

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

DETERMINATION OF COMMERCIAL FIT-OUT OF THE NORTHERN AND SOUTHERN BUILDINGS
AND BUILDING SIGNAGE, DARLING WALK

MAJOR PROJECT NO. 09_0156

I, Deputy Director General, acting under delegation from the Minister for Planning, having considered the matters in section 75J(2) of the *Environmental Planning & Assessment Act 1979* (the EP&A Act), determine pursuant to section 75J(1) of the EP&A Act to **give approval** to the major project referred to in the attached Schedule 1 subject to the conditions of approval in Schedule 2.

This approval applies to the plans, drawings and documents cited by the proponent in their Environmental Assessment, Response to Submissions and Statement of Commitments, subject to the conditions of approval in Schedule 2.

The reasons for the imposition of conditions are to:

- (a) to encourage ecologically sustainable development principles;
- (b) adequately mitigate the environmental impacts of the development;
- (c) reasonably protect the amenity of the local area; and
- (d) protect the public interest.



Richard Pearson
Deputy Director General
Development Assessment and Systems Performance
Department of Planning

Sydney,

9th June

2010

SCHEDULE 1

PART A — TABLE

Application made by:	Commonwealth Bank of Australia
Application made to:	Minister for Planning
Major Project Number:	MP09_0156
On land comprising:	Darling Walk, Darling Harbour Lot 900 in DP 1132344, Lot 318 and 319 in DP 871455, Lot 600 in DP 1126760, Lot 505 in DP 1126762, and Lot 11 in DP 1125890.
Local Government Area	City of Sydney
For the carrying out of:	Internal works comprising: <ul style="list-style-type: none"> Commercial fit-out of the northern and southern buildings of the Darling Walk redevelopment. External works comprising: <ul style="list-style-type: none"> Building & business identification signage to the southern and eastern façades of the northern and southern buildings of the Darling Walk redevelopment; and One 800mm diameter satellite dish for both the northern and southern buildings.
Capital Investment Value	\$79,877,000
Type of development:	Project approval under Part 3A of the EP&A Act
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2
Date of commencement of approval:	This approval commences on the date of the Deputy Director General's approval
Date approval is liable to lapse	5 years from the date of this approval unless the building works associated with the project have substantially commenced

PART B — NOTES RELATING TO THE DETERMINATION OF MAJOR PROJECT No. 09_0156

Responsibility for other consents/agreements

The proponent is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Legal Notices

Any advice or notice to the approval authority shall be served on the Director-General.

Inconsistencies between documents

In the event of any inconsistency between the conditions to this major project approval and the approved plans and documentation described in Schedule 2 and the Statement of Commitments in Schedule 3, the conditions in this major project approval prevail.

PART C - DEFINITIONS

In this approval the following definitions apply:

Advisory Notes	Advisory information relating to the approved project but do not form a part of this approval.
BCA	Building Code of Australia
Certifying Authority	Has the same meaning as Part 4A of the EP&A Act.
Construction	Any works, including earth and building works
Council	City of Sydney Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water or its successors
Department	Department of Planning or its successors
Director-General	Director-General of the Department of Planning, or nominee
EA	Environmental Assessment titled <i>Environmental Assessment Report Project Application: Darling Walk, Darling Harbour – Building Fit-Out of Commercial Tenancy</i> , dated February 2010.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Regulations	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6pm to 10pm
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval
Minister	Minister for Planning, or nominee
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Response to Submissions	<i>Response to Submissions: Darling walk Commercial Fit-Out</i> dated 30 April 2010.
Project	The project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Schedule 2, Part A, Condition A2.
Proponent	Commonwealth Bank of Australia, or anyone else entitled to act on this Approval.
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RTA	Roads and Traffic Authority
Subject Site	Lot 900 in DP 1132344, Lot 318 and 319 in DP 871455, Lot 600 in DP 1126760, Lot 505 in DP 1126762, and Lot 11 in DP 1125890
Statement of Commitments	The Proponent's Statement of Commitments in Schedule 3

SCHEDULE 2

CONDITIONS OF APPROVAL

MAJOR PROJECT 09_0156

PART A—ADMINISTRATIVE CONDITIONS

A1. Development Description

Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 1, and development must be carried out consistently with the Statement of Commitments (contained in Schedule 3).

These conditions of approval do not relieve the proponent of its obligations under the EP&A Act and/or any other Act.

