



Western Gateway Sub-Precinct Proposal: Block B

14-30 Lee Street, Haymarket, NSW

Sustainability Report

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1 Introduction

Dexus CPA Pty Ltd (Dexus) and Frasers Property Australia (Frasers Property) (the Consortium) is seeking to build “a vibrant new business district and revitalise the face of Sydney’s busiest transport interchange” (Project Vision) at 14-30 Lee Street, Haymarket, otherwise known as the Site or Block B within the Western Gateway Sub-Precinct, as illustrated in Figure 1.



Figure 1 - Central Precinct (White), Western Gateway Precinct (Orange shading), Block B (Red Outline)

The Western Gateway sub-precinct is made up of three landholdings as illustrated in Figure 2:

- Block A – land predominately occupied by the YHA Hostel;
- Block B – the Dexu / Frasers site subject of this report;
- Block C – land on which the Adina Hotel and Henry Deane Plaza are located.



Figure 2 – Western Gateway landholdings

To facilitate redevelopment of the Western Gateway sub-precinct, the existing planning controls are required to be amended. This report supports a submission to the Secretary of the Department of Planning, Industry and Environment ('the DPIE') which seeks to amend the height and density controls within the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012), as they apply to the Western Gateway sub-precinct.

The request to amend the planning controls follows the Minister for Planning and Public Spaces' recent declaration that the Central Station Precinct has been identified as a State Significant Precinct (SSP). The Western Gateway, located within the Central Precinct SSP, is earmarked as a sub-precinct within the proposed SSP boundary for early consideration for rezoning.

Transport for New South Wales (TfNSW) has prepared a Strategic Framework to guide future detailed planning in this area. The Strategic Framework will be placed on exhibition for public comment concurrently with the rezoning proposal for the Western Gateway sub-precinct.

This report relates to Block B within the Western Gateway sub-precinct, and has been prepared in support of the proposed planning control amendments as they relate to Block B. These proposed amendments to the Sydney LEP 2012 align with the State, regional and local strategic planning objectives and initiatives.

This report should be read in conjunction with the Planning Statement prepared by MG Planning, and the other appended technical reports.

1.1 Project Objectives

The proposed rezoning forms part of a broader planning process being pursued by the Consortium in order to realise a shared vision and set of objectives for the Western Gateway and the Central Precinct more broadly. The overall Project objectives for the Site are to:

- High tech jobs – Deliver creative workspace that builds the Sydney Innovation and Technology Precinct and underpins Sydney's enduring global competitiveness.
- Transport connectivity – Redefine the experience of over 20 million pedestrians who walk through Henry Deane Plaza every year with world class public realm and connectivity.
- A revitalised precinct – Transform Central into an exciting place with lively retail and dining options, supporting Sydney's day and night time economy.
- Infrastructure for the future – Enable wider renewal of Central by delivering underground smart building services, waste and utility infrastructure necessary for an integrated and sustainable precinct.



Figure 3 - Block B within the Western Gateway Sub-Precinct (existing)

1.2 The Project

The Consortium intends to develop up to 155,000m² of commercial and retail GFA within a podium, two towers, lower and upper ground plane over a three level basement. The Project comprises:

- Two commercial towers comprising 46,000m² and 42,000m² located above the podium with floorplates of approx. 1,850 m² and 2,000m² GFA;
- 61,500m² of commercial office space located within the podium which provide flexibility and campus style / large floorplates approx. 6,200m² GFA,
- A retail offering of approx. 5,000m² accessible from lower and upper ground levels, including food and beverage catering to station, visitors and Western Gateway commercial occupants providing an activated frontage and interface to Henry Deane Plaza. This includes an activated Lee Street frontage and lobby located at upper ground level, providing access to the commercial office podium levels and towers above.
- Three levels of basement car parking to accommodate:
 - 48 service vehicle and loading dock parking and distribution area within an Integrated Distribution Facility (IDF)

