



Date: December 3, 2019

Reference: WD910-11F02(rev0)- WE Letter

Christie Street Development P/L

Retail 24 & 25, 1 Nipper Street, Homebush, NSW 2140

Attn: Jeremy Hung

RE: 88 CHRISTIE STREET, ST LEONARDS
COMMENTARY ON EFFECT OF CHANGE IN T3 BUILDING HEIGHT ON
WIND CONDITIONS

To the Relevant Planning Officer,

Windtech Consultants have previously undertaken a detailed wind tunnel testing for the 88 Christie Street development (report ref: WD910-07F01(rev0)- WE Report, dated May 8, 2018). The report was prepared to assess the wind environment conditions within and around the T1, T2 and T3 tower development with reference to wind comfort and safety. The above report was included in the initial Development Application submission for the subject development.

The model tested as part of this previous wind tunnel study was based on the building design provided November 2017 (DA Submission – 17.11.17). The previous T3 tower was tested with an overall building height of 61.4m above ground level. Since the time of the study it has been indicated that there has been an increase to the height of the T3 development by including an additional level. This addition would result in an overall building height of 65.05m above ground level as indicated in the S4.55 Submission drawing set (DA-20-0100 Rev F, received 3.12.19) provided to Windtech for review.

Due to the relatively minor building height change resulting from the additional level, the wind conditions observed at the trafficable ground level areas are expected to be similar to those presented within the previous wind report (referenced above).

Similarly, the removal of the awning along the northern aspect of T3 has been noted and the alteration in design is not expected to affect the wind conditions. However, the design is to retain the deep eastern and western awnings as indicated in the drawing set, with the inclusion of the recommended treatment strategy provided in the report referenced above.

Regards,

Joseph Gallace

Senior Engineer

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