 305.D | No | Yes |
| 306.D | Yes | Yes |
| 307.D | No | Yes |
| 308.D | Yes | Yes |
| 309.D | Yes | Yes |
| 401.D | No | Yes |
| 402.D | Yes | Yes |
| 403.D | No | Yes |
| 404.D | No | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 405.D | No | Yes |
| 406.D | Yes | Yes |
| 407.D | No | Yes |
| 408.D | Yes | Yes |
| 409.D | Yes | Yes |
| 501.D | No | Yes |
| 502.D | No | Yes |
| 503.D | Yes | Yes |
| 504.D | Yes | Yes |
| 505.D | No | Yes |
| 506.D | No | Yes |
| 507.D | Yes | Yes |
| 508.D | Yes | Yes |
| 601.D | No | Yes |
| 602.D | No | Yes |
| 603.D | Yes | Yes |
| 604.D | Yes | Yes |
| 605.D | No | Yes |
| 606.D | No | Yes |
| 607.D | Yes | Yes |
| 608.D | Yes | Yes |
| 701.D | No | Yes |
| 702.D | No | Yes |
| 703.D | Yes | Yes |
| 704.D | Yes | Yes |

Notes

¹External openings for the occupiable room of the building are noted to be at least 5% of the associated floor plan area of each associated room in accordance with the ADG and NCC requirements.

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³Natural cross ventilation can be achieved with a skylight via a significant pressure differential between main façade and roof surface.

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 705.D | No | Yes |
| 706.D | No | Yes |
| 707.D | Yes | Yes |
| 708.D | Yes | Yes |
| 801.D | No | Yes |
| 802.D | Yes | Yes |
| 803.D | Yes | Yes |
| 804.D | No | Yes |
| 805.D | No | Yes |
| 806.D | Yes | Yes |
| 807.D | Yes | Yes |
| 101.E1 | Yes | Yes |
| 102.E1 | No | Yes |
| 103.E1 | No | Yes |
| 104.E1 | No | Yes |
| 105.E1 | Yes | Yes |
| 106.E1 | No | Yes |
| 201.E1 | No | Yes |
| 202.E1 | Yes | Yes |
| 203.E1 | No | Yes |
| 204.E1 | No | Yes |
| 205.E1 | Yes | Yes |
| 206.E1 | No | Yes |
| 207.E1 | No | Yes |
| 208.E1 | No | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 209.E1 | Yes | Yes |
| 210.E1 | No | Yes |
| 301.E1 | No | Yes |
| 302.E1 | Yes | Yes |
| 303.E1 | No | Yes |
| 304.E1 | No | Yes |
| 305.E1 | Yes | Yes |
| 306.E1 | No | Yes |
| 307.E1 | No | Yes |
| 308.E1 | No | Yes |
| 309.E1 | Yes | Yes |
| 310.E1 | No | Yes |
| 401.E1 | No | Yes |
| 402.E1 | Yes | Yes |
| 403.E1 | No | Yes |
| 404.E1 | No | Yes |
| 405.E1 | Yes | Yes |
| 406.E1 | No | Yes |
| 407.E1 | No | Yes |
| 408.E1 | No | Yes |
| 409.E1 | Yes | Yes |
| 410.E1 | No | Yes |
| 501.E1 | No | Yes |
| 502.E1 | Yes | Yes |
| 503.E1 | No | Yes |

Notes

¹External openings for the occupiable room of the building are noted to be at least 5% of the associated floor plan area of each associated room in accordance with the ADG and NCC requirements.

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³Natural cross ventilation can be achieved with a skylight via a significant pressure differential between main façade and roof surface.

