

Environmental Impact Statement State Significant Development



Barangaroo South

Commercial Building C4 Westpac Group Fitout

Submitted to Department of Planning and Infrastructure

On Behalf of Westpac Group c/o Lend Lease (Millers Point) Pty Limited

July 2013 ■ 12596

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This report has been prepared by: Michael Rowe

Signature



Date 19/07/13

This report has been reviewed by: Lesley Bull

Signature



Date 19/07/13

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Statement of Validity

Development Application Details

Applicant name	Lend Lease (Millers Point) Pty Limited
Applicant address	Level 4, 30 The Bond, Hickson Road, Millers Point NSW
Land to be developed	Lot 5 DP 876514
Proposed development	Barangaroo South Commercial Building C4 Fitout as described in Section 3.0 of this Environmental Impact Statement

Prepared by

Name	Michael Rowe
Qualifications	BPlan(Hons)
Address	Level 7, 77 Berry Street, North Sydney
In respect of	State Significant Development - Development Application

Certification

I certify that I have prepared the content of this EIS and to the best of my knowledge:

- It is in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* and Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.
- It is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

Signature



Name

Michael Rowe

Date

19 July 2013

Executive Summary

Purpose of this Report

This submission to the Department of Planning and Infrastructure (the Department) comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It relates to the Westpac Group Fitout (commercial office floors 1-28) within Commercial Building C4.

Commercial Building C4 is within the Barangaroo site, which is identified as a State Significant Site in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. Development at Barangaroo with a capital investment value of more than \$10 million is State Significant Development (SSD) for the purposes of the EP&A Act. As the proposed development (Commercial Building C4 fitout) will have a capital investment value of approximately \$120 million it is defined as SSD.

A request for the issue of Director General's Environmental Assessment Requirements (DGRs) was sought on 11 September 2012. Accordingly, the DGRs were issued on 20 September 2012 and later amended on 13 December 2012. This submission is in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act, and addresses the issues raised in the DGRs.

Overview of the Project

The Development Application (DA) seeks approval for the fit-out of the commercial office space within the building. The estimated construction cost of the project is \$120 million.

The Site

Barangaroo is located on the north-western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development dominated by CBD commercial tenants.

The Commercial Building C4 site is located on the land identified in the approved Concept Plan as Block 2. The site is located within Lot 5 in DP 876514. The Barangaroo Delivery Authority is the owner of the site.

Planning Context

Section 6.0 of the EIS considers all applicable legislation in detail. The proposal is consistent with the requirements of all relevant SEPPs. The site is zoned B4 Mixed Use under Schedule 3 of State Environmental Planning Policy (Major Development) 2005. The proposal is permissible with consent and meets the objectives of the subject zone.

Environmental Impacts

This EIS provides an assessment of the environmental impacts of the project in accordance with the DGRs and sets out the undertakings made by Westpac Group to manage and minimise potential impacts arising from the development.

Conclusion

The EIS addresses the DGRs, and the proposal provides for the Westpac Group fitout of Commercial Building C4, the second largest commercial building on the Barangaroo site. The potential impacts of the development are minor and are able to be managed. Given the planning merits of the proposal, the proposed development warrants approval by the Minister for Planning and Infrastructure.

1.0 Introduction

This EIS is submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of a State Significant Development (SSD) Development Application. This is to fulfil the Environmental Assessment Requirements issued by the Director General for the preparation of an EIS for the Westpac Group fitout (commercial office Levels 1-28) of Commercial Building C4.

The report has been prepared by JBA, for the proponent, Westpac Group care of Lend Lease (Millers Point) Ltd and is based on design information provided by Geyer (**Appendix A**) and supporting technical documents provided by the expert consultant team.

This EIS describes the site, its environs and the proposed development, and includes an assessment of the proposal in accordance with the DGRs under Part 4 of the EP&A Act. It should be read in conjunction with the information contained within and appended to this report.

The studies appended to this report provide a technical assessment of the environmental impact of the proposed development, and recommend proposed mitigation measures to manage potential environmental impacts associated with the proposal.

