

(ACN 004 230 013)

Ref: 24010A-DE-EWC04
26th June 2025

Planning Secretary
NSW Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

To Whom it May Concern

**2-4 Burleigh Street & 20-24 Railway Parade, Burwood, NSW
Response to Submission comments**

The wind tunnel model study of the environmental wind conditions was completed in June 2024 with the wind tunnel model constructed to drawings supplied by NSW Housing Corporation Pty Ltd (PTI Architecture) and received 22nd May, 2024. The findings of the study were reported in MEL Consultants Report 24010-WT-ENV01, dated 17th December, 2024.

The Department of Planning, Housing and Infrastructure has issued a Request for Additional Information letter, dated 20th June 2025, requesting clarification of the following wind related queries in relation to the aforementioned MEL Consultants wind report :

- a. *The Pedestrian Wind Environment Assessment (Appendix 25) (PWEA) indicates external residential COS areas and hotel/commercial external areas at levels 1, 2 and 36 meet standing comfort criteria levels. It is noted that most of these areas will include uses requiring people be seated. Provide further plans/details and mitigation measures, as needed, to demonstrate that the wind conditions in these areas will provide comfortable conditions for the intended use of the spaces.*

The wind conditions on Level 1 have been shown to meet the sitting comfort criterion.

The wind conditions on Level 2 vary from achieving the sitting criterion (test location T7) to achieving the standing comfort criterion (test locations T5, T6, T8 & T9). To further improve the wind conditions on the Level 2 areas so that the sitting criterion is

achieved, it is recommended to increase the balustrade heights to 1.6m for the areas surrounding T5 & T6 and T8 & T9.

Similarly, increasing the balustrade height to 1.6m on the northern half of the communal areas of Level 36 (i.e. from east through north to west aspects) would be expected to improve the wind conditions in this area to achieve the sitting comfort criterion.

b. Provide an updated PWEA which considers and demonstrates the proposal will achieve acceptable safety and comfort levels of the apartment balconies.

The private apartment balconies shown on levels 3 – 18 have openings on only one aspect, with walls and/or privacy screens separating adjacent balconies. Such balcony types typically achieve good levels of wind comfort and would be expected to achieve a minimum of standing comfort criterion, with the sitting comfort criterion likely to be achieved.

c. Wind conditions at the neighbouring site, 26 Railway Parade, change from sitting comfort levels pre-development to standing comfort levels post development. Demonstrate that the comfort levels are appropriate in this location and/or any mitigation measures which could be incorporated into the proposal to maintain pre-development standards to the property.

The neighbouring site at 26 Railway Parade is a church with short term outdoor seating areas within its courtyard on its east side (test location 39). It has been shown that presence of the proposed development has slightly increased the wind conditions in this area. The wind conditions have increased from a 5% mean wind speed of 3.2m/s to 4.3m/s which is only slightly above the sitting comfort criterion (4m/s). It is expected that intended activity within this church courtyard (at test location 39) would be considered short term and while conditions would be perceived to be windier with the proposed development present, would still be achieving conditions suitable for the intended activity.

The wind conditions with the proposed development in place along the footpath at test location 3 would be considered appropriate for the intended activation, given this area is intended for pedestrian transit and is still well within the walking comfort criterion.

Yours sincerely,



J. Kostas
MEL Consultants Pty Ltd