- Service vehicle, loading dock and distribution area for all stakeholders within the Western Gateway;
 - Provision for emergency, maintenance and service vehicle parking and distribution area for future Central Over Station Development (OSD within the IDF);
 - 121 parking spaces for Block B occupants;
 - Provision for Block A and C vehicle access via the Block B;
 - Bicycle parking and end of trip facilities for staff;
 - Bicycle parking spaces for customers/visitors;
- Podium and tower rooftops designed for passive activation and gatherings for occupants of the Project to utilise and appreciate the views of the city and harbour;
 - Redeveloped public space and stairs from Block B to future Central Precinct Over Station Development (OSD) providing an east-west pedestrian connection to and from the Western Gateway Sub-Precinct;
 - Integration with a redeveloped Henry Deane Plaza to accommodate the increased pedestrian movement from existing and future pedestrian connections to various modes of transport;

To prepare Block B for future development, an increase in building height and floor space controls is sought. These proposed amendments to the Sydney LEP 2012 align with State, regional and local strategic planning objectives and initiatives.

This report should be read in conjunction with the Planning Statement prepared by MG Planning, and the other appended technical reports.

1.3 Site Ownership

The Consortium's Proposal relates to land located at 14-30 Lee Street, Haymarket. It is legally described as Lots 12, 14 and 15 in DP 1062447. Legal descriptions of each parcel within Block B are detailed below.

Title Details	Legal Description
Lot 12 in DP 1062447	The proprietor of the fee simple is Rail Corporation of New South Wales. The proprietor of the leasehold estate of the land and the buildings on the land created by lease AA651830 expiring on 30 June 2099 is Dexu CP Pty Ltd A.C.N. 160 685 156.
Lot 14 in DP 1062247	The proprietor of the fee simple is Rail Corporation of New South Wales. The proprietor of the leasehold estate of the land and the buildings on the land created by lease AA651832 expiring on 30 November 2100 is Henry Deane Building Nominees Pty Ltd A.C.N. 081 941 951
Lot 15 in DP 1062447	The proprietor of the fee simple is Rail Corporation of New South Wales. The proprietor of the leasehold estate of the land and the buildings on the land created by lease AA651833 expiring on 31 March 2101 is Gateway Building Nominees Pty Ltd A.C.N. 081 951 822.

1.4 Site Location

Located close to Central Station, Block B comprises land fronting Lee Street, Haymarket and is bounded by Henry Deane Plaza to the north, the railway corridor to the east, the Sydney Buses layover to the south and Lee Street and Railway Square to the west. Together it constitutes an area of approximately 9,632m² at ground level, with a dimension from north to south of approximately 103-143 metres and approximately 74-81 metres from east to west (Figure 4).

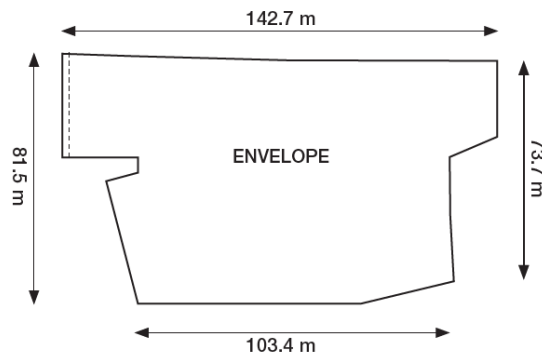


Figure 4 - Block B site boundary Source: Woods Bagot & SOM architects

Henry Deane Plaza (located on the lower datum) is centrally located within the Western Gateway and primarily funnels pedestrians between Devonshire Street tunnel, accessed from the Site's eastern boundary, and Lee Street tunnel, Railway Square, and tertiary institutions to the west.

