

(ACN 004 230 013)

Ref: 36-20-DE-LET-00
19 May 2020

Charter Hall
Attn: Thomas Carter Key

Dear Thomas,

**480 Swan Street, Richmond
Response to VIPAC Review**

VIPAC have reviewed MEL Consultants Report 36-20-WT-ENV-03 for the environmental wind impacts of the proposed 480 Swan Street development, Richmond. VIPAC have raised a query as to the wind conditions in the proposed outdoor seating area at the west end of the south pedestrian area as shown in Figure 1.



Figure 1: Proposed Outdoor Seating Area

VIPAC have queried the wind conditions in the outdoor area as at Test Location 5 the wind conditions were shown to be above the long term stationary criterion (sitting) for

the south-southeast through west to north wind directions. These wind conditions were due to the local acceleration of wind flow around the southwest corner of the building. It is agreed that the wind conditions around the building corner would not be suitable for a designated outdoor seating area near the corner. Instead it would be suggested that this area be moved east towards the centre of the building as shown in Figure 2. This is closer to Test Location 33 that was shown satisfy the long term stationary criterion for all wind directions. The wind conditions in the revised location would be expected to achieve the long term stationary criterion and local screening around the area, such as 1.2m high screens (removeable – use as required), would assist with achieving the long term stationary criterion. The area up to the southwest corner could be used as outdoor seating on an elective basis when wind conditions permit this usage.

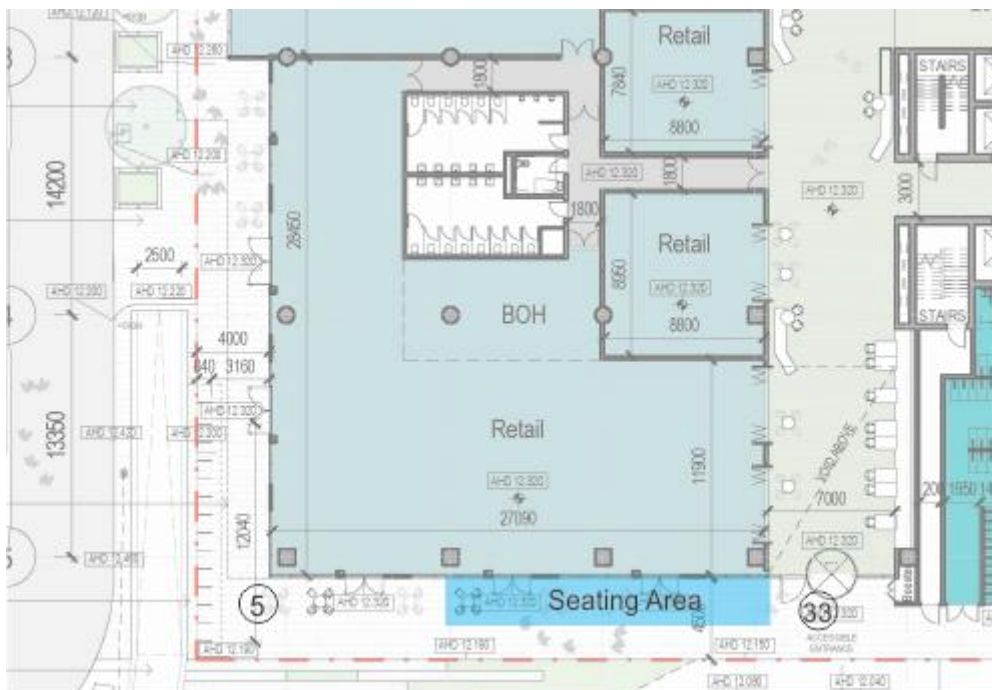


Figure 2: Revised location of the Proposed Outdoor Seating Area

Yours sincerely,

M. Eaddy

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MEL Consultants Pty Ltd