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Date: December 2, 2025

To: The Smith Street Development Partnership Pty Ltd, C/- Urban Property Group Pty Ltd

Address: Suite 110, Level 1, 180-186 Burwood Road, Burwood

RE: 106 AND 120-122 SMITH STREET, AND 3A CHARLOTTE STREET, WOLLONGONG
"DESKTOP" WIND ENVIRONMENT ADDENDUM LETTER

1 INTRODUCTION

This technical letter comments on the likely wind impacts within the critical outdoor trafficable areas for the latest design of the 106 and 120-122 Smith Street, and 3A Charlotte Street development, located in Wollongong. Windtech Consultants have previously undertaken a Desktop Pedestrian Wind Assessment for the proposed development, with commentary and recommendations presented in the Pedestrian Wind Environment Report issued in April 2024 (Report Ref: WI427-01F02(REV3)- WS Report, dated April 10, 2024).

The study involved a qualitative assessment of the wind comfort and safety conditions for the ground level pedestrian trafficable areas within and around the subject development, as well as an assessment of the Communal open spaces on Level 2, Level 7 and private balconies. In-principle wind mitigation measures were provided for areas that are expected to experience adverse wind conditions.

Since the time of issuance of the abovementioned report, the development has undergone some design changes. Windtech has reviewed these design changes to the development, which are based on the latest architectural drawings prepared by Team2 Architects, received on December 1st, 2025. The notable design changes to the development (with respect to the wind effects) include the following:

Podium Levels:

- Adjustment to the building form of the Podium levels at the north-western corner of the development. This building adjustment has resulted in a portion of the western aspect of Building 2 to overhang the podium.
- The eastern aspect of the building podium levels has extended 3m to the east, resulting in the podium to align with the eastern boundary line.
- Introduction of a covered walkway along the northern perimeter on the ground floor plane.
- Western boundary line has been extended approximately 10m west to include a walkway/ deep planting zone.



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Building 1:

- A marginal re-alignment of the eastern building aspect to face directly east rather than to the east north-east.

Building 2:

- A marginal re-alignment of the eastern building aspect to face directly east rather than to the east north-east.
- Introduction of a corner balcony on the north-western corner of all levels.
- The communal open space on the eastern portion of Building 2 has been moved from Level 7 to Level 8. It should be noted that the layout and shape of the communal open space is similar to the previous design.
- Addition of 3 standard levels onto the western portion of Building 2, increasing the total height from 10 levels to 13 levels.

It should be noted that, with the exception of the increase in height the overall building form remains similar to the design submitted and assessed in April 2024. Provided this similarity in design, it is expected that the previous wind mitigation recommendations would be suitable in mitigating any adverse winds within and around the development. Noting the design changes that have occurred, Figure 1 & Figure 2 below demonstrate an updated wind mitigation scheme for the Ground floor plane and Level 2 rooftop podium. The wind mitigation recommendations for the entire development can be summarised as the following:

- Ground level trafficable areas:
 - Retention of the proposed 1.2m high porous balustrades along the northern, southern and western aspects of the development (ensuring that the maximum porosity is 30-35%).
 - Retention of the proposed full-height porous screens along the southern and western aspects of the development (ensuring that the maximum porosity is 30-35%).
 - Inclusion of 1.2m high vegetation (e.g. hedges/shrubs) within the proposed planter boxes along the northern and western boundaries of the site.
 - Retention of dense evergreen tree planting, capable of growing to heights of 3-5m along the western and southern aspects.
 - Inclusion of additional evergreen tree planting, capable of growing to heights of 3-5m along the western aspect.
- Level 2 Podium:
 - Retention of the proposed 1.2m high impermeable balustrade around the various terraces.
 - Inclusion of 1.2m high vegetation (e.g. hedges/shrubs) within the proposed landscape zones/planter boxes throughout the terrace.

- Level 8 Rooftop Terrace:
 - Inclusion of 1.5-1.8m high vegetation (e.g. hedges/shrubs) within the proposed landscape zones/planter boxes throughout the terrace.
 - Inclusion of a 1.8m high impermeable screen along the terrace perimeter.
- Corner balconies on Levels 3 to 12:
 - Inclusion of 1.2m high impermeable balustrades on the corner balconies of Buildings 1 and 2.

With the inclusion of the abovementioned recommendations in the final design, it is expected that wind conditions for the various trafficable outdoor areas within and around the development will be suitable for their intended uses, and that the wind speeds will satisfy the applicable criteria for pedestrian comfort and safety. It should be noted that that the in-principle recommendations are based on a qualitative approach, and no wind tunnel testing has been completed.

