



(ACN 004 230 013)

Ref: 184-21-DE-EWC-04

26th June 2024

The Developer
c/- Essence Project Management
Level 14, North Tower
80 Collins Street
Melbourne VIC 3000
Attn: Lindsey Wright

Dear Lindsey,

**50 Queens Road, Melbourne
Environmental Wind Considerations**

A wind tunnel model study of the environmental wind conditions was completed for the development at 50 Queens Road, Melbourne, in April 2022 with the wind tunnel model constructed to drawings by Bates Smart dated to 11th April, 2022 (Design Freeze). The findings of the study were reported in MEL Consultants Report 184-21-WT-ENV-00. The report included measurements of the wind conditions for the Existing and Proposed Configurations, as defined in Report 184-21-WT-ENV-00.

The conclusions of the report were as follows:

- *For the Proposed Configuration, the wind conditions for all Test Locations in the streetscapes surrounding the development have been shown to satisfy the walking comfort criterion at a minimum, with many locations satisfying the standing and sitting comfort criteria. The wind conditions for the Proposed Configuration at the main building entrance on Queens Lane have been shown to satisfy the sitting criterion.*

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- *The wind conditions for the Proposed Configuration in the west side ground floor Landscaped Area have been shown to satisfy the standing comfort criterion. The wind condition in this area have been shown to be better in the area surrounded by the building and to satisfy the sitting comfort criterion.*
- *The wind conditions for the Proposed Configuration on the terraces have been shown to satisfy the standing and sitting comfort criteria, except at the ground level southwest terrace that satisfies the walking comfort criterion.*
- *All Test Locations investigated by this study for the ground level and terraces have been shown to satisfy the pedestrian safety criterion.*

Further wind tunnel studies were undertaken to examine the environmental wind conditions in the adjoining properties and the findings presented in MEL Consultants Report 184-21-WT-ENV-ADD-A-00 (11th October 2023).

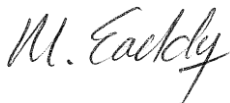
The conclusions of the report were as follows:

- *The wind conditions for the Proposed Configuration (Sep 2023) on the ground level around the developments at 1 Roy Street and 55 Queens Road have been shown to satisfy the walking criterion at a minimum, with all test locations satisfying the safety criterion.*
- *The wind conditions for the Proposed Configuration (Sep 2023) on the private open terraces of the neighbouring buildings at 1 Roy Street and 55 Queens Road have been shown to satisfy similar or better wind comfort criteria compared to those for the Existing Configuration, with all test locations satisfying the safety criterion. From a wind perspective, this would indicate that the proposed development at 50 Queens Road would not adversely impact the private open terraces on the neighbouring buildings in terms of wind comfort criteria outlined in Section 2 of MEL Consultants Report 184-21-WT-ENV-00.*

The design of the 50 Queens Road Development has been further revised post the wind tunnel study and these changes are detailed in the Bates Smart drawings listed in Appendix A. The overall building massing has not significantly changed from an environmental wind perspective and there are new balconies on the north, east, and south faces of the building.

The revised design of the development at 50 Queens Road, Melbourne, has been reviewed by MEL Consultants and it is concluded that the wind conditions in the surrounding streetscapes and adjoining properties would be expected to be the same those reported in Reports 184-21-WT-ENV-00 and 184-21-WT-ENV-ADD-A-00. Therefore, the findings of the report would still be valid for the revised design detailed in the drawings listed in Appendix A. We are of the opinion that this design does not require any additional analysis or wind tunnel model testing from an environmental wind conditions perspective.

Yours sincerely,

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

M. Eaddy
MEL Consultants Pty Ltd

Appendix A – Drawing Register

Drawing #	Rev	Date	Title
TP00.00	H	25.06.24	Drawing Schedule
TP01.00	F	25.06.24	Location & Site Plan
TP01.02	F	25.06.24	Demolition Plan
TP03.00	G	25.06.24	General Arrangement – Ground Floor
TP03.01	F	25.06.24	General Arrangement – Level 01
TP03.02	F	25.06.24	General Arrangement – Level 02
TP03.03	F	25.06.24	General Arrangement – Level 03
TP03.04	F	25.06.24	General Arrangement – Level 04 – 08
TP03.09	F	25.06.24	General Arrangement – Level 09 – 11
TP03.12	F	25.06.24	General Arrangement – Level 12
TP03.13	E	25.06.24	General Arrangement – Level 13
TP03.14	G	25.06.24	General Arrangement – Roof Plant
TP03.B01	G	25.06.24	General Arrangement – Basement Level 01
TP03.B01M	E	25.06.24	General Arrangement – Basement Level 01 Mezzanine
TP03.B02	F	25.06.24	General Arrangement – Basement Level 02
TP03.B03	F	25.06.24	General Arrangement – Basement Level 03
TP09.00	F	25.06.24	External Elevations – North Elevation
TP09.01	F	25.06.24	External Elevations – East Elevation
TP09.02	F	25.06.24	External Elevations – South Elevation
TP09.03	F	25.06.24	External Elevations – West Elevation
TP09.04	F	25.06.24	External Elevations – Courtyard Elevations
TP10.00	F	25.06.24	Building Sections – East – West Section 01
TP10.01	F	25.06.24	Building Sections – East – West Section 02
TP10.02	F	25.06.24	Building Sections – North – South Section 01
TP10.03	G	25.06.24	Building Sections – North – South Section 02
TP11.01	C	25.06.24	Facade Detail Queens Lane Balcony Privacy Screen

Drawings Received: 25th June, 2024