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 504.E1 | No | Yes |
| 505.E1 | Yes | Yes |
| 506.E1 | No | Yes |
| 507.E1 | Yes ³ | Yes |
| 508.E1 | Yes ³ | Yes |
| 509.E1 | Yes | Yes |
| 510.E1 | Yes ³ | Yes |
| 601.E1 | Yes | Yes |
| 602.E1 | Yes | Yes |
| 603.E1 | No | Yes |
| 604.E1 | Yes | Yes |
| 605.E1 | Yes | Yes |
| 701.E1 | Yes | Yes |
| 702.E1 | Yes | Yes |
| 703.E1 | No | Yes |
| 704.E1 | Yes | Yes |
| 705.E1 | Yes | Yes |
| 801.E1 | No | Yes |
| 802.E1 | Yes | Yes |
| 803.E1 | Yes | Yes |
| 804.E1 | No | Yes |
| 805.E1 | No | Yes |
| 806.E1 | No | Yes |
| 807.E1 | Yes | Yes |
| 808.E1 | Yes | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 201.E2 | Yes | Yes |
| 202.E2 | No | Yes |
| 203.E2 | Yes | Yes |
| 204.E2 | No | Yes |
| 205.E2 | Yes | Yes |
| 206.E2 | No | Yes |
| 301.E2 | No | Yes |
| 302.E2 | No | Yes |
| 303.E2 | No | Yes |
| 304.E2 | Yes | Yes |
| 305.E2 | Yes | Yes |
| 306.E2 | Yes | Yes |
| 307.E2 | Yes | Yes |
| 308.E2 | Yes | Yes |
| 309.E2 | Yes | Yes |
| 310.E2 | Yes | Yes |
| 311.E2 | Yes | Yes |
| 312.E2 | Yes | Yes |
| 313.E2 | No | Yes |
| 314.E2 | Yes | Yes |
| 315.E2 | No | Yes |
| 316.E2 | Yes | Yes |
| 317.E2 | No | Yes |
| 401.E2 | Yes | Yes |
| 402.E2 | No | Yes |

Notes

¹External openings for the occupiable room of the building are noted to be at least 5% of the associated floor plan area of each associated room in accordance with the ADG and NCC requirements.

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³Natural cross ventilation can be achieved with a skylight via a significant pressure differential between main façade and roof surface.

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 403.E2 | Yes | Yes |
| 404.E2 | No | Yes |
| 405.E2 | Yes | Yes |
| 406.E2 | No | Yes |
| 501.E2 | Yes ³ | Yes |
| 502.E2 | No | Yes |
| 503.E2 | No | Yes |
| 504.E2 | Yes | Yes |
| 505.E2 | Yes | Yes |
| 506.E2 | Yes | Yes |
| 507.E2 | Yes | Yes |
| 508.E2 | Yes | Yes |
| 509.E2 | Yes | Yes |
| 510.E2 | Yes | Yes |
| 511.E2 | Yes | Yes |
| 512.E2 | Yes | Yes |
| 513.E2 | No | Yes |
| 514.E2 | Yes | Yes |
| 515.E2 | No | Yes |
| 516.E2 | Yes | Yes |
| 517.E2 | No | Yes |
| 601.E2 | Yes | Yes |
| 602.E2 | Yes | Yes |
| 603.E2 | Yes | Yes |
| 604.E2 | Yes | Yes |

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 701.E2 | Yes | Yes |
| 702.E2 | Yes | Yes |
| 703.E2 | Yes | Yes |
| 704.E2 | Yes | Yes |
| 101.E3 | Yes | Yes |
| 102.E3 | No | Yes |
| 103.E3 | Yes | Yes |
| 201.E3 | Yes | Yes |
| 202.E3 | No | Yes |
| 203.E3 | Yes | Yes |
| 204.E3 | Yes | Yes |
| 205.E3 | No | Yes |
| 301.E3 | Yes | Yes |
| 302.E3 | No | Yes |
| 303.E3 | Yes | Yes |
| 304.E3 | Yes | Yes |
| 305.E3 | No | Yes |
| 401.E3 | Yes | Yes |
| 402.E3 | No | Yes |
| 403.E3 | Yes | Yes |
| 404.E3 | Yes | Yes |
| 405.E3 | No | Yes |
| 501.E3 | Yes | Yes |
| 502.E3 | Yes ³ | Yes |
| 503.E3 | Yes | Yes |

Notes

¹External openings for the occupiable room of the building are noted to be at least 5% of the associated floor plan area of each associated room in accordance with the ADG and NCC requirements.

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³Natural cross ventilation can be achieved with a skylight via a significant pressure differential between main façade and roof surface.

6. NATURAL VENTILATION RESULTS



Table 1: Natural Cross Ventilation of Each Apartment (cont.)

| Apartment Number | Naturally Cross Ventilated | Naturally Ventilated (5% Openable Area) ¹ |
|------------------|----------------------------|--|
| 504.E3 | Yes | Yes |
| 505.E3 | Yes ³ | Yes |

Notes

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7. GENERAL STATEMENT OF LIMITATIONS



This report entitled “*Kings Bay Village – New Mixed-Use Development with Infill Affordable Housing at 129-153 Parramatta Road and 53-75 Queens Road, Five Dock Natural Ventilation Design Review*”, dated 7 October 2024, was prepared by RWDI Australia Pty Ltd (“RWDI”) for Deicorp Projects (Five Dock) Pty Ltd (“Client”). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein (“Project”). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilise the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

I Joseph Gallace, confirm this Natural Ventilation Design Review report addresses the requirement of SEAR No. 5 and relevant State and local legislation, policies, and guidelines including (list any specific documents referenced). I further confirm that none of the information contained in the Natural Ventilation Design Review report is false or misleading.

