

09032  
11 January 2011

Mr Sam Haddad  
Director-General  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2000

Attention: Daniel Cavallo

Dear Mr Haddad

**MODIFICATION TO MAJOR PROJECT MP09\_0156  
DARLING WALK FIT-OUT OF COMMERCIAL TENANCY AND ERECTION OF SIGNAGE**

We refer to the abovementioned Project Application for the fit-out of the commercial tenancy, and erection of signage at Darling Walk, Darling Harbour.

On behalf of our client, the Commonwealth Bank of Australia (CBA), we write to request the Minister (or his delegate) modify the Project Approval 09\_0156 under Section 75W of the *Environmental Planning and Assessment Act 1979* as described below. The modification relates to the fit-out of part of the Ground Floor of the South Building for use by the CBA, and associated minor modifications to the Base Building and Harbour Street elevation that are required to accommodate the proposed CBD tenancy.

In accordance with Section 245k of the *Environmental Planning and Assessment Regulation 2000*, please find enclosed the fee of \$750 for the assessment of the request.

The changes sought to the Project Approval are as follows:

***Proposal***

This modification application seeks to enable the fit-out of a portion of the Ground Floor of the South Building as office space for use by the CBA. The space is located in the south-eastern corner of the building fronting Harbour Street and has an area of 1,796m<sup>2</sup>. The space was designated for use as commercial / retail space under Project Approval 09\_0156. The fit-out comprises the following elements:

- workstations;
- breakout / hub space;
- storage spaces;
- meeting rooms;
- storage for mechanical plant equipment; and
- staff amenities.

The plans also show the location of a kitchenette and two additional meeting rooms. The location of these additional meeting rooms will be determined subject to the final layout of the work stations. The meeting rooms will be created using internal floor to ceiling partitions.

In order to facilitate the fit out and use of the space, some minor modifications are required to the base building. Modifications to the base building include:

- modification to the entry of the Ground Floor tenancy;
- provision of an internal stair case to access Level 1; and
- installation of blades on the Harbour Street elevation for privacy.

#### **Justification**

The proposed modifications are required to facilitate the use of the space on the Ground Floor as commercial offices. The modifications will not result in any changes to the approved GFA of the development, or significant modifications to the form or operation of the base building as approved under MP08\_0057.

#### **Amendment to Consent**

It is proposed to amend the drawing references in Condition A2 of Schedule 2 as set out below.

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

- A. Environmental Assessment prepared by JBA Urban Planning Consultants on behalf of the CBA 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	02	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	04.02.10
SK1402	-	Level 6 Roof Terrace Perspectives	04.02.10

Except as amended by the following drawings:

Drawing No.	Revision	Name of Plan	Date
AD300501-01	1	Ground Floor Office Space General Arrangement Plan	11.01.2011
AD300502-01	1	Ground Floor Office Space General Arrangement Plan Level 1	11.01.2011

Drawing No.	Revision	Name of Plan	Date
AD300503-01	1	Ground Floor Office Space Reflected Ceiling Plan	11.01.2011
AD300510-00	0	Ground Floor Office Space Facade Facade Type FTGLO Typical Plan Elevation	21.12.2010
AD300511-00	0	Ground Floor Office Space Facade Facade Type FTGLO Typical Section Axonometric	21.12.2010

**Conclusion**

The project as amended by this modification will be the same as the approved project, with only minor additional fit-out works proposed. The proposed amendment has no additional environmental impact beyond those issues considered and assessed in the approval of the original project.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [kosborne@jbaplanning.com.au](mailto:kosborne@jbaplanning.com.au).

Yours faithfully



Kirk Osborne  
*Principal Planner*