

29 October 2012 – DRAFT Rev A

John O'Neill
Australian Turf Club
Alison Road
Randwick
NSW 2031

Dear John,

ROYAL RANDWICK RACECOURSE HOTEL - SOLAR REFLECTIVITY OF EXTERNAL FACADE

We understand that the NSW Department of Planning have raised concerns with the solar reflectivity of the glazed façade for the proposed Hotel at the Royal Randwick Racecourse. As the project's Façade Consultants, we provide the following statement to identify the methods that we plan to use to mitigate this risk:

Background:

AECOM undertook an assessment of solar reflection for the proposed hotel in early 2012 and documented our findings in a Solar Reflection Analysis report dated 21 May 2012.

This report identified a number of areas of the glazed façade that could result in high levels of reflected solar glare towards motorists at certain times of the year.

Control of Solar Reflections:

In accordance with recommendation 1 of this report, we propose to design and specify the curtain wall façade to ensure that the specular external reflectivity of the glass is 17% or less in the subject areas.

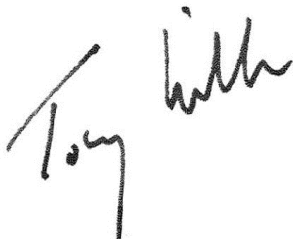
The glass proposed for the hotel includes a patterned and coloured ceramic frit which will have unique external reflectivity based on the colour and density of the proposed frit patterns. To ensure that the external reflectivity of the unique glass is less than the threshold proposed above, the ATC and AECOM will undertake specialist spectral analysis of glass samples. These glass samples will be representative of the actual glass that will be used for the building, and will include the various colours of the frit patterns. Glass will only be selected for the project where it is demonstrated that the specular external reflectivity is 17% or less. We will also target lower values where possible in order to further reduce the risk of unwanted solar reflections.

AECOM will be engaged to provide façade consultancy services throughout the construction of the proposed Hotel and will ensure that any alternative glass options proposed by the façade installer are also tested and shown to meet the contract requirements and thereby ensure that they have an acceptable external reflectivity.

We trust that the above approach addressed the Department's concerns.

Please don't hesitate to contact us if you have any questions.

Yours faithfully,



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