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Date: October 24, 2024

To: CBUS Property R3 Pty Ltd

Address: Suite 1, Level 23, 1 Farrer Place, Sydney NSW 2000

Attn: Ms Helen Rosen

RE: EAST WALKER STREET, 173-179 WALKER STREET, NORTH SYDNEY
SSDA DESIGN CHANGE WIND ENVIRONMENT ADDENDUM LETTER

1 INTRODUCTION

This letter relates to the proposed residential development at East Walker Street located at 173 – 179 Walker Street and 11-17 Hampden Street, North Sydney.

The State Significant Development Application (SSDA), SSD 67175465, was publicly exhibited from 5th of July 2024 until 1st of August 2024, with the subsequent request for response to submissions issued on 2 August 2024. The SSDA, as exhibited, sought approval for site establishment, enabling works, excavation, groundworks, construction of a 12-storey residential flat building comprising 67 affordable housing dwellings and 11 affordable housing dwellings required by the voluntary planning agreement that applies to the site (Building A), construction of a 30-storey residential flat building containing 161 build-to-sell dwellings (Building B1), construction of a 4-storey ancillary building serving Building B1 (Building B2), construction of a shared basement, port cochere and associated landscaping and streetscape improvements within the site.

Following Public Exhibition of the SSDA and in response to submissions received, the Applicant has further developed and refined the proposed development as outlined in Section 2.0.

In response to the submissions received and proposed design refinements, further assessment of the proposed development has been undertaken where it is relevant to the matters addressed in the Pedestrian Wind Environment Wind Tunnel Study report (report ref: WD816-10F04(rev1)- WE Report) prepared by Windtech Consultants, dated 19th June, 2024, and submitted as part of the SSDA.

This addendum letter provides a review of the latest proposed design for the East Walker Street project, based on the latest State Significant Development Application (SSDA) drawings prepared by Rothe Lowman, project design architects, dated 18th October, 2024. This review will provide commentary on the expected impact of the latest design changes onto the results and recommendations provided within the previous SSDA wind environment reporting provided as part of this current SSDA submission.

Windtech Consultants have previously undertaken a detailed wind environment wind tunnel study to assess the wind conditions within the critical outdoor trafficable areas of the proposed development for the original SSDA design (report reference WD816-10F04(rev1)- WE Report, dated 19th June, 2024). This above reporting was provided to support the current State Significant Development Application (SSDA) submission and was based on a previous architectural design set provided during May and June 2024.

2 DESCRIPTION OF PROPOSED DESIGN CHANGES

It should be noted that the updated and current SSDA scheme shares a very similar massing and form to the design tested during the previous scale model wind environment wind tunnel study. Windtech have reviewed the latest amended architectural drawing documentation (dated: 18th October, 2024) and the primary design changes to the proposed development include:

Building B1

- Overall building footprint shifted to the north-west to allow for setback tolerances to the southern and eastern vertical height plane.
- Updated winter garden façade design and increased operability of windows.
- Adjustment of the façade glazing extent to Levels 26-30 to assist with thermal comfort compliance.
- Increased floor-to-floor heights for Levels 25-28 to 3350mm to accommodate services and structural requirements.
- Increased ceiling height for Level 29-30 to 3000mm and raised building height accordingly.
- Updated facade glazing alignment at Levels 26-30 to ensure the building sits below the Solar Access Plane of Doris Fitton Park as a result of the increased building height.
- Revised lower-level unit layouts and updated podium facade.
- Updated materiality to spandrels to accommodate mechanical exhaust systems.
- Lobby finished floor level (FFL) has been raised above the probable maximum flood (PMF) level. Re-grading of the external landscaping and hardscape areas to accommodate the change in levels required.
- Lobby entry façade has been further set back to align the internal lobby FFL's as a result of the PMF level coordination.

Building B2

- Increased building height and floor-to-floor heights to accommodate the lift overrun, pool, structure, acoustic and services requirements.
- Plantroom amended to ensure passive protection to basement levels in the event of a PMF flooding event.

- Primary access and egress to the plantroom is now located externally, with a secondary egress stair provided that terminates at the loading dock on the western side of the building.
- Basement exhaust duct has been coordinated through the gym/wellness level on B1 as a result of the PMF level coordination.

Building A

- Opaque spandrel glazing adopted to the eastern facade to assist with thermal comfort and increase visual privacy.
- Building shifted by 400mm to the east to provide a commensurate increase in the podium and tower setback to Walker Street.
- Updated common area and lobby layout to improve visibility of the building entry from the street and the addition of an outdoor communal area to the Walker Street frontage.
- Updated facade design, including spandrel materiality to provide further cohesion and consistency between Buildings A and B1.

Basement

- Basement 5 has been removed.
- Residential carparking spaces reduced to the non-discretionary development standards car parking rates in the Housing Sepp, and visitor car parking removed.
- Updated parking, storage, and bicycle rack provisions for all basement levels.

External

- Updated RLs and configuration of the porte-cochere and adjacent surfaces for alignment with the B1 entry.
- Pedestrian path added to the perimeter of the porte cochere to improve pedestrian safety.
- Updated alignment of the stormwater diversion to reticulate within a proposed new easement located on the northwest corner of the site.
- Updated landscape design to coordinate with architectural changes at the ground plane.

3 RESPONSE TO SUBMISSIONS – PEDESTRIAN WIND ENVIRONMENT MATTERS

Submissions Ref No.	Submission Received	Response
N/a	None received. This letter has been provided to assess the impact of the minor design changes onto the results and recommendations made within Windtech's previous Wind Environment Wind Tunnel reporting submitted to support the previous SSDA submission.	The external form design changes are expected to result in a negligible impact onto the wind conditions reported within Windtech's previous SSDA reporting. The results and wind mitigation recommendations from Windtech's previous reporting are still applicable for this latest modified SSDA design scheme.

4 CONCLUSION

It has been noted that of the design changes outlined within Section 2 of this addendum letter, the most significant is the re-arrangement of the Building A communal lobby and inclusion of a communal external terrace towards the north-western corner of the building footprint. It is expected that these external terraces will experience wind comfort conditions suitable for short exposure/ standing activities due the structural elements that flank this terrace and the inclusion of nearby landscaping/ planting proposed for Walker Street.

Noting the minor extent of the design changes outlined within Section 2 above, Windtech expects there to be a negligible impact onto the ground level and elevated area wind environment conditions reported and outlined within the existing SSDA reporting for the East Walker Street project. Therefore, The SSDA Wind Environment Wind Tunnel Study report (report ref: WD816-10F04(rev1)- WE Report) recommendations are maintained, and no further mitigation measures or recommendations are required

Regards,

Windtech Consultants

Simon Ronald
Director