Design Update Review

To: Norelle Jones

From: Dr Farzin Ghanadi

Company: HPG General Pty Ltd

SLR Consulting Australia

Date: 30 October 2025

Project No. 610.032216.00001

RE: 37 Archer Street, Chatswood
Response to Submissions Updated Project Description

1.0 Introduction

This report comprises an addendum to the 610.032216.00001-R01-v1.1- 20251021 report prepared by SLR Consulting to support a State Significant Development Application (SSDA) for a mixed-use building at 37 Archer Street, Chatswood. It provides additional information to describe amendments to the proposed design which have been implemented in response to feedback received from the State Design Review Panel (SDRP), the Department of Planning, Housing and Infrastructure (DPHI) and Willoughby City Council (WCC). Public exhibition of the application occurred between 20 June 2025 and 21 July 2025.

2.0 Response to DPHI comments

Following the Department's preliminary assessment of the application, the responses to the Department's key issues, Council and public submissions, and all relevant agency advice are provided below:

1) **Consider the cumulative wind impacts from adjoining developments, including any proposals currently under assessment or construction on the street at 31–35 Archer Street, 51–55 Archer Street, 57–61 Archer Street, and 34 Albert Ave.**

SLR Response: The presence of future surrounding developments can influence the local wind flow dynamics and overall wind environment experienced around a proposed development. These cumulative effects are generally assessed to understand how nearby approved or under-construction buildings may alter prevailing wind patterns, create additional acceleration zones, or provide beneficial shielding to certain areas within the site.

In this instance, the future developments at 31–35 Archer Street, 51–55 Archer Street, 57–61 Archer Street, and 34 Albert Avenue have been identified as the primary projects that could potentially contribute to cumulative wind effects. These buildings are situated to the southeast and northwest of the subject site, corresponding with key wind approach directions.

Considering their orientation to prevailing winds, distance from the subject site, and overall building massing, the surrounding cumulative developments are not expected to materially alter the existing or proposed wind environment. These buildings are either located upwind of the site's less sensitive façades or are sufficiently set back to limit any significant channelling or downwash interaction with the proposed

development. Additionally, the height differentials and intervening street corridors between these developments and the subject site further dissipate wind flow and prevent the formation of strong wind accelerations.

Based on these aerodynamic considerations and comparative experience from similar urban environments, the cumulative impact of these surrounding developments is minimal and does not warrant any modification to the proposed wind mitigation strategy. Consequently, the development is not expected to experience any notable increase in adverse wind conditions due to the presence of these future surrounding buildings.

2) Detail the full heights and structural forms of the physical wind mitigation measures recommended by the wind assessment on the plans and update any references to building height accordingly.

The key design changes that have been introduced are summarised as follows:

- **Improvement of the height and scale transition to the adjoining conservation area**:
    - Two storey reduction in podium height fronting Bertram Street.
    - Setback of the street wall has been increased from 8m to 9m.
- **Redistribution of floorspace**: Floorspace within the building element fronting Bertram Street has been transferred to the Archer Street tower resulting in an overall increase in the height of the tower to 30 storeys (additional two storeys).
- **Increased and improved landscaping** through substitution of bleachers and other hard elements by soft green landscaping.

SLR Response: Updating any references to building height is expected to have a negligible impact on the previously recommended ground-level wind conditions.

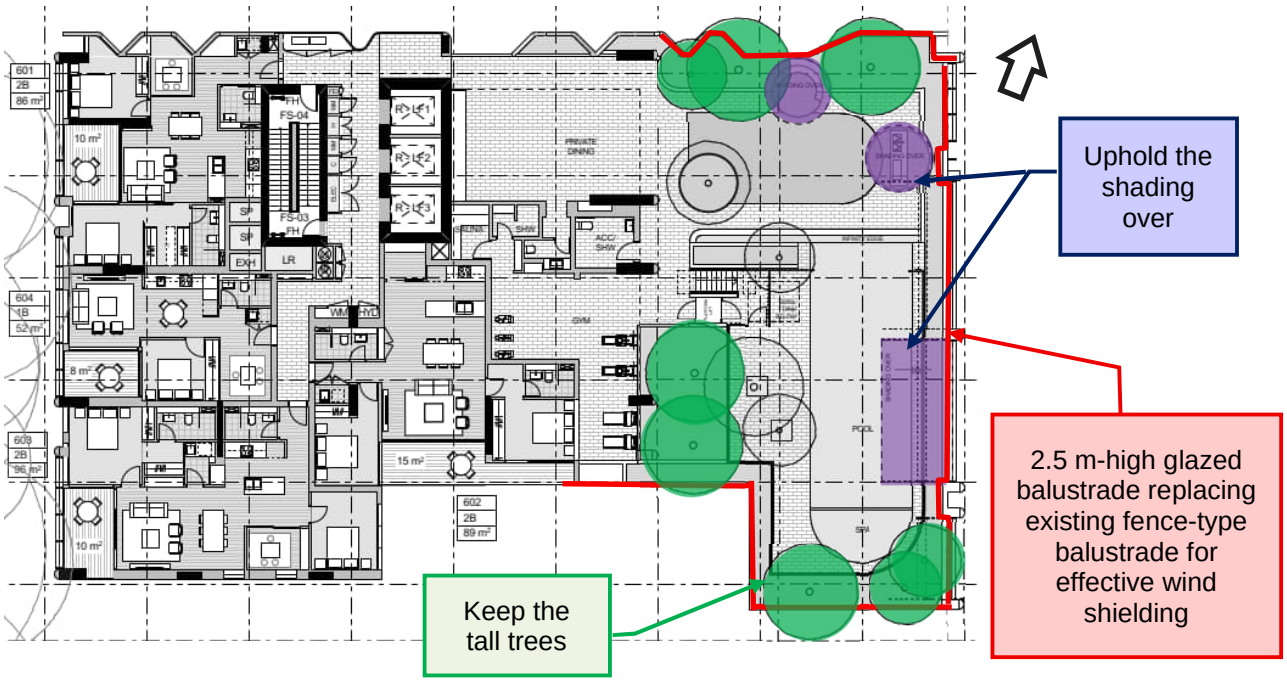
It is noted that the wind mitigation recommendations for Level 1 open areas remain unchanged, as the design alterations at these levels are considered minor and do not materially affect the local wind environment.

