

# Environmental Assessment Report Project Application

## Darling Walk, Darling Harbour Building Fit-Out of Commercial Tenancy

Submitted to  
Department of Planning  
On Behalf of Commonwealth Bank of Australia

February 2010 ■ 09032



# Contents

Executive Summary	i
<b>1.0 Introduction</b>	<b>1</b>
1.1 Project Background	1
1.2 Director General's Environmental Assessment Requirements	3
1.3 Structure of the Report	4
1.4 Project Team	4
1.5 Capital Investment Value	4
<b>2.0 Site Analysis</b>	<b>5</b>
2.1 Site Location and Context	5
2.2 Site Description	7
2.3 Land Ownership and Legal Description	8
2.4 Existing Development and Surrounding Development	8
2.5 Accessibility	9
<b>3.0 Planning Framework and Context</b>	<b>10</b>
3.1 Relevant Planning Instruments	10
<b>4.0 Consultation</b>	<b>11</b>
<b>5.0 Proposed Project</b>	<b>12</b>
5.1 Building Fit-Out	12
5.2 Construction Management	12
<b>6.0 Environmental Assessment</b>	<b>13</b>
6.1 Director General's Environmental Assessment Requirements	13
6.2 Compliance with Relevant Statutory Plans	13
6.3 Compliance with the Concept Plan	14
6.4 Variations to Project Application for the Construction of Buildings (08_0057)	15
6.5 Environmentally Sustainable Development	16
6.6 Environmental Amenity	17
6.7 BCA Certification	17
6.8 Accessibility	18
6.9 Construction Management	18
6.10 Staging	19

<b>7.0</b>	<b>Draft Statement of Commitments</b>	<b>20</b>
7.1	BCA and Accessibility	20
7.2	Ecologically Sustainable Development	20
7.3	Construction Management	20
<b>8.0</b>	<b>Conclusion</b>	<b>21</b>

## Figures

1	Location Plan	5
2	Site Context Plan	6
3	Extent of the site	7
4	Aerial view of the site post demolition	9

## Tables

1	Landownership details	8
2	Overview of building fit-out	12
3	Director General's Environmental Assessment Requirements	13
4	Table of Compliance with Relevant Statutory Plans	14

## Appendices

<b>A</b>	Director General's Environmental Assessment Requirements <i>NSW Department of Planning</i>
<b>B</b>	Quantity Surveyors Statement <i>WT Partnership</i>
<b>C</b>	Fit-out Plans <i>Bovis Lend Lease</i>
<b>D</b>	Construction Management Plan <i>Bovis Lend Lease</i>
<b>E</b>	Environmentally Sustainable Development Report <i>Bovis Lend Lease</i>
<b>F</b>	BCA Report <i>Davis Langdon</i>
<b>G</b>	Accessibility Report <i>Morris-Godding Accessibility Consultants</i>

# Statement of Validity

This Environmental Assessment has been prepared and submitted under Part 3A of the *Environmental Planning and Assessment Act 1979* (as amended) by:

## Environmental Assessment prepared by

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Qualifications	BA MURP MPIA CPP
Company	JBA Urban Planning Consultants Pty Ltd
Address	Level 7, 77 Berry Street North Sydney NSW 2060
In respect of	Project Application for public domain works at Darling Walk, Darling Harbour

## Project Application

Applicant	Commonwealth Bank of Australia
Address	Level 3, 120 Pitt Street, Sydney
Land to be developed	Darling Walk, Darling Harbour
Proposed development	Project Application for building fit-out
Environmental Assessment	An Environmental Assessment (EA) is attached
Certificate	<p>I certify that I have prepared the content of this Environmental Assessment and to the best of my knowledge:</p> <ul style="list-style-type: none"><li>▪ It is in accordance with the Environmental Planning and Assessment Act and Regulation.</li><li>▪ It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.</li></ul>

## Signature

Name                      Kirk Osborne

Date



## Executive Summary

In July 2008 the Minister of Planning approved a Concept Plan (MP06\_0054) for the redevelopment of Darling Walk, Darling Harbour. A subsequent Project Application for the bulk excavation and construction of the basement structure and buildings (MP08\_0057), comprising 67,827m<sup>2</sup> GFA of commercial and retail uses and a children's theatre was approved in January 2009.

Development Applications for the diversion of the James Street stormwater drain (DA 122-08-08) and remediation and piling works (DA 133-08-08) on the site were also approved in October and December 2008 respectively.

In August 2009 a Project Application for Public Domain works was also lodged with the Department of Planning.

In accordance with the Darling Walk Project Application approval (MP08\_0057) this Project Application for building fit-out is submitted for approval under Part 3A of the Environmental Planning and Assessment Act 1979.

### Proposed Development

This Project Application seeks approval for the fit-out of the office spaces within the building.

The estimated construction cost of the project is \$79.8 million.

### Environmental Assessment

The Project Application has considered and assessed a range of environmental issues including:

- environmental amenity;
- environmentally sustainable development;
- accessibility; and
- construction management.

This application demonstrates that the development will have minimal adverse environmental impacts, with any potential impacts being effectively managed by the measures outlined within the Project Applications and Draft Statement of Commitments.