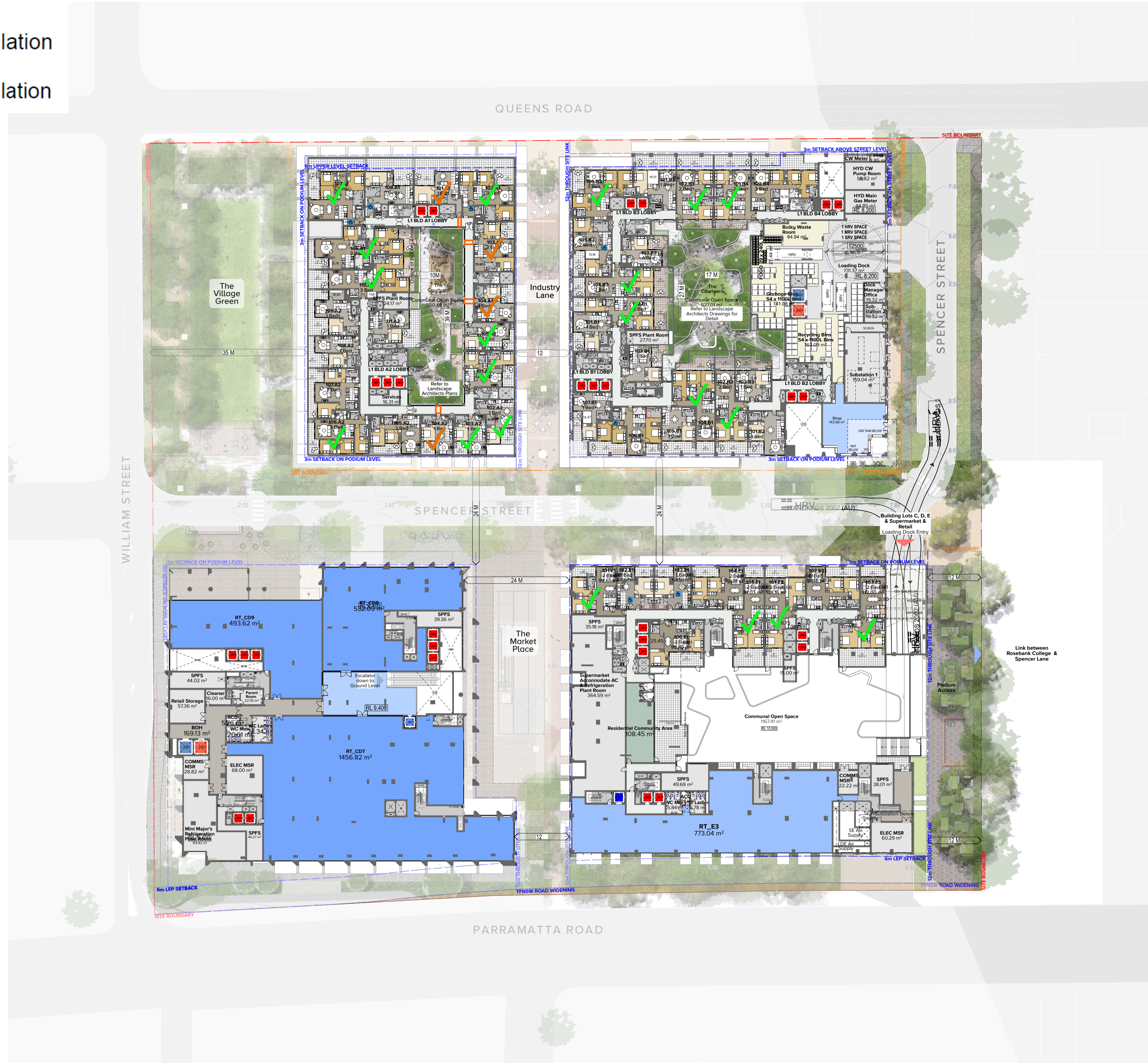
A handwritten signature in black ink, appearing to read 'Joseph Gallace', written over a faint, illegible stamp.

