

Environmental Assessment Report

Draft Statement of Commitments

In order to demonstrate how the project will minimise potential environmental impacts the draft Statement of Commitments for the project is set out below. The commitments specify how the project will be managed to minimise potential environmental impacts during the detailed design, construction and operation phases.

General Commitments

- The development will be undertaken in accordance with the Preferred Project Plan contained within this document.
- The proponent is committed to ESD principles as defined in the Environmental Planning and Assessment Act (1979), and committed to providing a five star ABGR Base Building and a five star Green Star Office Design Rating. In addition the building will utilize water saving devices in the selection of fittings and provide blackwater treatment with the overall benefit of there being minimised discharge into the sewer system, all water is recycled.
- The planning, design, construction and operation of the building will be undertaken in accordance with the requirements of the BCA and Australian Standards.
- All necessary approvals required by State and Commonwealth legislation will be obtained prior to undertaking work.
- The project will be consistent with the objectives of the neighbouring proposed or current ? Civic Place Master Plan 2003 and the subsequent proposed concept plan as prepared by Parramatta City Council.

Built Form, Urban Design

- The detailed design of the facilities will incorporate the strategies of resource consumption, environmental demands, quality of indoor environment, functionality as well as the wider planning issues associated with economics, management, transport and cultural environment as outlined in the SREP 28 and the Civic Place Masterplan and the Stage 1 DA approved for the Sydney Water site including density, street frontage, scale, height, and built form.
- The detailed design phases will comply with the principles and development controls set out in the Preferred Project Application.
- Landscape and building setbacks will be in accordance with the consistency and character of development in the locality and relative to what is able to be ascertained from the Civic Place Masterplan for adjacent buildings.

Initiatives to be adopted include:

- Provide articulation and interest to the facade of the building along Darcy Street through the use of grey granite to streetscape level at the human scale, with pre-finished aluminium panels above.
- Provision of activated streetscape through increased retail space along western site boundary frontage adjacent the proposed Station Square
- Provide increased visibility through enlarged areas of glazing at street level along Darcy Street.
- Establishment of complementary landscaping in the setback.
- Use of non-reflective materials and sunshading to the building façade to reduce energy demand of the occupied floors.

- Given the proximity to the public transport links, upgrade pedestrian footpaths and public domain including signage and lighting.
- Establish interface in compliance with Parramatta City Council policy and Civic Place Masterplan along the northern and western site boundaries.
- Mitigate wind impacts through shielding at street level and articulation of the façade above.

In addition, recent discussions with Parramatta City Council / Grocon have developed an agreement “in principle” that provides increased public amenity through the provision of a footpath width of three (3) metres to the southern site boundary along Darcy Street as well as to the western boundary along Smith Street through shifting the Sydney Water building to the north and to the west. The latter initiative will allow an additional lane to Smith Street. Moving the building away from the southern boundary will provide the Civic Place development with the necessary space to accommodate a three lane dive structure along Darcy Street as well as a single lane ingress and single lane egress to the proposed Station Square “kiss and ride” roundabout for joint Sydney Water and Civic Place use (all items outside of Sydney Water site boundaries to be provided by Parramatta City Council / Grocon).

Landscaping

- We will provide landscaping in accordance with the requirements of current Parramatta City Council policy and the details available from the Civic Place Master Plan 2003, including an ongoing maintenance programme. Selection of appropriate species and high quality materials and landscaping will aid integration with the proposed development for the remainder of Civic Place.

Public Domain / Pedestrians

Heritage and Archaeological Impacts

- A Heritage Impact Statement has been prepared that recommends adoption of an interpretation strategy following the earlier archaeological assessment of the site.

Transport, Traffic and Access

- An Access and Safety Plan will be prepared as part of the Construction Management Plan (CMP) to maintain access and use of the adjoining properties during and after the redevelopment of the site to ensure the safety of staff and visitors. In particular, the plan will address the pedestrian access in the context of the Civic Place redevelopment and the Transport Interchange.
- A traffic impact statement for parking and access to the site and the surrounding site has been prepared in accordance with the RTA's relevant policies and guidelines. We have adopted the long term use of shared access with the Civic Place development (when completed) in our review of traffic impacts on the existing intersections and the capacity of road network to safely and efficiently cater for the additional vehicular traffic generated by the Civic Place development.
- Assessment of pedestrian, cyclist and public transport issues includes addressing pedestrian movement along Darcy Street through the agreement in-principle with Parramatta City Council / Grocon to provide a three metre wide footpath. This will give adequate access in an east-west direction for pedestrian traffic along Darcy Street prior to completion of Civic Place when its proposed large public domain and open space may encourage greater use of that space away from the access dive structures in Darcy Street.
- The design of facilities will permit effective, appropriate, safe and dignified use by all people, including those with disabilities and will generally be in accordance with AS 1428, Parts 1 and 2 and the Building Code of Australia.