Treatments Legend

- Retention of the building setback on Ground Level.
- Retention of the proposed full height porous screen (Max porosity = 30-35%).
- Retention of the proposed 1.2m high porous balustrade (Max porosity = 30-35%).
- Retention of the proposed evergreen tree planting, capable of growing to heights of 3-5m.
- Inclusion of additional evergreen tree planting, capable of growing to heights of 3-5m.
- ▭ Inclusion of 1.2m high vegetation (e.g. hedges/shrubs) within the proposed planter boxes.

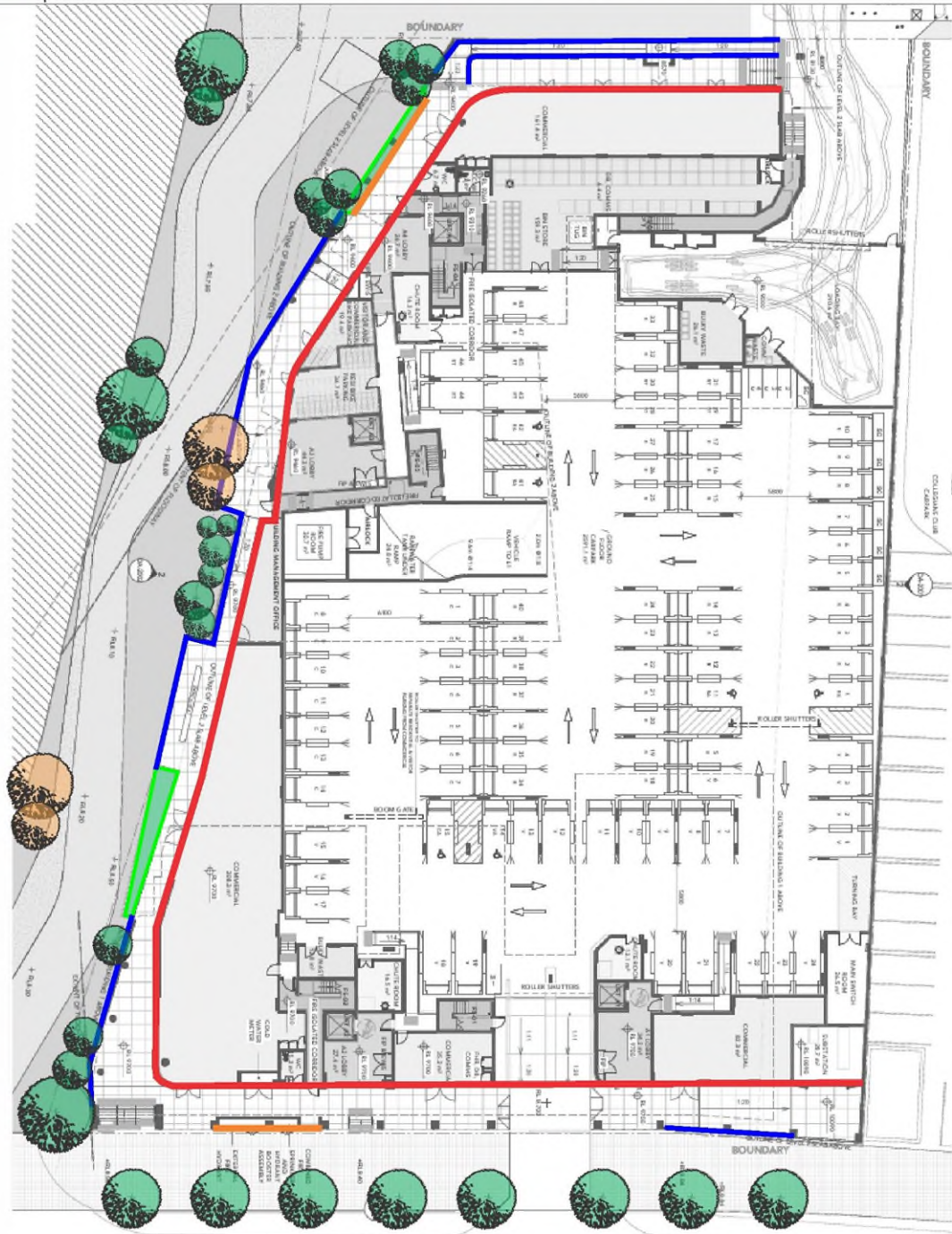


Figure 1: Recommended Treatments - Ground Level

Treatments Legend

- Retention of the proposed 1.2-1.5m high impermeable balustrade.
- Inclusion of 1.2-1.5m high vegetation (e.g. hedges/shrubs) within the proposed planter boxes.



Figure 2: Recommended Treatments – Level 2

DOCUMENT CONTROL

Date	Revision History	Issued Revision	Prepared By (initials)	Instructed By (initials)	Reviewed & Authorised by (initials)
December 1, 2025	Initial.	0	MM	MM	SWR
December 2, 2025	Minor comments.	1	MM	MM	SWR

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