



15 February 2012

CPP Project 6029

Lend Lease Project Management & Construction

30 The Bond, 30 Hickson Rd

Millers Point

NSW 2000

Attn: Mr. Mark Robertson

Project: Barangaroo - Building C3

Dear Mark,

Further to your correspondence dated 24 January 2012, please find herein responses to the appropriate recommendations detailed in the City of Sydney submission to the Department of Planning dated 19 December 2011.

### **Temporary Structures**

*Recommendation 4 Plans should be submitted as part of the Preferred Project Report process detailing the final designs of the temporary wind mitigation measures associated with this project.*

The wind tunnel testing conducted to date on the individual towers in the current final Masterplan configuration illustrates that the wind conditions around the site from a comfort perspective are classified as suitable for pedestrian walking.

For such a complex project, consisting a large number of buildings, the amount of construction staging permutations renders detailed wind tunnel testing and analysis redundant until definitive staging information is available. Once final staging of the development is better understood, it is proposed to conduct additional wind tunnel testing to determine the extent of temporary wind amelioration.

### **Podium Height**

*Section 2.4 It is considered that these adverse wind impacts would be improved by an increase to the height of the tower's podiums as detailed above.*

*Section 4.0 Despite the Department's assessment, the City considers the podiums remain too low to be effective in wind mitigation and street wall...The proponent's wind reports also suggest that higher podiums are likely to assist in ameliorating wind impacts upon pedestrians.*

The wind reports do not suggest that increasing the height of the podium would ameliorate the wind climate. The wind flow mechanism causing the windiest conditions is downwash from the southern tower, and channelling between the large towers. Increasing the height of the podium will likely increase the wind speed at ground level for the downwash mechanism due to the lack of disturbance to the flow, and will likely have no impact on the channelling mechanism. Thus contrary to the City of Sydney advice, increasing the height of the podium is not recommended.

## Awnings

*Recommendation 8 The awnings should be amended to comply with City of Sydney provisions for awnings to provide weather protection.*

The City of Sydney awning policy 2000 specifies height of the awnings to be between 3.2 and 4.2 m above ground level with a minimum width of 2 m. The height of the awning is to define the street character and provide weather protection to pedestrians. To provide similar weather protection to pedestrians, as the height of the awning increases the width of the awning should be proportionally increase.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G. Wood'.

Graeme Wood  
Director