The proposed fit-out works are predominantly internal and will be a leading example in environmentally sustainable office fit out and will be one of the largest net lettable area fit-outs in NSW aiming to achieve a 5 star Green Star rating under the Green Star Office Interiors tool.





## 1.0 Introduction

This Project Application and Environmental Assessment Report (EAR) is submitted to the Minister for Planning pursuant to *Part 3A of the Environmental Planning and Assessment Act 1979* (EP&A Act). This is to fulfil the Environmental Assessment Requirements issued by the Director General for the preparation of a Project Application at Darling Walk. The Project Application is for the fit-out of the commercial office spaces.

The Darling Walk site is being redeveloped by Lend Lease Development who are the long term lease holder for the site which is owned by the Sydney Harbour Foreshore Authority (the Foreshore Authority). The Commonwealth Bank of Australia is the proposed major tenant of the new buildings.

The report has been prepared by JBA Urban Planning Consultants Pty Ltd, for the proponent, the Commonwealth Bank of Australia (CBA) and is based on information provided by the expert consultant team.

This EAR describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements under Part 3A of the EP&A Act. It should be read in conjunction with the information contained within and appended to this report.

When the DGRs were sought for this Project Application, the scope of works included a child care centre on the ground floor of the South building and building signage. The application is now limited to the fit-out of the commercial office spaces. The proponent is no longer proceeding with the child care centre for commercial reasons.

## 1.1 Project Background

State Environmental Planning Policy (Major Development) 2005 (the Major Development SEPP) identifies development to which Part 3A of the EP&A Act applies and for which the Minister is the consent authority.

The Darling Walk site is located within the Sydney Harbour Foreshore area, identified at Clause 10(d) of Schedule 2 of the Major Development SEPP. Under this provision, developments with a capital investment value of greater than \$5 million (and declared by the Minister) are subject to the provisions of Part 3A of the EP&A Act.

On 19<sup>th</sup> April 2006, the Minister for Planning formed the opinion that the Darling Walk development proposal is a development of the kind described in Schedule 2 of the Major Development SEPP and is a 'major project' to be determined under Part 3A of the EP&A Act and also authorised the lodgement of a Concept Plan for the project.

- Since this time, the following four applications have been lodged and approved. These applications are also discussed in more detail below.
- Concept Plan for the redevelopment of the Darling Walk site;
- Project Application for the bulk excavation of the site, detailed design, construction of the buildings;
- Development Application for the diversion of the James Street stormwater drain; and
- Development Application for the remediation of the site and associated piling works.

A Project Application for Public Domain works has been lodged and is yet to be determined.

### 1.1.1 Concept Plan Approval

In December 2007, the Foreshore Authority submitted a Concept Plan and Environmental Assessment Report to the Minister for Planning pursuant to Part 3A of the EP&A Act. The Concept Plan sought approval for:

- redevelopment of Darling Walk, Darling Harbour to provide between 64,000m<sup>2</sup> and a maximum of 68,000m<sup>2</sup> GFA of primarily commercial floorspace but including up to 5,000m<sup>2</sup> GFA of retail floorspace (retail and associated uses) and up to 1,000m<sup>2</sup> GFA for cultural, recreational and entertainment uses;
- a maximum of 200 car parking spaces to service the commercial buildings and a 600 space public car parking facility;
- public domain improvements;
- demolition of existing buildings; and
- an approvals pathway for the approval of subsequent stages of the development to be assessed under Part 4 of the EP&A Act.

The Concept Plan was approved on 9<sup>th</sup> July 2008. It also determined that:

- development with a capital investment value of more than \$5 million excluding remediation be subject to Part 3A of the EP&A Act and;
- development with a capital investment value of less than \$5 million and remediation be subject to Part 4 of the EP&A Act.

### 1.1.2 Project Application for Bulk Excavation and Construction of Buildings

In September 2008, Lend Lease Development submitted a Project Application and Environmental Assessment Report to the Minister for Planning seeking approval for:

- bulk excavation;
- detailed design, layout and construction of the basement structure and buildings on the site; and
- access and egress arrangements into and out of the basement car park from/to Harbour Street.

The proposed buildings comprise:

- 64,232m<sup>2</sup> GFA commercial floorspace;
- 2,592m<sup>2</sup> GFA retail floorspace;
- 1,000m<sup>2</sup> GFA children's theatre;
- basement car park comprising 200 car parking spaces to service the commercial buildings and a 600 public parking facility.

The Project Application for the buildings was approved on 2<sup>nd</sup> January 2009.

### 1.1.3 Development Application for Stormwater Drain Diversion

As part of the site preparation works, a Development Application (DA 122-08-08) was submitted in August 2008, for the diversion of the James Street stormwater drain, which bisected the southern part of the Darling Walk site.

This application included the request to demolish and reinstate the male toilets by the northern Liverpool Street footbridge and removal of existing footings of the northern footbridge and installation of new piles.

Consent was granted by the Foreshore Authority on 14<sup>th</sup> October 2008.

### 1.1.4 Development Application for Remediation and Associated Piling Works

In August 2008, Development Consent was sought by Lend Lease Development for:

- the remediation of contamination and the removal of Acid Sulphate Soils within the area to be excavated for the proposed basement structure; and
- the installation of a piling / shoring system around the perimeter of the proposed in-ground basement to facilitate the remediation works.

