



Doc Ref: WD673-07F01 (rev1)- WS Memo

Date: May 21, 2021

To: Jacquel Australia Project Management

Address: Level 2, 2 Richardson Place North  
Ryde NSW 2113

RE: 280-292 LAKEMBA STREET & 62-70 KING GEORGES ROAD, WILEY PARK  
PEDESTRIAN WIND ENVIRONMENT MEMO

This technical memo comments on the likely wind impact on the critical outdoor trafficable areas of the latest design of the subject development located at 280-292 Lakemba Street & 62-70 King Georges Road, Wiley Park. A desktop pedestrian wind environment statement has previously been completed for the subject development by Windtech Consultants Pty Ltd; report ref WD673-04F02 (rev0)- WS Report, dated September 16th, 2020, based on the latest architectural drawings available at that time. The outcome of pedestrian wind environment statement identified the wind conditions within the critical outdoor trafficable areas of the development and treatment strategies were outlined within the statement that were expected to be effective in enhancing the local wind conditions for its intended uses.

Since the time of the study, further architectural changes have been made to the design of the proposed development as indicated in the latest architectural drawings prepared by the project architect Marchese Partners International, received May 2021. The architectural design changes include a reduction in overall building height by one storey in Building B02-A/B02-B; located along the north-eastern boundary of the site, with amendments to the external build form and internal layout of the subject development.

A desktop review of the latest architectural drawings has been undertaken and from a wind perspective the proposed changes are not expected to have an adverse impact on the wind conditions within the critical outdoor trafficable areas of the subject development as detailed in the desktop pedestrian wind environment report. Hence, the suggested treatment strategies within the desktop pedestrian wind environment report (report ref WD673-04F02 (rev0)- WS Report, dated September 16th, 2020) are applicable for the latest design of the subject development and summarised as follows:

#### Ground Level Areas:

- The retention of the proposed awning along the Lakemba Street and King Georges Road frontages of the site as indicated in the architectural drawings.
- The inclusion of the proposed densely foliating street trees along the Lakemba Street and King Georges Road frontages of the site as indicated in the architectural drawings; in particular the street trees around the corners of Buildings B01-A/B01-B and B02-B.

- The inclusion of the proposed densely foliating trees south-eastern boundary of the site as indicated in the architectural drawings.
- The inclusion of the proposed densely foliating trees and shrubs/hedge planting within the proposed planter areas along the through-site pedestrian footpaths as indicated in the architectural drawings.
- The inclusion of densely foliating vegetation such as trees or shrubs/hedge planting along the entrance walkway from the King Georges Road frontage of the site.
- Restrict areas intended for short duration stationary activities such as outdoor seating, away from the corner areas of the building.

#### Private Balconies

- Retention of the proposed balustrades, blade walls and full-height privacy screens, louver screens and frosted screens as indicated in the architectural drawings.

#### Level 6 Outdoor Terraces of the Common Room – Building B02-A/B02-B

- Retention of the proposed balustrades along the exposed perimeter edge of the common room.

#### Rooftop Communal Outdoor Spaces – Buildings B01-A/B01-B and B02-A/B02-B

- The inclusion of densely foliating vegetation such as trees or shrubs/hedge planting within the proposed planter areas around the communal outdoor spaces as indicated in the architectural drawings; in particular those along the perimeter edge of the communal outdoor spaces.
- Restrict areas intended for short duration stationary activities such as outdoor seating, away from the corner areas of the building.

Note the densely foliating vegetation is to be of an evergreen species to ensure their effectiveness in wind mitigation throughout the year.

The inclusion of additional wind mitigation elements such as baffle screens, pergolas and densely foliating vegetation such as trees or shrubs/hedge planting within the various outdoor trafficable areas; particularly around areas intended for short duration stationary activities such as within the child play areas, outdoor seating along the pedestrian walkways and communal outdoor spaces etc., is expected to be effective in further enhancing the localised wind conditions. The north-eastern entrance of the through-site link between Building 02 and the King Georges Road entrance of the through-site link between Building 01 are susceptible

to accelerating flows and funnelling wind effects, hence these entrances can also benefit from the inclusion of additional wind mitigation elements detailed above.

Regards,

A handwritten signature in black ink, appearing to be 'Trong Thien Huynh', written in a cursive style.

Trong Thien Huynh  
*BE Aero (Hons)*  
*Senior Engineer*

# DOCUMENT CONTROL

| Date           | Revision History | Issued Revision | Prepared By (initials) | Instructed By (initials) | Reviewed & Authorised by (initials) |
|----------------|------------------|-----------------|------------------------|--------------------------|-------------------------------------|
| April 29, 2021 | Initial.         | 0               | TH                     | SWR                      | TH                                  |
| May 21, 2021   | Updated.         | 1               | TH                     | SWR                      | TH                                  |
|                |                  |                 |                        |                          |                                     |
|                |                  |                 |                        |                          |                                     |
|                |                  |                 |                        |                          |                                     |
|                |                  |                 |                        |                          |                                     |

The work presented in this document was carried out in accordance with the Windtech Consultants Quality Assurance System, which is based on International Standard ISO 9001.

This document is issued subject to review and authorisation by the Team Leader noted by the initials printed in the last column above. If no initials appear, this document shall be considered as preliminary or draft only and no reliance shall be placed upon it other than for information to be verified later.

This document is prepared for our Client's particular requirements which are based on a specific brief with limitations as agreed to with the Client. It is not intended for and should not be relied upon by a third party and no responsibility is undertaken to any third party without prior consent provided by Windtech Consultants. The information herein should not be reproduced, presented or reviewed except in full. Prior to passing on to a third party, the Client is to fully inform the third party of the specific brief and limitations associated with the commission.