



9 March 2015

CPP Project 7094

Lend Lease
Level 4, 30 The Bond
30 Hickson Road, Millers Point
NSW 2000

Attn: Ms. Stephanie Graham

Subject: Solar Reflectivity & Pedestrian Winds– North West Plot of Darling Square for S96 for SSDA4

Ref: (1) CPP Report 'Reflectivity Report for Stage 2 State Significant Development Application (SSDA 4)', dated 9 May 2013 Rev 1.
(2) CPP Report 'Wind Tunnel Tests Report for Stage 2 State Significant Development Application (SSDA 4)' dated 24 May 2013 Rev 3.

Dear Ms. Graham,

Cermak Peterka Petersen Pty. Ltd. (CPP) was previously engaged by Lend Lease to assess the proposed Sydney International Convention Centre, Exhibition and Entertainment Precinct (SICEEP), North West Plot of Darling Square in terms of Pedestrian Winds and Solar Reflectivity Impact. This letter supports an application made under section 96 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to modify Development Consent, SSD-6013 relating to the development of the North West Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP).

The Solar Reflectivity report (1) quantifies the potential for solar reflectivity glare from the facades of the North West Plot buildings to impact upon motorist using roadways intersecting and surrounding the SICEEP precinct. CPP have reviewed Lend Lease sketches of vertically aligned opaque fins proposed against the north façade. These will block high incident angle solar reflections in the afternoon, which are able to impact on the sensitive vision zone of approaching motorists travelling west. The vertical fins run perpendicular to the façade line over all levels above the Pier Street road deck to roof level. A maximum opaque fin depth ratio of 1:4 has been adopted whereby the fin is a depth of 1 unit for every 4 units of glazing width being protected. This will mitigate any problems of glare to Pier Street.

In terms of wind impact (2), the previous wind tunnel investigation of the pedestrian level wind environment around the proposed North West Plot development found that conditions at ground level around the site are generally suitable for pedestrian standing or walking under Lawson, which is similar to conditions throughout much of Sydney. It is expected similar wind conditions will be encountered with the section 96 scheme building massing. I hope this is of assistance, please do not hesitate to contact me on 9551 2000 if you would like to discuss any aspect of this report.

Yours sincerely,

Matt Glanville
Director
cc G. S. Wood