Development Consent was granted by the Minister of Planning on 1<sup>st</sup> December 2008.

The remediation works within the basement part of the site have been completed and those proposed within the public domain area will be undertaken during the construction of the public domain works.

### 1.1.5 Project Application for Public Domain Works

In September 2009 a Project Application was lodged for the detailed public domain works across the site. The application is still under assessment, it is seeking approval for:

- the detailed design, layout and construction of the public domain works, including the children's playground;
- augmentation works to the Bathurst Street pedestrian footbridge;
- roadworks within the boundary of the site; and
- rebuilding of the male toilets by the northern Liverpool Street footbridge.

## 1.2 Director General's Environmental Assessment Requirements

On the 3<sup>rd</sup> August 2009, a Preliminary Assessment was sent to the Director General, seeking the Minister's Declaration of the project and the Director General's Requirements (DGRs).

On the 3<sup>rd</sup> September 2009, the Director General issued the Environmental Assessment Requirements (**Appendix A**) for the Project Application. The DGRs detail the issues to be addressed in the environmental assessment of the project, which are discussed in Section 6 of this report.

## 1.3 Structure of the Report

The report is structured as follows:

**Section 1:** Introduction, project background, overview of approval sought, summary of Director General's requirements, structure of the report, project team and capital investment value.

**Section 2:** Site analysis and overview of existing site conditions.

**Section 3:** The current planning framework applying to the site.

**Section 4:** Summary of the key issues from Consultation with the Foreshore Authority.

**Section 5:** Project Description.

**Section 6:** Environmental Assessment of the Project Application.

**Section 7:** Draft Statement of Commitments.

**Section 8:** Conclusion.

## 1.4 Project Team

An expert project team has been formed to deliver the project and includes:

<b>Proponent</b>	Commonwealth Bank of Australia
<b>Project Manager</b>	Bovis Lend Lease
<b>Urban Planning</b>	JBA Urban Planning Consultants
<b>BCA Consultant</b>	Davis Langdon
<b>Quantity Surveyor</b>	WT Partnership
<b>Accessibility</b>	Morris-Goding Accessibility Consulting
<b>ESD Strategy</b>	Lend Lease Design
<b>Construction Management</b>	Bovis Lend Lease

## 1.5 Capital Investment Value

The estimated cost of works is \$79,877,000 as detailed in the Quantity Surveyors Statement prepared by WT Partnership (**Appendix B**).

## 2.0 Site Analysis

### 2.1 Site Location and Context

Darling Walk is located within the Darling Harbour precinct. It is situated west of Harbour Street at the western edge of Sydney Central Business District (CBD), south of the Western Distributor fly over, north of the Chinese Garden and east of Tumbalong Park. Town Hall Railway Station is approximately 400m to the north-east and Central Station is approximately 800m to the south-east.

The site's location is shown at **Figure 1** below and a site context plan is shown at **Figure 2**.

