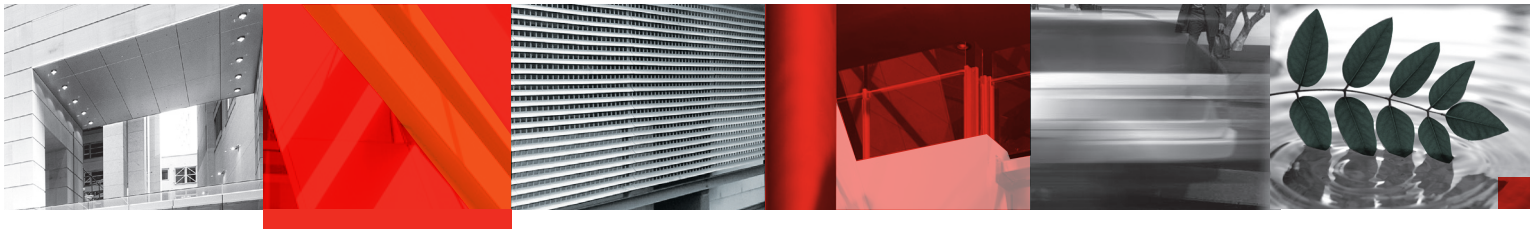


Section 75W Modification Environmental Assessment Report



Block 2, Central Park

Modifications to Approved Mixed Use

Residential and Retail Building and associated Public Domain (MP09_0078)

Submitted to Department of Planning & Infrastructure
On Behalf of Watpac Pty Ltd

September 2011 ■ 11363

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This report has been prepared by: Kate Tudehope
Signature 19 September 2011



This report has been reviewed by: Jennie Buchanan
Signature 19 September 2011



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Statement of Validity

Prepared under Part 3A of the Environmental Planning and Assessment Act, 1979 (as amended)

Environmental Assessment prepared by

Name	Jennie Buchanan
Qualifications	BPlan (Hons) MPA
Address	Level 7, 77 Berry Street, North Sydney
In respect of	Block 2 Mixed Use Building

Section 75W Modification

Applicant name	Watpac Pty Ltd
Applicant address	8 Australia Avenue, Sydney Olympic Park NSW 2127
Land to be developed	26 Broadway, Chippendale
Proposed development	Construction of mixed use retail and residential building and associated public domain.

Environmental Assessment

Certificate	<p>An Environmental Assessment (EA) is attached</p> <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">■ It is in accordance with the Environmental Planning and Assessment Act and Regulation.■ It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.
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Signature



Name Jennie Buchanan

Date 19 September 2011

1.0 Introduction

This Environmental Assessment Report (EAR) is submitted to the Department of Planning in support of an amendment to Project Approval MP09_0078 pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). MP09_0078 permits the construction of a mixed use residential and retail building on Block 2 of the Frasers Broadway site. Since approval was granted the site has been renamed and is now known as 'One Central Park'.

This EAR has been prepared by JBA Urban Planning Consultants Pty Ltd for Watpac Pty Ltd on behalf of Frasers Broadway Pty Ltd. It describes the site, its environs, the proposed development in the context of the approved Concept Plan, and includes an assessment of the proposal in accordance with the Director-General's Environmental Assessment Requirements issued under Part 3A of the EP&A Act.

The EAR is based on the Architectural Drawings provided by Atelier Jean Nouvel in collaboration with PTW Architects (found at **Appendix A**), and other supporting technical information appended to the report (see Table of Contents).

1.1 Frasers Broadway Concept Plan

MP06_0171, as modified in February 2009, is a Concept Plan approval applying to the Frasers Broadway (now Central Park) site which permits the construction of a mixed use precinct comprising:

- 11 development blocks;
- A maximum Gross Floor Area (GFA) of 255,500m² of which a minimum of 30% must be commercial floor space;
- Combined basement car parks, providing car parking for Blocks 1,4 and 8 and Blocks 2, 5, 9 and the Kensington Precinct;
- A new public park;
- Tri-generation and Re-cycle water treatment plants;
- Retention of heritage items;
- Public domain works; and
- Contributions.

1.2 MP09-0078

On 18 June 2010 the Planning Assessment Commission approved the construction of a mixed use retail, commercial and residential building consisting of two towers located above a podium, accommodating:

- 593 residential apartments;
- A food court, specialty retail and a supermarket; and
- Commercial floor space within the podium.

