



Doc Ref: WJ332-05F03(rev1)- SR Addendum Letter

Date: June 24, 2026

To: Landcom

Address: Level 14, 60 Station Street East, Parramatta, NSW 2150

RE: WJ332-05 SITE R3, MACARTHUR GARDENS NORTH AFFORDABLE
HOUSING PROJECT
SOLAR LIGHT REFLECTIVITY ADDENDUM LETTER

Windtech Consultants previously prepared a Solar Light Reflectivity report for Site R3 of the Macarthur Gardens North Affordable Housing Project. The report presented the results of a detailed study for the potential impact of solar glare from the proposed development façade onto the surrounding publicly accessible areas and roadways (report reference: WJ332-01F03(rev0)- SR Report, dated June 23, 2025). The report was prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 6 March 2025 and issued for the SSDA (SSD-80482713). Specifically, the report was prepared to respond to the SEARs requirement issued below.

Table 1: SEARs Requirement Section of Report where response is provided

Item	Description of requirement	Section Reference
5. Environmental Amenity	Assess amenity impacts on the surrounding locality, including reflectivity. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Section 5.

Since the time of issuance of the report, the design of the development has continued to evolve, with the removal of a single typical level of the tower and minor changes to the façade line. Windtech have reviewed the design changes, which are based on the architectural drawing set dated 19 June 2026 (Refer to Appendix A).

A review of the latest drawing set indicates that the changes to the design of the proposed development will have a negligible impact on the results of the Solar Light Reflectivity Study. In cases where the older 9-level scheme was not visible/obstructed from the viewpoint of the motorist, the newly proposed 8-level scheme will continue to not be visible. In cases where the development was visible, it will continue to be visible, however, the same treatment scheme proposed in the abovementioned report can be adapted to the new design of the development.



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Hence, the subject development will not cause adverse solar glare to motorists, pedestrians in the surrounding area, or to occupants of neighbouring buildings, and will comply with the planning controls for solar glare from SEPP65 and the Campbelltown (Sustainable City) Development Control Plan 2015, provided that the mitigation measures recommended in the abovementioned Solar Light Reflectivity report are incorporated into the design of the development. These are as follows:

- Retention of the proposed densely foliating street trees along the Goldsmith Avenue frontage of the site as indicated in the landscape drawings. They are to be of an evergreen species to ensure their effectiveness in glare mitigation throughout the year.
- Inclusion of external vertical louvres over the east-facing windows near the south-eastern corner of the east building throughout Levels 3 to 7. Note that the positions of these windows have changed compared to the previous design scheme. See Figures 1 and 2 in Appendix B below.
- All glazing on the external façade should have a maximum normal specular reflectance of visible light of 20%.

Regards,



Windtech Consultants

Elias Vasilikas Beng Aero (Hons), MEIAust
Senior Engineer

1 APPENDIX A - LIST OF DRAWINGS REFERENCED

Drawing Number	Title	Revision
DA201	Ground Floor	C
DA202	Level 1	C
DA203	Level 2	C
DA204	Level 3	B
DA205	Level 4 – Level 5	B
DA206	Level 6	B
DA207	Level 7	B
DA208	Level 8	C
DA300	North and South Elevations	B
DA301	East and West Elevations	C
DA302	Internal Elevations	C
DA303	Section A & B	B
DA304	Section C & D	B

2 APPENDIX B – SUGGESTED TREATMENTS



Figure 1: Suggested Treatments – Levels 3 to 5 Plan

Treatments Legend

— The inclusion of external vertical louvres



Figure 2: Suggested Treatments – Levels 6 to 7 Plan