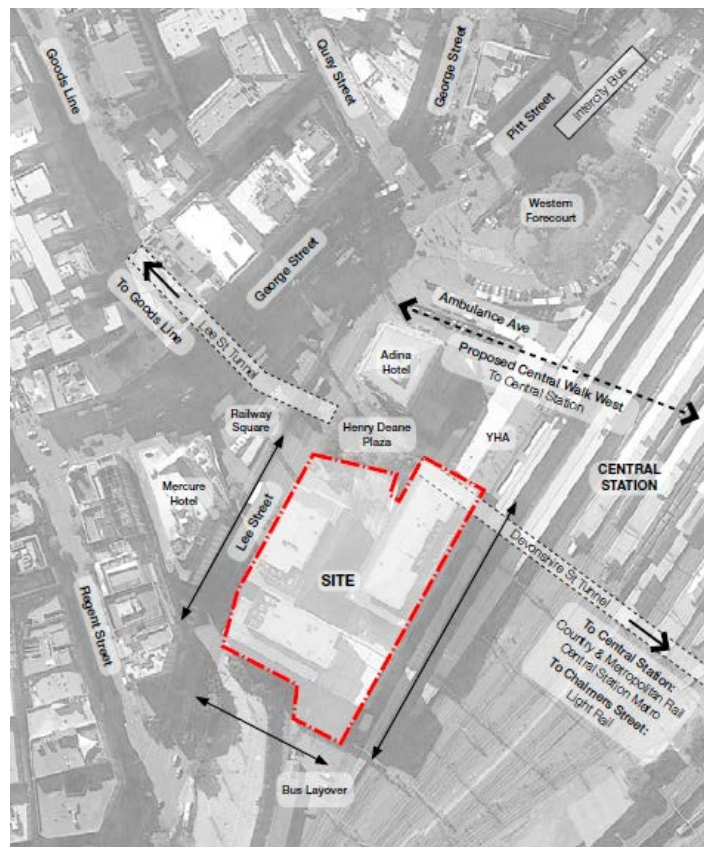


Figure 5 - Block B site boundary Source: Woods Bagot & SOM architects

The upper level of Block B flanks Henry Deane Plaza to the north and south. The State Heritage Listed Parcels Post Office (Adina Hotel - Block C) and Inwards Parcel Shed (Sydney Railway Square Youth Hostel (YHA) - Block A) are located north of Henry Deane Plaza. South of Henry Deane Plaza is dominated by more contemporary office buildings of approximately 20 years age which are occupied by State and

Commonwealth agencies including Transport for NSW, Department of Immigration and Border Protection, Department of Foreign Affairs and Trade and Corrective Services NSW.

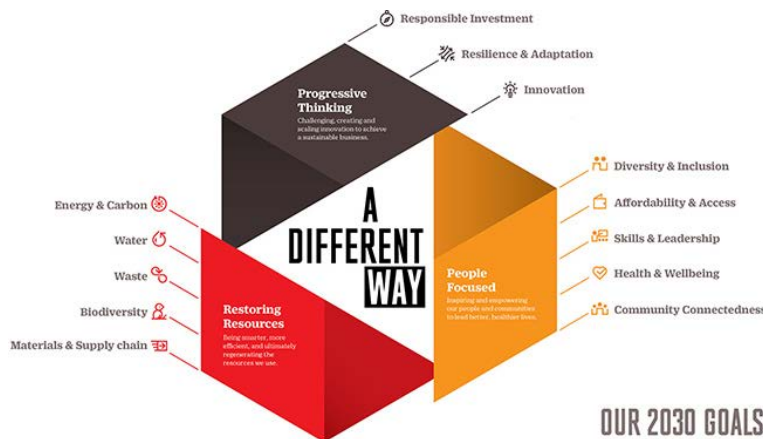
A range of food and beverage outlets and service retail tenancies are located across both the lower and upper levels across the Western Gateway sub-precinct.

2 The Consortium

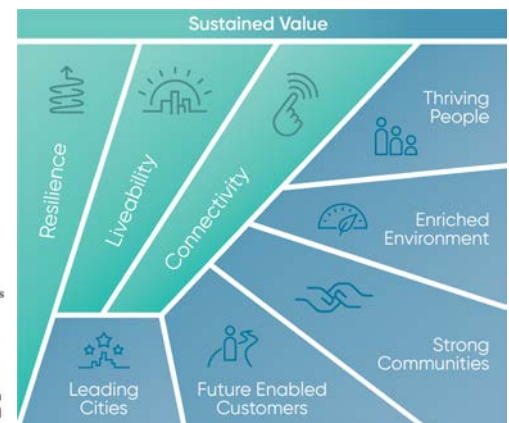
Frasers Property and Dexu are two of the leading property businesses in Australia, supporting the delivery of world-leading, sustainable precinct projects including;

- The Brickworks, Burwood East, Melbourne;
- Central Park, Chippendale, Sydney;
- One Bligh St, Sydney and;
- Lumiere, Sydney

The Consortium is supported by industry leading sustainability strategies that support the activities and operations of both Frasers Property and Dexu. Both are aligned in their commitment to be net zero carbon organisations by 2030 – which also aligns neatly with when the proposed development will be completed.



