



Doc Ref: WE987-07F01 (rev2)- Balcony Wind Impacts

Date: December 7, 2023

To: IMG Australia Investments Pty Ltd

Address: Level 1/405 Nepean Hwy, Frankston VIC 3199

Attn: Ms. Vy Dinh

RE: 300 CITY ROAD, SOUTHBANK
BALCONY WIND IMPACTS

Dear Ms. Vy Dinh,

Windtech understands that the balconies are to be removed from the tower of the proposed development at 300 City Road, Southbank. High level balconies (above 40m) can experience adverse wind impacts due to the elevated wind conditions at this height, leading to uncomfortable or unsafe wind conditions within the balconies, as well as wind induced noise.

Regarding the balconies below 40m, after reviewing the wind environment measured in the wind tunnel study, we confirm that the removal of the balconies is not expected to lead to a significant impact on the local ground level wind environment. The removal of the balconies for these levels will not lead to a negative impact.

Recently constructed developments nearby in Southbank have also omitted balconies on their towers such as the adjacent Shadowplay development at 308-320 City Road, Home Apartments at 260 City Road, Australia 108 at 70 Southbank Blvd, Eureka Tower at 7 Riverside Quay and the Melbourne Square towers at 93-119 Kavanagh Street. Therefore, there should be no adverse impact from removing the balconies from this project.

Regards,

A handwritten signature in blue ink that reads "Sklamande".

Windtech Consultants

Sophie Lamande

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