

DPT Operator Pty Ltd & DPPT
Operator Pty Ltd
Cockle Bay Park Development
ESD Development Application
Design Report

REP/238566/ESD001

Issue 3 | 21 August 2017

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 238566-00

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Document Verification

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Job title		Cockle Bay Park Development		Job number	
				238566-00	
Document title		ESD Development Application Design Report		File reference	
Document ref		REP/238566/ESD001			
Revision	Date	Filename	GPT CBW ESD DA Design Report Draft 19 July 2017.docx		
Draft 1	19 Jul 2017	Description	First Draft		
		Name	Jorg Kramer	Alex Rosenthal	Steve Colomb
		Signature			
Issue 1	28 Jul 2017	Filename	20170728 CBP ESD DA Design Report Issue 1.docx		
		Description	Issue		
		Name	Jorg Kramer	Alex Rosenthal	Steve Colomb
		Signature			
Issue 2	3 Aug 2017	Filename	20170803 CBP ESD DA Design Report Issue 2.docx		
		Description	General Updates		
			Prepared by	Checked by	Approved by
		Name	Jorg Kramer	Alex Rosenthal	Steve Colomb
	Signature				
Issue 3	21 Aug 2017	Filename	20170821 CBP ESD DA Design Report Issue 3.docx		
		Description	Issue for Development Application		
			Prepared by	Checked by	Approved by
		Name	Jorg Kramer	Alex Rosenthal	Steve Colomb
	Signature				
Issue Document Verification with Document					
<input checked="" type="checkbox"/>					

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1 Introduction

1.1 General

This report supports the Response to Submissions and amended Concept Proposal associated with a State Significant Development Application (SSDA 7684) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

DPT Operator Pty Ltd and DPPT Operator Pty Ltd (the Proponent) are seeking approval for a Concept Proposal for the redevelopment of the Cockle Bay Wharf Building and the surrounding area to create new open space and a commercial, retail and tourist precinct in the heart of the CBD (now referred to as Cockle Bay Park). The amended Concept Proposal includes:

- A large area of publicly accessible open space;
- New retail outlets, including new food and beverage destinations;
- New cultural and entertainment destinations; and
- A new commercial office tower.

The project will add new open space to the Sydney CBD and help to reconnect the city to the Darling Harbour waterfront. Cockle Bay Park will take its place in a revitalised Sydney CBD and speaks directly to local government objectives to create a ‘Green, Global and Connected City’ (City of Sydney) as well as the strategic vision outlined in ‘Towards Greater Sydney 2056’ to grow the “developing central city”. The vision for this project was developed with consideration for the NSW Government objectives to support and “grow the knowledge industry”, double tourism expenditure and “strengthen our local environment and communities” as outlined in ‘NSW 2021: A Plan to Make NSW Number One’.

Please note that all plans, diagrams, images and graphics within this report and the supporting documentation (excluding the amended Concept Proposal Envelope Plans prepared by Francis-Jones Morehen Thorp Pty Ltd) are indicative only and have been included to communicate the intent of the amended Concept Proposal, including representative building shapes, forms, locations, layouts and relationships. It is proposed that these representations, together with acceptance of the building envelopes and massing, and associated design principles, will then be used to inform the Design Excellence process to follow the Stage 1 SSD Determination. Design Excellence outcomes will form the basis of the Stage 2 SSDA.

1.2 Background

The Proponent controls the lease of the Site, and also of the adjacent Darling Park precinct. The Darling Park site is a successful premium grade office precinct located on the west of the Sydney CBD, the associated Crescent Garden, located to the west of the three existing Darling Park towers, is a key area of open space in this part of the city.

The Proponent has recognised a number key issues with the existing layout of the Darling Park and Cockle Bay precinct, these being:

- The existing Cockle Bay Wharf building is not well integrated with the city, the Western Distributor freeway currently acts as a barrier to separate this area from the CBD;
- Publicly accessible open space is limited to the existing Crescent Garden in Darling Park; and
- The existing Cockle Bay Wharf building is outdated and is not in keeping with the future of Darling Harbour area as a vibrant entertainment and tourist destination.