The approved development also included the construction of terraces (landscaped platforms) which rise from the plaza to podium level 2 of the new building on Block 2, installation of a heliostat which projects sunlight onto the landscaped platforms, construction of the surrounding public domain and stratum subdivision of the development.

A modification application to amend the approved building envelope, number, mix and layout of apartments, delete the commercial floorspace and increase the retail and residential floor space, design and operation of the heliostat and approved landscaping of facades was approved by the Department of Planning in March 2011.

A copy of the notice of determination for this section 75W modification is included at **Appendix B**.

2.0 Proposed Modifications

The following modifications are proposed to the approved development:

- Minor amendments to the internal layout of the podium and residential towers;
- Minor reduction in the size and extent of the East Tower cantilever;
- Reduction in the number of heliostat mirrors and reflector panels;
- Revision to the design and height of the awnings on Broadway, Balfour and Kent Streets;
- Modification to the design and layout of the lower courtyard;
- Removal of the landscape terraces;
- Conversion of slab edge planters on the south side of the podium to pop-up planters;
- Reconfiguration of the green walls to reflect the new awning design;
- Minor modifications to the building envelope of the western tower to accommodate the BMU;
- Change in the colour of the facia / planters and slot cladding; and
- Deletion of condition 19 Water Feature.

The above modifications are shown on the architectural plans at **Appendix A** and are described in detail in the Design Amendments Report at **Appendix C**, and the following sections of this EAR. The changes largely result from on-going design development, and do not result in any changes to the number of mix of apartments.

2.1 Land Use and Gross Floor Area

Table 1 provide a comparison of the approved and proposed gross floor area of the different uses within Block 2. GFA Plans prepared by Denny Linker have been relied upon in each instance. Denny Linker has also prepared GFA Plans for the proposed modification, which and are provided at **Appendix D**.

Table 1 – Land Use and Gross Floor Area for Block 2

Land Use	Approved (m ²)	Proposed (m ²)	Difference (m ²)
Residential	48,252	48,390.8	+ 138.8
Retail	19,525	19,235.2	-289.8
Total	67,777	67,626	-151

2.2 Internal Layout – Podium

The following key changes are proposed to the podium of the development:

Lower Ground Level

- Garbage facilities reconfigured;
- Supermarket increased in size;
- Amenities relocated closer to piazza;
- Retail tenancies fronting the piazza reconfigured; and
- Modifications to design and layout of lower courtyard.

Ground Level

- Provision of an additional retail space at the corner of Tooth Lane and Kent Road;
- Subdivision of retail tenancies modified;
- Escalators reorientated to better align with through-site arcade;
- Central atrium reconfigured; and
- Additional fire egress stair and widening of fire egress stairs as a result of the deletion of the terraces (applies to levels GF – L4).

Level 1

- Central atrium reconfigured; and
- Subdivision of retail tenancies modified;
- Approved cafe converted into two smaller retail tenancies.

Level 2

- Food court reconfigured as a result of detailed design;
- Back of house and storage areas reconfigured;
- Central atrium reconfigured;
- Layout of amenities areas modified; and
- Internal void and stair linking Level 2 and Level 3 removed.

Level 3

- Larger restaurant tenancies converted to general retail tenancies;
- Central atrium reconfigured; and
- Internal void and stair linking Level 2 and Level 3 removed.

Level 4

- Central atrium reconfigured.

Level 5

- Reconfiguration of landscaping areas and water features;
- Modifications to pool and jacuzzi areas; and
- Relocation of accessible lift.

2.3 Internal Layout – Residential Towers

2.3.1 Eastern Tower

The following changes have been made to the eastern tower:

- Reduction of floor to floor heights (approximately 180mm) between Levels 32 and 33;
- Minor modifications to the positioning of internal party walls between Levels 29 and 33;
- Adjustments to terraces between Levels 29 and 33;
- Minor reduction to the extent of the cantilever structure;

- Landscaping design refined on terraces at Levels 29 to 33;
- Glazed awnings added to the full length of Kent Street;
- Glazed awnings to Kent Street and Broadway raised to the Level 2 datum line; and
- All glazed awnings modified to a depth of 3m.

