



Doc Ref: WG232-03F02(rev1)- WS Letter

Date: April 12, 2024

To: HYECORP

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

Attn: Mr Simon Truong

RE: 13-19 CANBERRA AVENUE, ST LEONARDS
WS LETTER (REVISED DESIGN)

1. INTRODUCTION

This letter provides a review of the latest proposed modifications for 13-19 Canberra Avenue, located in St Leonards, based on the latest drawings prepared by SJB Architects, dated April 05, 2024, for the purpose of the planned Alterations and Addition Development Application.

Windtech Consultants have previously undertaken a desktop pedestrian wind assessment for the original design in October 2021 (Report Ref: WG232-01F02(rev3)- WS Report, issued October 18, 2021), which assessed 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 DA' 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. Windtech have reviewed these changes in the context of the previous assessment (October 18, 2021) and the latest set of architectural drawings prepared by SJB Architects and Hyecorp, dated April 05, 2024.

2. DESIGN CHANGES, ASSESSMENT AND RECOMMENDATIONS

Based on the drawings dated April 05, 2024, additional levels have been included the design.

2.1 Ground Level to Level 11 (Inclusive)

For these levels, there are no significant changes observed between the design at the time of previous reporting (referenced in Section 1) when compared to the current design (dated April 05, 2024). As such, the assessment, wind effects and treatment recommendations presented in the previous report for these levels are still applicable for the various outdoor pedestrian trafficable areas located within and around the Ground to Level 11.

2.2 Level 12 to Level 15

The additional residential levels (Levels 12 to Level 15, as per April 05, 2024) have exterior forms (including the situation of the critical corner balconies) that are similar to those at Level 11. As such, the assessment and treatment recommendations presented in the previous report for Level 11 are recommended to be adopted to Level 12 to 15. This entails the retention of impermeable balustrade on the north-western corner balconies at these levels.

2.3 Level 16

With the inclusion of additional residential levels discussed in Section 2.2 to the design, the previous communal open space at Level 12 has been moved to Level 16 in the new design. With this change, there are additional revisions to the rest of the floor plan as well, although the general wind conditions within and around the floor plan are expected to be similar. The revised wind mitigation measures recommended for inclusion in the design for the newly added Level 16 are presented in Figure 1 of this memo.

2.4 Level 17

Given that Level 17 is the top-most occupiable floor of the building, and noting that any shielding effects of the surrounding buildings on Level 17 are expected to be minimal, the prevailing winds may cause adverse wind effects within the outdoor areas in the form of direct and corner accelerating winds. The treatment measures recommended to ameliorate these adverse wind effects at Level 17 are illustrated in Figure 2 of this memo.

Treatments Legend



Retention of the proposed trees (ensuring that the trees are of an evergreen and densely foliating evergreen species capable of growing to a height of 2-3m with 2-3m wide canopies).



Inclusion of 0.5-1m high evergreen and densely foliating vegetation (e.g. hedges/shrubs) within 1m high planter boxes.



Retention of the proposed impermeable balustrade.



Figure 1: Recommended Treatments for Level 16

Treatments Legend

- Retention of the proposed impermeable balustrade.
- Inclusion of 1.5m high densely foliating evergreen shrubs/hedges within the proposed planter areas.
- Inclusion of a 1.5-2m porous screen (max porosity = 30%) **or**, ensuring that the proposed bifold screens are able to cover the entire south-eastern perimeter of the balcony during strong wind events.



Figure 2: Recommended Treatments for Level 17

| Date | Revision History | Issued Revision | Prepared By (initials) | Instructed By (initials) | Reviewed & Authorised by (initials) |
|----------------|------------------|-----------------|------------------------|--------------------------|-------------------------------------|
| April 09, 2024 | Initial. | 0 | AFM | SWR | AFM |
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