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Waterloo Integrated Station Development
c/- Patrick Garland
by email: patrick.garland@mirvac.com

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Job number 078/025

Waterloo Metro Quarter Development

WMQD Building 1 | City of Sydney RTS

Dear Pat,

Please see below further clarification regarding Item 15(e) from the City of Sydney (listed below).

e) Glazing – Further clarity should be sought on the proposed glazing – “performance vision glass” is specified and no information is provided to describe any tint, reflectivity or urban heat issues associated with this selection. Clear glazing is always preferred.

The proposed vision glazing specification is consistent with the Architectural and ESD Reports, which is clear double-glazing with a low-e performance coating to surface #2 of the double-glazed unit (DGU). Glass performance parameters have been tuned to maximise transparency/visual light transmission (VLT) while delivering suitable solar control (SHGC) and keeping external reflectivity beneath 20%.

This has led to the specification of an intended glass product targeting:

- VLT 50%;
- SHGC = 0.23.

At this SHGC/VLT combination, there exists a broad family of premium low-e coatings available from glass suppliers. We have provided some reference projects with clear glass performance at the aforementioned VLT/SHGC combination below:

- Barangaroo Towers 1,2 & 3, Sydney
- 5 Martin Place, Sydney
- 45 Waterloo Road, Macquarie Park

We also note that potential introduction of additional façade shading is unlikely to affect the target performance materially enough such that a new glass SHGC/VLT performance range would be considered.

As such, we do not envision a Urban Heat Island issue since the currently proposed glass performance would be adopted in either case.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Hartigan', with a stylized flourish at the end.

Pete Hartigan
Managing Director