



21 August 2014  
Lend Lease Building Pty. Ltd.  
Level 4, 30 The Bond  
30 Hickson Road  
Millers Point  
NSW 2000

CPP Project 6029

Attn: Ms. Abbey Johnson

Subject: Wind Engineering – Barangaroo South Stage 1A Public Domain SSDA

- Ref: (1) CPP report, Barangaroo Masterplan, dated November 2010 (CP Mod 4)  
(2) CPP report, Barangaroo Building C3, dated October 2011 (CP Mod 4)  
(3) CPP report, Barangaroo Building C4, dated September 2011 (CP Mod 4)  
(4) CPP report, Barangaroo Building C5 dated November 2011 (CP Mod 4)  
(5) CPP Section 75W report for Barangaroo South Building C3, Planning Application No. MP11\_0044 S75W Mod 2 dated 24 September 2013 (CP Mod 6)  
(6) CPP Section 75W report for Barangaroo South Building C5 dated May 2013 (CP Mod 6)  
(7) CPP Section 75W report for Barangaroo South building C4 dated 10 January 2013 (CP Mod 6)

Dear Ms. Johnson,

This letter supports a State Significant Development Application (SSDA) (SSD6303) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the Environmental Planning and Assessment Act 1979. The Public Domain SSDA seeks approval for the all public domain works within 'Stage 1A' of the Barangaroo South Site. These works include typical public domain features such as street paving, street furniture, lighting and planting. Additional items such as shade/weather protection structures, water features, and bicycle facilities are also included in the design of the public domain. Various services and infrastructure such as power and water are incorporated into the proposed works where relevant.

Barangaroo is located to the north-west of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point, The Rocks, and the Sydney Harbour Bridge approach to the east, and to the south by a range of new development dominated by large CBD commercial tenants.

The Public Domain SSDA Site area is located within Barangaroo South, Figure 1. The SSDA Site extends over land generally known and identified in the approved Concept Plan as Blocks 1, 2, 3, X, and the area of the foreshore between Block X and Darling Harbour.

The wind conditions in the public domain are governed by the massing and orientation of the buildings in and around the site as detailed in the previous wind-tunnel test reports (References 1-4 for concept plan Mod 4) and qualitative reports (References 5-7 for concept plan Mod 6). Due to the minor impact of the public domain items on the wind conditions the previous findings are considered relevant for the proposed public domain works.

The previous results illustrated that the majority of the Stage 1A site was found to be suitable for pedestrian standing activities, with calmer conditions on the foreshore and windier conditions on the corners of the towers. There were no locations with concerning wind conditions for pedestrian comfort. **Wind conditions for waiting ferry patrons on the foreshore would be suitable for sitting for about 85% of the time. To the east along Transport Place local calmer areas will exist.** It should be noted that the test measurement locations were deliberately selected to identify windy locations for a pedestrian safety rather than pedestrian comfort. Wind conditions away from intersections tested are expected to improve. Wind conditions in some areas will require local amelioration measures to increase the suitability for more stationary activities such as outdoor dining. Safety conditions around the site generally passed the distress criterion except for local areas on the south corners of Building C5. These exceedances are caused by the massing of Building C5 and are being addressed during the detailed design of the building, and are not part of the public domain works.

The inclusion of the small scale public domain works such as landscaping, trees, and shade protection are considered to have a slight positive impact on the wind conditions in the public domain.

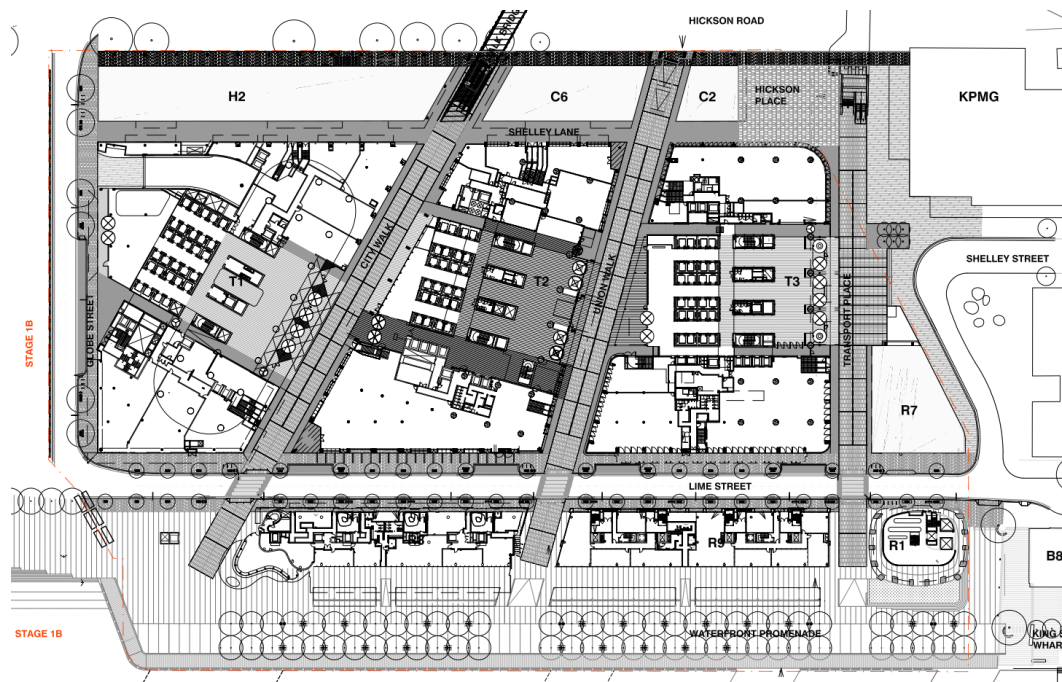


Figure 1: Stage 1A public domain application site plan

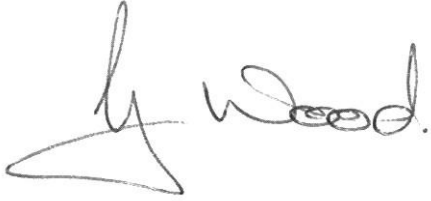
All public domain areas within the Stage 1A area are expected to meet the 'pedestrian walking' comfort criterion and therefore be acceptable for the intended use of the space. Improvements to the wind environment around the site (e.g. to make specific areas acceptable for more sedentary activities such as outdoor cafés or dining) can be generated with local screening, landscaping, or awnings depending on specific locations. These detailed site specific local elements would be developed during detailed design.

All public domain areas within the Stage 1A area are expected to pass the distress criterion except around Building C5 to the south, where some locations are classified as

acceptable for 'able bodied' pedestrians. However these exceedances are caused by the building massing and not from the proposed public domain works. The exceedances are being addressed in the detailed design with the inclusion of a loggia at the base of Building C5 to mitigate these wind conditions. The design of the loggia will be addressed in a separate application.

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,

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

Graeme Wood  
Director  
cc M. Glanville