



Doc Ref: WI846-03F02(rev1)- Wind Environment Addendum Memo

Date: June 30, 2025

To: Varsity Assets Management Pty Ltd on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust

Address: Level 14, 275 George Street Sydney, NSW 2000

Attn: Janene Fowlstone

RE: THE TIMBERYARDS BY RTL CO.  
WIND ENVIRONMENT ADDENDUM MEMO

## 1 INTRODUCTION

Windtech Consultants previously prepared a Pedestrian Wind Environment Statement report for the Timberyards by RTL Co. development, located in Marrickville. The report presented the results of an assessment of the wind impacts of the proposed development onto the critical outdoor trafficable areas within and around the site (Report Ref: WI846-01F03(rev2)- WE Report, dated 30 Jan 2025).

Since the time of issuance of the above referenced report, there have been further design changes to the proposed development incorporating recommended wind treatments. Windtech have reviewed these changes in the context of the previously assessment and the latest set of architectural drawings, dated 4 June 2025.

## 2 DESIGN REVIEW

Based on the drawings dated 4 June 2025, the following significant design changes have been identified:

### **Building A:**

Building A has had changes to the internal layout of the apartments on the Ground Floor and Level 01. It is expected that these changes will not significantly impact any trafficable areas.



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### **Building B:**

Building B has increased the overall height of the northern end through the addition of an extra floor of apartments. It is expected that this will marginally increase any downwash effects in the Timberyards Commons area from the prevailing westerly winds and the Mitchell Street pedestrian footpath area from the prevailing north-easterly winds. It is expected that points surrounding Building B on the ground floor will not exceed their comfort or safety criteria based on this marginal increase in downwash from the additional floor.

The outdoor rooftop terraces on the northern end of Building B are expected to experience less shielding from adjacent buildings, therefore becoming more exposed to the westerly prevailing winds. The currently proposed 1.8m high impermeable balustrade on the roof floors is expected to be effective in wind mitigation and enhance the local wind conditions on the outdoor rooftop terrace for its intended uses.

### **Building E:**

Building E has incorporated an additional northern apartment located on Level 12 rooftop. Previously this area was a mechanical space, modelled as a void in the Pedestrian Wind Environment Report. It is expected to have a minimal impact on the surrounding trafficable outdoor areas of the building.

### **Building G:**

Building G contains a new massing which incorporates a stepped balcony design, removal of units on Level 06 and the inclusion of a communal roof garden on Level 04. The balconies on Level 05 are expected to benefit from their recessed design, which causes winds to stagnate.

The communal roof garden is expected to be exposed to the prevailing southerly and westerly winds, which are expected to cause corner acceleration around the southern-most and western-most corners of the garden area. This area is expected to benefit from the inclusion of planting within the proposed landscaped areas. The planting should be densely foliating, evergreen and capable of growing to a total height above the finished floor level of 1.5m including the planter box.

## **3 TREATMENTS:**

The following wind mitigation treatments have been incorporated into the latest architectural drawings:

### **Ground Floor:**

- Inclusion of densely foliating evergreen planting/vegetation in the form of tree plantings, shrubs or planter boxes to enhance pedestrian comfort spanning from the Backyard area between Buildings E and G to the area adjacent to the Pocket Park between Buildings A and B.
- Inclusion of impermeable awnings adjacent to the commercial spaces of Building E.
- Inclusion of densely foliating evergreen trees capable of growing to a height of 5-8m on the south corner of Building B, between building A and B and on the south-west aspect of Building E.
- Inclusion of a raised planter box containing densely foliating evergreen plantings capable of growing to a combined height of 1.5m on the south-western corner of Building F.

**Private balconies:**

- Inclusion of 2m high impermeable end screens from Level 04 to Level 09 on the western-most balcony of Building E. It is recommended that the screen be placed along the north-west edge of the balcony.
- Inclusion of full height, 50 percent porous end screens from the Ground Floor to Level 04 on the southern-most balcony of Building F. It is recommended that the end screen be placed along the south-western edge of the balcony.

