

19 October 2016

Lend Lease
Level 5, 405-411 Sussex Street
Sydney
NSW 2000

Attn: Mr. York Wang,

**SYDNEY INTERNATIONAL CONVENTION, EXHIBITION AND ENTERTAINMENT PRECINCT
STATE SIGNIFICANT DEVELOPMENT APPLICATION SSDA7 – DARLING SQUARE NE
PLOT – WIND IMPACTS**

Dear Mr Wang,

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 6626 relating to the development of the North East Plot of Darling Square which is part of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP). Development Consent SSD 6626 was granted on 16 April 2015 by the delegate of the Minister for Planning.

Overview of Proposed Modifications

This section 96 application (the Modification Application) constitutes the first modification to the consent and seeks approval for the following amendments:

- An extension of the Podium awning at the base of the NE3 tower. The awning is to be extended towards the south east corner of the tower as indicated in Figure 1.



Figure 1: Approved SSDA7 Podium Floor Plan (L), Proposed S96 Podium Floor Plan (R)

This modification is not expected to change the broad conclusions and recommendations already provided by CPP in the 'CPP7479_SICEEP Haymarket Precinct NE Plot_REP_PW_00R03' report, dated November 2014. Wind tunnel tests results showed the area in the immediate vicinity of the awning extension rated for pedestrian standing activities under the Lawson comfort criteria, Location 22 in Figure 2, and passed the Lawson distress criteria. The awning extension is expected to provide additional protection to the NE3 podium apartment north-east corner from downwash winds from the south quadrant, induced by the NE3 Tower south façade. Horizontal winds from the south-west quadrant can still be expect along the podium.

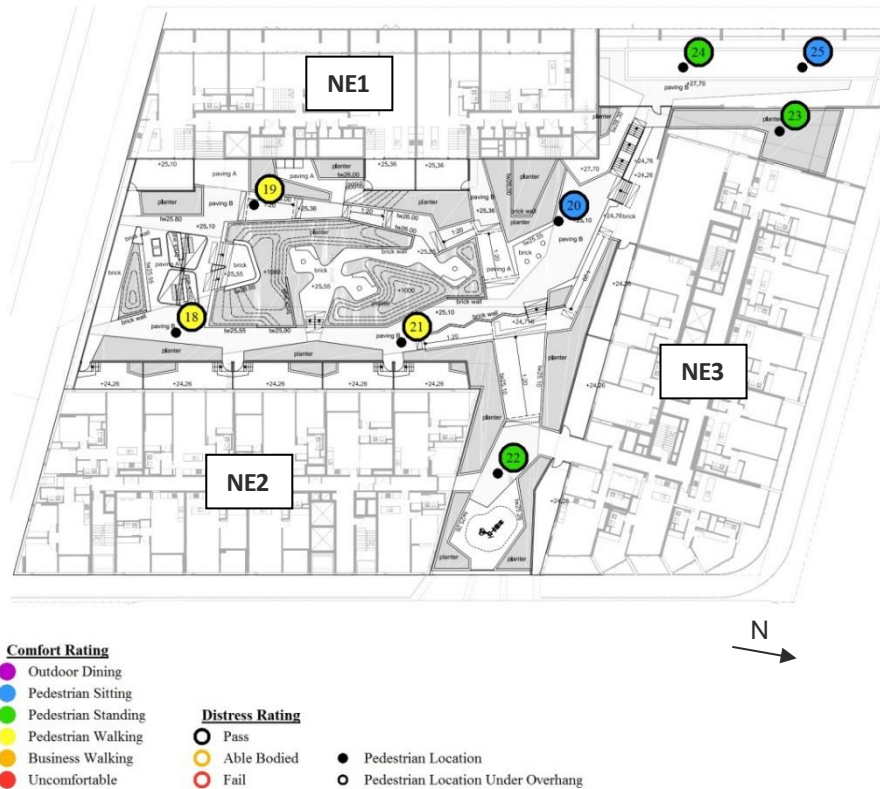


Figure 2: Podium wind speed measurement locations with comfort and distress ratings

Detailed windbreak strategies have been, or are being developed, in conjunction with Lend Lease to ameliorate wind conditions at areas across the SICEEP Precinct. The proposed modification is not expected to create any adverse additional wind impacts on the NE podium.

I trust this is of assistance, please do not hesitate to contact me if you have any questions regarding any aspect of this report.

Yours faithfully,

Matt Glanville
Director

cc: Michelle Noguez Ceron, CPP