A2. Development in Accordance with Plans

The development shall be in accordance with the following plans, documentation and recommendations made therein:

A. Environmental Assessment Report prepared by JBA Urban Planning Consultants on behalf of the Commonwealth Bank of Australia, dated February 2010, including all appendices and Response to Submissions prepared by JBA Urban Planning Consultants dated 30 April 2010.			
B. Statement of Commitments prepared by JBA Urban Planning Consultants, dated February 2010, contained in Schedule 3 of the Conditions of Approval.			
C. Architectural (or Design) Drawings prepared by Bovis Lend Lease as follows:			
Drawing No.	Revision	Name of Plan	Date
08013-DW-DA-GR	02	Level GF	11.02.10
08013-DW-DA-01	02	Level 1	11.02.10
08013-DW-DA-02	02	Level 2	11.02.10
08013-DW-DA-03	02	Level 3	11.02.10
08013-DW-DA-04	02	Level 4	11.02.10
08013-DW-DA-05	02	Level 5	11.02.10
08013-DW-DA-06	02	Level 6	11.02.10
08013-DW-DA-07	02	Level 7	11.02.10
08013-DW-DA-08	02	Level 8	11.02.10
08013-DW-DA-09	02	Level 9	11.02.10
08013-DW-DA-E01	01	ELEVATIONS	11.02.10
D. Architectural (or Design) Drawings prepared by Francis-Jones Morehen Thorp (FJMT) as follows:			
SK1401	-	Level 6 Roof Terrace Sections and Floor Plan	04.02.2010
SK1402	-	Level 6 Roof Terrace Perspectives	04.02.2010
E. Signage Drawings prepared by Diadem as follows:			
SIGN_LOC-01b	5	SIGNAGE PLACEMENT – SIGNAGE LOCATION	02.03.2010
SIGN-1-CLOSE-UP-01a	2	SOUTH BUILDING: SIGN 1 – CLOSE UP	09.12.2009
SIGN-1-NIGHT-01a	2	SOUTH BUILDING: SIGN 1 – CLOSE UP – NIGHT	09.12.2009
STH_E-01a	1	SOUTH EAST VIEW	18.11.2009
STH_E-02a	1	SOUTH EAST VIEW – ENLARGED	18.11.2009

STH_W-01a	1	SOUTH WEST VIEW	18.11.2009
SIGN_1-02	3	SOUTH BUILDING – GENERAL ARRANGEMENT	09.12.2009
SIGN_1-02	1	SOUTH BUILDING – ILLUMINATED LETTERS	28.10.2009
SIGN_1-03	1	SOUTH BUILDING – ILLUMINATED LOGO	28.10.2009
SIGN-2-CLOSE UP	1	SIGN 2 – CLOSE UP	03.12.2009
SIGN-2-NIGHT-01a	2	SIGN 2 – CLOSE UP – NIGHT	02.12.2009
SIGN_2-04	2	SOUTH BUILDING – GENERAL ARRANGEMENT	08.12.2009
SIGN_2-02	1	SOUTH BUILDING – ILLUMINATED LETTERS	28.10.2009
SIGN_2-03	1	SOUTH BUILDING – ILLUMINATED LOGO	28.10.2009
SIGN-3-CLOSE-UP	1	SIGN 3 – CLOSE UP	03.12.2009
SIGN-3-NIGHT-01b	3	SIGN 3 – CLOSE UP – NIGHT	09.12.2009
SIGN_3-06	2	NORTH BUILDING – GENERAL ARRANGEMENT	08.12.2009
SIGN_3-02	1	NORTH BUILDING – ILLUMINATED LETTERS	28.10.2009
SIGN_3-03	1	NORTH BUILDING – ILLUMINATED LOGO	28.10.2009
ENTRY_SIGNS-01b	3	ENTRY SIGNS	09.12.2009
LOC_PLAN-01	1	SIGN LOCATIONS	19.02.2009
EXT_CFS-01a	1	SOUTH BUILDING EXTERNAL SIGN	22.02.2010
EXT_COM-01a	1	NORTH BUILDING EXTERNAL SIGN	22.02.2010

except for:

- (1) any modifications which are 'Exempt and Complying Development' or as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; or
- (2) otherwise provided by the conditions of this approval.

A3. Inconsistency Between Documents

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions of this approval prevail to the extent of the inconsistency.

A4. Lapsing of Approval

To ensure the development as approved is carried out within a defined period of time, the approval shall lapse 5 years after the determination date in Part A of Schedule 1 of this approval.

