



Date: September 16, 2020

Reference: WE932-03F01(rev0)- Wind Environment Letter

NSW Department of Planning

Attn: Relevant Planning Officer

**RE: 42 HONEYSUCKLE DRIVE, NEWCASTLE  
COMMENTARY ON THE UPDATED DA SCHEME IMPACTS ON WIND  
ENVIRONMENT**

To the Relevant Planning Officer,

Windtech Consultants have previously undertaken detailed wind tunnel testing for the proposed development located at 42 Honeysuckle Drive, Newcastle (report ref: WE932-02F03(rev0), dated May 18, 2020). This report was prepared to assess the wind environment conditions within and around the subject development with reference to wind comfort and safety conditions. This above report was included in the initial Development Application (DA) submission and was based on a previous development design.

Since the time of the initial DA scheme submission, the proposed design scheme has been further developed. However, it should be noted that the updated DA scheme shares very similar massing and form to the model tested as part of the previously undertaken wind tunnel study. Windtech have reviewed the latest updated architectural plans in the SSD Meeting Presentation pack (dated: 09 September 2020) and the design changes to the proposed development include:

- Decrease in maximum building height from RL 41.83m to 39.28m.
- Increase in Hotel building height by one storey.
- Decrease in podium height by one storey.
- Removal of North-Western walkway colonnade.
- Higher street facing wall at the North-Eastern ground floor seating area.
- Inclusion of a canopy over the ramp/entry to the hotel.
- The level 3 terrace is only for office access and no longer linked to the hotel cafe/restaurant, changing the comfort criteria for this area.

It is expected that the design changes outlined above will not significantly impact the wind conditions observed from the previously undertaken wind environment wind tunnel study for the previous design scheme. Therefore, the results and recommendations presented within the previous wind environment report (referenced above) are still applicable for this latest design scheme. If the wind mitigation treatments previously recommended are included within the final design scheme, it is expected that all areas within and around the subject development will experience suitable wind conditions for their expected uses. Furthermore, it should be noted that the change in the expected use of the level 3 terrace, will result in the mitigation measures recommended for this area not being required to be included within the final design scheme.

Regards,



Windtech Consultants Pty Ltd

Simon Ronald  
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