



16th May 2011,

Attention: **Rajiv Shankar**
A/Manager, Development Assessment
May Li, Assessing officer,
Lane Cove Council
PO Box 20 Lane Cove
NSW 1595

Your Ref DA10/266

Dear Mr Shankar,

RE: 31-39 Mindarie Street Lane Cove
Response to Supplementary expert opinion from Mr Steve King, Consultant Architect.

Thank you for inviting me to comment further on the revised version of this project. I refer to my previous comments dated 5th May 2011.

I refer to the, Supplementary Expert Opinion from Mr Steven king, dated 13th May 2011, regarding the comments and questions raised in my letter of the 5th of May 2011 with respect to the cross-ventilation of five units in question.

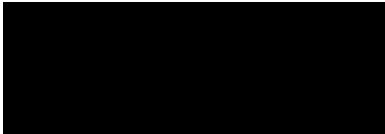
Orientation to available cooling winds

In part 2.3 of Mr King's response to the questions raised, he provides a prevailing wind rose for Sydney, which shows that there are winds from the south-east as well as the north-east during the summer. Mr King raises an important point.

"Any fully developed design of a building which has apartments addressing all orientations will have some orientated unfavourably from north to south-west, yet these apartments will be accepted as complying without question, if they have openings in any combination of two directions. Even favourably orientated apartments to the North-east will miss out on half the available cooling winds, being the more energetic, and cooler ones from the south to south-east quadrant."

Mr King makes a very strong case for apartments to have openings on two opposite sides of the building so that they can be exposed to cooling winds whether they come from the north-east or the south-east. Single-orientation apartments are only exposed to winds from one direction, some of the time. Mr King goes on to say that the apartments in question:

"..are likely to have considerably better ventilation potential for cooling amenity, than most of the 'complying' apartments in the building".



This is of concern. In addition to those apartments that are '*orientated unfavourably*', some of the apartments that are deemed to comply would appear to be inadequately ventilated.

It is worth mentioning that the subject apartments may well be exposed to some cooling breezes in the summer. They will also be exposed to them in winter and they have no northern light.

Experience and precedent

Mr King has provided plans of some of the Vaucluse Boys High School Site apartments, which he considers to be '*notably less well resolved than the subject apartments*,' with typical projected ventilation patterns (by CPP Wind)

Unfortunately, there is no information about the site context or exposure of this proposal to assess whether it is comparable as an example for the subject proposal. We are only presented with a fragment of what we are to assume is a larger building.

Also, the plans presented are different from those of the subject apartments. They have bedrooms that are set well back from the main façade that appear to play an important role in the flow of air to the rear of the apartments. (An explanation, for lay people, of the significance of the diagrams would have been useful) The subject apartments do not have this feature. The plans are, in my opinion, sufficiently different as to be inconclusive as a comparison.

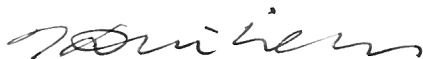
Conclusion.

Despite some misgivings with justifications described above, I do not doubt Mr King's expertise in the matter. His supplementary expert opinion has probably convinced me that the subject apartments "*fall comfortably in the range represented by conventional cross ventilated apartments, to a degree that I am comfortable to accept the characterisation of those apartments as cross –ventilated for the purpose of reporting compliance with the rule of thumb.*" To quote Mr King.

However, I am compelled to remind you, that what is being determined, is whether a proposal for a building that may be standing for 100 years can scrape over a line, drawn by a Rule of Thumb that says that 40% of apartments do not need cross ventilation. Mr King suggests that the reality may be worse than this. Even some of the 'complying' apartments are likely to be unsatisfactorily ventilated.

The bar is set very low with respect to ventilation amenity. Projects with very wide footprints that result in double loaded corridors and hence poor amenity seem to be proposed more often than not. We have a responsibility to ensure that this current building boom, which is providing all-important densification, also provides sustainable amenity.

Please do not hesitate to contact me should you require any further information.



Tim Williams