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28 May 2026

Attn: Reece Hollingsworth
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**Re: Response to DPHI Key Issues 6 & 7
Chatswood Dive Site – Build -to-Rent (SSD -100006957)
RWDI Project #2512617**

RWDI has been engaged to respond to the Department of Planning, Housing and Infrastructure (DPHI) request for further information regarding pedestrian-level wind impacts associated with the proposed Build-to-Rent (BTR) development at the Chatswood Dive Site.

This letter addresses Key Issues 6 and 7 and is based on a review of the following documentation:

- RWDI Pedestrian Wind Report (Dated 28 April 2026)
- BTR Day 1 Landscape provided by Oculus (received on 18 May 2026)

Applicable Wind Comfort Criteria

The applicable criteria for the north-east corner of the site which includes a retail spill-out zone and play area are as follows:

- **Retail spill-out zone:** Sitting use (suitable for prolonged stationary activities such as outdoor dining)
- **Play area:** Strolling to walking use (appropriate for active recreational use).

Baseline Wind Conditions

The wind comfort levels at the north-east corner without the inclusion of landscape are shown in Image 1. Wind conditions are expected to range from sitting to standing use within most of the retail spill-out zone and increase to strolling and walking use conditions moving away from the corner and within the play area.

It is noted that the wind impacts within the play area are considered appropriate for the intended use of the space without mitigation. However, conditions within the seating areas are generally above the target sitting criterion. Further analysis of wind flows indicates that wind impacts around the corner are governed by surface-level winds from the west flowing along Nelson Street and southerly winds channelling through the play-area.



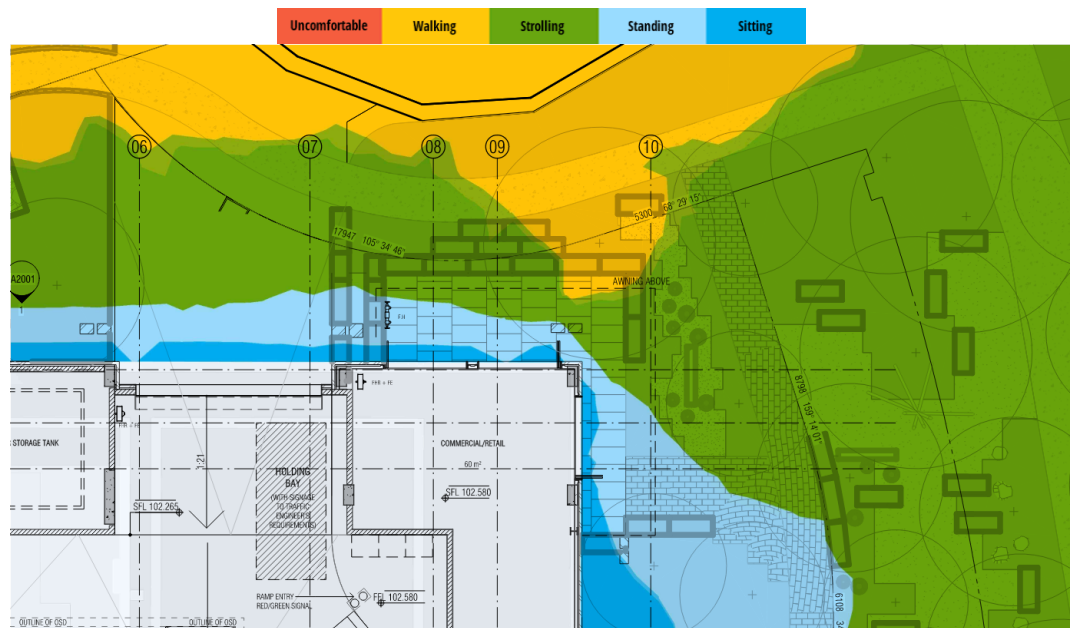


Image 1: Pedestrian Wind Comfort Conditions without the inclusion of Landscape

Wind Conditions with Landscape and BTS Component

Image 2 provides the wind comfort map with the inclusion of landscape and the Build-to-Sell (BTS) component of the Chatswood Dive Site. It is noted that the landscaping modelled in the wind assessment included fully mature trees confirmed at the time of the assessment and excluded lower-level vegetation (e.g. shrubs) and subsequent design updates.

With these inclusions, the overall wind environment is predicted to improve substantially compared to the baseline scenario with all areas noted to be suitable for sitting to standing use.