- Appropriate signage improvements on the surrounding road network will be necessary to satisfy way finding requirements.
- Approximately 250 car parking spaces will be provided on site to meet the building use demands, the final car park numbers are being finalized following amendments to the building location with respect to boundaries that has affected the car parking layouts and required construction of an additional basement level.
- A loading dock facility will be provided to service the Sydney Water building off Darcy Street. The intention is that this access will service the building after completion. This loading dock and car park entry will remain until the future Civic Place development requires Darcy Street to be closed for the purposes of construction of the access ramp to the adjoining development.
- Prior to that point in time, the Civic Place developer will be required to provide an alternative means of access to a through-connection point at RL 8.2 in the north-eastern corner of the Sydney Water site to allow access off Smith Street.
- Subsequently, the design of the Sydney Water building will allow for future connection at RL 4.3 of car park entry from the future Civic Place ramp at the western site boundary off Darcy Street.

Measures to promote effective transport use include:

- Coordinated access points with the adjoining Civic Place development, sharing car park ramp portals with Civic Place to minimise potential for vehicle and pedestrian conflicts.
- Access points are located to minimise traffic conflict and provide direct links to the regional road system.
- Provision of on site secure bicycle storage facilities with shower and change facilities within the building.

Services and Infrastructure

- We will comply with the requirements of the relevant utilities in regard to the connection to, relocation and / or adjustment of services affected by the construction of the proposed development.
- The diversion of the existing services will be carried out in consultation with the relevant authorities and Council and in accordance with necessary requirements.

Contamination and Geotechnical

- The final extent of contamination issues are to be confirmed by a qualified engineer and appropriate mitigation measures incorporated into the CMP.

Noise and Vibration

- A noise and vibration assessment and management plan will be included as part of the CMP for construction. The plan includes an assessment of the likely noise and vibration emissions and impact on the surrounding environment.
- Use of standard noise control measures associated with mechanical services such as duct linings and attenuations together with appropriate location selection will be established in detailed design.
- Detailed design is subject to a detailed noise and vibration assessment to ensure that the minimum standards of Parramatta City Council are met.

Crime Risk

- Incorporate best practice CPTED principles as outlined in the report prepared by Leon Harris into detailed design development.

Drainage, Stormwater and Water Management

- The design of the stormwater disposal system will be based on Authority Guidelines and AS3500.
- In-ground stormwater drainage will be designed in consultation with Parramatta City Council. Measures to control soil erosion during construction will be in accordance with principles as described in *Managing Urban Stormwater* (EPA NSW)

Construction Management

Prior to commencement of construction, a Construction Management Plan will be issued including:

Development of a site specific soil erosion and sediment control plan.

Confirmation of construction hours in accordance with the conditions of consent.

Air quality/dust control procedures.

Noise management procedures.

Waste Management Plan.

Community Safety Plan.

Arrangements for temporary pedestrian and vehicular access.

Storage and handling of materials procedures.

Environmental training and awareness.

Contact and complaints handling procedures.

Emergency preparedness and response.

Operation

An operational environmental management plan will be prepared prior to the opening of the building. The plan will address, but will not be limited to, the following matters:

- Visitor safety.
- Site security.
- Noise management.
- Traffic and pedestrian management.
- Emergency and evacuation procedures.
- Fire safety.
- Waste management and ESD initiatives.
- Lighting
- Signage

Section 94 Contributions

Sydney Water agrees to section 94 contributions in the amount of \$778,000 as follows:

- Traffic and Transport	\$654,000
- Open Space and Public Recreation	Nil
- Community and Cultural	\$ 16,000
- Plan Management and Administration	\$108,000

Public Domain Contributions

Stage 1 DA Condition No. 4

Sydney Water agrees 14.3% is a fair apportionment of the cost of the public domain works to be paid by Sydney Water for Civic Place and agrees the maximum amount payable of \$2,674,236 plus any accrued interest on a fully accountable, independently verified basis from an escrow account specially established for its payments. Sydney Water will pay 14.3% of each (independently verified) invoiced cost for public domain works for Civic Place up to the "completion date" of 31 December 2017. The "completion date" occurs when the total amount of the escrow account is expended or the Civic Place public domain works is complete or 31 December 2017, whichever occurs first.

This contribution of costs is to provide public domain in the proposed public squares located within the area of land bounded by the road reserves for Smith, Darcy, Church and Macquarie Streets. The public domain works does not include roadworks and footpaths to the abovementioned streets. While the Civic Place Master Plan includes for particular ground level public access, the Sydney Water development provides a north-south public thoroughfare on its western side in addition to open public space on the other three sides within Sydney Water's land. The Sydney Water development also includes licences / easements necessary for the operation of an outdoor / café on Parramatta City Council's land. This portion of land is included in Sydney Water's development site for public domain purposes. The construction of these public domain works account for any contributions that might otherwise be sought for public thoroughfares.

The scope of public domain works is limited to the works above the membrane of subsurface structures and does not include works under the building curtilage.

Summary

Given the physical requirements of the building in terms of footprint, site constraints with regards to the proposed Station Square to the west and Darcy Street to the south, setbacks from the boundaries have been reviewed with provision for an additional lane to Smith Street now possible in addition to adequate footpath widths to Darcy and Smith Streets.

The preliminary environmental risk assessment of the Sydney Water building demonstrates that the impacts are low as a result of the mitigation measures proposed within the Preferred Project Application and clearly address concerns expressed by the Civic Place development. We seek approval to the Part 3A application on the basis of the draft Statement of Commitments as described.