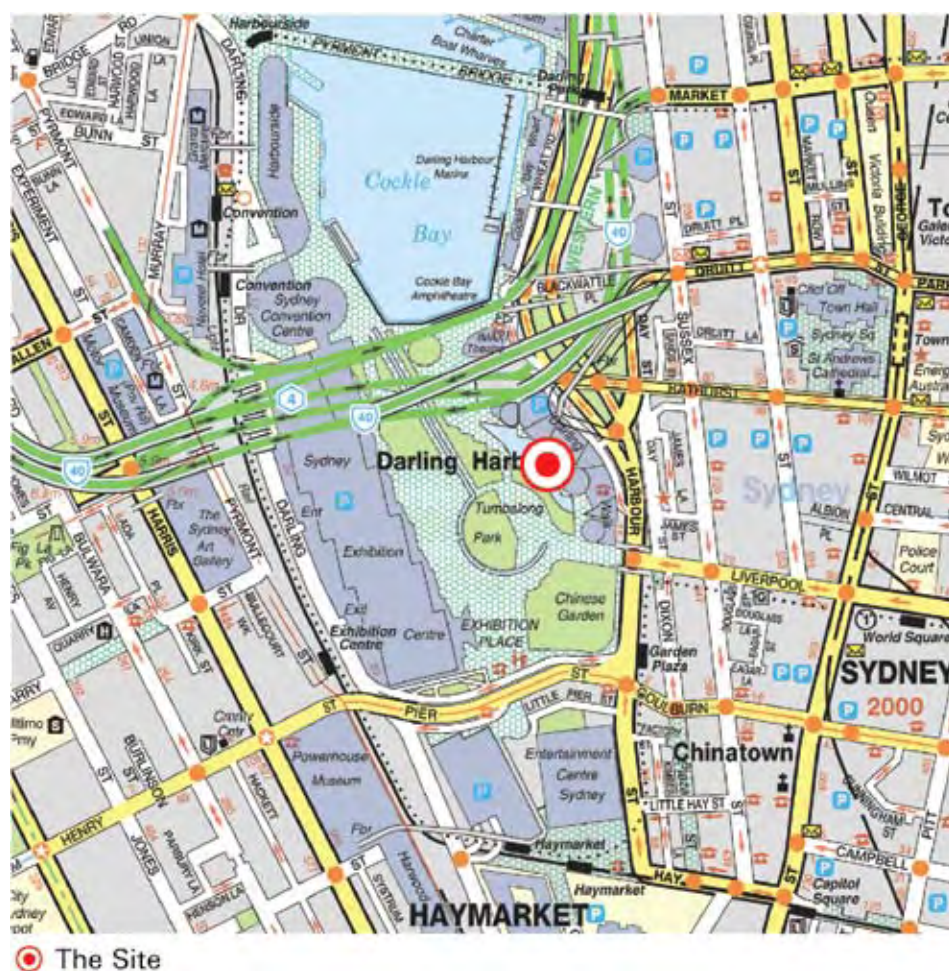


Figure 1 – Location Plan





Figure 2 – Site Context Plan

## 2.2 Site Description

The land to which this Project Application applies comprises the Darling Walk site. The site is elongated in shape and covers an area of approximately 32,900m<sup>2</sup>. The extent of the site is illustrated in **Figure 3**.



Figure 3 – Extent of the site



## 2.3 Land Ownership and Legal Description

The site includes seven parcels of land, as identified in the legal description of the site in **Table 1** below. The land is owned by the Sydney Harbour Foreshore Authority.

**Table 1** – Landownership details

Lot	Deposited Plan	Leasehold / Land ownership
Lot 900	1132344	Sydney Harbour Foreshore Authority
Lot 319	871455	Sydney Harbour Foreshore Authority
Lot 318	871455	Sydney Harbour Foreshore Authority
Lot 600	1126760	Sydney Harbour Foreshore Authority
Lot 505	1126762	Sydney Harbour Foreshore Authority
Lot 11	1125890	Sydney Harbour Foreshore Authority

## 2.4 Existing Development and Surrounding Development

The site formerly comprised the Sega World games and amusement complex, a range of entertainment, retailing and tourism uses and a large area of public domain space.

Following the approval of the applications listed in Section 1, the buildings were demolished and excavation and remediation works undertaken. **Figure 4** shows the site under construction.

Darling Walk is part of the Darling Harbour precinct which contains venues such as Sydney Entertainment Centre, Sydney Convention and Exhibition Centre, the IMAX cinema, and numerous harbour side bars and restaurants.

The pedestrian area to the north of the site links the Darling Walk site to Cockle Bay and the waterside. Within this area lies the Palm Grove amphitheatre, an event space and the IMAX cinema.

Immediately to the south of the site is the Chinese Garden of Friendship. Tumbalong Park bounds the Darling Walk site to the south-west. It is circular in shape and comprises a large grassed area, a raised covered stage area and back stage facilities. Further west is the Sydney Convention and Exhibition Centre.

To the east, the site is bounded by Harbour Street, which links to the Western Distributor. The eastern side of Harbour Street includes a range of uses, such as the Crown Plaza Hotel, residential apartment buildings (Millennium Towers and Emporio), Global College and a police station. These buildings vary in height between 14 storeys (Crown Plaza Hotel) and 21 storeys (Millennium Towers), both substantially taller than the proposed development at Darling Walk.

The surrounding uses are also identified on the context plan at **Figure 2**.





Figure 4 – Aerial view of the site post demolition

## 2.5 Accessibility

### Pedestrian Access

The key pedestrian bridge linkages to the site from the CBD comprise the Bathurst Street pedestrian bridge, situated to the north-east of the site and the two parallel Liverpool Street pedestrian bridges which are situated to the south of the site.

The Bathurst Street bridge will be upgraded as part of the public domain works and will be integrated into the northern building.

A further pedestrian connection is an at-grade pedestrian crossing at the Harbour Street / Day Street intersection which links to the proposed Civic Connector.

### Vehicular Access

Vehicular access to the site is currently confined to the access gates from Harbour Street for construction vehicles only. Access to the site and car parking areas will ultimately be from Harbour Street at the Harbour Street / Day Street interchange. Egress from the car park will be on to Harbour Street at the southern end of the southern building.

### Public Transport Access

The site is within easy walking distance of a number of public transport nodes, including Town Hall Railway (400m), Central Railway Station (800m), Darling Harbour Ferry Wharf (500m), the Light Rail Station (400m) and a number of bus services on surrounding streets.

## 3.0 Planning Framework and Context

### 3.1 Relevant Planning Instruments

The following planning instruments are relevant to the proposed development:

- the *Environmental Planning and Assessment Act 1979*;
- State Environmental Planning Policy (Major Development) 2005;
- Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005; and
- Darling Harbour Development Plan No. 1.

#### 3.1.1 State Environmental Planning Policy (Major Development) 2005

The Major Development SEPP identifies certain categories of development and certain specified sites that are subject to assessment and determination under Part 3A of the EP&A Act. The site is listed under Schedule 2 of the Major Development SEPP and the Minister for Planning is the consent authority for Part 3A projects.