2.3.2 Western Tower

The following changes have been made to the western tower:

- Adjustment to landscaping, terraces and balustrades on Level 16 so as to provide better amenity to the relevant apartment;
- Removal of two heliostat mirrors from roof array;
- Modification to height of the building management unit (BMU) and plant room;
- Glazed awnings to Balfour Street and Broadway raised to the Level 2 datum line; and
- All glazed awnings modified to a depth of 3m.

2.4 Cantilever

The cantilever has been modified as a result of on-going design development, and redundancies in the cantilever trusses that have allowed the last structural bay to be reduced to a diagonal structure. The modification will open the observation deck of the Sky Garden, and the associated load reductions will allow for more planting. As a result, the trees of the Sky Garden will be more visible from afar and will provide for better shading. The modification will also reduce the bulk of the cantilever and will appear more elegant. Further, the reduced profile of the cantilever will result in a minor reduction of shadowing on the Main Park.

2.5 Heliostat

The heliostat mirrors on the western tower and reflectors on the eastern tower have been modified through detailed design development. The modifications will not significantly alter the operation of the heliostat, or the amount of sunlight that they project as compared to that currently approved.

Two mirrors have been removed from the heliostat array on the western tower, however this will not be visible from the public domain, and so will have no visual or shadow impact.

2.6 Awnings

The awnings on Broadway, Balfour and Kent Streets have been raised to Level 2, in order to align with the Level 2 datum line at the top of the historic Brewery Gate.

The design of the awnings has also been revised so that the structural elements are now on top of the awning, in order to provide a more light-weight appearance and reduce the framing bulk. The graphic pattern on the awnings has also been simplified. The approved 'tree branch' design has been replaced by a more simple gradation of colour.

In addition to the above, the awning on Kent Street has been increased to a depth of 3m to improve wind conditions for pedestrians at the North Easter corner of the Eastern Tower. To ensure consistency, all other awnings have been revised to a depth of 3m. This modification will also minimise the impact of the awnings on the tree crown along Broadway, as discussed in Section 3.4 below.

As a result of the proposed awning modifications, the approved signage zones on the outside face of the facade above the podium have been altered. The new awning design will improve the appearance of the signage, with shop signage below the awning to be installed behind the glass facades and on blades off the slab edge of Level 1. This will ensure that the signage will not interfere with the lightness of the awning structure. In some instances, green walls have been altered to avoid situations where signage had to be placed in front of a green wall.

2.7 Lower Courtyard, Landscaping and Green Walls

Landscape Terraces

The four landscaped terraces to the south-west of the podium have been deleted, following greater consideration of the functionality and safety of the space below them. As a result, a more open scheme is proposed, whereby the terraces have been deleted to give way to an open public space with a kiosk and a pergola roof structure.

The original intent of the landscape terraces is maintained by a large balcony which projects out from Level 2 into the void over the Park and Lower Courtyard to offer the same views from the food court as the deleted terraces would have. The scale and cantilever of this balcony establishes a relationship with the cantilever and tower top terraces, so that the visual experience of a sequence of rising park plateaus remains intact.

Lower Courtyard

In order to facilitate weekend market events in the lower courtyard, the design and layout of the space has been revised, as it became impractical to occupy the middle of the courtyard with a water feature. Instead, it is now proposed to extend the granite paving, and relocate the trees on either side of the main circulation space. Modifications to the shop terraces surrounding the courtyard will enable the courtyard to be used year round.

Landscaping

Slab edge planters on the south side of the podium will be changed to pop-up planters to ensure consistency with other pop-up planters. This modification will not alter the green appearance of the building as the raised planters are pulled back 200mm from the slab edges and will be overgrown with planters.

There are also several minor modifications proposed to the configuration of some landscaped terraces at Level 16 of the western tower, and between Levels 29 and 33 of the eastern tower. The modifications are the result of detailed design development, and will not significantly alter the amount of open space provided, or the level of amenity afforded to residents. Rather, the modifications to the approved terraces will result in the creation of more useable open spaces.

Green Walls

The design of the Green Walls has been reviewed in light of the proposed modifications. Minor modifications have been made to the green walls on the Broadway, Balfour and Kent Street facades to reflect the changes to the awnings and signage zones.

