



Doc Ref: WD859-06F01-Addendum Wind Letter

Date: September 26, 2023

To: Ms Caroline Choy

Address: Level 25, 133 Castlereagh Street
Sydney NSW 2000

Attn: Stockland

RE: 601 PACIFIC HIGHWAY, ST LEONARDS
ADDENDUM WIND LETTER FOR PLANNING PROPOSAL 2/23

Dear Caroline,

Windtech Consultants has prepared this Addendum to the previously provided Pedestrian Wind Environment report (report reference: WD859-04F02(rev4)-WS Report, dated: June 22, 2021) to support an amendment to Planning Proposal 2/23 that relates to 601 Pacific Highway, St Leonards (the site).

The amended Planning Proposal seeks to change the statutory planning controls that apply to the site under the North Sydney Local Environmental Plan 2013 (LEP) as follows:

- Establish a site-specific building height control, with maximum building height of RL265; and
- Establish a site-specific floor space ratio (FSR) control, with a maximum FSR of 20:1.

The amended Planning Proposal responds to the North Sydney Council resolution at the meeting on 14 August 2023 and the subsequent correspondence issued by Council on 25 August 2023.

The amended Planning Proposal is informed by an amended indicative concept proposal which establishes a building envelope and footprint for a future development proposal.

This Addendum assesses the impacts of the amended planning Proposal and the amended indicative concept proposal onto the wind environment within and adjacent to the proposed development.



WINDTECH CONSULTANTS

www.windtechconsult.com

reception@windtechglobal.com

607 Forest Road, Bexley, NSW, 2207, Australia

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Windtech have undertaken a review of the latest planning proposal massing scheme presented within the Addendum Urban Design report developed by Architectus and issued to Windtech on the 26th of September, 2023. Following this review, it is clear that the reduction in height for this latest planning proposal scheme has not significantly impacted the overall building form and layout including the roof top terraces. Therefore, Windtech can confirm that the results and recommendations presented within the previous planning proposal report are still applicable for this latest planning proposal massing design.

Regards,

A handwritten signature in blue ink, appearing to read 'SR', with a long horizontal flourish extending to the right.

Windtech Consultants

Simon Ronald BEng MIEAust
Technical Director