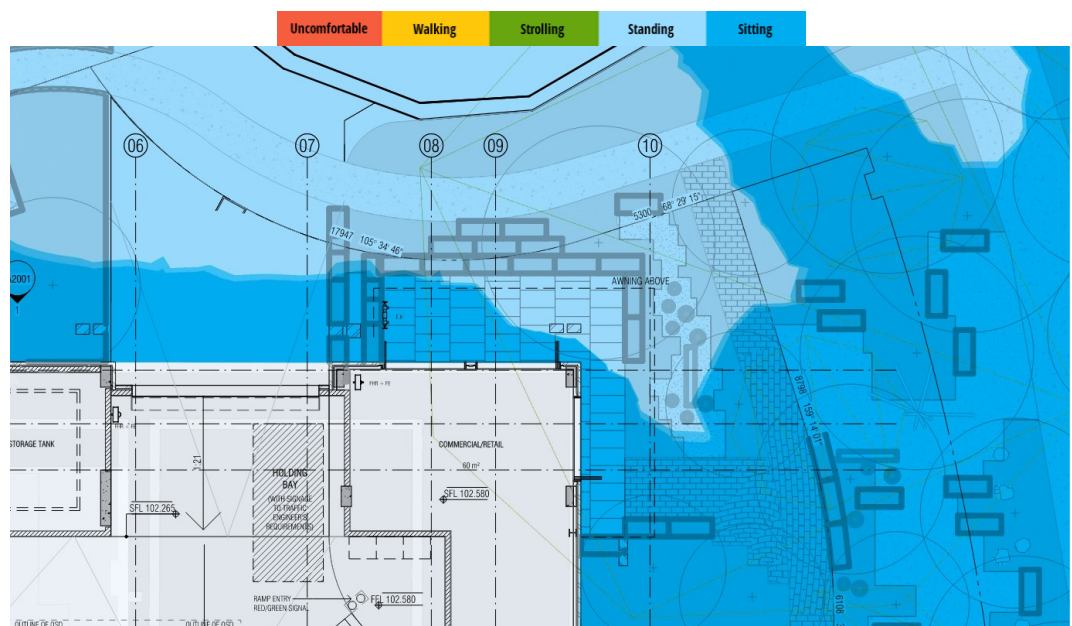


Image 2: Pedestrian Wind Comfort Conditions with BTS Component and Landscape

Review of Day 1 Landscape BTR Site

While additional wind mitigation measures are generally not required due to the improved wind environment, slightly elevated winds at the corner of the retail spill-out zone (approaching standing use) have been considered further through a review of the updated Day 1 landscape design.

Key observations include:

- **Additional Vegetation along Nelson Street:** The newly proposed *Syzygium Floribundum* trees (approximately 3.5 m height and 2.5 m width) located west of the site were not included in the original simulations. These trees in combination with the adjacent substation are expected to reduce the westerly wind component impacting the corner.
- **Corner Planting:** The local trees around the corner, including the *Acacia Parramattensis* and *Elaeocarpus Reticulatus* (both with heights of up to 3.5 – 4m and widths of 2 – 3 m), are likely to further mitigate wind movement around the corner.

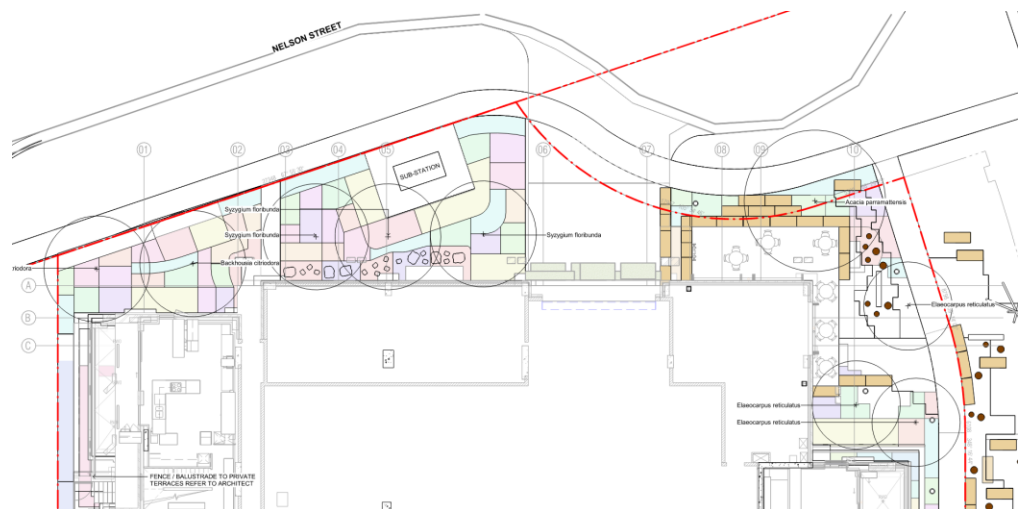


Image 3: Proposed Landscape Design (Source: Oculus)

Therefore, the review of proposed Day 1 landscape design is expected to further improve the local wind conditions around the north-east corner of the development and is expected to enable the space to achieve the target criteria for both the spill-over zone and the play-area.

Please do not hesitate to contact us if there are any questions.

RWDI



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