

Citify Pty Ltd  
117 Prospect Rd Prospect, South Australia 5082

28 August 2024  
Ref: 30N-24-0304-ADM-86563-1

Dear Kent Cook,

### 1-9 Walkerville Terrace, Gilberton

Vipac Engineers and Scientists completed a wind tunnel test and issued a report in December 2023 on the proposed development at 1-9 Walkerville Terrace, Gilberton (30N-22-0501-TRP-71059-1). Plans of the updated design were supplied in August 2024 from SMFA. A comparison was made with the findings in the December 2023 report. The observations and findings are as follows:

- i) A pedestrian no-go zone incorporating 2m high landscaping at the northern corner of the Mixed-Use Building was recommended in the wind report. This location was experiencing high speed winds due to corner acceleration effects. As the corner is now rounded and features a larger colonnade (Figure 1), some of the adverse corner acceleration effects are expected to be alleviated. As such, wind speeds here are expected to be within the recommended walking comfort criterion, and the previous recommendation is no longer deemed necessary;
- ii) A setback to an entrance west of the previous Commercial Building was recommended in the wind report. This entrance has been removed in the updated drawings (Figure 1) and, as such, the recommendation is no longer deemed necessary;
- iii) Several entrances have been proposed along the Central Paved Laneway (Figure 1). Some of these locations measured wind speeds exceeding the recommended standing comfort criterion for entrance (locations 38 and 41 in the wind report). However the wind tunnel tests were performed without any landscaping. In consideration of the 3-5m high landscaping proposed at these locations (Figure 2), comfortable wind speeds are expected. As such, no further amelioration is required.
- iv) All other entrances are now shielded by:
  - Colonnades;
  - Landscaping; and
  - Located within an inset.

As such, wind speeds at these locations are expected to be within the sitting comfort criterion, and the windscreens are no longer deemed necessary;

- v) 1m high solid windscreens were recommended in the wind report for the outdoor dining areas to the southwest along the building façade. The arrangement and location of the dining areas have been altered in the updated drawings (Figure 1), and are now shielded by:
  - Colonnades;
  - Landscaping; and
  - Located within an inset.

As such, wind speeds at these locations are expected to be within the sitting comfort criterion, and the windscreens are no longer deemed necessary;

- vi) A communal terrace with a swimming pool is now featured on Level 2 at the north (Figure 3). This terrace is inset, features 1.2m high solid balustrades and landscaping (Figure 4). Some elevated winds may be experienced due to suction through the void, however, wind speeds are not expected to exceed the recommended walking comfort criterion.
- vii) Due to the small dimensions and 1.2m high solid balustrades of the private balconies, wind speeds at these locations are expected to be within the recommended walking comfort criterion.
- viii) The overall maximum height of the development has remained the same at 31.85m (Figure 5).

Vipac has reviewed the updated drawings and determined that the changes listed above are in line with the wind tunnel test results carried out in December 2023.

In conclusion, the August 2024 design of the proposed development is expected to fulfil:

- The safety wind criterion at all test locations;
- The recommended walking comfort criterion at the footpath areas.
- The recommended standing comfort criterion at building entrance areas
- The recommended sitting comfort criterion at the ground floor alfresco dining areas.
- The recommended walking comfort criterion at the communal terrace areas.

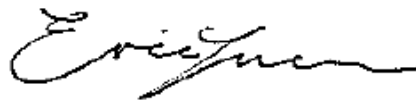
As there were no other significant massing changes to the updated design, Vipac makes no further recommendations for wind amelioration to the August 2024 plans.