1.1 Approval Process

On 1 October 2011 the Environmental Planning and Assessment Amendment (Part 3A Repeal) Regulations 2011 came into force which makes provision for the commencement of the Environmental Planning and Assessment Amendment (Part 3A Repeal) Act 2011 which repeals the provisions for Part 3A development. In addition, the Part 3A Repeal Act also establishes an environmental assessment framework for two broad categories of development, namely State Significant Development (SSD) and State Significant Infrastructure (SSI).

Commercial Building C4 is within the Barangaroo site, which is identified as a State Significant Site in Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011. Development at Barangaroo with a capital investment value of more than \$10 million is SSD for the purposes of the EP&A Act. As the proposed development (Commercial Building C4 fitout) will have a capital investment value of approximately \$120 million it is defined as SSD.

A request for the issue of Director General's Environmental Assessment Requirements (DGRs) was sought on 11 September 2012. Accordingly, the DGRs were issued on 20 September 2012 and later amended on 13 December 2012. A copy of the modified DGRs is included at **Appendix B**.

The SSD application will be assessed under the relevant provisions under Part 4 of the EP&A Act. However, in accordance with the *Environmental Planning and Assessment Regulations 2000* (EP&A Regulations), the requirements of Development Control Plans (DCPs) do not apply.

1.2 Background

1.2.1 Concept Plan Approval

The Barangaroo Concept Plan (MP06_0162) was approved in February 2007. The Concept Plan covers urban design and policy initiatives and is the statutory planning approval to guide the urban renewal of Barangaroo.

The approved Concept Plan has been modified four times since originally being approved and the Statement of Commitments has been revised accordingly. The most recent modification, Concept Plan (Mod 4) was approved on 16 December 2010.

The Concept Plan approval (Mod 4) provides for:

- a 563,965m² mixed use development across the entire Barangaroo site, comprising:
 - a maximum of 514,465m² mixed uses GFA, including residential, commercial and retail uses which includes;
 - a maximum of 128,763m² of residential uses (a minimum of 99,763m² of which will be in Barangaroo South);
 - a maximum of 50,000m² of tourist uses GFA;
 - a maximum of 39,000m² of retail uses;
 - a maximum of 4,500m² of active uses GFA (3,000m² of which will be in Barangaroo South); and
 - a maximum of 12,000m² of community uses GFA (10,000m² of which will be in Barangaroo South);
- approximately 11 hectares of new public open space/public domain, with a range of formal and informal open spaces serving separate recreational function and including a 2.2km public foreshore promenade;
- built form principles, maximum building heights and GFA for each development block within the mixed use zone;
- public domain landscape concept, including parks, streets and pedestrian connections; and
- alteration of the existing seawalls and creation of a portion of the new shoreline to the Harbour.

1.2.2 Commercial Building C4 Approval

A Project Application for Commercial Building C4 was submitted to the Minister for Planning in November 2010 and publicly exhibited for a period of 31 days between 10 November 2010 and 10 December 2010. A Preferred Project Report was submitted for the project by Lend Lease in February 2011, and the Project Application was approved by the Minister for Planning on 3 March 2011.

A Section 75W Modification Application to modify MP 10_0025 was submitted to the Minister for Planning in October 2010 (Mod 1). Mod 1 sought to amend the building design, extend Globe Street, sought a minor increase in gross floor area (GFA) and revised use and car parking allocations. The Mod 1 Application was approved by the Minister for Planning on 24 February 2012.

A second Section 75W (Mod 2) was approved on 18 February 2013. Mod 2 varied the wording of Condition A7 relating to each application to allow for the progressive validation of remediation works.

A further Section 75W Modification Application to modify MP 10_0025 (Mod 3) was submitted to the Minister for Planning and Infrastructure in January 2013. Mod 3 sought further design refinements to the building facade, podium and lobby areas and roof plant. Mod 3 was approved on the 28 May 2013.

