



22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA

(ACN 004 230 013)

Ref: 64-18-DE-REV-03

16 February 2020

City of Yarra
PO Box 168
Richmond VIC 3121

Attn: Amy Hodgen

Dear Amy,

**The Village Alphington (Lot 2E)
Review of Vipac Wind Impact Statement
Vipac Document Numbers: 30N-20-0110-TNT-6780152-1 (21 December 2020)**

The review of the Vipac Wind Impact Statement is based on MEL Consultants' experience of wind flow around buildings and structures. This experience has been developed from a company experience of more than 40 years of desktop, wind tunnel, and full scale studies of environmental wind conditions in urban and sub-urban areas. No wind tunnel studies have been undertaken to support the review. Our comments are as follows:

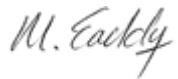
- The Wind Impact Statement prepared by Vipac assesses the revised design of the Alphington Village Lot E and references the wind tunnel study completed in 2018 (Vipac Report 30N-18-0136-TNT-6752950-0 28 October 2018). Included with the information provided to MEL Consultants by the City of Yarra was a letter dated 7 September, 2020, (30N-20-0110-GCO-6780274-3) that compares the latest drawings and the wind tunnel data, and provides clarification in response to the Council Permit Conditions.
- The Wind Impact Assessment uses the wind tunnel study report from 2018 to assess the updated design of the proposed development. The safety and

comfort criteria in the assessment is the same as those presented in the 2018 wind tunnel study.

- Vipac have undertaken the assessment of the revised design based on a comparison of the latest drawings and the wind tunnel study data to provide a qualitative assessment of the wind conditions around the revised development.
- The wind tunnel study undertaken in 2018 investigated two configurations; first the proposed development with existing surrounding developments, and second the proposed development with likely future developments. The redevelopment of the Paper Mill precinct around the 640 Heidelberg Road development is underway and, as discussed with the City of Yarra, the second configuration would be appropriate for the assessment of the wind impacts.
- Comments on the Vipac assessments made in Section 3 of the wind impact assessment are as follows:
 - Vipac have stated that the ground level pedestrian pathways would have wind conditions satisfying the walking criterion except at two locations; at the northwest corner and southwest corner. Vipac have highlighted that the porous carpark facades along the Outer Circle Mews but Condition 1 of the permit requires Level 1 of the podium carpark to be sleeved with apartments for the full length of the Outer Circle Mews, which would reduce the area of porous carpark facade for wind mitigation. MEL Consultants have no issue with the proposed mitigation devices detailed in Figure 13. However, given the significant pedestrian activation along the Outer Circle Mews laneway, it may be pertinent to quantify the proposed wind mitigation strategies to improve wind conditions to satisfy the target criterion.
 - The screen suggested for the Village Town Square sitting area in Figure 14 would need to be more extensive and positioned around any proposed seating areas. The two screens positioned as indicated in Figure 14, would not be expected to be sufficient to provide wind mitigation for the area outside the shops.

- The remaining Vipac comments on the wind conditions and wind mitigation strategies are reasonable expectations of the wind conditions in these locations and MEL Consultants have no issue with these comments.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'M. Eaddy', written in a cursive style.

M. Eaddy
MEL Consultants Pty Ltd