In summary:

- Panels G, X and C have been reduced in size by one level to accommodate the revised awning;
- Panel X has been included below Panel C, and extends to ground level;
- Panel Y has been included below Panel J, and extends to ground level;
- Panel F has been removed so to avoid a conflict with the proposed signage zone; and
- Panel O has been deleted in accordance with the recommendation of the heritage consultant. The corner green wall on the eastern tower has also been deleted, and replaced by a simple glazed panel, in order to increase the space around the gate and to unify the footpath circulation width.

Again, the proposed modifications will not have any impact on the landscaped appearance of the building, and the visual impact of the green walls as previously approved remains generally the same.



Figure 1 – The revised facade treatment at the north-east corner, adjacent to the heritage gate

2.8 Building Envelope

The changes to the envelope result from the modifications to the BMU and plant room on Level 17 of the western tower. The size of the BMU has to be increased in height to manage the complex movements required to access areas under the cantilevered roof portions. The changes will see the BMU extended 1.05m above the previously approved level. To accommodate the additional height of the BMU, the plant room needs to increase in height by 1.2m in order to conceal it from the East Tower apartments.

As the BMU and plant, whilst outside of the approved building envelope, are setback from the building parapet they will not be visible from the public domain. Similarly, the additional height will not result in any increase to overshadowing of the Main Park as the projecting shadow will generally fall on the roof of the building.

2.9 External Materials and Finishes

The colour of all horizontal planters, slab edge and spandrel cladding will be changed from white to dark grey/brown and metallic silver. The modification is proposed on both the podium and building towers, and will reduce the contrast between the white planes and the darker glass of the apartments beyond. The colour change will also have several technical benefits, such as reducing the visibility of rubber marks from the building maintenance unit, as well as discolouration caused by pollution and streaking.

Photomontages showing the building as approved and proposed are provided at **Figures 2 and 3** to demonstrate the visual impact of the proposed modification. This modification has been put before Council, who has given in principal support of the modification.



Figure 2 – Current approved white façade edges and cladding



Figure 3 – Proposed dark grey/brown façade edge and cladding

2.10 Deletion of Condition 19

Condition B19 of the Project Application approval relates to the water feature that was approved within the Lower Courtyard. The water feature has now been removed, and so this condition is no longer applicable. The condition is now affecting the release of the Construction Certificate, as Condition B19(c) requires a maintenance plan for the water feature to be submitted to Council prior to the issue of a Construction Certificate.

3.0 Environmental Assessment

This Section of the report provides an assessment of the key environmental issues which relate to the proposed amendments.

3.1 Frasers Broadway Concept Plan

The modified proposal remains consistent with the conditions of consent imposed under MP06_0171 (Concept Plan) in that:

- The development has a maximum GFA of 67,626m² which is less than the 68,000m² permitted on Block 2 (see **Table 2**);
- The overall concept plan area continues to provide a minimum of 30% non-residential floor area;
- The proposed building continues to exhibit design excellence;
- The ground level uses activate the surrounding streets;
- The proposed development minimises overshadowing of the main park;
- Publicly accessible through site links are retained within the building; and
- It will provide ESD measures over and above that required by BASIX.

To ensure that the Statement of Commitments are consistent with the conditions of consent imposed under MP09_0078, it is proposed that Commitment 10 (Construction Management) be amended to reflect the construction hours approved under Condition D1 Hours of Work and Noise CBD.

Similarly, Commitment 29 (Public Art) has been updated to reflect the revised location of the public art, which has been agreed in consultation with City of Sydney Council (refer to correspondence at **Appendix J**). Through discussions with Council, it has been determined that a more appropriate location for the public artwork would be within the southern undercroft of Block 5A (adjacent to O'Connor) street, rather than in the Block 2 retail atrium as approved under the Public Art Strategy.

Table 2 – GFA Compliance

Land Use	Concept Plan m ²	Proposal m ²	Difference m ² (%)	Complies
Residential	55,000 (max)	48,390.8	N/A	Yes
Non-Residential	13,000 (min)	19,235.2	N/A	Yes
Total	68,000	67,626	-151 (0.002)	Yes

3.2 Landscaping and Impact on Street Trees

Landscaping

As a result of the terraces being deleted from the scheme, AJN and PTW have worked in collaboration with Turf Design Studio to come up with an alternative public domain scheme which is shown on the public domain plans at **Appendix K**.

It is proposed that the public domain area will be embellished with the same materials nominated within the Frasers Broadway Public Domain strategy. The area will comprised a grassed lawn, feature paving, tree planting and street furniture which will lead into the main park.