The Approved Project (Mod 3) generally comprises:

- piling and associated earthworks and remediation;
- construction and use of a new Commercial Building C4 with a maximum 99,097m² GFA accommodating:
 - 95,140m² commercial floor space;
 - 2,338m² retail floor space; and
 - 1,619m² office lobby.
- operation and use of the basement car park to accommodate 165 spaces allocated specifically to the proposed uses within Commercial Building C4;
- 420 bicycle spaces including:
 - 127 spaces to be temporary located within the landscaped forecourt along the site's Hickson Road frontage; and
 - 293 spaces within the basement car park that is the subject of the Basement Car Park Approval;
- pedestrian and cycle access and circulation arrangements;
- construction of the surrounding public domain including:
 - a portion of Globe Street;
 - City Walk; and
 - the southern laneway;
- signage zones on the building's facade that will accommodate building and business identification signage;
- temporary works and uses, including:
 - creation of a temporary forecourt and landscaping along Hickson Road frontage which is proposed to accommodate bicycle parking and planter boxes;
 - surfacing of surrounding streets and laneways including part of Globe Street, the future City Walk, a portion of Shelley Lane and the southern laneway;
 - a turning circle at the northern junction of Globe Street;
 - hoardings that are generally consistent with the City of Sydney's design requirements; and
- services and utilities provision required to service the building.

The approved Commercial Building C4 (Mod 1) Project does not include the fit out of the building. Condition A6 requires separate approval(s) to be obtained from the relevant approval authority for the internal fit out of commercial office spaces and retail units (where required).

Sections and elevations of the approved Commercial Building C4 (Mod 1) are included at **Appendix L** for information purposes.

1.3 Objectives of the Project

The objectives of the fitout of Commercial Building C4 are to:

- create a modern, comfortable, accessible and environmentally sustainable environment;

- provide excellent amenity for staff and visitors;
- implement best practice energy efficiency measures;
- use reasonable endeavours to design a fitout capable of achieving a 5 Star NABERS energy rating; and
- comply with all relevant Australian Standards and the BCA.

1.4 Analysis of Alternatives

Commercial Building C4 is currently under construction. The fitout of part of Commercial Building C4 is necessary to allow for the orderly and economic use and development of land. If the fitout did not occur then the building would remain vacant and not be capable of being used for the purpose it was constructed.

1.5 Project Team

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

Applicant	Lend Lease (Millers Point)
Tenant	Westpac Group
Project Management	Lend Lease Project Management and Construction
Fitout Design	Geyer
Statutory Planning	JBA
BCA	McKenzie Group Consulting
Access	Morris Goding Accessibility Consulting
ESD	Lend Lease
Construction Management	Lend Lease
Waste	ARUP
Transport	ARUP

2.0 Site Analysis

Barangaroo is located on the north-western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development dominated by CBD commercial tenants. A Site Survey Plan is provided at **Appendix C**.

The area of land within which development is proposed under this Development Application (the site), comprises land generally known and identified in the approved Concept Plan (Mod 4) as Block 2. The Site Analysis Plan prepared for the Commercial Building C4 Project Approval has been appended for information (see **Appendix D**). The site is located within the approved Commercial Building C4 as illustrated in **Figure 1** below.

