



Doc Ref: WG232-02F02(rev0)- S4.55, Alts & Adds DA WS Response Letter

Date: December 21, 2022

To: Hyecorp Property Group (Chatswood)

Address: Heritage House, Suite 1, 256 Victoria Avenue, Chatswood, NSW, 2067

Attn: Mr Simon Truong

RE: 13-19 CANBERRA AVENUE, ST LEONARDS
S4.55, ALTERATIONS & ADDITIONS DA WS RESPONSE LETTER

Dear Sir/Madam,

This letter provides a review of the latest proposed modification for 13 – 19 Canberra Avenue, located in St Leonards, based on the latest drawings prepared by SJB Architects, dated 13 & 14 December 2022, for the purpose of the S4.55 Modification and the Alterations & Additions DA.

Windtech Consultants have previously undertaken a desktop pedestrian wind assessment for the original design in October 2021 (Report Ref: WG232-01F02(rev3)- WS Report). This report was prepared to assess the wind environment conditions within and around the subject development with reference to both wind comfort and safety. This above reporting was included in the initial Development Application submission and was based on a previous design development. Since the time of the initial DA submission and approval, the design has been further developed.

Noting that the updated DA scheme shares very similar massing and form to the model tested during the previous wind tunnel study. Windtech have reviewed the latest amended architectural plans documentation (dated: 13 & 14 December 2022) and the design changes to the proposed development include:

- Inclusion of 1 additional level (L14).
- Changes to the B3, L13, and Roof plans.

A review of the design changes indicates that the trafficable areas within and around the development are expected to experience similar wind conditions to those outlined within Windtech's previous DA reporting for 13 – 19 Canberra Avenue, St Leonards. As such, the wind mitigation treatments recommended with Windtech's previous reporting will still be applicable to the proposed modification. The additional recommended treatments for the revised/new level plans with trafficable areas (Levels 13 and 14) are as follows and shown in Figures 1 and 2:

- Levels 13:
 - Addition of 1.5m-2m high screening (maximum 30% porosity) on corner balconies.
 - Retain proposed densely foliating evergreen landscaping.
- Levels 14:
 - Retain proposed densely foliating evergreen landscaping.

With the inclusion of the recommended wind mitigation treatments from Windtech's previous reporting and the above, it is expected that all areas within and around the subject development will experience suitable wind comfort and safety conditions for the intended uses of those areas.

Regards,



Windtech Consultants
Michael Logozzo
Supervising Engineer

Treatments Legend

- Addition of 1.5-2m high screens (maximum 30% porosity)
- Retain densely foliating evergreen landscaping

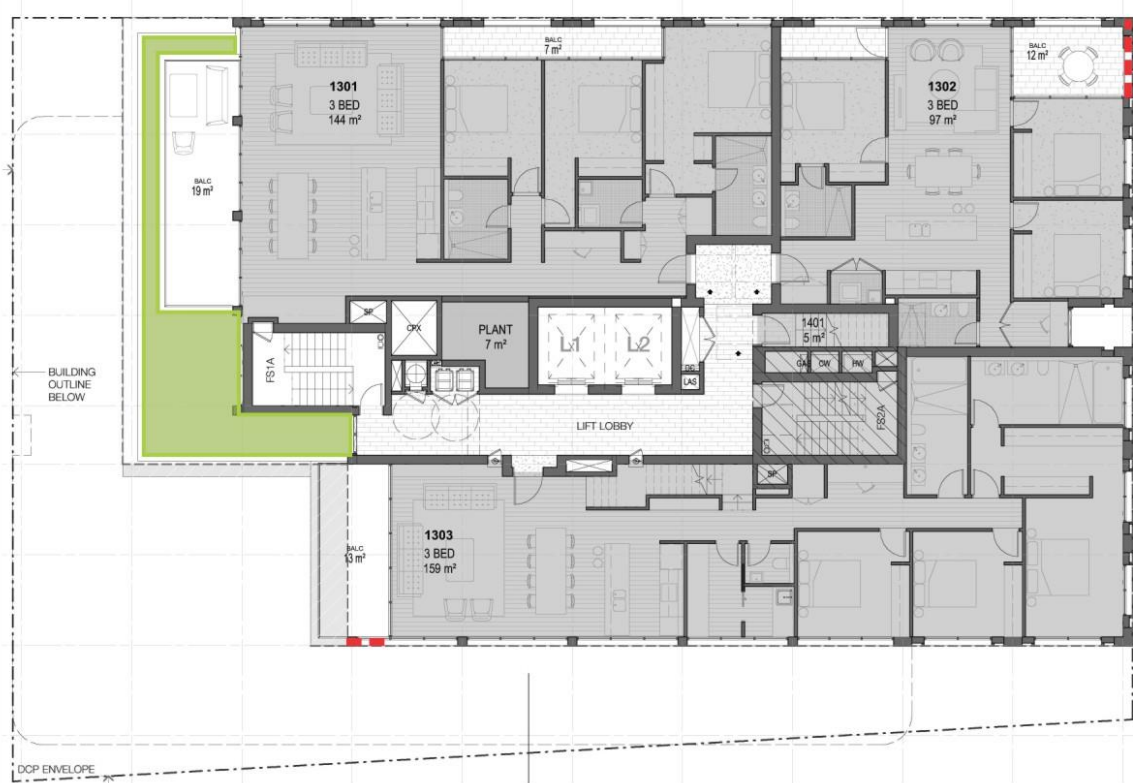


Figure 1: Recommended Treatments for Level 13

Treatments Legend

 Retain densely foliating evergreen landscaping



Figure 2: Recommended Treatments for Level 14

Date	Revision History	Issued Revision	Prepared By (initials)	Instructed By (initials)	Reviewed & Authorised by (initials)
December 20, 2022	Initial.	0	MLO	SWR	RL

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