Impact on Street Trees

Earthscape Horticultural Services have prepared a report addressing the impact of the proposed awning modifications on the existing street trees on Broadway (refer to **Appendix E**).

The report notes that the six subject trees are generally in good health, with the exception of T3 (a European Ash) which is in relatively poor condition. Two of the six trees have already got Council's approval to be removed (including T3). The remaining trees are all exotic species in fair to good health and condition. Whilst none of these trees have any special heritage or ecological significance, the report notes that they all make a positive contribution to the amenity of the streetscape.

The report concludes that the pruning of the remaining trees (required to clear the proposed awning) is relatively minor, and should not result in any adverse impact on these trees. Notwithstanding this, the report recommends that the pruning be undertaken in accordance with the Canopy and Root Pruning measures outlined in the report. A new commitment is made to this effect at Section 4 of this report.

3.3 Heritage

Urbis has reviewed the revised design of Block 2, and the impact of the proposed modifications on the heritage gate. Two separate statements have been prepared addressing the changes to the awnings, and the modification to the north-east corner of the Eastern Tower. These statements are provided at **Appendix F**.

With respect to the awning modifications, the statement concludes the proposed design will have no detrimental impact on the gate. Further, the awning has been recessed adjacent to the western end of the gate, providing a clear separation between the fabric of the gate and the awning, and as such, is a sympathetic addition in the vicinity of the gate.

Similarly, Urbis has concluded that the lighter glazed element proposed on the western end of the gate will not impact on the appreciation of the heritage gate structure. The statement notes that if a small section of solid wall was provided in this location, in the context of the larger Block 2 development, it would have little impact on the appreciation of the gate, or the way that it is perceived. As such, the simple, vertical glazed section proposed on the ground level of Block 2 will provide a contemporary, complementary counter point to the solid gate portal.

3.4 Wind Assessment

Cermak Peterka Petersen (CPP) has reviewed the revised design of Blocks 2, with reference to the proposed awning modifications (see **Appendix G**). CPP note that the original wind tunnel testing found that the conditions at the north-east corner of the building were exceptionally windy, and were classified as unacceptable for use as a main public access way. However, wind tunnel tests showed that wrapping the 3m awning around the corner of the building dramatically improved the wind conditions, meeting the comfort criterion for pedestrian walking.

CPP have concluded that the proposed modifications comply with the recommendations provided in the original wind tunnel test report, and will improve wind conditions around the north-east corner. The changes to the geometry of the building along Broadway are minor, and will not result in any impacts on pedestrian level wind conditions.

3.5 Solar Access and Overshadowing

Due to the reduction of the Eastern Tower cantilever and heliostat reflector panels, the proposed modification will result in a minor improvement in solar access to the Park. The proposed increase to the building envelope of the western tower will not result in any negative overshadowing impacts.

3.6 Child Care Spaces

The City of Sydney Childcare DCP 2005 requires the provision of childcare spaces for new residential and commercial developments:

- 6 childcare spaces per 100 households; and
- 1 childcare place per 1,450m² of commercial (non-residential) floor space.

No changes are proposed to the approved number of apartments, and the quantum of non-residential floorspace has been slightly reduced. The proposal does not result in any change to the required number of childcare spaces.

3.7 Traffic, Access and Parking

A separate 75W modification has been submitted to the Department (MP09_0042) which seeks to modify the design of the car park. This Section addresses the modifications that result from the modifications to the retail space, and the provision of the additional loading dock.

Halcrow has reviewed the proposed modifications for compliance with the approved Concept Plan, Australian Standards and the Sydney Local Environmental Plan and Development Control Plan (see **Appendix H**).

Traffic

During the assessment of the Concept Plan application it was estimated that the whole of the Central Park site would generate approximately 493 vehicular trips per hour (vph) during the peak periods.

Subsequent changes to the apartment mix for Blocks 2, 5A, 5B and 5C have resulted in an additional 35 vph. Intersection analysis at the main access intersections indicates that these intersections would continue to operate well in the future, as originally proposed.

As the current proposal results in a minor decrease of retail floor areas, it is expected that the overall development traffic would continue to be at the same level as previously assessed. Furthermore, the proposed change to the supermarket loading area is unlikely to result in any additional development traffic.