A5. Prescribed Conditions

The proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulations.

A6. Additional Plans and Documents Required by this Approval

With the approval of the Director General, the proponent may submit any plan, program, study or other document required by this approval on a progressive basis.

A7. Compliance with Relevant Legislation and Australian Standards

The proponent shall comply with all relevant Australian Standards and Codes (including the BCA) and obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project described in Condition A1 and A2, Part A, Schedule 2 of this approval.

PART B—PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

B1. Construction Certificate

The stamped drawings must be lodged with the Certifying Authority (Minister for Planning via the Department of Planning, Council, or a private accredited certifier) for a Construction Certificate for each stage of the project. The proponent must supply the Department of Planning with a copy of any Construction Certificate within two days from the date of its issue.

B2. Construction Management Plan

Prior to the commencement of works the Construction Management Plan prepared by Bovis Lend Lease, dated 23 December 2009 shall be submitted to the Certifying Authority for approval. The Plan shall include, but not be limited to, the following matters (where relevant) which are to be addressed by suitably qualified person(s):

1. **Hours of work** - which must be in accordance with the conditions of this approval;
2. **Contact details** of the site manager and all principle contractors;
3. **Traffic management** - which is to be developed in consultation with Council and State Transit Authority and endorsed by Council's Traffic Committee, and is to include:
 - identification of a work zone;
 - ingress and egress of vehicles to the site;
 - management of loading and unloading of materials;
 - number and frequency of vehicles accessing the site;
 - the times vehicles are likely to be accessing the site;
 - changes to on-street parking restrictions on local roads;
 - management of construction traffic and car parking demand including preparation and distribution of a Travel Access Guide; and
 - management of existing vehicular and pedestrian movements/routes around the site throughout the various stages of construction.
4. **Erosion and sediment control** – which is to identify appropriate measures to be installed during construction which shall be designed in accordance with the document *Managing Urban Stormwater – Soils & Construction Volume 1 (2004)* by Landcom;
5. **Construction noise and vibration management** – which is to identify specific activities that will be carried out and associated noise sources, identify all potentially affected sensitive receivers, noise and vibration monitoring reporting and response procedures, description of specific mitigation treatments management measures and procedures to be implemented, and address any other relevant provisions of AS 2436-1981 - *Guide to Noise Control on Construction, Maintenance and Demolition Sites*;
6. **Construction waste management** – which is to identify options for minimising waste in construction; reuse and recycling of materials; the storage, control and removal of construction waste; and
7. **Dust control** – which is to provide measures to be implemented to prevent the movement of airborne particles from the site throughout the construction process, and the tracking of material from the site by trucks and other vehicles. This is to include the appropriate use of physically barriers and the dampening of exposed excavated surfaces. The storage and stockpiling areas for material is also to be detailed.

B3. Outdoor Lighting

All outdoor lighting shall comply with, where relevant, AS/NZ1158.3: 2005 *Pedestrian Area (Category P) Lighting* and AS4282: 1997 *Control of the Obtrusive Effects of Outdoor Lighting*. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.

B4. Long Service Levy

Prior to the issue of a Construction Certificate, evidence of the payment of the long service levy under section 34 of the Building and Construction Industry Long Service Payments Act 1986 must be provided to the Certifying Authority (or, where such a levy is payable by instalments, the first instalment of the levy).

B5. Water saving devices

Water saving devices shall be installed in all areas of the development to reduce water consumption and promote energy efficiency, and all new fixtures and fittings are to achieve the following WELS rating and performance:

- a. Hand wash basins rated to WELS 4 Star
- b. Sink taps rated to WELS 4 Star;
- c. Showerheads rated to WELS 4 Star;
- d. Dual flush toilets rated to WELS 4 Star;
- e. Urinals should be waterless or sensor rated to WELS 5 Star; and
- f. Dishwashers rated to WELS 4 Star.

Details of the above are to be included in the specifications which are to form part of the Construction Certificate.

B6. Indoor Lighting

The proposed internal lighting system must be designed to provide for the efficient use of energy including the use of energy efficient light fittings, zoned lighting and controls and sensors to ensure automatic switch off during non-working hours in appropriate areas of the two commercial buildings. Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.

PART C—PRIOR TO COMMENCEMENT OF WORKS

C1. *Site Notice*

A site notice shall be erected on the site prior to any work commencing and shall be displayed throughout the works period.