The Cockle Bay precinct is at risk of being left behind and undermining the significant investment being made in Darling Harbour that will see it return to the world stage as a destination for events and entertainment. Accordingly, the Proponent is taking a carefully considered and staged approach to the complete revitalisation of the site and its surrounds. The envisaged development, which will be facilitated by the proposed building envelopes will:

- Reconnect the city with the Darling Harbour waterfront;
- Create new publicly accessible open space in the heart of the Sydney CBD;
- Create new public land above the Western Distributor;
- Provide new access routes between the city and the ICC Sydney / Darling Harbour Live precinct;
- Support the Sydney economy by providing a new premium commercial building; and
- Refresh and renew an existing entertainment and tourist destination.

1.3 Site Description

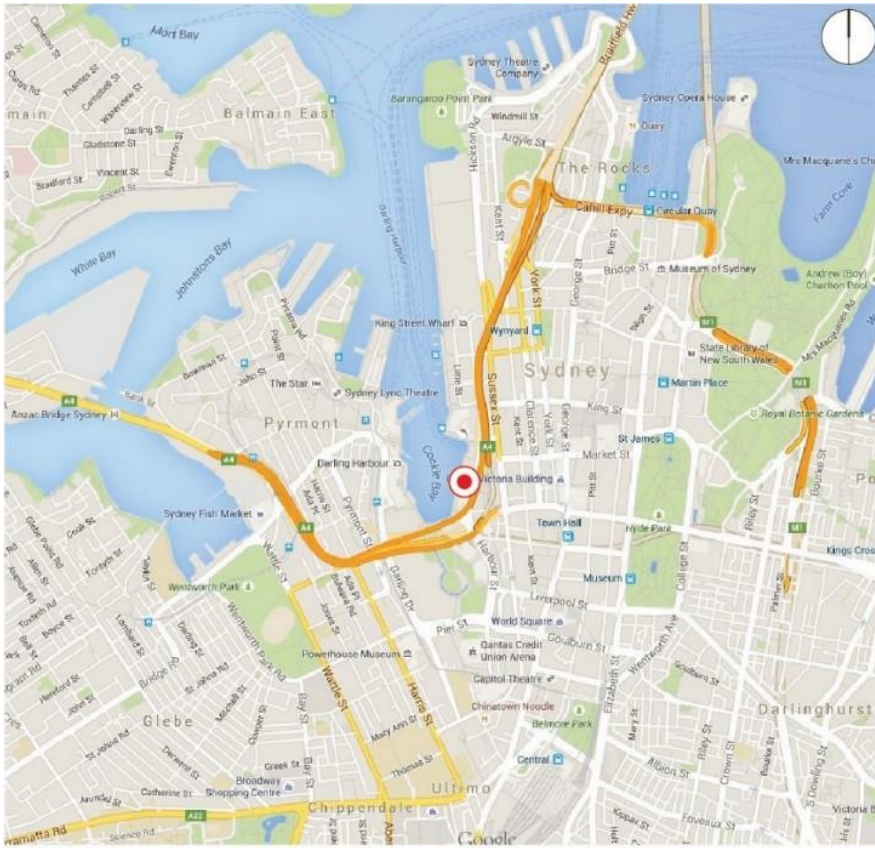
The Site is located within Darling Harbour. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

The Site is located to the immediate south of Pyrmont Bridge, within the Sydney CBD on the eastern side of the Darling Harbour precinct. The Site is also located within the City of Sydney local government area (LGA). A locational context area plan and location plan are provided at Figure 1 below.

The project Site area has been slightly amended by this Response to Submissions, a comparison of the exhibited and now-proposed Site area is provided as Figure 2, and the now proposed Site area is shown below as Figure 3.

The Darling Harbour precinct is undergoing significant redevelopment as part of the SICEEP, Darling Square, and IMAX renewal projects. The urban, built form and public transport / pedestrian context for the proposed Harbourside

development will fundamentally change as these developments are progressively completed.



● The Site

Figure 1: Location plan context area



Figure 2: Location plan (revised site area in yellow)



Figure 3: Amended location plan

1.4 Overview of Proposed Development

The proposal relates to a staged SSDA and seeks to establish amended concept proposal details for the renewal and re-imagining of the Cockle Bay precinct. The amended Concept Proposal establishes the vision, planning and development framework which will be the basis for the consent authority to assess future detailed development proposals. The Cockle Bay Park Site is to be developed for a mix of Retail, Cultural and Commercial (Office) uses including retail and restaurants, offices, and publicly accessible open space.