Frasers Property 'A Different Way' Strategy



Dexu 'Sustained Value' Strategy

Fraser's Property – 'A Different Way'

Fraser's Property is committed to protecting the environment and promoting sustainable development innovation in all of our workplaces and projects through the application of our corporate Sustainability Strategy – "A Different Way" and our Health Safety & Environment Policy.

'A Different Way' is Fraser's Property's commitment to creating places where resources are reused, recycled and restored. It's where new ideas are fostered to support people and the planet, and where initiatives are taken to help people lead better, healthier lives. To achieve these goals, 'A Different Way' focuses on three core areas – 'Progressive Thinking', 'Restoring Resources' and 'People Focused'. Each area is supported by ambitious goals and targets that pinpoint how Fraser's Property makes a difference in its operations and activities.

Dexu – 'Sustained Value'

Dexu's sustainability approach informs how sustained value over the long-term is created by directing focus towards the strategic objectives of leading cities, thriving people, future enabled customers, strong communities, and enriched environment. Dexu integrates sustainability into its business by taking a systematic approach that links strategy and vision to actions and performance outcomes, and by embedding sustainability targets into day-to-day operations.

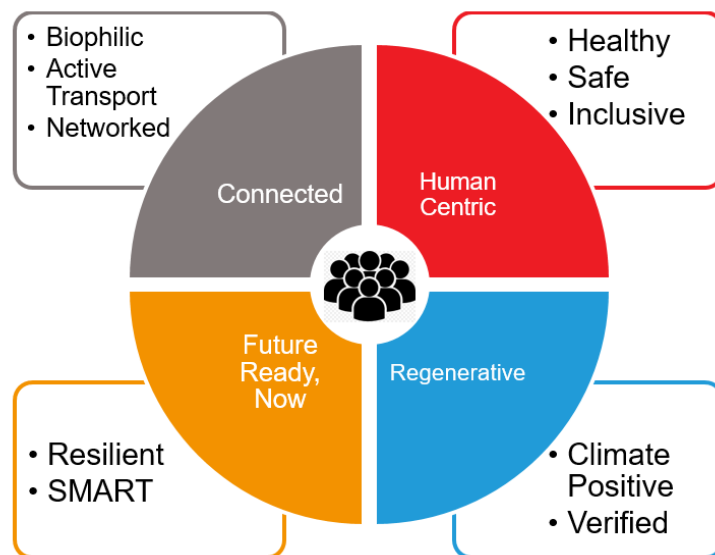
3 Vision

Block B will be a benchmark urban renewal project that leads the world on sustainable place-making and help anchor an Innovation and Technology hub in Sydney; establishing the broader Central Station Precinct as the first-choice home for technology firms in Asia Pacific.

It will be a place that navigates the major sustainability challenges of our times; enabling opportunities and mitigating threats from: the growth of our cities, the transition of major economic systems in energy, transport and digital technology, the impact of society on eco-systems and the challenges posed by a changing climate.

The Consortium's vision for 14-30 Lee St, Haymarket is to create a new gateway to the City from Central Station, and define a globally recognisable urban marker for Australia referencing four key areas with Sydney's current and future community at its core.

Connected, Regenerative, Human Centric and Future Ready, Now.



Connected

Aspiration | The Site aims to be a highly connected community, fully integrated with its natural, built and digital environments.

Focus | The key focus areas of a connected precinct include biophilic connections, which connect people to nature and place, active transport connections which enable a walkable and accessible precinct and a networked precinct that enables the sharing of infrastructure, logistics and services.

Future Ready, Now

Aspiration | To deliver a truly sustainable development, the Site must meet the needs of today without compromising the needs of tomorrow

Focus | To enable this outcome the precinct will focus on the integration of SMART city technology and focus on built form and community resilience to social, environmental and economic shocks and stresses

Regenerative

Aspiration | The Site will be guided by the principles of regenerative development, aiming to go beyond simply minimising its impact on the natural environment, to becoming an example of how development can positively address today's climate challenges

Focus | To support this aspiration the precinct aims to be Zero Carbon in operations and be supported by a series of appropriate 3rd party ratings tools to validate performance

Human Centric

Aspiration | At the core of the precinct is community, accordingly, a 'Human Centric' approach will be utilised throughout the design, delivery and operational phases of the development to support this new community

Focus | To create a human centric precinct that will deliver a healthy, safe and inclusive environment for all

The creation of a sustainable place will be delivered through:

- The inclusion of key planning controls detailed later in this document.
- The Consortium's commitment to urban design excellence, founded on creating excellent places for people.
- An approach to maintaining a green urban environment and public realm that will deliver amenity through heat management and connection to nature and place via biophilia - even as the climate warms.
- A Reconciliation Action Plan for delivering the project to the benefit of Australia's first people and the creation of Place that respects Country.

