



22 CLEELAND ROAD  
SOUTH OAKLEIGH VIC 3167  
AUSTRALIA

(ACN 004 230 013)

7<sup>th</sup> July 2023

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### **3 Wellington Street, Box Hill Environmental Wind Considerations**

The current development at 5-9 Wellington Street development has been wind tunnel tested to evaluate the wind conditions against prescribed comfort and safety criteria and results presented in MEL Consultants' VCAT Expert Witness Evidence dated 11<sup>th</sup> August 2022 which contains the Environmental Wind Speed Measurements Report 70-21-WT-ENV-00 Rev1, dated 8<sup>th</sup> September 2021. The study did not include existing trees or any landscaping for the measurements, as per the planning requirements. With the mitigation strategies developed in the study the wind conditions at all tested locations were shown to meet the walking comfort criterion or better and pass the safety criterion.

We will provide commentary with respect to the wind impact that the proposed addition of the 3 Wellington Street development (immediately to the south) would have on the wind criteria achieved in the surrounding streetscapes.

The development plans now including the 3 Wellington Street development have been provided by Rothe Lowman and are dated 4<sup>th</sup> July 2023. The additional proposed development at 3 Wellington Street will be a 5 level commercial wing butting up directly against the southern side of the building. Primary access will be via Wellington Street. Terraces at ground (West side) and on Level 4 (east side) will be present and be used for elective use by the associated tenancies.

The wind conditions on the site occupied by the 3 Wellington Street development were measured during the wind tunnel testing of the 5-9 Wellington Street and correspond

to Test Locations 31, 31a and 31b, with locations 3, 5 and 45 also relevant, which lie at the corners of the site. The presence of the 5-9 Wellington Street development was shown to increase the wind criteria achieved at these locations, typically from standing to walking comfort, with the dominant exposure being from the west sector wind directions.

With the new 3 Wellington Street development, the wind conditions in the greater streetscapes would be expected to achieve similar wind criteria to those in the aforementioned wind report. The wind conditions to the south of the 3 Wellington Street development, however would be expected to increase, but would achieve the walking comfort criterion and thus remain acceptable for walking.

With the additional shielding provided by the building itself the wind conditions at the inset entry (representative of Test Location 31b) would be expected to achieve the standing comfort criterion and thus be suitable for this entry point location.

The wind conditions on the private terraces of the 3 Wellington Street building would be affected by the adjacent, tall 5-9 Wellington Road tower and as such downwash effects would be expected to be experienced on the terrace levels. Additional wind flow would also be expected to be pushed towards the south of the 5-9 Wellington Road building and along the ground western terrace of the 3 Wellington Road building. The wind conditions on these terraces would be expected to achieve the walking comfort criterion, but unlikely the sitting comfort criterion.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Kostas', with a stylized flourish above the name.

J. Kostas  
MEL Consultants Pty Ltd