The site notice must:

- Be prominently displayed at the boundaries of the site for the purposes of informing the public that unauthorised entry to the site is not permitted;
- Display project details including, but not limited to the details of the builder, PCA and structural engineer;
- Be durable and weatherproof;
- Display the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24 hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and
- Be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

C2. *Notice of Commencement*

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning works), a Notice of Commencement of Building or Subdivision Work form and Appointment of the Principal Certifying Authority form shall be submitted to Council.

C3. *Contact Telephone Number*

Prior to the commencement of the works, the proponent shall forward to the Department and Council a 24 hour telephone number to be operated and continually attended by a person with authority over the works for the duration of the construction works.

C4. *Vehicle Cleansing*

Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site/associated with the construction of the development. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.

PART D—DURING CONSTRUCTION

D1. Hours of Construction Work and Noise

The hours of excavation and work on the development must be as follows:

1. All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (eg loading and unloading of goods, transferring of tools etc) in connection with the approved development must only be carried out between the hours of:
 - a. 7.00 am and 7.00 pm on Mondays to Fridays,
 - b. 7.00 am and 5.00 pm on Saturdays, and
 - c. No work must be carried out on Sundays or public holidays.

Activities undertaken on site within the above construction hours shall be consistent with any requirements of the Construction and Traffic Management Plan prepared by Halcrow MWT, dated 25 June 2009.

2. All work, including excavation and construction work must comply with the City of Sydney Code of Practice for Construction Hours/Noise 1992 and Australian Standard 2436-1981 'Guide to Noise Control on Construction, Maintenance and Demolition Sites'.
3. Noise and vibration emissions from equipment and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents or businesses and the relevant provisions of the Protection of the Environment Operations Act 1997 must be satisfied at all times.
4. Works may be undertaken outside these hours where:
 - a. The delivery of materials is required outside these hours by the Police or other authorities;
 - b. It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm; and
 - c. The work is approved by the Director-General or his nominee.

D2. Lighting Of Site Outside Of Approved Construction Hours

Lighting of the site while any work is undertaken outside of the approved construction hours must ensure that at no time must the intensity, hours of illumination or location of the lighting cause objectionable glare or injury to the amenity of the neighbourhood. If injury to amenity is resulting from the illumination, the intensity, hours of illumination and location, the lighting must be varied so that it does not cause injury to the amenity of nearby residents.

D3. Approved Plans to be On-Site

A copy of the approved and certified plans, specifications and documents incorporating conditions of approval shall be kept on the site at all times and shall be readily available for perusal by any officer of the Department or Council or the relevant Public Authority

D4. Covering of Loads

All vehicles involved in the excavation process and departing with spoil or loose matter, must have their loads fully covered before entering the public roadway.

D5. Loading and Unloading

All loading and unloading of service vehicles in connection with the use of the premises shall be carried out wholly within the site at all times.

D6. Noise Control

Noise and vibration emissions during the construction of the building and associated site works must not result in damage to nearby premises or result in an unreasonable loss of amenity to nearby residents and the relevant provisions of the *Protection of the Environment Operations Act 1997* must be satisfied at all times. The construction activities shall be undertaken in accordance with noise mitigation measures recommended in the Construction Management Plan prepared by Bovis Lend Lease, dated 23 December 2009.

D7. Disposal of Seepage and Stormwater

Any seepage or rainwater collected on-site during construction shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.

D8. Protection of Trees – Street Trees

All street trees shall be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction, shall be replaced, to the satisfaction of Council.

D9. Protection of Trees – On-site Trees

All trees on site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures to protect their root system, trunk and branches during construction.

D10. Construction Traffic

All excavation and construction vehicles are to be contained wholly within the site and vehicles must enter the site before stopping. No construction zone is permitted on Harbour Street.

D11. Pedestrian Access During Construction

Pedestrian access routes between the CBD and Darling Harbour are to be maintained throughout construction. Alternative routes, including those for people with a disability, shall be clearly identified and signposted for the duration of the works, and until such time as permanent accessible paths are provided.

D12. Directional Signage

Directional signage shall be modified as required to accommodate the altered pedestrian and vehicular movements within the area. Particular attention is to be paid to:

1. Wheelchair accessible paths of travel;
2. Safe road crossing areas including signalised and other designated crossings;
3. Key landmarks; and
4. Access to transport nodes including public transport.

D13. Standards and Codes

All building works shall be constructed in accordance with safe work practices and comply with the relevant Australian Standards, Codes of Practice and the BCA.