#### 3.1.2 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Harbour REP establishes a set of planning principles for land within the Sydney Harbour Catchment and general matters for consideration for sites within the Foreshores and Waterways Area that consent authorities must consider before granting consent under Part 4 of the EP&A Act. Following recent amendments to the EP&A Act, the REP is now taken to be a deemed SEPP.

An assessment of the proposal against the REP is included at Section 6.

#### 3.1.3 Darling Harbour Development Plan No.1

The principal environmental planning instrument applying to the site is the Darling Harbour Development Plan No.1 (DHDP) and is now also taken to be a deemed SEPP. Its principal aim is to define the type of development which may be permitted within the Darling Harbour Development Area. Permissible uses include commercial, retail, cultural and entertainment uses.

An assessment of the proposal against the Darling Harbour Development Plan controls is included in Section 6.

## 4.0 Consultation

In accordance with Part 3A of the EP&A Act consultation is required to occur at the following stages:

- the Director General of the Department of Planning is required to consult with relevant public authorities in preparing the environmental assessment requirements for the Concept Plan; and
- the Director-General is required to advertise and exhibit the Environmental Assessment and appended reports and documentation.

In preparing the DGRs for the Environmental Assessment, the Department of Planning consulted with the relevant authorities. The RTA responded to the Preliminary Assessment, raising their key issues for considerations to be included in the Environmental Assessment. The RTA noted that the traffic impact, car parking and infrastructure requirements have been considered in previous Project Applications. In relation to this application, the RTA requested that the details of the proposed business identification signage be submitted to the RTA for consideration if they were visible to traffic travelling on the Western Distributor.

Furthermore in preparing the Project Application for bulk excavation and construction of buildings, Lend Lease consulted with Sydney Water, the RTA, Energy Australia, Railcorp, Telstra and Agility. It is not considered necessary to consult further with all of these bodies in regard to the proposed fit-out works. The City of Sydney Council has also provided comments in relation to the proposed development.

In preparing this fit-out Project Application, the proponent has consulted with the Foreshore Authority as the landowner. On 23<sup>rd</sup> November 2009, a meeting was held with the Foreshore Authority to present the application. They raised no objections to the CBA fit-out however some issues were raised regarding the proposed signage, which has been subject to further discussions.

## 5.0 Proposed Project

This Project Application seeks approval for the fit-out of 64,235m<sup>2</sup> of commercial floor space across the two, nine storey buildings for the tenant (CBA).

### 5.1 Building Fit-Out

The CBA is the proposed tenant for the commercial floor space. The fit-out of the 64,235m<sup>2</sup> of floor space has been designed by Bovis Lend Lease (refer to Fit-out Plans at **Appendix C**). Darling Walk will represent a leading example in environmentally sustainable office fit-out. The fit-out has been designed to achieve a 5 star NABERS Energy design rating and is targeting a 5 star Green Star Office Interiors (version 1.1) design rating. **Table 3** outlines the elements of the fit-out:

**Table 3** – Overview of building fit-out

Level	Proposed Works
Basement Level 2	Mail room, dock masters office and uninterrupted power supply room.
Ground Floor	Security / concierge desk, in the South building, turn styles to escalators and lift lobby in South building.
Level 1	Workstations, additional amenities, commercial kitchen and servery (South building), meeting / conference rooms, turn styles to lift lobby in the North building.
Level 2	Open plan workstations, staff amenities, meeting rooms, lunchrooms / kitchenettes, main computer room, mixed mode rooms.
Level 3-5 & Level 7-8	Open plan work stations, staff amenities, meeting rooms, storage, printing rooms, floor computer rooms, lunchrooms / kitchenettes, informal meeting spaces.
Level 6	Open plan work stations, meeting rooms, storage, printing rooms, floor computer rooms, lunchrooms / kitchenettes, informal meeting spaces, external terrace, BBQ and bar area.
Roof Level 9	Satellite dishes

The locations of the proposed satellite dishes are shown on the fit-out plans at **Appendix C** (refer to plans numbered 08013-DW-DA-09 (Rev: 02) and 08013-DW-DA-E01). The satellite dishes are small in scale (800mm diameter) and will sit below the roof parapet.

### 5.2 Construction Management

A Construction Management Plan (CMP) has been prepared by Bovis Lend Lease and is included at **Appendix D**. The CMP sets out how the fit-out works will be managed to minimise potential environmental impacts. The CMP addresses parking, security and hoarding management, site sheds and amenities and safety information. The CMP includes environmental management plans for:

- Noise and Vibration Management;
- Traffic and Pedestrian Management; and
- Waste Management.

## 6.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposal. It addresses the matters for consideration set out in the Director-General's Environmental Assessment Requirements (DGRs), relevant to this application (refer to Section 1).

The proposed fit-out works are predominantly internal and will be a leading example in environmentally sustainable office fit out and will be one of the largest net lettable area fit-outs in NSW aiming to achieve a 5 star Green Star rating under the Green Star Office Interiors tool.

This following assessment demonstrates that the development will have minimal adverse environmental impacts, with any potential impacts being effectively managed by the measures outlined within the Project Applications and Draft Statement of Commitments.

The draft Statement of Commitments at Section 7 complements the findings of this assessment.

### 6.1 Director General's Environmental Assessment Requirements

**Table 4** provides a summary of the individual matters listed in DGRs and identifies where each of these requirements has been addressed in this report.