Joseph Gallace, BE(Hons), DipPM, MIEAust

APPENDIX A

NATURAL CROSS VENTILATION ASSESSMENT MARKUPS

- ✓ ADG Compliant
- ✓ Plenum required for cross ventilation
- ✓ Skylight required for cross ventilation



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| K | 03/08/2024 | JMc | Issue For Information |
| L | 30/08/2024 | JMc | Issue For Information |
| M | 02/09/2024 | JMc | Issue For Information |
| N | 11/09/2024 | JMc | Issue For Information |
| O | 11/09/2024 | JMc | Issue For Information |
| P | 16/09/2024 | JMc | Issue For Information |
| Q | 24/09/2024 | JMc | Issue For Information |
| R | 30/09/24 | JMc | Issue For Information |
| S | 01/10/24 | JMc | Issue For Information |

Project Title
Parramatta Rd Five Dock
 129-153 Parramatta Rd Five Dock NSW 2132

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| E | 24/07/2024 | JMC | For Information |
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| G | 19/08/2024 | JL | For Consultant Coordination |
| H | 30/08/2024 | JMC | Issue For Information |
| I | 11/09/2024 | JMC | Issue For Information |
| J | 16/09/2024 | JMC | Issue For Information |
| K | 24/09/2024 | JMC | Issue For Information |
| L | 30/09/24 | JMC | Issue For Information |
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Project Title
Parramatta Rd Five Dock
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| G | 19/08/2024 | JL | For Consultant Coordination |
| H | 30/08/2024 | JMc | Issue For Information |
| I | 16/09/2024 | JMc | Issue For Information |
| J | 24/09/2024 | JMc | Issue For Information |
| K | 30/09/24 | | Issue For Information |
| L | 01/10/24 | | Issue For Information |

Project Title
Parramatta Rd Five Dock
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| G | 30/08/2024 | JMc | Issue For Information |
| H | 16/09/2024 | JMc | Issue For Information |
| I | 24/09/2024 | JMc | Issue For Information |
| J | 30/09/24 | JMc | Issue For Information |
| K | 01/10/24 | JMc | Issue For Information |

Project Title
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Scale
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24027

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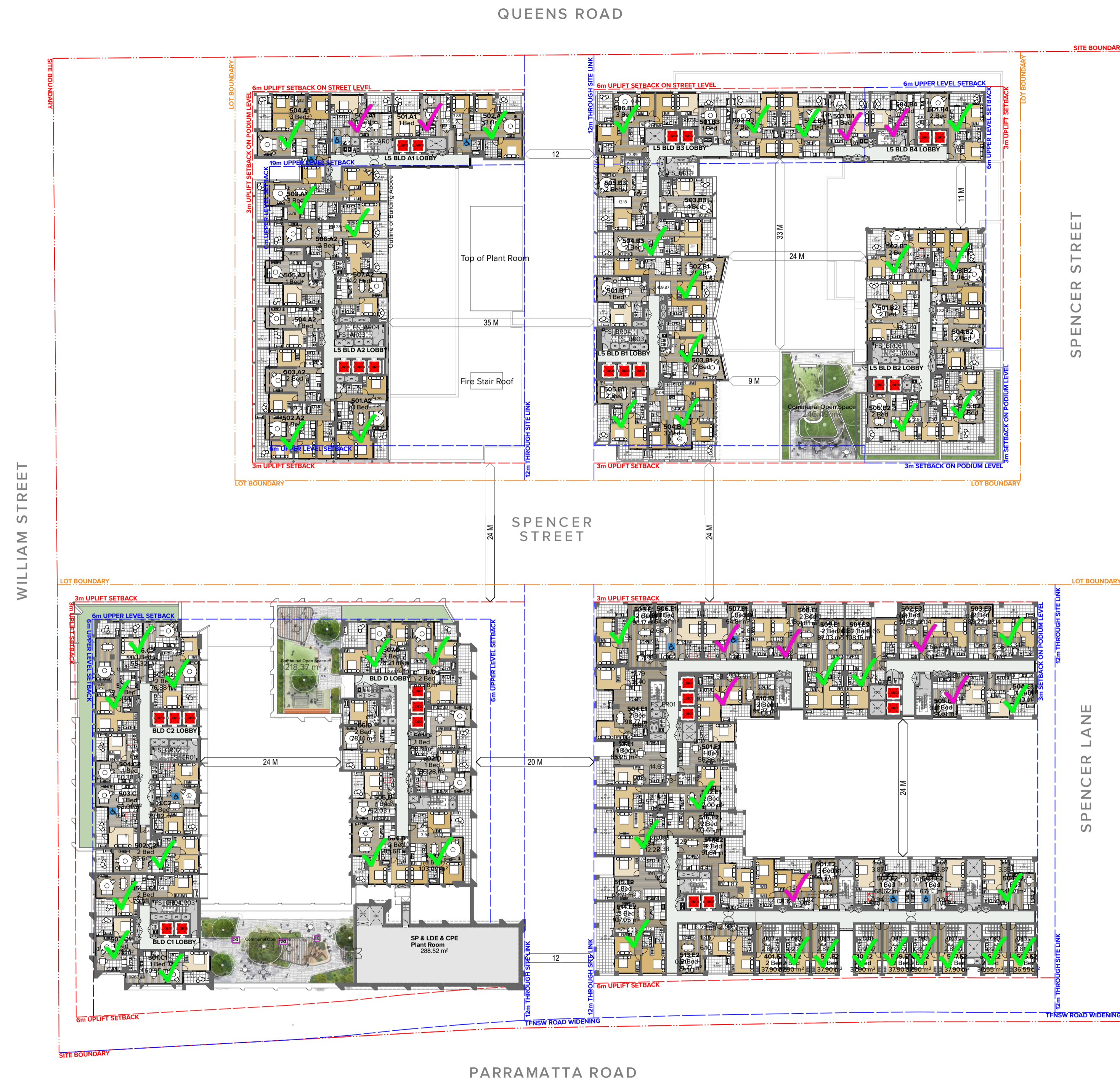
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| I | 16/09/2024 | JMC | Issue For Information |
| J | 24/09/2024 | JMC | Issue For Information |
| K | 30/09/24 | | Issue For Information |
| L | 01/10/24 | | Issue For Information |