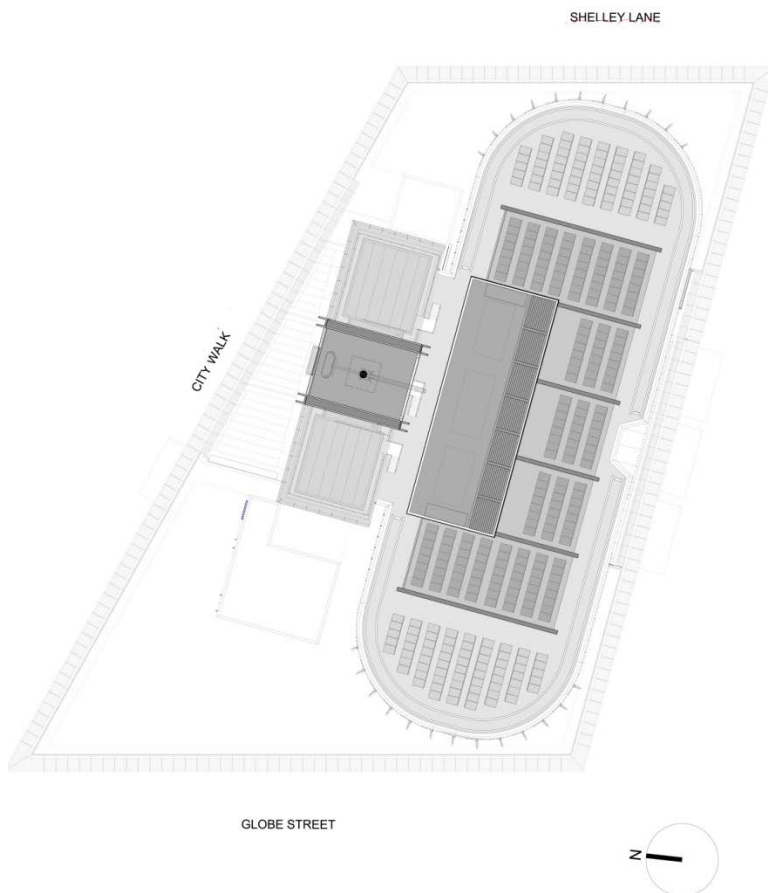


Figure 1 – The Commercial Building C4 Fitout Site

The site comprises part of Lot 5 in DP 876514. The Barangaroo Delivery Authority is the owner of the site. The Barangaroo Delivery Authority has issued landowner's consent under separate cover.

The basement and Commercial Building C4 are currently under construction. Once completed the site will comprise a 42 storey building with a GFA of 99,097m². The ground floor consists of retail uses and commercial lobby. Commercial office uses are located on levels 1 - 41 (excluding the plant and lift interchange levels at Levels 16 and 29). 166 commercial tenant spaces and associated plant and bicycle spaces will be located in the basement. A photomontage of the approved Commercial Building C4 is shown at **Figure 2**.



Figure 2 – Photomontage of the Commercial Building C4 (Mod 3)

2.1 Surrounding Development

To the south of the site is the approved Commercial Building C5 (currently under construction). To the north of the site is Commercial Building C3 (yet to commence construction). The three approved commercial towers in relation to each other are shown in **Figure 3**.

Future development to the west of the site will be Residential Buildings R8 and R9. Further to the west is the Foreshore Promenade. To the east of the site will be lower scale commercial buildings fronting Hickson Road.



Figure 3 – Photomontage of the approved Commercial Buildings C3, C4 and C5 from Kent Street

3.0 Development Application

The proposed development is for the fitout of the Westpac Group commercial tenancy (Levels 1-28) of Commercial Building C4 approved under MP10-0025.

Westpac Group is the proposed tenant for the commercial floor space of Levels 1-28 of Commercial Building C4. The offices will allow Westpac Group to consolidate part of its workforce currently distributed across 5 different locations in the Sydney CBD into one office building in close proximity to Westpac Group's offices on Kent Street.

The fit-out has been designed by Geyer (refer to Fit-out Plans at **Appendix A**). The fitout provides for a range of spaces to meet the needs of the tenant and is intended to provide office accommodation for approximately 5,500 staff members. **Table 1** outlines the various elements of the fit-out works.

The Westpac Group tenancy will have exclusive use of the ground floor lobby on the southern side of the building accessed from Union Walk. The high-rise levels of the tower (Floors 29-41) will use the northern lobby accessed from City Walk. A through-site link connecting the lobbies will continue to be provided consistent with the Project Approval.

Consistent with the Project Approval, the offices will be able to be accessed 24 hours a day/7 days a week. Normal operating hours for the offices will be 7am to 7pm.

