

25 June 2026

Time & Place  
Level 34 – Suite 3402, Australia Square  
264 George Street  
Sydney, NSW, 2000

Ref: **21744**

Attn: Marc Yeo

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### Wind Assessment Addendum – Communal Open Spaces (Levels 2 and 3)

CPP has previously conducted wind tunnel testing for the site, and provided a pedestrian wind assessment across key publicly accessible and private open spaces within the development, providing recommendations to achieve suitable comfort and safety criteria (CPP, 2026).

This letter has been prepared in response to the Department of Planning, Housing and Infrastructure (DPHI) and City of Sydney (CoS) requests for further advice regarding pedestrian wind conditions associated with the proposed development.

#### City of Sydney Comments

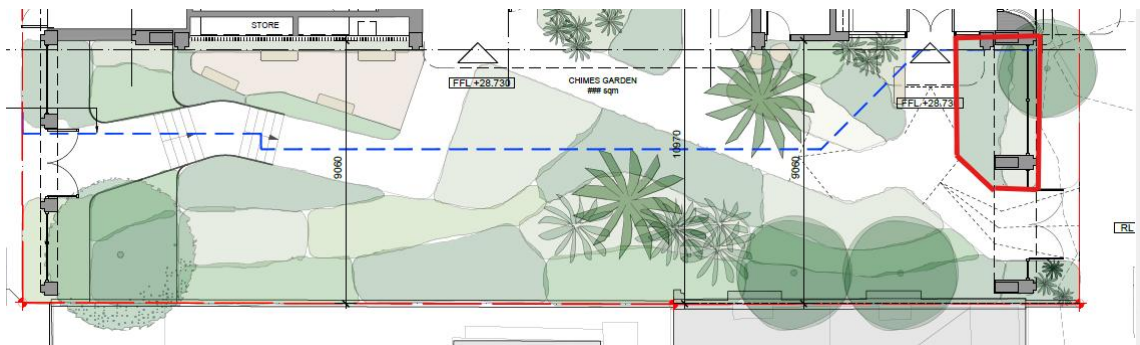
CoS has requested the following item referencing CPP's wind assessment to be addressed:

- (a) Locations 1 and 16 should both achieve the 'standing' comfort criteria ( $<6\text{m/s}$ ), which is more appropriate for the 2 main entrances where pedestrians may linger, as per the description in Table 2 of the submitted Pedestrian Wind Assessment.
- (b) All locations of the podium terraces must achieve the 'sitting' comfort criteria ( $<4\text{m/s}$ ). This would require locations 18, 21 and 23 to improve from 'walking', and locations 17, 19 and 20 to improve from 'standing'. The 'sitting' criteria is more appropriate, as the design of all these locations intend for people to sit, but criteria suitable for 'long duration seating areas and other amenities' should be achieved. The commentary that the podium terrace is suitable for 'general pedestrian circulation' is unreasonable. Mitigation measures must be provided and appropriately integrated into the design.

On the ground plane, conditions at the main entrance to the building at Location 16 were only marginally in the 'walking' criterion with a measured 5% of the time wind speed of 6.2 m/s. The larger awning over this entrance in the revised scheme, along with nearby trees and landscaping not considered in the wind tunnel testing would be of some benefit to reducing wind speeds at this location and would be expected to get the 5% of the time wind speed below 6 m/s to achieve the 'standing' comfort criteria.

The pedestrian walking rating at Location 1 at the entrance to the Chimes Garden is primarily due to channelling of winds from the north-east through this space. Milder conditions which are protected from this wind direction, more suitable for stationary congregating were measured close-by at Locations 2 and 3 and pedestrians should be able to find milder conditions suitable for pedestrian standing somewhere in the garden for most prevailing wind directions. The inclusion of landscaping and a raised planter with dense planting such as hedges etc in the marked area below is expected to be beneficial to pushing some of this flow up and above head

height which would be expected to provide some improvement to conditions at Location 1 at the entrance to the garden, and would also provide very significant added protection to Location 2 at the side entrance to the tower lobby.



Regarding the Level 3 podium space, pedestrian sitting is a very mild condition and achieving it everywhere across the terrace would be challenging. Typically, mitigation in such areas would focus on creating localised spaces where residents can sit comfortably most of the with targeted protection where it is most beneficial to the use of the space. Further discussion relating to the implemented strategies for wind mitigation on the Level 3 podium terrace is discussed below.

