



Doc Ref: WG345-06F02(rev1)- WS Letter

Date: March 10, 2026

To: The Uniting Church in Australia Property Trust (NSW) C/o TSA Management

Address: Level 4, 222 Pitt Street,
Sydney NSW 2000

RE: UNITING CHARLESTOWN, 27 TIRAL STREET, CHARLESTOWN
PEDESTRIAN WIND ENVIRONMENT STATEMENT LETTER

1. INTRODUCTION

This letter is in relation to the proposed Uniting aged care development located at 27 Tiral Street, Charlestown and presents an opinion on the proposed design changes (shown in the latest drawings received 4 December 2025) on the local wind environment with reference to the conclusions presented in the Pedestrian Wind Environment Statement (Ref: WG345-04F02(rev0)- WS Report, dated 10 January 2025).

2. DISCUSSION AND RECOMMENDATIONS

The relevant design changes with regards to wind impact are summarised as follows:

- The Bridge link between Buildings A and B has porous balustrades and canopy.
- Level 01 Building B northeast corner balconies have been expanded.
- Level 04 Building B northwest corner balcony and southernmost balconies have been expanded.
- Level 09 Building B southernmost balconies have been expanded.
- Level 10 Building B southernmost balconies have been expanded.

2.1 Level 01

The expansion of the north-eastern corner balcony on Level 01 results in greater exposure to winds from the west-northwest and northeast. Hence it is recommended that at least 1.8m high impermeable intertenancy screening be included to help stagnate winds within this area while also shielding the adjacent balcony.

The bridge link between Buildings A and B is also exposed to all three prevailing winds funnelling between the two buildings as indicated in the Pedestrian Wind Statement. However, conditions are expected to be adequate with the retention of the operable glazed louvres in the latest design. These louvres allow for enclosure of the bridge link during high wind conditions, but it should be noted that manual operation is at the discretion of maintenance staff during typical hours.

2.2 Levels 04, 09 and 10

With the expansion of the southern balconies on Level 04 and Level 09, it is recommended that impermeable balustrades be included along the perimeter similar to Level 10 to mitigate adverse wind effects from the prevailing wind directions. The same is recommended for the expanded northwestern balcony on Level 04. Additionally, the proposed awnings above the southern balconies should be made impermeable with the intertenancy screening be increased to at least 1.8m high.

Due to the increased size and therefore exposure of the balcony areas, adverse wind conditions may present within them which require strategic wind mitigation measures. It should be noted that these additional treatments can be determined at a later stage based on the results of wind tunnel testing.

Apart from the design changes noted for Building B, it is expected that within the overall development there will be a negligible effect on the local wind environment. Hence, wind conditions should be suitable for their intended uses given the proposed wind mitigation measures in this letter are included in the latest drawing set.

Treatments Legend

- Retention/inclusion of standard height impermeable balustrades.
- Inclusion of at least 1.8m high inter-tenancy screening.
- Inclusion of impermeable awning.
- Retention of glazed operable louvres.
- Further mitigation may be required which is subject to verification by wind tunnel testing.

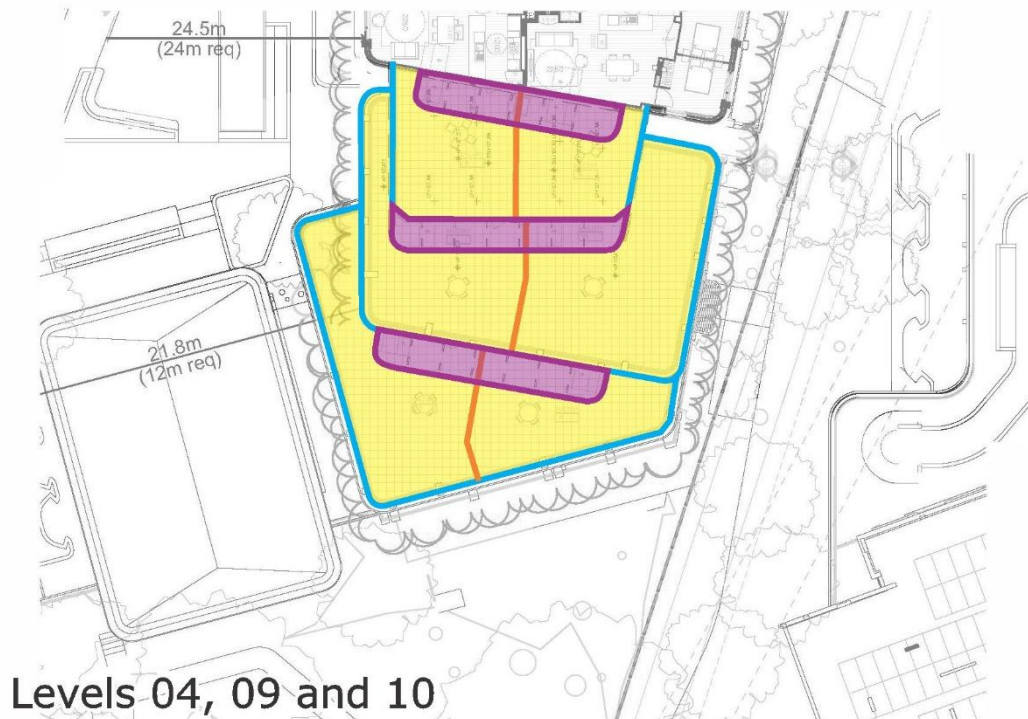
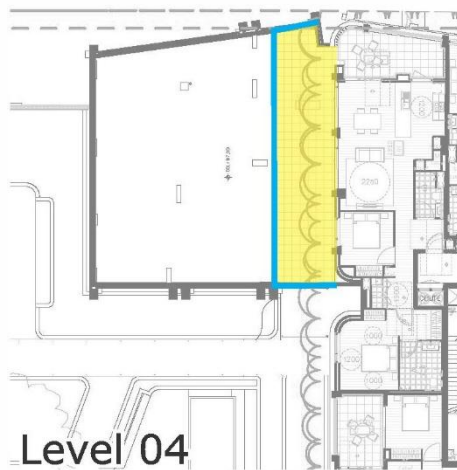


Figure 1: Recommended Treatments for Building B and the Bridge Link

DOCUMENT CONTROL

Date	Revision History	Issued Revision	Prepared By (initials)	Instructed By (initials)	Reviewed & Authorised by (initials)
January 21, 2026	Initial.	0	NR	MCI	JAN
March 10, 2026	Updated treatment recommendations	1	NR	MCI	JAN

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