Project Title
Parramatta Rd Five Dock
 129-153 Parramatta Rd Five Dock NSW 2132

Scale
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24027

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- ✓ Plenum required for cross ventilation
- ✓ Skylight required for cross ventilation



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| H | 30/08/2024 | JMc | Issue For Information |
| I | 16/09/2024 | JMc | Issue For Information |
| J | 24/09/2024 | JMc | Issue For Information |
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Parramatta Rd Five Dock
 129-153 Parramatta Rd Five Dock NSW 2132

Scale
1:500 @A1, 50%@A3

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| F | 08/08/2024 | JMc | Preliminary Development Application Package |
| G | 19/09/2024 | JL | For Consultant Coordination |
| H | 18/09/2024 | JMc | Issue For Information |
| I | 24/09/2024 | JMc | Issue For Information |
| J | 30/09/24 | JMc | Issue For Information |
| K | 01/10/24 | JMc | Issue For Information |

Project Title
Parramatta Rd Five Dock
 129-153 Parramatta Rd Five Dock NSW 2132

Scale
1:500 @A1, 50%@A3

Project No.
24027

Drawn by
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Dwg No.
DA-110-070

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- ✓ ADG Compliant
- ✓ Plenum required for cross ventilation
- ✓ Skylight required for cross ventilation



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| Rev | Date | Approved by | Revision Notes |
|-----|------------|-------------|---|
| C | 24/06/24 | JMc | For Information |
| D | 11/07/2024 | JMc | Preliminary Development Application |
| E | 24/07/2024 | JMc | For Information |
| F | 08/08/2024 | JMc | Preliminary Development Application Package |
| G | 19/09/2024 | JL | For Consultant Coordination |
| H | 18/09/2024 | JMc | Issue For Information |
| I | 24/09/2024 | JMc | Issue For Information |
| J | 30/09/24 | JMc | Issue For Information |
| K | 01/10/24 | JMc | Issue For Information |

Project Title
Parramatta Rd Five Dock
 129-153 Parramatta Rd Five Dock NSW 2132

Scale
 1:500 @A1, 50%@A3

Project No.
24027

Client
ETIRGIA

Drawing Title
GA Plans Overall
Typical Mid Levels

Drawn by
ETIRGIA

North

Rev
K

Dwg No.
DA-110-090

Scale
 1:500 @A1, 50%@A3

Project No.
24027

Client
ETIRGIA

Drawn by
ETIRGIA

North

Rev
K

Dwg No.
DA-110-090

Scale
 1:500 @A1, 50%@A3

Project No.
24027

Client
ETIRGIA

Drawn by
ETIRGIA

North

Rev
K

Dwg No.
DA-110-090