



Doc Ref: WJ296-04F02(rev1)- Wind Environment Addendum Letter

Date: January 6, 2026

To: Sterling Project Solutions c/o Site 3 Group P/L

Address: Locked Bag 1451, Meadowbank, NSW 2114

Attn: Graham Keeping

RE: 810 PACIFIC HIGHWAY, GORDON
WIND ENVIRONMENT ADDENDUM MEMO

This letter provides a review of the latest proposed design modifications for the development located at 810 Pacific Highway, Gordon. Our review is based on the latest architectural drawings prepared by PBD architects, received December 20, 2025.

Windtech Consultants previously undertook a detailed wind environment wind tunnel assessment for the proposed 810 Pacific Highway development (Pedestrian Wind Environment Study - report reference: WJ296-01F03(rev2)- WE Report dated December 19, 2025). The report was prepared to assess the wind conditions within and around the subject development with reference to both wind comfort and safety and was based on a previous architectural design set provided in August 2025. Since the time of issuance of the report, there have been some design changes to floor plans, the external façade of the development and its landscaping. Windtech has reviewed the design changes to the development, based on the latest architectural drawings (received December 20, 2025) and the notable design changes (with respect to wind effects) to the proposed development include:

- Reduction of the floor area of the retail space, mech plenum moved alongside retail space, and introduction of substation chambers on the Loading Dock Level.
- Extension of Awning on Loading Dock Level to wrap around building from Dumaresq Street to Radford Place.
- Introduction of more plantings surrounding the Aldi Forecourt and building entrance on the ground floor.
- Location of the staircase leading from the ground floor to level 1 has changed, with the introduction of an outdoor seating area near the top of the new staircase location. Impermeable awning introduced above outdoor seating area.
- Adjustments made to the planter beds and visitor bicycle bays located on Level 1



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- Wrap around awning containing plantings introduced on the Northern and Western aspects of the building above Level 1.
- Inclusion of an additional typical low-rise level (previously 10 stories, now 11 stories).
- Extension of Awning above terrace access on Level 26 (level 28 service area overhang).
- Layout change to Unit 2701 on level 27.
- Size increase of the private terrace located on level 28.
- Service area on Level 28 floor area increased to now overhang above the level 26 communal open space, doubling as an awning.

As the updated building design shares a very similar massing and form to the previous design tested, Windtech expects there to be a negligible impact on the areas previously tested and the wind environment conditions reported and outlined within the abovementioned Pedestrian Wind Environment Report. Therefore, the results and recommendations from Windtech's previous reporting outlined above are still applicable for this current design.

A review of the design changes indicates that all the trafficable areas of the development are expected to experience similar wind conditions to those outlined within Windtech's aforementioned Pedestrian Wind Environment report.

Regards,

Windtech Consultants
Jayden Simpson
Project Engineer

Table 1: List of Architectural Drawings Referenced

Drawing/file name	Revision Number	Date Received
DA106 - Loading Dock	A	20/12/2025
DA107 - Ground Floor Plan	A	20/12/2025
DA108 - Level 1	A	20/12/2025
DA109 - Level 2	A	20/12/2025
DA110 - Level 3	A	20/12/2025
DA111 - Level 4-14 (Typical Lowrise)	A	20/12/2025
DA112 - Level 15-20 (Typical Highrise)	A	20/12/2025
DA113 - Level 21-22	A	20/12/2025
DA114 - Level 23	A	20/12/2025
DA115 - Level 24	A	20/12/2025
DA116 - Level 25	A	20/12/2025
DA117 - Level 26	A	20/12/2025
DA118 - Level 27	A	20/12/2025
DA119 - Level 28	A	20/12/2025
DA120 – Roof Plan	A	20/12/2025
DA200 - Elevation - North	A	20/12/2025
DA201 - Elevation - South	A	20/12/2025
DA202 - Elevation - East & West	A	20/12/2025
DA300 - Section Sheet 1	A	20/12/2025
DA301 - Section Sheet 2	A	20/12/2025