The amended Concept Proposal seeks approval for the following key components and development parameters:

- Demolition of existing site improvements, including the existing Cockle Bay Wharf building complex, pedestrian bridge links across the Western Distributor, and obsolete monorail infrastructure;
- Building envelopes;
- Land uses across the Site;
- A maximum total Gross Floor Area (GFA) across the Cockle Bay Park of 75,000m² for commercial development and 14,000m² for retail (including food and beverage) development;
- Urban Design and Public Realm design principles to provide a Design Excellence framework; and
- Strategies for utilities and services provision, drainage and flooding, and ecological sustainable development.

2 Secretary's Environmental Assessment Requirements

The overall ESD design strategy for the site and its buildings has been developed to respond to Section 5 of the Secretary's Environmental Assessment (SEAR) Requirements named "Ecologically Sustainable Development (ESD)".

The design ESD strategy responds to the following elements within SEAR:

- ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) have been and will be incorporated in the design, construction and ongoing operation phases of the development.
- Sustainable technologies and/or renewable energy are being considered in order to achieve best practice sustainability initiatives; and
- Water Management Plan including alternative water supply, proposed end use of potable and non-potable water, water sensitive urban design and water conservation measures will be developed and incorporated into the design where applicable.

Public and agency responses to the previous SSD 7684 Application submission as issued to the proponent have been reviewed against the ESD design strategy.

3 Overall ESD strategy

The building design will integrate sustainable initiatives to ensure superior environmental performance of the buildings.

The design will provide a superior indoor environment for the occupants. A combination of energy efficient and cost effective air conditioning systems will be designed aiming to provide improved thermal comfort for the occupants of the buildings.

All essential features to ensure water efficiency will be integrated in the design of the hydraulic systems. Water efficiency is considered to be an essential feature of the building, and this issue was agreed to be clearly reflected in design and technological strategies that are proposed for the buildings.

The purpose of this document is to discuss the services strategies and ESD opportunities that will be incorporated within the buildings' design.

The following areas will be the main focus of the design team:

- Energy – reduce energy use and greenhouse gas emissions. The building envelope and services will be integrated to ensure the building is controlled to maintain the desired conditions whilst optimising the energy efficiency of the complex.
- Indoor Environmental Quality – design the buildings to maximize occupant comfort addressing issues of thermal and visual comfort and indoor air quality.
- Water – minimize potable water consumption and optimise the water efficiency of the development.
- Materials – minimize waste, encourage reuse and recycling of materials and use low environmental impact materials.
- Land Use & Ecology – create new publicly accessible open space for 'green infrastructure' and reduced contribution to the urban 'heat island' effect.
- Transport – encourage more energy efficient and less polluting forms of transport to and from the site.
- Benchmarking – The commercial tower is to be designed to achieve a minimum NABERS Energy and Green Star Design and As-Built v1.2 rating.

Benchmarking the buildings against Australian excellence has been carried out from the beginning of the design process. For that reason, the following minimum rating benchmarks were set for the building:

Commercial Tower:

- Green Star Design & As-Built v1.2: min. rating 5 Stars
- NABERS Energy: min. rating 5 Stars
- NABERS Water: min. rating 3.5 Stars

Retail Podium:

- BCA Section J compliance

It is noted that the new Green Star Design and As-Built v1.2 tool is considered to be significantly more stringent when compared to the old Green Star Office v3 tool, and therefore ensures the development will be world leading in terms of sustainability. The proposed ESD initiatives will be developed during the next design stages by the design team to achieve a Green Star and NABERS targets.

As buildings are responsible for 40% of CO₂ emissions there is need to further reduce their environmental impact in the coming years. This involves incorporating the flexibility required to accommodate mechanical systems and fit-outs that feature energy efficient technologies and the ability to adapt to multiple uses and future work practises.