Access

Halcrow has advised and commented on the basement design during the design development phase so as to ensure that it would comply with the relevant Australian Standards. The statement prepared by Halcrow at **Appendix H** confirms that:

- the proposed changes to the car parking spaces arrangement would continue to comply with AS2890.1:2004;
- an additional loading bay to cater for a slightly larger truck (12 pallet or 10m long) to service the proposed supermarket is proposed to the immediate north of the retail area on Level B1. This additional loading bay is proposed on part of the waiting bay to the north of the retail area whilst continuing to allow the remaining area to be used as a waiting bay. Halcrow's swept path analysis shows that this vehicle would be able to access the basement level to service the supermarket from Kent Road.

Parking

Halcrow has also assessed the proposed parking provision rate based on the revised retail floor space (See **Tables 1**). As demonstrated in **Table 3** the maximum number of parking spaces (cars and service vehicles) permitted under the Sydney Local Environmental Plan 2005 is 645. The proposal provides 564 spaces, 81 spaces less than the maximum permitted. Provisions would also be made for motorcycle and bicycle parking to meet Green Star requirements. A lesser provision of spaces on the site is considered appropriate in this instance given the close proximity of the site to the Sydney CBD, major public transport nodes, shops, education facilities and the like.

Table 3 – Parking provision rates

Parking Space Type	LEP & DCP Maximum Allowable	Proposed Provision
Car Space	582	520
Service Parking	63	44
All Car Spaces	645	564

3.8 Waste Management

Arup Pty Ltd has prepared a Waste Management Plan to reflect the revised design of the Block 2 building (refer to **Appendix I**). Specifically, the report has been updated to reflect the waste storage areas required within the basement as a result of the reconfiguration of the buildings above. The revised waste storage areas required to be provided in the basement are summarised in **Table 4**. Arup has reviewed the proposed design and has confirmed that the proposal complies with these requirements.

Table 4 – Minimum Storage Areas required

Block	Waste Storage Area Required m ²	Area Provided m ²	Recyclable Storage Area Required m ²	Area Provided m ²	Complies?
Block 2	97	175	70	149	Yes

No changes are proposed to the way waste is transported within the building to the storage areas in the basement.

4.0 Revised Statement of Commitments

The amendments described in this report necessitate the following amendments to the approved Statement of Commitments. Deletions are shown in ~~bold~~ ~~strike through~~ and insertions are shown in ***bold italics***.

Table 5 – Revised Statement of Commitments for Blocks 2

Key Issue	No.	Commitment	Timing
Design	1.	The proposed development will be constructed in accordance with the plans and documentation submitted with the Project Application, <i>as amended by the Section 75W modification.</i>	Ongoing.
ESD	2.	The proposed development will achieve a 5 Star Green Star rating (Multi residential PILOT tool unless superseded by an operational tool).	Prior to occupation of the building.
Public Domain	3.	Proof shall be submitted demonstrating that Public Right of Way easements have been created on the land title.	Prior to an occupation certificate being issued.
	4.	A Publicly Accessible Areas Management Plan will be entered into by the building management.	Prior to the occupation of the building
Retail premises	5.	Separate Project Applications / Development Applications (dependent on cost of works) will be lodged for each of the ground floor retail tenancies.	N/A.
Childcare	6.	29 Childcare spaces for the proposed development will be provided on Blocks 1 and 4. The additional 23 spaces generated by the Block 2 development will be provided within the development on Blocks 8 or 11.	Ongoing.
Construction Management	7.	A detailed Construction Management Plan will be prepared by the building contractor.	Prior to the issue of a construction certificate.
	8.	Management of noise, vibration, dust, soil and erosion arising from the construction of the building will be undertaken in accordance with the Construction Management Plan (CMP) for the development.	Throughout the duration of construction works.
	9.	A sign will be erected on the boundary fence of the development which will advise of the following: <ul style="list-style-type: none"> Contractor details 24 hour emergency contact details 	Throughout the duration of construction works.
	10.	Construction work will be carried out at the following times: <ul style="list-style-type: none"> Monday to Friday: 7.30am to 5.30pm <i>7.00am to 7.00pm</i> Saturday: 7.30am to 3.30pm <i>7.00am to 5.00pm</i> Sunday and Public Holidays: No work to be undertaken 	Throughout the duration of construction works.
Traffic Management	11.	A construction traffic management plan will be prepared and submitted to the certifier.	Prior to the issue of a Construction Certificate.
	12.	Works will be carried out in accordance with the construction traffic management plan.	Throughout the duration of construction works.
Parking	13.	Commercial, retail and residential parking spaces will be managed in accordance with a car park management plan which will be prepared by the building manager.	Prior to Occupation of the building.
Accessibility	14.	All publicly accessible areas of the building will be designed to equitable access for the mobility impaired.	Prior to issue of a Construction Certificate.