**Table 4 – Director General's Environmental Assessment Requirements**

Director General's Requirements		Location in Report/Application
1	Relevant EPIs, Policies and Guidelines	Section 6.2
2	Environmental Amenity	Section 6.6
3	Traffic Impacts	Section 6.9
4	Construction Impacts	Section 6.9
5	Ecologically Sustainable Development	Section 6.5
6	Consultation	Section 4
7	Staging	Section 6.10

### 6.2 Compliance with Relevant Statutory Plans

The proposed works are permissible in accordance with the Darling Harbour Development Plan.

**Table 5** provides a summary of consistency with key relevant strategic and statutory plans.

**Table 5 – Table of Compliance with Relevant Statutory Plans**

Instrument	Comment
Darling Harbour Development Plan	The objectives of the Darling Harbour Development Plan No. 1 are to encourage the development of a variety of tourist, educational, recreational, entertainment, cultural and commercial facilities and to set out those uses which are deemed permissible. The proposed development therefore is in accordance with the Plan.
SEPP (Major Development) 2005	The Darling Walk site is located within the Sydney Harbour Foreshore area, identified at clause 10 of Schedule 2 of the Major Development SEPP. On these sites, developments with a capital investment value of greater than \$5 million (and declared by the Minister) are subject to the provisions of Part 3A of the EP&A Act. This Project Application is subject to assessment under Part 3A.
Sydney Harbour Catchment REP	Within the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP), the Darling Walk site is identified as being within the: <ul style="list-style-type: none"> <li>■ Sydney Harbour Catchment Area;</li> <li>■ Foreshores and Waterways Area Boundary; and</li> <li>■ City Strategic Foreshores Area.</li> </ul> Part 3, Division 2 within the SREP refers to matters which are to be taken into consideration by consent authorities before granting consent for development. The proposed works are internal to an approved building and are generally consistent with the relevant provisions and matters for consideration set out in clauses 20 to 27 of the Sydney Harbour REP.
Infrastructure SEPP	The Infrastructure SEPP requires that applications for specific types of developments are referred to the RTA for its comments prior to determination. The RTA has been consulted in formulating of the Concept Plan and previous Project Applications. The RTA has been consulted previously in the preparation of the Concept Plan and various Project Applications and approved the new intersection and access arrangements on Harbour Street. The RTA has requested further details of the proposed signage.
SEPP (Major Development) 2005	The Darling Walk site is located within the Sydney Harbour Foreshore area, identified at clause 10 of Schedule 2 of the Major Development SEPP. On these sites, developments with a capital investment value of greater than \$5 million (and declared by the Minister) are subject to the provisions of Part 3A of the EP&A Act. This Project Application is subject to assessment under Part 3A.

## 6.3 Compliance with the Concept Plan

Condition C10 of the Concept Plan approval states that future applications for the commercial component of the building must achieve a 5 star Australian Building Greenhouse Rating (ABGR) rating (now known as the National Australian Built Environment Rating System (NABERS)). Similarly, commitment 22 in the Statement of Commitments stated that the building will achieving a minimum 5 star ABGR for the building, and a minimum 5 Green Star Building Code of Australia – Office Design v2 rating.

In addition, the Concept Plan EA set out a number of Design Criteria to guide



future building on the site. These criteria stated that the redevelopment of Darling Walk should:

- regenerate and activate the site and improve its public amenity;
- provide a safe, family orientated destination for visitors;
- establish the site as the primary CBD gateway for south Darling Harbour;
- provide car parking to service the Darling Walk development and the southern Darling Harbour precinct;
- improve the public domain within the site; and
- provide a contemporary office environment and associated retail development.

The office fit-out has been designed to achieve a 5 star NABERS energy rating and a 5 Green Star rating under the Green Star Office Interiors (version 1.1) tool as discussed in Section 6. The proposed fit-out is also consistent with the Design Criteria set out in the Concept Plan, providing a contemporary office environment.

## 6.4 Variations to Project Application for the Construction of Buildings (08\_0057)

Some minor changes have been made to the approved buildings as a result of on-going design refinements and further consultation with the CBA. Minor changes have been made to the following elements of the approved buildings.

### Mixed Mode Rooms

The number and location of the mixed mode spaces has been revised. The number of rooms has been slightly reduced and they have been relocated to the western side of the building in order to minimise road noise and to take advantage of views over the park and Darling Harbour. These rooms will have operable windows to enable natural ventilation into the spaces.

### Location of Stairs, Pods and Bridges

The location of the stairs, pods and bridges within the building atria has been altered. The atrium stairs now run the full height of the buildings and connect all floors. The bridges will connect the stair runs and will provide a path of travel and source of activation within the atria. The pods have been modified so that there are now two enclosed and two open pods within each building. The number and location of the pods has been designed so as to provide maximum daylight to the atrium floor and to add interest to the fit-out.

### Level 1 - Lobby (South Building)

The arrangement of the escalator and staircase at the entrance to the South building has been modified slightly. The final placement reflects the entry arrangements in the North building and gives more space and improved flow to the building's entrance.