#### Department of Planning, Housing and Infrastructure Comments

DPHI has requested the following items be addressed:

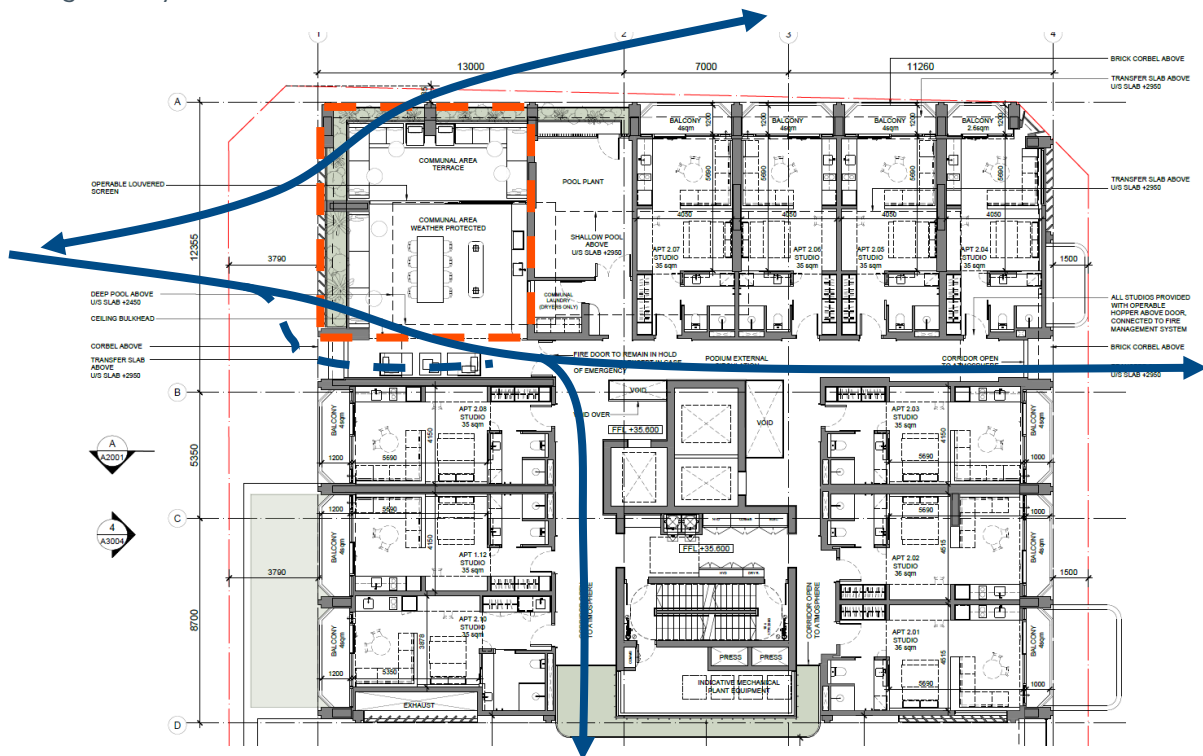
*Provide addendum advice from the wind consultant or an updated Pedestrian Wind Assessment which considers:*

- (a) *wind impacts to the Level 2 communal open space (COS). Where required, mitigation measures must be identified to ensure amenity for residents.*
- (b) *measures which can be implemented to the Level 3 COS area to achieve a consistent Pedestrian Standing rating (or better)*

The Level 2 communal open space sits inset into the north-west corner of the tower platform (shown in Figure 1) and was not considered in CPP's previous assessment for the site. This space consists of a terrace seating space in the north corner, separated by an operable louvred screen to a "weather protected" communal area intended for outdoor style dining directly to the south. Both of these areas have raised planters and structural columns around the outside of these spaces which will provide some baffling to flow through these spaces.

The operable louvred screen would allow the communal area terrace to remain protected on two sides, restricting the flow path for cross-flows through the space to the extreme north-west corner of the space. Moderately windy conditions may exist in this corner for winds from

The weather protected communal dining space is protected to the east by the building and the north by the operable louvred screen, remaining partially open to the west and open to the corridor to the south. Pressure differentials between the east and west façades of the tower, particularly for winds from the west when the west façade is positively pressurised and the east is negatively pressurised, would be expected to push some flow through the weather protected area and through the open corridor from west to east. Similarly, some draughts may be felt through the space for winds from the east as pressure driven flow through the corridor expands into this communal dining space. The vertical solar shading fins along the west edge of the space, along with the 1.4 m solid balustrade behind will provide some reduction to pressure driven flow through the space. Conditions in this area would be expected to be relatively mild, in the pedestrian sitting comfort categories for the majority of the time and generally suitable for use.



Conditions on the level 3 podium outdoor terrace were measured in CPP's wind tunnel test and presented in the accompanying Pedestrian Wind Assessment. The findings of the study were that conditions on the terrace were rated as Pedestrian Standing under the comfort criteria for the majority of the open space, with three locations at the north-east, north-west, and south-west corners of the terrace rated as suitable for Pedestrian Walking. The considerably dense planting indicated around the perimeter of the terrace would be expected to assist in breaking up stronger gusts through the space including at these corners. In response to the concerns raised by DPHI and CoS, KHA have amended the Level 3 plan shown in Figure 2 to include significantly more obstruction to flow through the level with the addition of screen walls next

to the wellness space in the south-east corner, and more enclosure around the outdoor kitchen area south of the events space in the south-west corner. These features will provide protection from north and south winds that would otherwise channel through these spaces, and some milder conditions would be expected compared to the configuration tested, particularly in the wellness and events spaces respectively.

