



**22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA**

(ACN 004 230 013)

Ref: 24021A-DE-OTH00

28 February 2024

IMG

c/- Fraser and Partners
Level 3, 627 Chapel Street
South Yarra VIC 3141
Attn: Matt Chamberlain

Dear Matt,

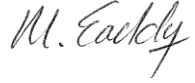
**300 City Road, Southbank
Private Balconies below 40m**

We have reviewed the drawings and location of the development at 300 City Road, Southbank and will comment on the removal of private balconies for residential floors below a height of 40m as follows:

1. The BADS allow the use of wintergardens instead of open balconies in locations of high wind conditions and for other factors such as high noise sources.
2. Wind impacts on private balconies increase with building height due to increasing wind speeds with height. Additionally, the proximity surrounding buildings influences the wind impacts on the balconies.
3. The wind flow around the proposed 300 City Road development is complicated by the surrounding tall buildings, which create complex wind patterns that have high turbulence (gustiness). These gusty wind conditions, often having relatively low mean wind speeds, could be perceived as unpleasant by the users and reduce the amenity and utilisation of the open balconies. Furthermore, the gustiness of the wind flow is often responsible for the displacement of lightweight objects off balconies (e.g. BBQ covers, clothing) into the surrounding public realm.

Considering the above comments, we would support the deletion of balconies for apartments below a height of 40m for the 300 City Road Development.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Eaddy". The signature is written in a cursive style with a prominent initial "M".

M. Eaddy

MEL Consultants Pty Ltd