**Rooftop terraces:**

- Inclusion of 1.8m high impermeable balustrade surrounding the outdoor terraces on Buildings B and E.
- Inclusion of a 2m high impermeable barrier between the Building B communal space and the maintenance area.
- Inclusion of densely foliating evergreen trees capable of growing to a height of 5-8m at the northern and eastern corners of the Building B rooftop terrace.
- Inclusion of 2m high impermeable baffle screens in the south-east walkway of the Building B rooftop terrace.
- Inclusion of planter boxes containing densely foliating evergreen plantings capable of growing to a combined height of 1.5m in the Level 04 communal roof garden located on Building G.

Furthermore, it is expected that the trees located adjacent to Wicks Park on Victoria Road will improve wind conditions in the park.

## 4 CONCLUDING REMARKS

The proposed design has incorporated the recommendations from the pedestrian wind environment report (Report Ref: WI846-01F03(rev2)- WE Report).

With the inclusion of the abovementioned recommendations, 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 environment will satisfy the applicable criteria for pedestrian comfort. The wind conditions within and around the development are expected to satisfy the wind safety criterion generally and meet the walking comfort criterion within the pedestrian thoroughfares, as well as standing/sitting comfort criteria around the building entrances/communal spaces.

Regards,

Windtech Consultants

Matthew Hooper  
*Supervision Engineer*

#### 4.1.1 APPENDIX A - UPDATED DESIGN

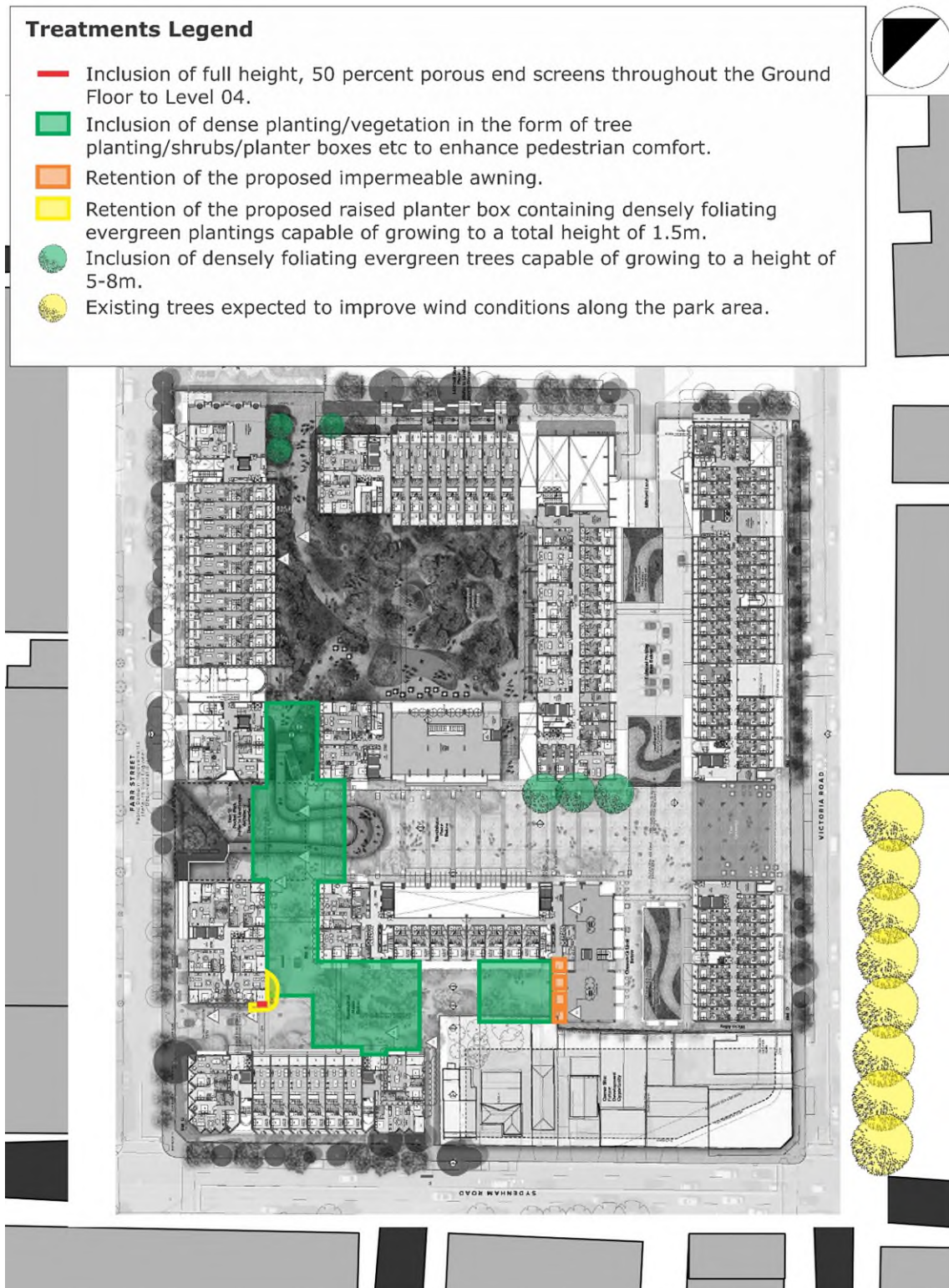


Figure A1: Suggested Treatments – Ground Level Plan



### Treatments Legend

- Inclusion of full height, 50 percent porous end screens throughout the Ground Floor to Level 04.

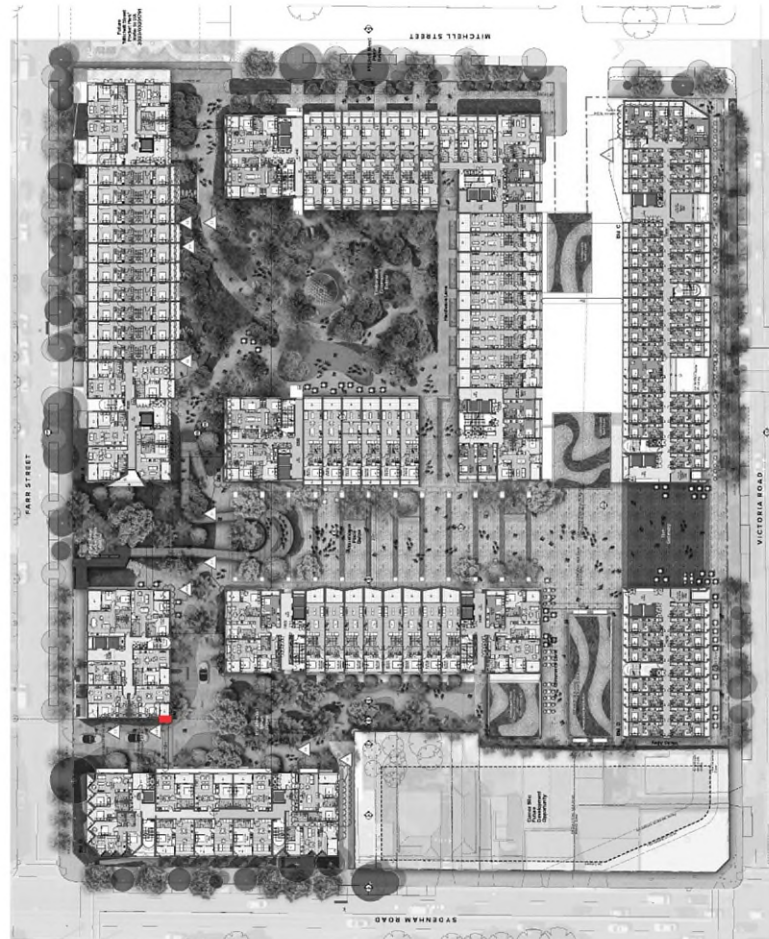


Figure A2: Suggested Treatments – Level 01 to 03 Plan (typical plan shown)

### Treatments Legend

- Inclusion of planter boxes containing densely foliating evergreen plantings capable of growing to a total height of 1.5m.
- Inclusion of full height, 50 percent porous end screens throughout the Ground Floor to Level 04.
- Inclusion of 2m high impermeable end screen throughout Level 04 to Level 09.