Yours sincerely,

**Vipac Engineers & Scientists Ltd**



Rumman Islam  
Wind Consultant



Eric Yuen  
Wind Team Leader

**Attachments**

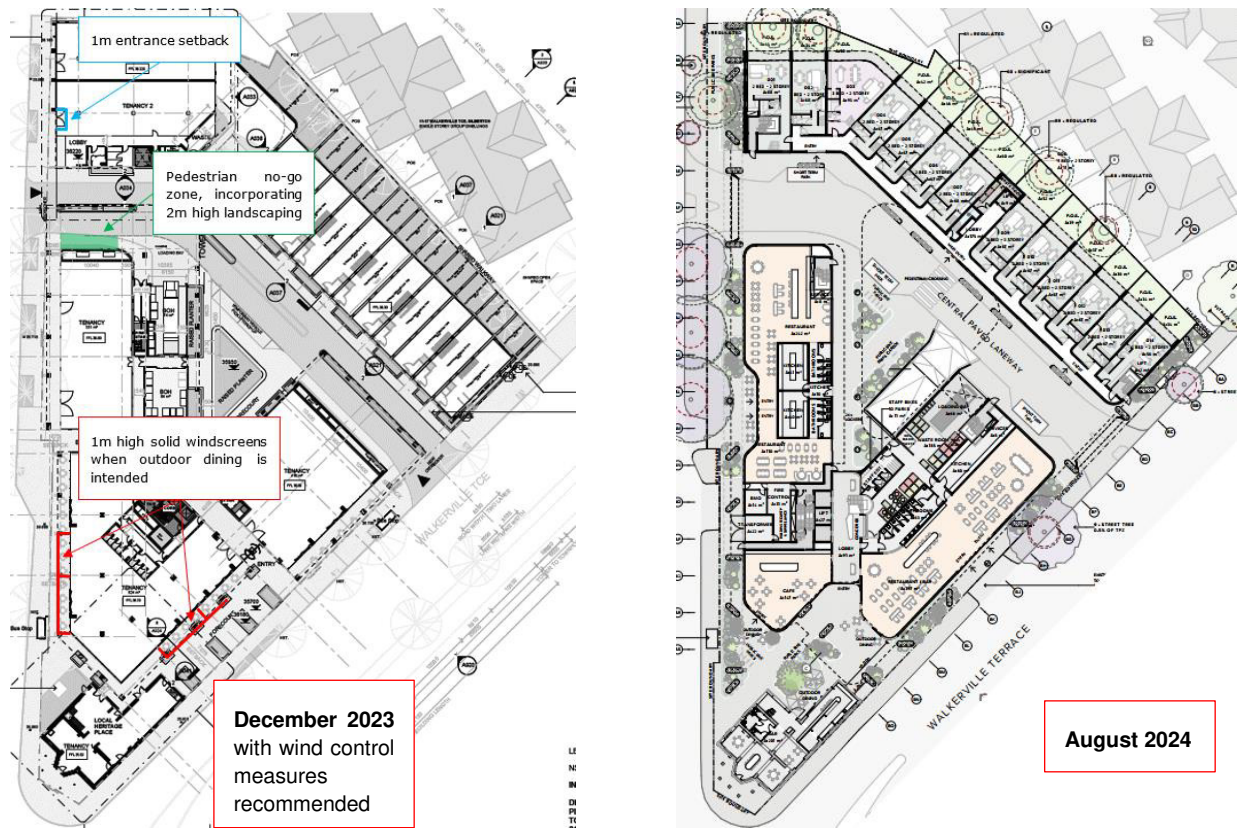


Figure 1: Comparison between the Ground floor plan used for wind tunnel testing (December 2023) and the updated Ground floor plan (August 2024).



Figure 2: Landscaping plan of the Central Paved Laneway (August 2024).