4 ESD Initiatives

Aiming at leading practice in energy and environmental targets, the design team focused on the following strategies for the proposed buildings:

- Energy efficiency
- Improved Indoor Environmental Quality for building occupants
- Water strategies to minimize potable water consumption and address stormwater management
- Use of reused or recycled materials to reduce embodied energy
- Creation of new publicly accessible green space including over the Western Distributor
- Effective transport strategies to reduce vehicular emissions
- Environmental benchmarking – aiming at Green Star and NABERS targets as described above.

These issues will be addressed by the design team through the consideration of the following initiatives:

Initiatives	Cockle Bay Park Development
Building Envelope	High performance building envelope with added fabric insulation to improve energy efficiency and address indoor environmental quality.
HVAC system	Highly efficient mechanical system.
Lighting	Efficient lighting design with use of highly efficient LED, smart control and daylight sensors at the perimeter of the building to reduce artificial lighting energy use.
Renewables	Building integrated photovoltaic panels or certified Green power purchase will be considered to partially offset

	electricity use and reduce energy use and carbon emissions associated with the building's operation.
Water	High efficiency water fixtures and rainwater harvesting and reuse.
Stormwater	Management of stormwater on site before discharging into the public infrastructure through the implementation of appropriate stormwater treatment devices such as an onsite detention tank.
Materials	Selection of reused /recycled materials where possible.
Land Use & Ecology	Provision of large parts of the site as publicly accessible green space, including over the Western Distributor, to improve the ecological value of the site and reduce its contribution to the urban 'heat island' effect.
Waste	Construction and demolition waste will be reused/recycled as appropriate to avoid waste material going into landfill.

The design concepts incorporated in the report are discussed in detail in the following sections.

4.1 Building Envelope

The building envelope is essential in the design to guarantee the delivery of an appropriate environment. A key requirement of the brief is to maximize views and minimize blind use increasing building transparency. The role of the envelope is to block solar gains from penetrating the building fabric in summer while optimising daylight and minimizing glare. The glazing performance and shading configuration for each orientation will be optimised during the next stages to ensure that thermal comfort is achieved and solar gains are adequate for the efficient operation of the mechanical system.

The façade will be developed and designed with a very high energy performance requirement to achieve the NABERS energy rating and Green Star Design and As-Built targets for each building.

The facade design will also be developed to reduce peak load and annual energy use imposed on the mechanical system beyond Section J requirements and in line with the NABERS target for each building. In addition, it will contribute to the achievement of the Green Star rating by providing access to views, good daylight penetration, optimum thermal comfort and glare control in accordance with the Design and As-Built tool requirements.

4.2 Mechanical System

In design, emphasis will be placed on providing an appropriate level of system resilience and quality to ensure efficient operation of the buildings. The integration between the selected mechanical system and the façade performance play a fundamental role on delivering high levels of thermal comfort to occupants while optimizing energy consumption through building operation.

4.3 Water

Water recycling is a key component of the total water cycle management and integrated water resource management. Water recycling is fundamental to manage and balance all of the components of hydrological cycle (rainwater, stormwater, wastewater, groundwater, surface water and recycled water) to secure a range of social, economic and environmental benefits. The effective and safe implementation of water recycling strategies can help to reduce inputs of nutrients and other contaminants to surface water, conserve potable water and provide economic and social benefits to local communities.

Water related strategies have been considered as key environmental ones for the proposed buildings.

4.3.1 Building Water Strategy

To ensure water resources are maximized, rainwater will be harvested through the roof and tanks sized to supplement water for HVAC cooling tower demands. The HVAC water demand will exceed the rainfall and thus WC flushing is unlikely to offer tangible water saving benefits. Notwithstanding consideration will be given to harvested rainwater being delivered to irrigations and WC flushing.

The following initiatives will be incorporated into all buildings:

- Water efficient fixtures – 5 Star rated taps and 3 Star rated shower heads based on WELS rating scheme.
- Waterless or Low flow urinals with a minimum 6 star WELS rating.
- 3 / 4.5 Litre dual flush toilets with a minimum 4 star WELS rating.
- Roof, facade and hardstand catchment area and rainwater tanks to provide water for reuse.
- Treatment: Filtration and disinfection of harvested water as appropriate to the uses.
- Public domain stormwater harvesting for reuse and potable water demand reduction

4.3.2 Stormwater Treatment

All new stormwater drainage for the entire development is proposed to comply with the following:

- City of Sydney A4 Drainage Design Guidelines
- City of Sydney – Interim Floodplain Management Policy

It is proposed to obtain green star credits based on Credit 26 Stormwater under the Green Building Council of Australia document.