Table 1 – Overview of building fit-out

Level	Proposed Works
Level 1	External meeting and conference/training rooms, storage and utility areas, pantry/cafe, amenities and comms rooms.
Level 2	Internal meeting and quiet rooms, external meeting and conference/training rooms, informal meeting zones, kitchenette/breakout areas, storage and utility areas, amenities and comms room.
Level 3	Mixed mode space, informal meeting zones, external meeting and conference/training rooms, commercial kitchen, amenities, storage and utility areas and café.
Level 4, 5, 7-13, 18, 20, 22, 24, 26	Open plan workstations, meeting/conference rooms and spaces, storage and utility areas, staff amenities, kitchenettes.
Level 6, 14, 17, 19, 21, 23, 25	Open plan workstations, meeting/conference rooms and spaces, storage and utility areas, staff amenities, kitchenettes, communications/IT room.
Level 15	Cafe, energised activity zones, waiting zones, quiet zones, staff amenities, first aid room, prayer room, parents room, storage/printing/courier/IT room, storage facilities, consulting and meeting rooms and spaces, communications room, internal bank and ATM.
Level 16	None - Plant level
Level 27	Meeting rooms, storage, communications room, reception and waiting area, kitchen, staff amenities, bar.
Level 28	Commercial kitchen, dining areas, meeting rooms, communications rooms, staff amenities.

The Westpac Group tenancy will use the landscape area on the roof of the podium (Level 3). However, it is noted that the landscaping of the roof forms part of the Commercial Building C4 Project Approval.

A separate DA will be lodged for the future use and fitout works of the retail tenancy at ground level.

4.0 Director-General's Environmental Assessment Requirements

On 20 September 2012, the Director-General of the Department of Planning and Infrastructure issued the requirements for the preparation of an Environmental Impact Statement. A copy of the DGRs is included at **Appendix B**.

Table 2 provides a detailed summary of the individual matters listed in the DGRs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Table 2 - Director General's Requirements

Requirement	Location in Environmental Assessment	
General		
The Environmental Impact Statement (EIS) must address the <i>Environmental Planning and Assessment Act 1979</i> and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.	Section 5.0	
Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.	Section 5.0	
Where relevant, the assessment of the key issues below, and any other significant issues identified in the assessment, must include: <ul style="list-style-type: none">– Compliance with the Building Code of Australia.– Provision of an ESD report to provide assurance that the fit-out works will not affect the 6-star green star rating of the base building.	Section 5.2 Section 5.4	
Key Issues	Report / EIS	Technical Study
1) Relevant EPIs and Policies		
Demonstrate that the project will comply with the requirements set out in the following provisions: <ul style="list-style-type: none">– Clauses 8 and 9 of Part 12 (Barangaroo site) of Schedule 3 to State Environmental Planning Policy (Major Development) 2005.– Address the relevant statutory provisions applying to the site contained in the relevant EPIs, including:<ul style="list-style-type: none">a) State Environmental Planning Policy (State and Regional Development) 2011;b) State Environmental Planning Policy (Major Development) 2005; andc) Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.– Demonstrate consistency with the terms of approval of Concept Plan MP 06_0162 (as modified), including the allocation of car, service vehicle and bicycle parking spaces for levels 1 to 28.– Demonstrate consistency with the terms of approval for the construction of commercial building C4 (MP 10_0044 as modified).	Section 5.1 Section 5.1 Section 5.1.1 Section 5.1.2	- - - -
2) Compliance with the Building Code of Australia	Section 5.2	Appendix E
Provide a Building Code of Australia assessment report demonstrating that the application complies with the relevant provisions of the Building Code of Australia.		

3) Transport and Accessibility Impacts Prepare a Workplace Travel Plan in accordance with the methodology outlined in the Barangaroo South - C4 Commercial Building Travel Demand Management Plan prepared by Arup and dated 10 November 2010.	Section 5.3	Appendix F
4) Ecological Sustainable Development (ESD) The applicant is required to demonstrate, through an ESD report, that the fit-out maintains the ability of the C4 building to achieve a 6-star Green Star Office Design and As Built rating (v3)	Section 5.4	Appendix G
5) Environmental, Construction and Site Management The EIS shall provide an Environmental and Construction Management Plan for the proposed works, and is to include: <ul style="list-style-type: none"> – Community consultation, notification and complaints handling. – Impacts of construction on adjoining development and proposed measures to mitigate construction impacts. – Noise and vibration impacts on and off site. – Waste and chemical management. 	Section 5.5	Appendix H
6) Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.	Section 5.6	-
Plans and Documents	Report	Technical Study
The EIS is to include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include: <ul style="list-style-type: none"> – Site Survey Plan, showing existing levels, location and height of existing and adjacent structures/buildings and boundaries. – Site Analysis Plan. – Locality/context plan. – Details of estimated waste quantities, on-site waste storage capacity and treatment and disposal or re-use of waste generated by the proposed development. – Drawings at an appropriate scale. 	- - Figure 1 Section 5.7 -	Appendix C Appendix D Appendix I Appendix A
Consultation		
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with the City of Sydney Council. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Section 1.5	-