### Level 6 - Internal Glazed Wall Position

The design and function of the western area of Level 6 has been revised following consultation with the CBA. The space will provide an informal gathering space for use by staff, and will open to an external area which will contain seating and planting. The area is designed to enhance the values of community and sustainability. As a result of these changes, the position of the internal glazed wall has moved to allow for the best use of the space and to improve the junction of the wall and the sloped roof structure.

## Level 6 – External Area Planting

The approved building included a narrow strip of planting which extended the length of the external area. This strip of planting has been relocated to provide a larger green area on the roof of the South building's eastern wing (Level 6). This revised location will improve the visual amenity for staff working in the building and will provide a pleasant outlook for buildings that overlook the site. The total amount of roof green space provided remains largely the same.

## 6.5 Environmentally Sustainable Development

Bovis Lend Lease has prepared an ESD Report for the fit-out works (**Appendix E**). The Darling Walk fit-out has been designed to achieve a 5 star NABERS Energy design rating and is targeting a 5 star Green Star Office Interiors (version 1.1) design rating. By meeting these requirements, Darling Walk will represent a leading example in environmentally sustainable office fit-out, it will also be one of the largest net lettable area fit-outs in NSW aiming to achieve a 5 star Green Star rating under the Green Star Office Interiors tool.

The report outlines the architectural, mechanical, electrical and hydraulic strategies that have been put in place to achieve the environmental targets for Darling Walk.

### Green Star Office Interiors

In order to achieve a 5 star Green Star Office Interiors (version 1.1) rating, the following strategies will be implemented:

- the fit-out will be integrated with the construction of the buildings to reduce unnecessary waste and to streamline resource use and material consumption;
- installation of chilled beams will result in lower energy consumption and operating costs as well as improved indoor environmental quality;
- monitoring of indoor air quality using CO<sup>2</sup> sensors in air return ducts to ensure fresh air supply;
- use of the Dulux EnviroWash system during construction to minimise adverse impacts on the environment and meet 80% recycling targets. The Dulux EnviroWash system turns paint wash-out into clean water and inert solid waste enabling the water to be recycled and solids to be disposed of safely;
- minimising the use of PVC products on the site by replacing PVC cabling with non-PVC cabling and a VOIP system;
- incorporation of atriums to maximise natural light, long distance views and visual connections to the outdoors for work settings;
- using materials (paint, carpet, sealants and adhesives) with low Volatile Organic Compound (VOC) to eliminate the health effects associated with exposure to VOC;
- on-going tuning of fit-out services to ensure the comfort of occupants and that all systems are performing to their optimum efficiency;
- selection of furniture, fittings and finishes which have a reduced environmental impact relative to available alternatives; and
- incorporation of indoor plants to reduce air-borne concentrations of VOC and to contribute to a healthy indoor environment.



## NABERS

The CBA has announced that they will reduce their carbon emissions by 20% by June 2013 based on 2008-2009 figures. The fit-out of the building will implement a number of energy efficient measures to support this commitment and achieve a 5 star NABERS Energy commercial workspace rating. A 3 star rating represents current best practice, the 5 star rating being targeted by the Darling Walk fit-out will represent the world's best environmental practices.

Together with the installation of chilled beams and the incorporation of atriums into the building design, the measures to be implemented to achieve this NABERS rating include:

- lighting levels are designed to 8W/m<sup>2</sup> and use high efficiency T5 luminaires. Lighting levels designed to 8W/m<sup>2</sup> represent a 20% improvement over the minimum BCA requirements for lighting levels at 10W/m<sup>2</sup>. T5 luminaire can achieve a saving of 36% compared with common T8 luminaire with conventional ballast;
- lighting controls will be implemented in the design to reduce lighting load including time-clock switching, daylight sensors and motion sensors;
- implementation of a 'good control' system on all computer equipment to contribute to a 46% reduction in energy use associated with computers. The 'good control' systems will place to ensure that all equipment will switch off / go into sleep mode when not in use or after hours;
- installation of electrical sub-metering to enable monitoring of energy consumption; and
- decreasing the size of lighting zones to allow for greater control over lighting with each switched lighting zone not exceeding 100m<sup>2</sup> for 95% of the tenancy.

## 6.6 Environmental Amenity

The proposed office fit-out will have a high environmental amenity. As outlined in Section 6.6 a number of environmental sustainable design initiatives have been implemented which will enhance the amenity of the building. These measures include the:

- incorporation of an atrium which allows natural light to penetrate office spaces;
- use of chilled beam air conditioning system;
- use of materials (paint, carpet, sealants and adhesives) with low Volatile Organic Compound (VOC) to eliminate the health effects associated with exposure to VOC;
- use indoor air quality monitoring to ensure fresh air supply;
- incorporation of indoor plants to contribute to the health of the indoor environment; and
- inclusion of operable windows in the mixed mode rooms to enable natural ventilation.

## 6.7 BCA Certification

Davis Langdon has prepared a BCA Review Report (**Appendix F**). The report assesses the compliance of proposed the fit-out works against the deemed to satisfy provisions of Building Code of Australia 2009 (BCA).