To obtain these credits the proposed stormwater drainage design will be developed to meet the following criteria:

- Reduced Peak Discharge.
- Reduced Pollution Targets in line with Column C of Green Star design and As-Built v1.1 credit.

4.3.3 Water Sensitive Urban Design (WSUD)

Water Sensitive Urban Design encompasses all aspects of urban water cycle management, including water supply, wastewater and stormwater management. WSUD is intended to minimise the impacts of development upon the water cycle and achieve more sustainable forms of urban development.

As discussed in Section 2.3.2, it is proposed to meet the required stormwater pollution reduction targets to achieve maximum green star points. In order to achieve these reduction targets it is proposed to utilise WSUD systems within the stormwater drainage network. The details of the system to be used will be considered in the next stage of design.

This will involve the consideration and potentially a combination one or more elements such as:

- Bio-swales
- Rain gardens
- Rainwater harvesting tanks
- Proprietary treatment tanks
- Gross Pollutant Traps

4.4 Energy

It is essential to ensure the buildings are designed and built to minimize energy consumption and reduce greenhouse gas emission to the atmosphere. Energy performance is considered by the design team as a crucial issue and the following ratings will be targeted as a minimum:

Commercial Tower:

- NABERS Energy: min. rating 5 Stars

Retail Podium:

- BCA Section J compliance

The contemporary typical Sydney office building achieves between 2 and 4 star NABERS energy performance. Typical buildings have high tenant lighting use and out of hours equipment use. Peak loads associated with façade loads and low efficiency equipment is significant. A typical Sydney office building would generally produce around 290 kgCO₂/m².annum.

A 5 star NABERS energy rated building will perform approximately 40% better when compared to a conventional office building and 4.5 star NABERS Energy rated building will perform 10-15% better when compared to a conventional office building.

4.5 Daylight

One of the main considerations given to the design in the next stage when the façade is developed in detail will be the importance of treating daylight in particular ways as to respond to needs of different areas in the buildings. Natural light offers benefits such as improving indoor environmental quality, having impact on the health, wellbeing and productivity of occupants, and reduction in energy consumption and greenhouse gas emissions by reducing dependency on artificial lighting systems when integrated with lighting controls.

Lighting is one of the main factors contributing to energy consumption in commercial buildings, thus making daylight availability is one of the key elements of addressing sustainability in a building in the current and future market contexts.

The following elements in the building will be considered to optimise daylight performance:

- Selection of appropriate new glass capable of reducing solar loads while allowing generous amount of daylight to penetrate the building envelope.
- Use of appropriate glazing and shading if deemed appropriate for specific building areas. This will ensure daylight is maximized and glare mitigated as far as possible.

4.6 Land Use & Ecology

Urban green space fulfils a critical role in offsetting the ecological impacts of the urban built environment and enhancing the quality of city life.

A main focus of the development concept has been the creation of new publicly accessible landscaped areas on site locations currently occupied by buildings and road surface. The new public park spanning across the Western Distributor not only creates an attractive urban link encouraging pedestrian access to Darling Harbour but along with the other proposed new publicly accessible landscaped spaces can also:

- Offer space for recreation to the community.
- Increase the ecological value of the site by providing animal and plant habitat.
- Improve air quality.
- Reduce the site's contribution to the urban 'heat island' effect by reducing solar absorptive surface area and cooling the site microclimate through plant evapotranspiration.
- Promote healthy lifestyles by providing space for outdoor activity.

4.7 Transport

The use of transport (both private and commercial) has been a major contribution to environmental pollution and the excessive consumption of natural resources.

The development has the opportunity to create an environment where pedestrian access is crucial and the use of fuel efficient transport is stimulated by:

- Encouraging walking and cycling by ensuring provision of bicycle facilities for building users;
- Provision of limited parking spaces on site encouraging the use of alternative modes of transport such as public transport, cycling and walking, with parking provided at a number lower than allowed under the SEPP, and dedicated spaces prioritising fuel efficient small vehicles;
- Selection of a site within close proximity to public transport networks including trains, buses and major transport focal points.