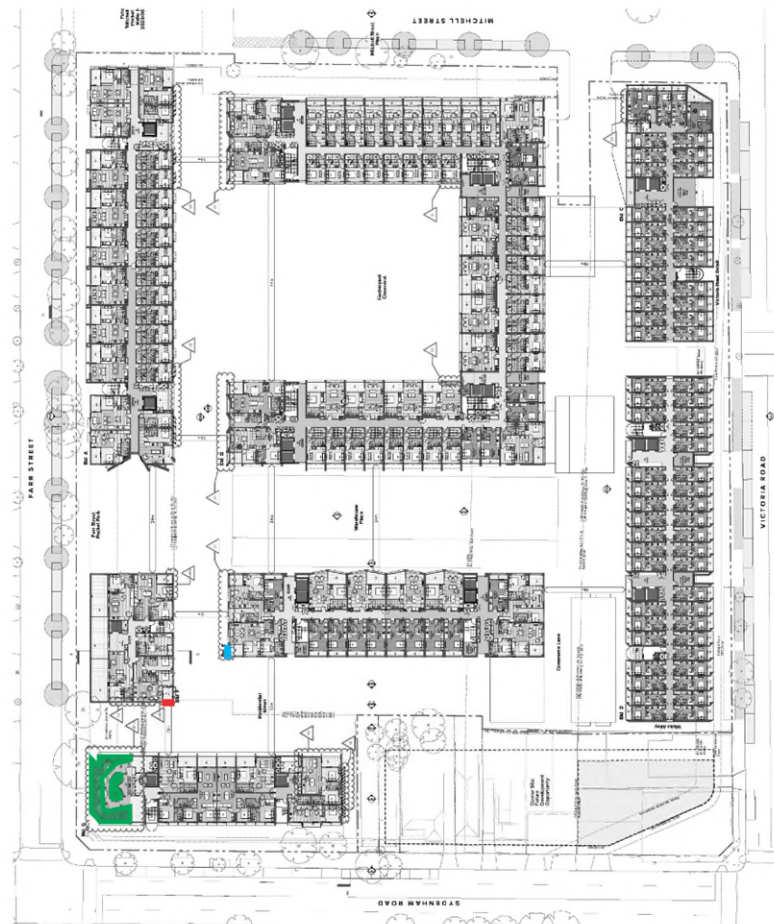


Figure A3: Suggested Treatments – Level 04 Plan

## Treatments Legend

- Inclusion of 2m high impermeable end screen throughout Level 04 to Level 09.