<u>The communal open space on level 6</u>

The communal open space, previously located on Level 8, has now been relocated to Level 6. This modification slightly alters the local wind environment, as the lower position is less exposed to higher-level wind effects. Despite this adjustment in the updated design, the previously recommended wind mitigation measures remain applicable. Consistent with the earlier SSDA design, it is recommended that:

- Install glazed balustrades along the eastern and western edges of the Level 6 communal open space. These should be complemented by shading elements above the eastern seating areas and tall evergreen trees to improve wind protection and thermal comfort, ensuring compliance with the seating comfort criterion. (**Figure 1**).
- Wind speeds within the Level 6 communal open space, exceeded the seating comfort threshold. To address this, it is recommended to replace the proposed fence-type balustrade with a 2.5 m-high glazed balustrade to provide effective wind shielding (**Figure 1**).

Figure 1 Wind Mitigation for the Development as outlined in the SSDA design – Elevated Communal Open Space (Level 6)

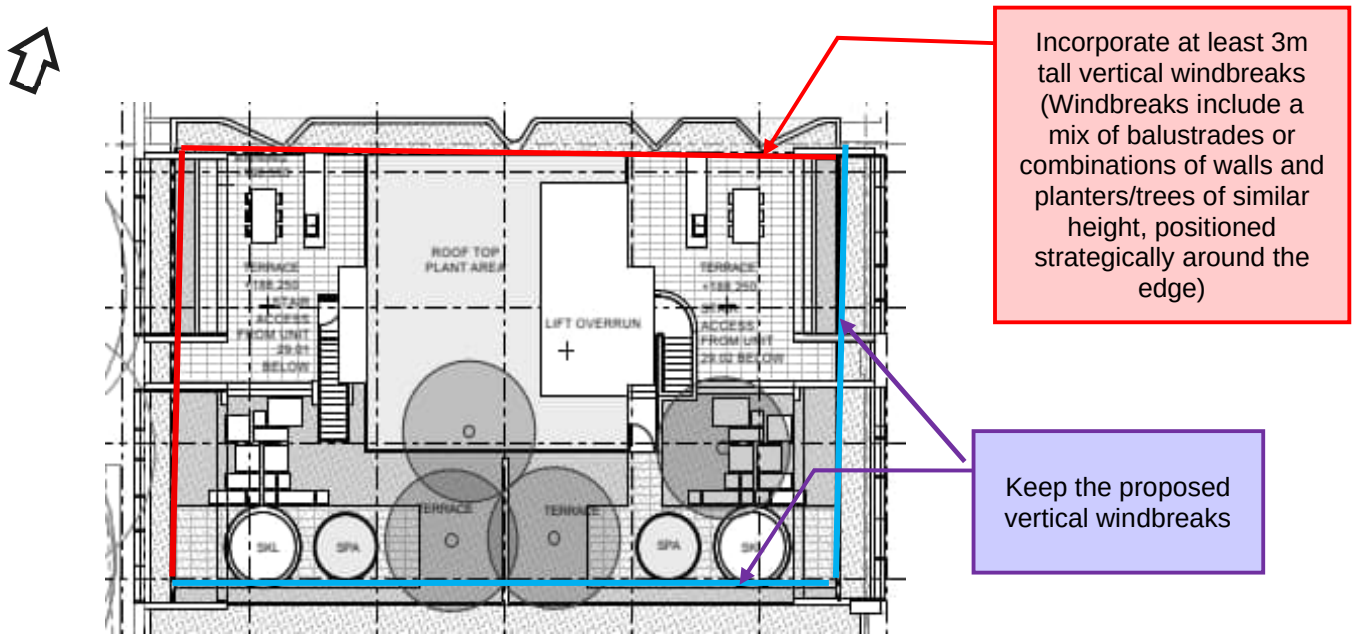


Rooftop terraces

The current rooftop design has undergone minor changes compared to the previous design; therefore, the wind mitigation recommendations have been updated accordingly, as outlined below:

- The proposed glazed balustrades along the eastern and southern outer edges of the rooftop, will help achieve the required standing comfort criteria in this area**.**
- It is recommended to increase the height of the vertical windbreak along the western and northern edge of this area to at least 3m to achieve the required seating comfort criteria. Windbreaks can include a mix of balustrades or combinations of walls and planters/trees of similar height, positioned strategically around the edge (**Figure 2)**

Figure 2 Wind Mitigation for the Development – Rooftop



Please do not hesitate to contact SLR if you require further information regarding the enclosed.

Kind Regards,

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Reviewed by:

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