D14. WorkCover Requirements

To protect the safety of work personnel and the public, the work site shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with relevant WorkCover requirements.

PART E—PRIOR TO OCCUPATION AND/OR COMMENCEMENT OF USE

E1. *Occupation Certificate to be Submitted*

An Occupation Certificate(s) must be obtained from the Certifying Authority prior to commencement of occupation or use of the northern and southern buildings. A copy of the certificate(s) shall be submitted to the Department.

E2. *Fire Safety Certificate*

A Fire Safety Certificate shall be furnished to the Certifying Authority for all the Essential Fire or Other Safety Measures forming part of this approval prior to issue of the final Occupation Certificate. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council.

E3. *Waste Management*

Prior to an Occupation Certificate being issued, the Certifying Authority must ensure that waste handling works have been completed in accordance with the Waste Management Plan prepared by Bovis Lend Lease and other relevant approval conditions.

E4. *Food Premises*

The construction, fit out and finishes or any proposed commercial food premises shall comply with Standard 3.2.3 – Food Premises and Equipment of the *Australian and New Zealand Standards Food Code* under clause 21 the *Food Act 2003*. All food preparation areas are to be inspected and certified by Council's Environmental Health Officers prior to use.

E5. *Road Damage*

The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development, is to be met in full by the proponent prior to the issue of the final Occupation Certificate for each Stage or sub-stage of development.

PART F—POST OCCUPATION & ON GOING OPERATIONAL CONDITIONS

F1. Outdoor Lighting

Any outdoor lighting shall comply with, where relevant, *AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*.

F2. Noise Control – Operational

The fit-out and ongoing use of the northern and southern buildings shall not cause a nuisance, or an offensive noise as defined in the *Protection of the Environment Operations Act 1997*, to adjoining properties or the public.

F3. Annual Fire Safety Certification

An annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim/Final Fire Safety Certificate is issued. This must ensure that the essential services installed in the building for the purpose of fire safety have been inspected and at the time of inspection are capable of operating to the required minimum standard.

F4. Sign Illumination

- a. At no time is the intensity, period of intermittency and hours of illumination of the signs to cause objectionable glare or injury to the amenity of the neighbourhood. If in the opinion of the appropriate approval body injury is likely to be caused, the intensity, period of intermittency and hours of illumination must be varied to the approval of the appropriate approval body; and
- b. The signs must not flash.

ADVISORY NOTES

AN1 *Use of Mobile Cranes*

The proponent shall obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the proponent shall ensure the following matters are complied with:

1. For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council:
 - a. at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions; and
 - b. at least 4 weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions.
2. The use of mobile cranes must comply with the approved hours of construction and shall not be delivered to the site prior to 7.30 am without the prior approval of Council.

AN2 *Movement of Trucks Transporting Waste Material*

The proponent shall notify the Roads and Traffic Authority's Traffic Management Centre (TMC) of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

AN3 *Disability Discrimination Act*

This application is to comply with the *Disability Discrimination Act 1992*. The proponent/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act 1992* currently available in Australia.

AN4 *Noise Generation*

Any noise generated during the construction of the development shall not exceed the limits specified in any relevant noise management policy prepared pursuant to the *Protection of the Environment Operations Act 1997*, or exceed approved noise limits for the site.

AN5 *Application for Hoardings and Scaffolding*

A separate application may be required to Council for approval under section 68 of the *Local Government Act, 1993*, to erect a hoarding or scaffolding in a public place.

AN6 *Temporary Structures*

A Barricade/Hoarding Permit must be obtained prior to the commencement of construction works from the relevant Authority. The permit application must be supported by a report detailing compliance with the provisions of the Building Code of Australia. Structural certification from an appropriately qualified practicing structural engineer must also be submitted to the relevant Authority to certify the structural adequacy of the design of the temporary Barricades/Hoarding.

AN7 *Cost of Signposting*

All cost of signposting for any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the Proponent.

AN8 *Sydney Water Infrastructure*

The proponent is to fund any required adjustments to Sydney Water Infrastructure and engages a water servicing coordinator to get a section 73 certificate to manage the servicing aspects of the development.

SCHEDULE 3

MP 09_0156

NORTHERN AND SOUTHERN BUILDINGS OF DARLING WALK COMMERCIAL FIT-OUT AND BUILDING & BUSINESS IDENTIFICATION SIGNAGE

DARLING WALK, DARLING HARBOUR

PROPONENT'S 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 star 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.