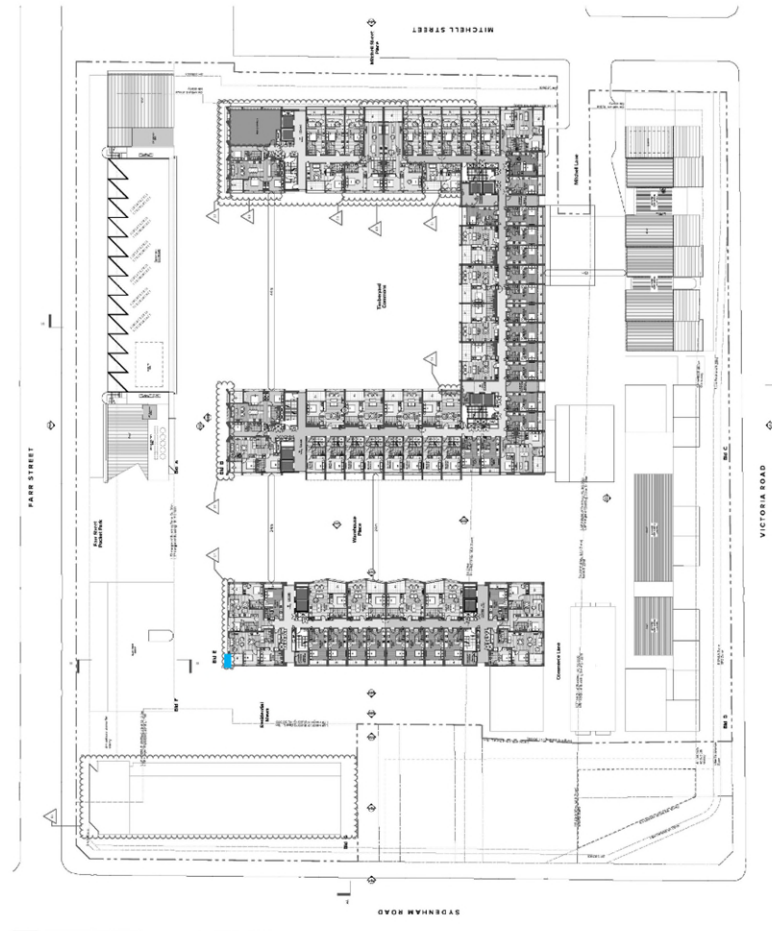


Figure A4: Suggested Treatments – Level 05 to 09 Plan (typical plan shown)



### Treatments Legend

- Inclusion of 1.8m high impermeable balustrade.
- Inclusion of 2m high impermeable screens with screens located on Levels 11 and 12.
- Inclusion of densely foliating evergreen trees capable of growing to a height of 5-8m.

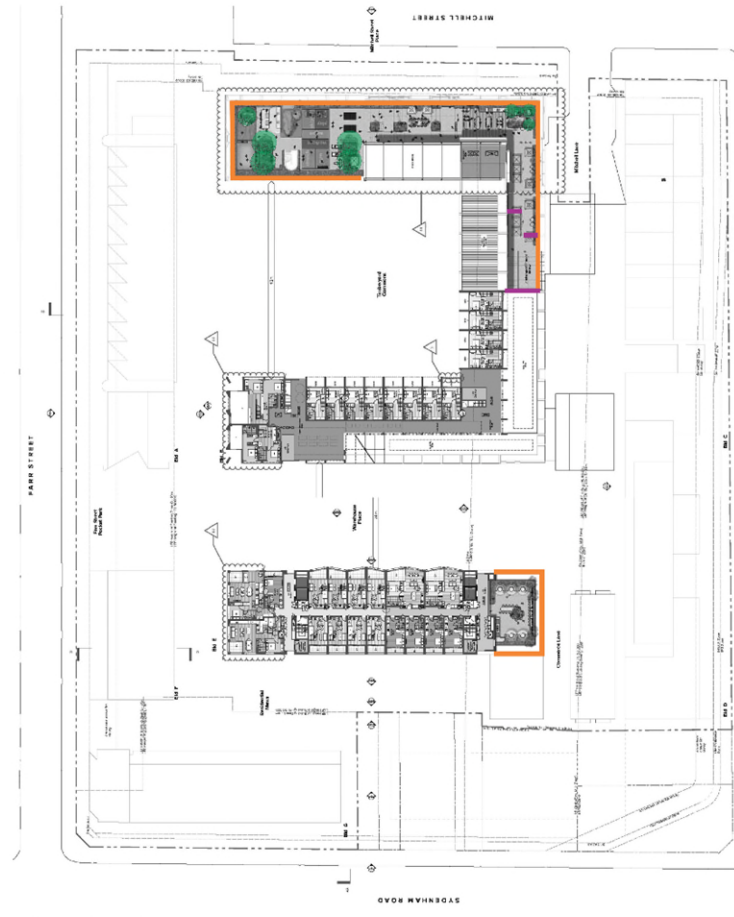


Figure A5: Suggested Treatments – Rooftop Terrace Plan