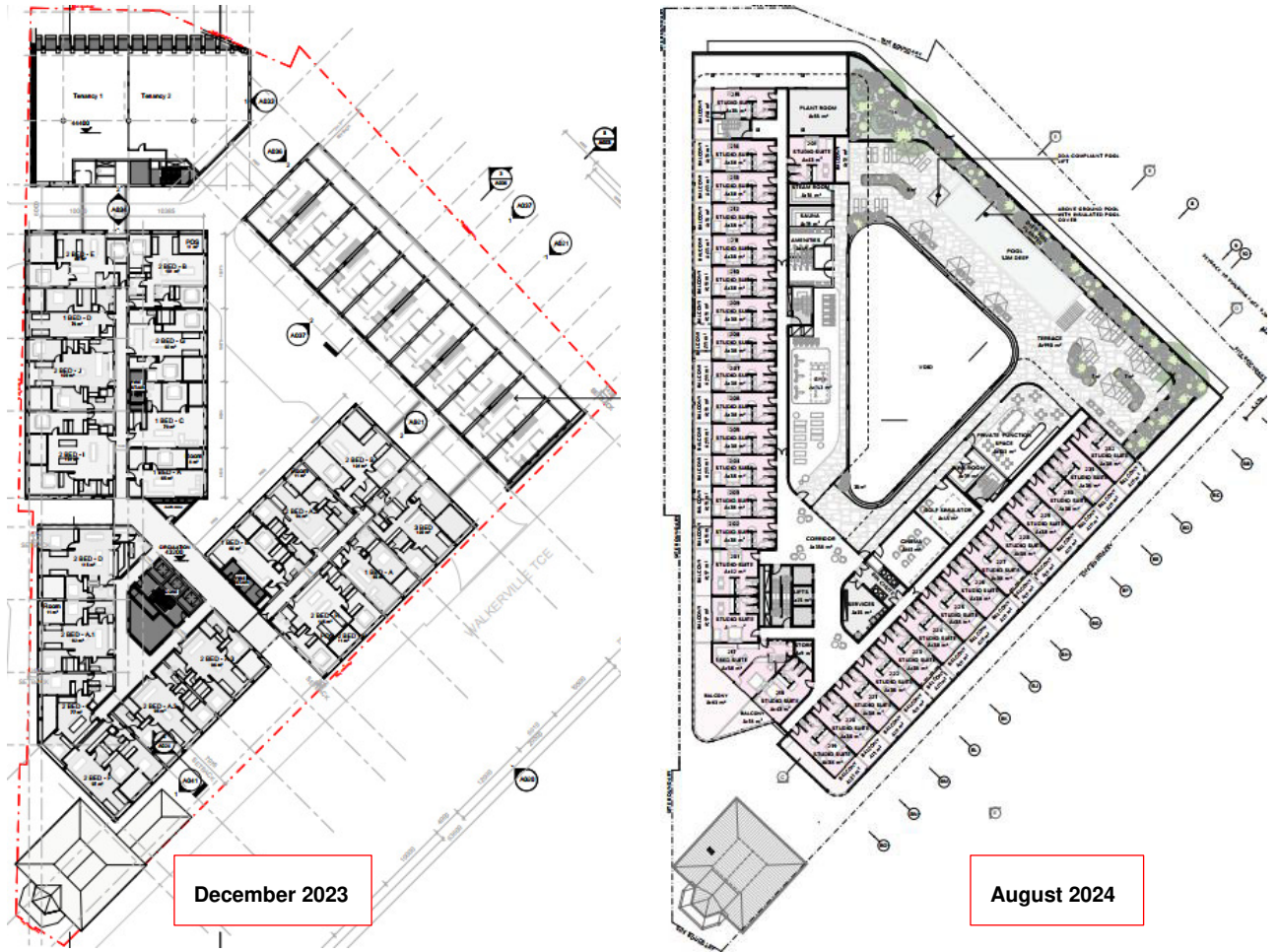


Figure 3: Comparison between the Level 2 plan used for wind tunnel testing (December 2023) and the updated Level 2 plan (August 2024).



Figure 4: Landscaping plan for Level 2 (August 2024).

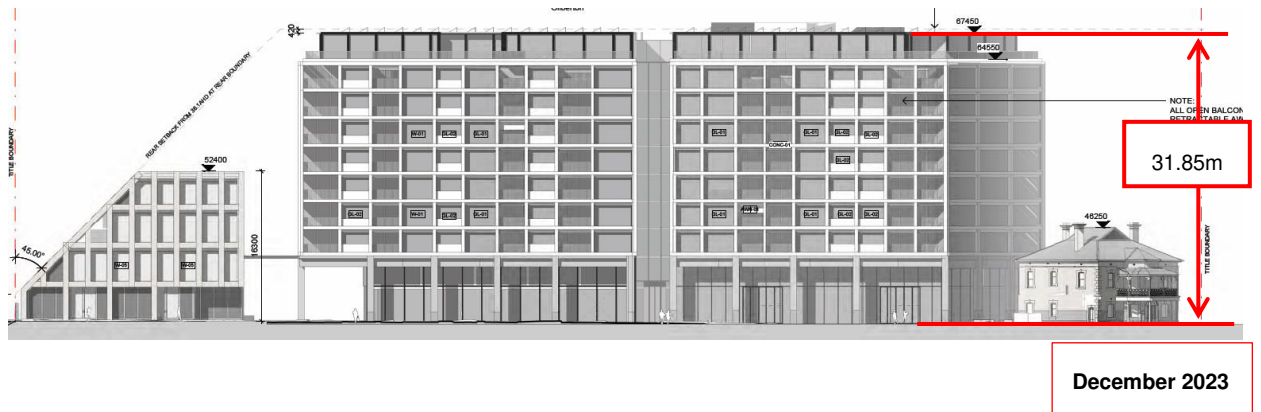


Figure 5: Comparison between the western elevation used for wind tunnel testing (December 2023) and the updated western elevation (August 2024).