5.0 Environmental Assessment

This section of the report assesses and responds to the environmental impacts of the proposed DA. It addresses the matters for consideration set out in the DGRs (see Section 4.0).

The Mitigation Measures at Section 7.0 complement the findings of this section.

5.1 Consistency with Relevant EPIs, Policies and Guidelines

The DGRs require the following legislation, strategies and planning instruments to be addressed:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (State and Regional Development) 2011; and
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The Development Application's consistency with the relevant statutory plans and policies is provided in **Table 3**.

Table 3 – Summary of consistency with relevant statutory plans and policies

Instrument/Strategy		Comments
State Planning Instruments and Controls		
State Environmental Planning Policy (Major Development) 2005	The Barangaroo site is listed as a State Significant Site under Part 12 of Schedule 3 of the Major Development SEPP.	
	Clause 8 - Zone B4 Mixed Use	The Commercial Building C4 Westpac Group fitout is located within the B4 Mixed Use zone. The proposed development is permissible and consistent with the objectives of the zone.
	Clause 18 - Gross Floor Area Restrictions - Maximum 428,932m ² (across Blocks 2, 3, 4A, 4B and 4C.)	The proposed DA does not amend Commercial Building C4's approved GFA.
State Environmental Planning Policy (State and Regional Development) 2011	Under Schedule 2 clause 3, Development at Barangaroo with a capital investment value of more than \$10 million is SSD. As the proposed development will have a capital investment value of approximately \$120 million it is defined as SSD.	
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Barangaroo is located within the boundaries of the Sydney Harbour Catchment and as such is subject to the provisions of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour REP). Within the Sydney Harbour REP, Barangaroo is identified as being within the Foreshores & Waterways Area Boundary.	
	Part 3, Division 2 (Clause 20-27) of the Sydney Harbour REP refers to matters which are to be taken into consideration by consent authorities before granting consent for development.	
	Clause 20 General	The matters referred to in Division 2 are addressed below to assist the consent authority with its assessment.
	Clause 21 Biodiversity, ecology and environment protection	The proposed development relates to the internal fitout of Commercial Building C4 and will therefore not have any impact on the Harbour's biodiversity, ecology or environment.
	Clause 22 Public access to,	The fitout is part of the wider redevelopment of

Instrument/Strategy	Comments
and use of foreshores and waterways	Barangaroo, which will provide public access to the foreshore that was not previously accessible.
Clause 23 Maintenance of a working harbour	The redevelopment of the wider Barangaroo site for mixed uses was assessed as part of the Concept Plan for the site. The proposed development is consistent with the Concept Plan.
Clause 24 Interrelationship of water and foreshore uses	The proposed development only relates to the internal fitout of Commercial Building C4 and will not have any adverse impacts on the use of waterway for maritime uses.
Clause 25 Foreshore and waterways scenic quality	The proposed development only relates to the internal fitout of Commercial Building C4 and will not have any adverse impacts on the scenic quality of the waterway.
Clause 26 Maintenance, protection and enhancement of views	The proposed fitout will allow for the occupation and use of Commercial Building C4 and therefore provide views to the Harbour.
Clause 27 Boat storage facilities	N/A. No boat storage facilities are proposed.

It is noted that whilst the Sydney LEP 2005 applies to the land, the Major Development SEPP is the relevant environmental planning instrument to be taken into account in the assessment and determination of this Development Application.

