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DCF DEVELOPING ENTITY 28 ALBERT ROAD SOUTH MELBOURNE PTY LTD

8 April 2025

Level 13, 575 Bourke St Melbourne, VIC 3000

Ref: 30N-24-0530-GCO-95190-2

To whom it may concern

28 Albert Rd, South Melbourne

Vipac Engineers and Scientists completed a wind tunnel test and issued a report in May 2023 on the proposed development at <u>28-32 Albert Rd, South Melbourne (</u>30N-23-0081-TRP-53819-1). Plans of the updated design were supplied by **Artisan Architects** in April 2024. A comparison was made with the findings in the May 2023 report. The observations and findings are as follows:

- Comparison of plans are shown in Figure 1 to Figure 6 of the attachment. It is noted that there are no significant different massing changes to the updated design, however we note slightly different setback to the south;
- ii) The entrance into the hotel lobby is shielded by raised planters and trees on either side; as such wind levels at this location is expected to meet the standing comfort criteria.
- iii) Comparison of east elevations are shown in Figure 7. It is noted that the overall height has remained similar at 79m from Albert Street level, and below 85m AHD as per the approval. As such, the conclusions and recommendations in the wind tunnel test report are still valid for the updated design; and
- iv) The level 7 terraces are now for maintenance access only, and therefore no longer relevant to this assessment (Figure 4).
- v) The terraces at Levels 24 and 25 has been amended to a full height glazing at the northwest corner which is shown in west elevation (Figure 8). Vipac can confirm that the control measures have similar effectiveness or better than the recommendation made in our wind tunnel test report.

As such, 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 May 2023.

In conclusion, the April 2025 design of the proposed development has similar building massing and shapes. The updated design is expected to:

- fulfil the recommended criterion for **Safety** at all test locations or similar to the existing conditions if exceeded;
- fulfil the recommended criterion for Walking at all footpath locations or similar to the existing conditions
 if exceeded;
- fulfil the recommended criterion for **Standing** at all building entrances; and
- fulfil the recommended criteria for **Walking** at all communal terraces

Yours sincerely,

Vipac Engineers & Scientists Ltd

Eric Yuen
Wind Team Leader



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Attachments

Drawings received in December 2024: 1)

Artisan Architects, 28-32 Albert Road South Melbourne, VCAT Application, Rev V

2) Figures:



Figure 1: Lower Ground Floor Plans (top: April 2024 design, bottom: tested in May 2023).

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Lower Ground Floor ann

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Figure 2: Ground Floor Plans (top: April 2025 design, bottom: tested in May 2023).





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Figure 3: Level 02 Plans (top: April 2025 design, bottom: tested in May 2023).

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Figure 4: Level 07 Plans (top: April 2025 design, bottom: tested in May 2023).

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Figure 5: Level 24 Floor Plans (top: April 2025 design, bottom: tested in May 2023).

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Figure 6: Level 25 Floor Plans (top: April 2025 design, bottom: tested in May 2023).



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Figure 7: Comparison of east elevations (left: April 2025 design; right: reported in May 2023).

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Figure 8: Top: recommendations incorporated for Level 24 and Level 25 shown on the eastern elevations (April 2025 design); bottom: recommendations provided in the wind report for Level 24 and Level 25 (tested in May 2023).

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