Windier conditions in the seating areas north of the pool and water feature area suitable for Pedestrian Walking were measured in the wind tunnel testing. Testing was conducted including the 1.2 m tall raised planters but without any indicative planting. To provide more protection for intended seating in these spaces, either raising the planters, or ensuring that the massing of soil and planting in the planters surrounding the pool and water feature areas is sufficiently dense so as to provide additional obstruction to flow up to 1.6 m above floor level (an additional 0.4 m above the planter level) is recommended. This level of protection would be expected to suitably improve wind comfort in the intended seating areas at the north side of the terrace.

The majority of the terrace would be expected to be suitable for pedestrian sitting to pedestrian standing under the comfort criteria.

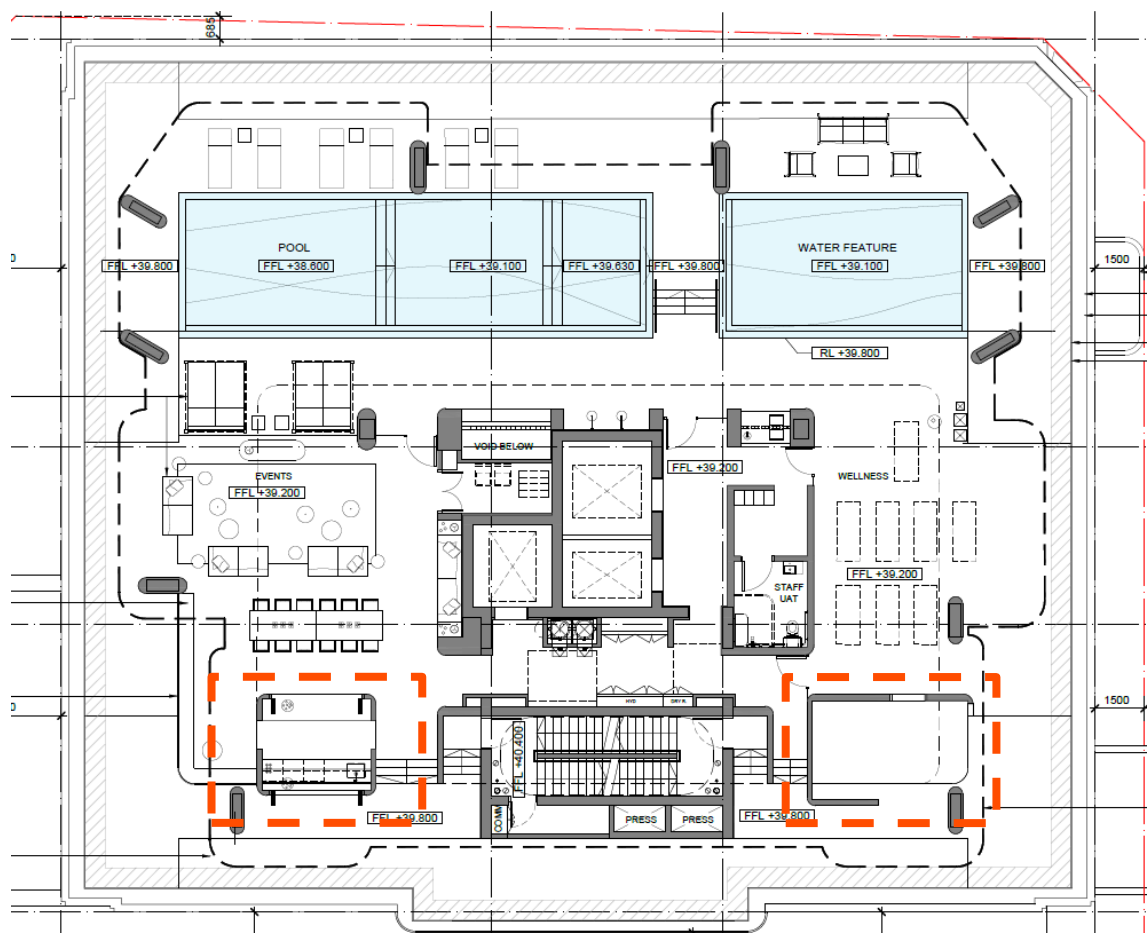


Figure 2: Plan view of the Level 3 Communal Open Space



Please contact the undersigned should you have any questions regarding the above.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'C. Spencer'.

Christopher Spencer  
Senior Engineer

CC: Joe Paetzold, PhD  
Engineering Manager

**References:**

Cermak Peterka Petersen (2026) Pedestrian Wind Assessment: 43-53 Macleay St. CPP Project  
21744 February 2026.