5.1.1 Consistency with the Concept Plan

This Development Application seeks approval for the Commercial Building C4 Westpac Group Fitout as described in Section 4 of this report. The works proposed under this Development Application are located entirely within the approved Commercial Building C4 (MP 10_0044), and are therefore generally in accordance with the approved Concept Plan.

5.1.2 Consistency with the Commercial Building C4 Project Approval

This DA satisfies Condition A6 of the Commercial Building C4 Project Approval, which requires a future planning application for fitout of the building.

The proposed development will not affect the ability to satisfy any of the conditions in the Commercial Building C4 Project approval or associated Statement of Commitments. Specifically, the proposed DA will not affect the ability for Lend Lease to satisfy the relevant Statement of Commitments it made in relation to Commercial Building C4 (as approved):

- *7. Internal light fittings within the commercial and retail areas will comply with NABERS and Green Star targets.*
- *14. Future planning approvals will be sought for the following where required:*
 - *Fit out of the commercial office space;*
 - *Fit out and operation of the retail units; and*
 - *Installation of any site wide infrastructure.*
- *18. Building C4 operational waste will be managed generally in accordance with the methodology outlined in the Waste Management Plan prepared by Arup included at Appendix N of the Environmental Assessment Report prepared by JBA Urban Planning Consultants dated November 2010*

and Letter Confirming Waste Management Plan included at Attachment K of the PPR prepared by JBA Urban Planning Consultants dated February 2011.

- *27. The detailed design of Building C4, including access, emergency egress, paths of travel, lifts, ramps, stairs, accessible toilets, accessible parking, lighting and signage, will generally comply with the recommendations set out in the Accessibility Report prepared by Morris-Goding Accessibility Consulting included at Appendix N of the Section 75W Modification (Mod 1) prepared by JBA Urban Planning Consultants dated October 2011.*

5.2 Building Code of Australia (BCA)

McKenzie Group has prepared a BCA Assessment Report (**Appendix E**). The report assesses the compliance of proposed the fit-out works against the relevant provisions of Building Code of Australia 2012.

The assessment of the design documentation identified only one area that will require an Alternative Solution, being C2.2 'Connection of more than three storeys by non-required non fire-isolated stairs'. An Alternative Solution to C2.2 cannot be provided at this time as it will need to be approved after consultation with the NSW Fire Brigade as part of the Construction Certificate process.

5.3 Transport and Access

The Traffic, Parking and Access impacts of the use of Commercial Building C4 were assessed and approved as part of the Commercial Building C4 Project Approval (see **Appendix M**).

The DGR's require the provision of a Workplace Travel Plan in accordance with the methodology outlined in the Travel Demand Management Plan prepared by ARUP for the Commercial Building C4 Project Application.

ARUP has developed a Workplace Travel Plan (see **Appendix F**). The Plan, which is specific to Westpac Group, sets out a range of measures that could be adopted by Westpac Group as part of its final Workplace Travel Plan. The final Workplace Travel Plan will be completed prior to the issue of the first Occupation Certificate.

5.4 Ecologically Sustainable Development

Lend Lease Sustainable Design has prepared an Ecologically Sustainable Design (ESD) Report to outline how the fitout proposal maintains the ability of Commercial Building C4 to achieve a 6 star Green Star base building rating (**Appendix G**).

As the detailed design of the Fitout is still progressing, and the Green Star 'road map' for the Base Building design is yet to be finalised, a report confirming that the Fitout will not impact on the base building's Green Star rating cannot be provided at this time. Notwithstanding this, the ESD Report identifies a number of key Green Star Credits targeted by the Base Building which typically may be affected by a fitout design.

The Fitout and Base Building Design Teams will work closely in finalising their respective designs, with the aim of minimising any potential impact to the Base Building Green Star rating. After the Fitout design is complete and the Base Building design and Green Star strategy are finalised, a report will be prepared outlining any impacts the Fitout may have on the Base Building's ability to achieve its Green Star rating.

In response to those potential areas identified in the ESD Report where the Fitout may affect the Base Building's ability to achieve a Green Star credit(s), the following mitigation measure will be adopted.

