22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA

M E L
CONSULTANTS

(ACN 004 230 013)

Ref: 39-22-DE-LET-00

16 May 2022

Kim Zoljalali
Time & Place

Ramsgate Centre
193-199 Rocky Point Road, 66-69 Ramsgate Ave,
2-6 Targo Road, Ramsgate, NSW

Georges River Council engaged WSP as the independent planner to assess the Planning Proposal of the above mentioned site. On 18th March 2022 WSP advised that "consideration must also be given to the impact of wind in and around the site. As such a wind impact assessment should be undertaken to demonstrate that the walkways, and publicly activated amenity areas will not experience adverse wind effects and ensure usability of the public plaza". In response to WSP's comment, the Proponent has included a provision in the Site Specific DCP to ensure appropriate wind testing and mitigation measures are put in place.

2.5. PUBLICLY ACCESSIBLE OPEN SPACE

- *In addition to the requirements under Clause 6.10 (5)(d)(vii) of the GRLEP 2021, to ensure user amenity and provide a plaza that is adequately protected from wind impacts as relevant to the proposed uses, any future development application for the site for buildings over 3 or more storeys above ground level (existing) should be supported by a wind tunnel study report.*

We have reviewed concept drawings prepared by SJB Architects dated 7th October, 2021 for the Ramsgate Centre development. It would be expected that the current design would promote additional wind flow to ground level pedestrian areas, increasing the wind conditions relative to existing conditions. However it is expected that a range

of wind mitigation strategies (local screening, canopies, built form modifications, etc.) can be successfully implemented to achieve a solution to any wind issues. The wind conditions in the streetscapes surrounding the development would be expected to be within the safety criterion for all wind directions.

In the absence of a resolved design at Planning Proposal phase it is proposed to conduct wind tunnel measurements at the DA phase to accurately quantify and compare the wind conditions against the pedestrian comfort criteria as specified by the site specific planning scheme

The proposed wind tunnel testing of the development will be based upon a scale model of the development constructed to the latest town planning drawings. It is intended to measure the effect of the development on the pedestrian level wind conditions in the public realm around the development in this study and, if required, develop and optimise wind mitigation strategies to achieve target wind criteria as per the planning authority's requirements. Following the wind tunnel testing a report suitable for town planning submission will be issued that will be relevant for the most recent design and incorporate the final optimised wind mitigation strategies developed during the wind tunnel testing programme.

Yours sincerely,

J. Kostas
MEL Consultants Pty Ltd