



8 October 2019

CPP Project 11743

Frasers Property Ivanhoe
c/o Frasers Property Australia Pty Ltd
1 Homebush Bay Drive
Rhodes, NSW, 2138
Australia

Attn: Chris Koukoutaris
Project: Ivanhoe Estate – Stage 1

Dear Mr. Koukoutaris,

Please find herein an addendum to the previously issued qualitative wind assessment report for the Ivanhoe Estate – Stage 1 (CPP, 2018). It is understood that the masterplan has been changed since the previous report. The impact of the proposed changes on the local wind environment from a wind engineering perspective is discussed in this letter. Both masterplans are shown in Figure 1, with no changes noted for the Stage 1 site, consisting of buildings A1 and C1. The buildings with a height increase are highlighted in red.

As stated in the previous report, the Stage 1 assessment has been conducted from two viewpoints: Stage 1 in isolation, and Stage 1 with the inclusion of surrounding buildings. As no changes have been made to the buildings in this stage, the analysis of the isolated scenario remains unchanged.

Due to additional shielding provided by the height increases along Epping Road, slight improvements are expected for wind conditions at C1 during strong winds from the west. However, the increases in height and setback from the ecological area, would slightly increase the downwash on these buildings for winds from the west quadrant, and hence increase the flow entering the site at ground level. The changes in the masterplan are not expected to significantly affect the wind conditions around building A1. No other substantial changes are expected for the local wind conditions at Stage 1 when considering the surrounding buildings.

It is worth noting that since the submission of the latest report, a query was raised in the Response to Submissions by the Department of Planning, Industry & Environment (2019), regarding the suitability of the internal courtyard of Building C1 for communal open space and Neighbourhood Garden activities. Based on the location of the courtyard relative to surrounding buildings, this area is expected to be relatively shielded for most prevailing winds directions. The southern part of C1 would provide shielding for winds from the south, with similar protection by the 3-storey building between the two towers for winds from the west. Winds from the north-east have some potential to cause windier conditions in the courtyard, though the such winds would be primarily affecting areas near the corners of the

towers. Overall wind conditions in the courtyard would be expected to range between criteria for pedestrian sitting and standing, hence confirming its suitability for communal activities. Upon completion of the entire precinct, the courtyard would be further protected by the large surrounding buildings.



Figure 1 - Current Ivanhoe Estate masterplan (top), previous masterplan (bottom)



Please do not hesitate to contact me if you have any questions regarding any aspect of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Enshaei', is written over a horizontal line.

Parsa Enshaei
Project Engineer

cc: Joe Paetzold, Engineering Manager

REFERENCES

CPP (2018), "Qualitative Wind Assessment for Ivanhoe Estate – Stage 1", CPP Project 11743, November 2018.

Department of Planning, Industry & Environment, "Ivanhoe Estate Redevelopment – Stage 1, Macquarie Park (SSD 8903), Response to Submissions", July 2019.