

3 February 2021

NSW Department of Planning, Industry and Environment
4 Parramatta Square,
12 Darcy Street,
Parramatta NSW 2150

RE: Building R4A Barangaroo (SSD 6964) — Wind Impact Statement

To Whom It May Concern:

This statement addresses the request for additional information made by the Department on the 24th of December 2020 in relation to the detailed landscape and public domain drawings that were submitted to the Department in accordance with Condition B31 of Schedule 2 of the consent for Building R4A Barangaroo (SSD 6964). More specifically, this statement addresses the request for a Wind Impact Statement and clarification of the measures taken by the design team in collaboration with Lendlease to address the wind environment.

RPBW has worked collaboratively with Lendlease and Windtech to provide a solution that provides the best amenity for residents.

Key priorities in the development of the solution were to:

- preserve the terrace as a place for genuine outdoor recreation for residents (in line with the recommendations of the Apartment Design Guide for Communal Open Space);
- strategically place taller plants and trees to mitigate wind and provide shade whilst minimizing the use of tall screening and canopies and other enclosing elements that would compromise the residents experience of the Podium as a place for outdoor recreation;
- minimise the use of visible structures above the parapet that would compromise the intended architectural form of the building;
- maintain a low balustrade height at the parapet in order to reduce the perceived scale of the podium within the public domain.

Windtech has carried out a series of studies that have demonstrated that, at completion of building R4A (and with the completion of Crown and Building R4B, but prior to completion of R5 and the Barangaroo Central), there will be occasional exceedances of the recommended wind criteria for the podium terrace but such occasions will be infrequent and will generally correspond to winter months and often correspond to thunderstorm events; times that residents typically would not be seeking to use the outdoor space.

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While solutions to fully mitigate such conditions, at all times, have been considered by the design team, such solutions have been advised by Windtech to require substantial enclosing screens or canopies that RPBW feels would be to the detriment of the amenity of the open space and reduce a sense of connection between the R4A and R4B terraces as well as with the surrounding context including Watermans Cove. RPBW also feels that enclosing structures would also be to the detriment of the building form, cluttering the roofline of the podium with tall screens and canopies that will be visible from the Public Domain and jeopardise the carefully considered human scale of the podium form.

Given the occasional nature of adverse conditions on the terrace, RPBW endorses the Mitigation via Wind Speed sensor outlined in Windtech's statement (WA567-46F01) because, on balance, it will provide the best quality of outdoor amenity at times when residents will typically be seeking the enjoyment of the space.

Yours sincerely,



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