Key Issue	No.	Commitment	Timing
Waste Management	15.	A commercial contractor will be engaged to remove waste and recycling from the building in accordance with the Waste Management Plan for the project.	Prior to occupation of the building.
Residential Amenity	16.	Mitigation measures outlined in the detailed CMP will be implemented so as to minimise impacts on the surrounding community.	Throughout the construction of the building.
	17.	The plant selected for the building will be acoustically treated so as to meet the acoustic goals set in the Noise Assessment prepared by Acoustic Logic.	Prior to occupation of the building.
	18.	The acoustic treatments proposed to achieve the noise goals set for the internal amenity of the proposed units will be certified by an appropriately qualified acoustic consultant.	Prior to the issue of a construction certificate.
Heritage	19.	The proposed works will be carried out in accordance with the recommendations of the Heritage Impact Statement prepared by Urbis Pty Ltd.	Throughout the duration of the construction works.
	20.	Construction works will be overseen by a qualified heritage consultant when in close proximity to the heritage gate.	As relevant
	21.	The recommendations of the nominated site archaeologists will be carried out.	Prior to work commencing in the relevant areas.
	22.	Temporary and permanent interpretive elements will be incorporated into the design of the proposed building	During the construction phase and design development phase.
Wind	23.	The wind amelioration treatments recommended by CPP will be incorporated into the design of the proposed building	Prior to the issue of a Construction Certificate.
Reflectivity	24.	The façade of the building will be constructed so as to meet the recommendations made by CPP in relation to reflectivity.	Prior to issue of a Construction Certificate.
Consultation	25.	Fraser's will regularly update local residents on construction work and the progress of the development via their community liaison officer, website and newsletter.	Ongoing
Public Transport	26.	Transport access guides and Workplace Travel Plans containing specific measures to increase public transport and cycling trips will be prepared for the proposed building.	Prior to the issue of an Occupational Certificate.
Acoustic Amenity	27.	Information will be submitted to the PCA demonstrating that the proposed design will meet the internal noise criteria as outlined in the Acoustic Assessment.	Prior to the issue of a CC.
Strata Subdivision	28.	The 2 key apartments will be located on a single strata lot so as to ensure each unit remains in single ownership.	Prior to the issue of an OC.
Public Art	29.	Public art will be installed in the atrium of the Block 2 building in the southern undercroft of Block 5A	Details to be provided prior to the issue of a CC.
Remediation	30.	Site Audit Statements will be issued confirming that the site has been made suitable or that sufficient management measures are in place so as to ensure that the site is suitable for the proposed use.	Prior to issue of an OC.
Tree Management	31.	The required pruning of T1, T2, T4 & T5 shall be undertaken in accordance with the recommendations of Earthscape Horticultural Services' Development Impact Assessment Report dated June 2011.	Ongoing

5.0 Conclusion

This application seeks the following amendments to Major Project 09-0078:

- Minor amendments to the internal layout of the podium and residential towers;
- Minor reduction in the size and extent of the East Tower cantilever;
- Reduction in the number of heliostat mirrors and reflector panels;
- Revision to the design and height of the awnings on Broadway, Balfour and Kent Streets;
- Modification to the design and layout of the lower courtyard;
- Removal of the landscape terraces;
- Conversion of slab edge planters on the south side of the podium to pop-up planters;
- Reconfiguration of the green walls to reflect the new awning design;
- Minor modifications to the building envelope of the western tower to accommodate the BMU; and
- Change in the colour of the facia / planters and slot cladding.

This environmental assessment report has demonstrated that the amended design remains consistent with the approved Concept Plan applying to the site.

The modifications will not result in any adverse environmental impacts, particularly with respect to the appreciation of the heritage gate, and the landscape presence on the facades.

In light of the above benefits and in the absence of the any negative environmental impacts, the application is recommended for approval.