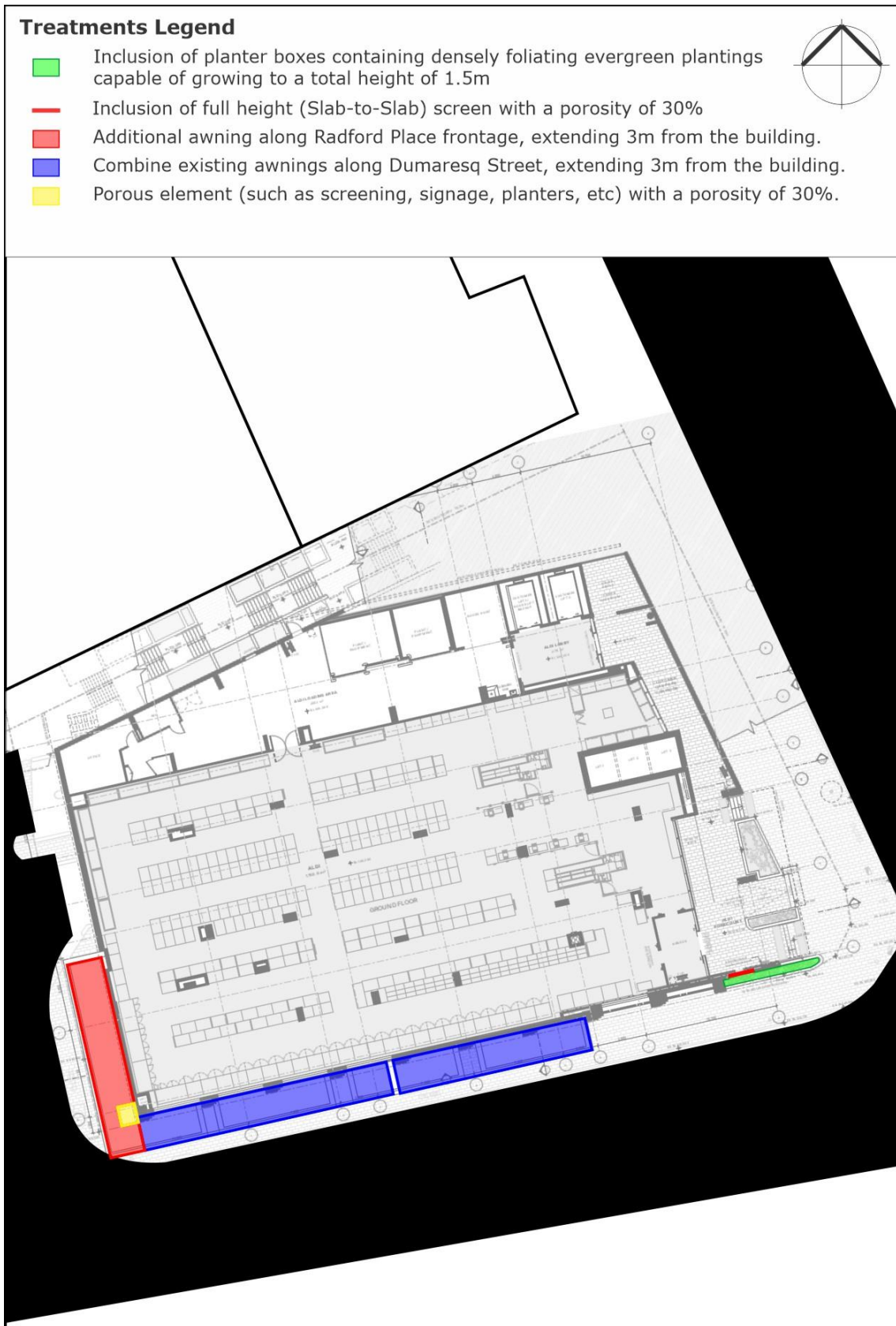


Figure 1: Recommended Treatments - Ground Level

Treatments Legend

- Retention of proposed planter boxes containing densely foliating evergreen plantings capable of growing to a total height of 1.5m
- Inclusion of impermeable awning



Figure 2: Recommended Treatments - Level 01

Treatments Legend



Retention of proposed planter boxes containing densely foliating evergreen plantings capable of growing to a total height of 1.5m



Figure 3: Recommended Treatments - Level 24

Treatments Legend

- Retention of proposed planter boxes containing densely foliating evergreen plantings capable of growing to a total height of 1.5m
- Increase height of balustrade to a minimum of 1.5m



Figure 4: Recommended Treatments - Level 26

DOCUMENT CONTROL

Date	Revision History	Issued Revision	Prepared By (initials)	Instructed By (initials)	Reviewed & Authorised by (initials)
December 19, 2025	Initial.	0	JSN	MM	MLO
January 6, 2026	Inclusion of Updated Drawings	1	JSN	MM	MLO

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