The design of the fitout will use reasonable endeavours to:

- *minimise the impact on any changes to the air change effectiveness performance;*
- *minimise the impact on changes to finishes selections, including flooring, ceiling and wall finishes, and through the lighting design; and*
- *fully integrate with base building.*

The adoption of the above mitigation measure will ensure that reasonable endeavours will be undertaken to ensure that the Fitout does not affect the 6-star Green Star rating of the base building.

It should be noted that in the unlikely event that the fitout was to impact on the credits currently being targeted by the Base Building, Lend Lease (Millers Point), as part of its base building commitment, will offset these credits with other credits not currently being targeted and ensure the Base Building still achieve a 6-star Green Star rating (see letter attached at **Appendix K**).

5.5 Environmental, Construction and Site Management

A Environmental, Construction and Site Management Plan (ECSMP) has been prepared by Lend Lease and is included at **Appendix H**. The ECSMP sets out how the fit-out works will be managed to minimise potential environmental impacts. The ECSMP addresses consultation, notification and complaints handling and includes management plans for:

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

5.6 Consultation

Representatives of Westpac Group and Lend Lease met with senior officers from City of Sydney Council on 15 October 2012. The meeting included a presentation on the proposed development which was then followed by questions and discussion.

The proposed development will be placed on public exhibition for 30 days in accordance with clause 83 of the *Environmental Planning and Assessment Regulation 2000*. During the public exhibition period Council, State agencies and the public will have an opportunity to make submissions on the project.

5.7 Waste Management

A Waste Management Plan (WMP) has been prepared by ARUP (see **Appendix I**). The WMP sets out the waste management goals and targets for the development, provides details on a range of waste management measures, estimates waste quantities, and treatment and disposal or re-use of waste generated by the proposal.

This WMP concludes that:

- waste management practices can be implemented under the proposal to achieve a significant reduction in waste going to landfill in operation; and
- adequate storage and handling facilities for the project waste streams from the Westpac Group fit-out of commercial building C4 are catered for within the central basement facility.

5.8 Accessibility

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

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

In addition, Morris-Goding provide a number of recommendations to be incorporated in to the detailed design of the fit-out.

6.0 Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed in **Table 4** below. These measures have been derived from the previous assessment in Section 5.0 and those detailed in appended consultants' reports.

Table 4 - Mitigation Measures

Mitigation Measures

Environmentally Sustainable Development

- To address the potential areas where the fitout may affect the base building's ability to achieve a Green Star credit(s), the design of the fitout will use reasonable endeavours to:
 - minimise the impact on any changes to the air change effectiveness performance;
 - minimise the impact on changes to finishes selections, including flooring, ceiling and wall finishes, and through the lighting design; and
 - fully integrate with base building.

Building Code of Australia (BCA)

- The recommendations of the BCA compliance statement are to be employed before detailed design and the release of a Construction Certificate.

Transport and Accessibility

- A final Workplace Travel Plan will be prepared prior to the issue of the first Occupation Certificate.

Accessibility

- The recommendations of the Access Review are to be employed as part of the detailed design stage.

7.0 Conclusion and Justification of the Proposal

The Environmental Impact Statement (EIS) has been prepared to consider the environmental, social and economic impacts of the proposed Westpac Group Fitout within Commercial Building C4. The EIS has addressed the issues outlined in the Director-General's Requirements (**Appendix A**) and accords with Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* with regards to consideration of relevant environmental planning instruments, environmental sustainable development, BCA, accessibility and construction management.

It is considered the project warrants approval for the following reasons:

- it will allow for the use of high quality commercial floor space within the Barangaroo South site;
- it is consistent with the principles of ecological sustainable development as defined by Schedule 2(7)(4) of the *Environmental Planning and Assessment Regulation 2000* as well as Section J of the Building Code of Australia;
- the Westpac Group will use reasonable endeavours to design the fitout, so as to be capable of achieving or exceeding a 5 star rating in respect of NABERS Energy for the tenancy.

Given the planning merits described above, and significant public benefits proposed, it is requested that the Minister approve the application.