The report confirms that the proposed fit-out works would be able to comply with the relevant deemed to satisfy provisions and that no Alternative Solutions are required for the fit-out works. Compliance can be achieved in terms of:

- structural provisions;
- fire provisions;
- access and egress;
- services and equipment;
- health and amenity;
- maintenance; and
- Energy Efficiency.

## 6.8 Accessibility

Morris-Goding Accessibility Consulting have prepared an Accessibility Review Report (refer to **Appendix G**) to assess the proposed works to ensure that paths of travel and circulation areas comply with relevant Australian Standards and the Commonwealth Disability Discrimination Act (DDA).

The report confirms that the development has accessible paths of travel that are continuous throughout the building and demonstrates an appropriate degree of accessibility. In addition, the proposed drawings indicate compliance with the statutory requirements pertaining to common area access and accessible fit-out be achieved.

In addition, Morris-Goding provide recommendations in relation to workstations, the first aid / parents room, technode rooms as well as lighting and signage to ensure that the proposed works fully comply with Australian Standards AS1428.1, AS1428.2 and the BCA.

## 6.9 Construction Management

A Construction Management Plan (CMP) has been prepared by Bovis Lend Lease and is included at **Appendix D**. The CMP sets out how the fit-out works will be managed to minimise potential environmental impacts. The CMP addresses parking, security and hoarding management, site sheds and amenities and safety information. The CMP includes environmental management plans for:

- Noise and Vibration Management;
- Traffic and Pedestrian Management; and
- Waste Management.

The proposed construction hours for the project are 7.00am-7.00pm Monday to Friday and 7.00am-5.00pm on Saturday. No construction activities will occur on Sunday or public holidays. These hours are consistent with the construction hours approved for the previous applications.

The CMP sets out the construction methodology for the project. The fit-out works will be carried in the following sequence:

- materials handling;
- installation of services; and
- fit-out and finishes.

## Assessment and Management

Lend Lease Development will continue to operate the Construction Liaison Committee established during the construction of the buildings. The committee provides a forum for neighbours and stakeholders to discuss issues, project progress and special activities.

The noise and vibration impacts associated with the construction will primarily be associated with hand-held machinery and tools. All noise generating works will be carried out during the construction hours outlined above and will meet the Maximum Allowable Noise Contribution set out in the conditions of consent. Any noise generating works proposed outside of those hours will require prior written consent.

The traffic and pedestrian impacts of the proposal will be managed in accordance with the Traffic and Pedestrian Management Plan prepared by Masson Wilson Twiney Pty Ltd for MPO8\_0057. The plan (which is included at **Appendix D**) sets out the procedures for the loading and unloading of materials, ingress and egress of vehicles to the site as well as traffic and pedestrian management methods.

All waste created during the fit-out of the building will be managed in accordance with the Waste Management Plan prepared by Bovis Lend Lease included at **Appendix D**. The waste management strategy seeks to achieve an 80% reduction / avoidance of material disposed to landfill. The waste management plan has been developed from best practice models and comprises the following elements:

- waste identification;
- disposal;
- recycling;
- minimisation;
- training; and
- performance monitoring and reporting.

In addition, the CMP sets out the safety and sustainability measures that will be implemented to create a safe work environment and to ensure that intergenerational equity and sustainable building practices are achieved including:

- preparation of risk assessments for every work task;
- completion of a weekly safety checklist;
- storage of hazardous materials in a dedicated store;
- use of low Volatile Organic Compound (VOC) paints;
- use of low energy lighting; and
- maximisation of natural light.

## 6.10 Staging

The fit-out and occupation of the Darling Walk buildings will be carried out in stages. Levels 1-3 of the North building will be fitted-out and occupied first, followed by the fit-out of Levels 4-8 of the North building and Levels 1-8 of the South building. Levels 4-8 of the North building and Levels 1-8 of the South building may be occupied in one stage following Levels 1-3 of the North building.

## 7.0 Draft Statement of Commitments

In accordance with Part 3A of the EP&A Act the following are the commitments made by the CBA to manage and minimise potential impacts arising from the Darling Walk fit-out.

### 7.1 BCA and Accessibility

CBA commits to the following:

- the fit-out will comply with all the relevant BCA requirements and Australian Standards; and
- the recommendations of the Accessibility Report will be implemented.

### 7.2 Ecologically Sustainable Development

CBA will adopt the following sustainability targets for the site:

- achieve a 5 star NABERS Energy design rating;
- target a 5 start Green Star Office Interiors (version 1.1) design rating; and
- implementing the ESD measures detailed in the ESD report.

### 7.3 Construction Management

CBA commits to implementing the following plans during the construction phase:

- Noise and Vibration Management;
- Traffic and Pedestrian Management; and
- Waste Management.

## 8.0 Conclusion

The proposed development seeks approval for the fit-out of the office spaces within the CBA building.

The proposed development is consistent with the Concept Plan for Darling Walk and the objectives of the Darling Harbour Development Plan. The fit-out will be a leading example in sustainable office fit-out, achieving a 5 star NABERS Energy design rating and targeting a 5 star Green Star Office Interiors (version 1.1) design rating.

The proposed development will have minimal adverse environmental impacts. The potential construction impacts will be effectively managed by measures outlined in the construction management plan.

It is considered that this development should be granted consent under Part 3A of the EP&A Act.