

Letter

DATE 13/04/2026
TO IREON
ATTN Mr Theo Triant
PROJECT 815 Pacific Highway Chatswood reduction in core size as a result in increasing set back of tower along Pacific Highway

Dear Theo,

As requested, we have carried out an initial concept assessment of the impact of reducing the current core size and outrigger wall length because of further setting back the tower façade from the Pacific Highway. For this assessment, we have adopted an additional 1 metre setback thus reducing the core and outrigger wall lengths by 1 metre.

One of the driving principles when designing tall buildings is that the lateral acceleration that occupants feel needs to be under defined limits commonly referred to in standards such as ISO 10137 to ensure occupant comfort. The estimated accelerations resulting from the reduced core and outrigger walls are in the order of 60 to 100% above these defined limits. Detailed modelling of the building with the reduced core may improve these results but, in our experience, not by the order of 60%, so this configuration of core and outrigger wall size will be non-compliant. Accordingly, this configuration is not capable of supporting building of the current height.

By reducing the building height, the natural frequency, mass and stiffness properties will change which will decrease the accelerations. Hence, we have also carried out an initial concept assessment of the degree of reduction of building height to achieve acceptable accelerations with the reduced core size. We estimate that a reduction of building height in the order of twenty floors will be required to bring accelerations to within acceptable limits. This level of height reduction reflects a materially different structural system and building configuration and would require a fundamental redesign of the tower rather than representing a direct modification of the current scheme. Again, detailed modelling of the new building configuration and height may vary these results, but we still estimate a reduction in floors of this magnitude will be likely.

Notwithstanding this, the overall conclusion remains that a reduction in core size to facilitate increased setbacks is not compatible with achieving acceptable structural performance for a tower of the proposed scale.

Yours faithfully

SCP Consulting Pty Ltd

A handwritten signature in dark ink, appearing to read 'D. Templeton', written on a light-colored, slightly textured background.

David Templeton

Director