World-leading sustainability performance will be underpinned by:

- Targeting Net Zero Emissions potentially including; a precinct utility for shared energy systems with highly efficient building design, full building electrification, 100% renewable energy supply, minimisation of embodied emissions and offset of residual emissions;
- Climate adaptation and resilience initiatives that address key climate risks of heat and water management, emergency operations and world class connectivity to the broader city.
- Delivering urban habitat that supports mobile species in urban ecosystems, enhancing city biodiversity via urban greening.
- Materials and waste management aligned with the circular economy to mitigate the impacts of resource depletion and mitigate embodied emissions.
- Enhanced connectivity with the interface of public transit, active transport infrastructure for cyclists, world class walkability and pedestrian amenity and future mobility: shared vehicles, electric vehicles and connected and autonomous vehicles.

The digital precinct will facilitate an Internet of Things (IoT) or 'SMART' strategy that combines utilities (energy, water and waste), future mobility (services, technology and access), public services and the future of work (flexible, mobile work environments). Through sensor and database design with data-security and privacy protocols we will establish a framework for an effective application development and analytics ecosystem.

Giving Effect to Policy

The Site will provide a vehicle for the advancement of the comprehensive sustainability-related policy framework in NSW, considering global, Commonwealth, State and local government policy.

Global Commitments

Commitments under the Paris Agreement | Cities are critical to the global goal to reduce GHG emissions in order to hold average temperature increase to well below 2°C and pursue efforts to keep warming below 1.5°C above pre-industrial levels. The Site will provide an industry-led approach to world's best practice, supporting competitiveness in an emissions-constrained global economy by targeting net zero emissions through a mix of on-site and off-measures where possible.

Smart Cities Plan | The Site will provide a range of liveability, jobs and skills opportunities in support of the Smart Cities Plan and the advancement of the City Performance Indicators.

NSW State Policy Framework

Transport for NSW | Future Transport 2056 identifies the need for future mobility to enable emerging service models (accommodating ride share or point-to-point services), fuel transition and GHG emissions reductions (enabling electric and hydrogen vehicles), connected and autonomous vehicles (optimising urban design for CAVs) and emerging models for freight (including unmanned aerial vehicles for last mile deliveries). Accordingly, the Site can help shape the successful interface of future mobility solutions with the Central Station transport hub through supporting active and public mobility infrastructure including shared vehicles, electric vehicle charging and bicycle parking.

Greater Sydney Commission and Department of Planning, Industry and Environment | The Site will implement the relevant Planning Priorities of the Sydney Region Plan and the Eastern District Plan. The Greater Sydney Commission has undertaken a wide-ranging strategic planning exercise that includes delivering more sustainable outcomes within the Eastern Region of Sydney which includes the CBD.

The Site can be an exemplar of urban infill comprising:

- Improved water quality controls to protect Sydney's waterways, world-class urban storm water management and the elimination of plastic pollutants in the supply chain.
- Supporting urban ecosystems with green infrastructure, vertical greening and rooftop greenery where possible to support mobile species.
- The enhancement of scenic and cultural landscapes by integrating Indigenous Design Principles into the project and creating an authentic urban marker for Sydney.
- Expanding the green grid and canopy connectivity with new trees, and the capacity for connections through the larger Central Station masterplan and adjacent precincts.
- Managing GHG emissions, water, materials and waste through next generation infrastructure for net zero emissions in operation, reduced embodied emissions and waste management aligned with the circular economy.

Office of Environment and Heritage | The Site will give effect to the NSW Climate Change Policy Framework and the circular economy. The Site will act as an example to the NSW ambition for net zero emissions by 2050 by showcasing a GHG emissions strategy in line with Science-Based Targets, that may include initiatives such as; targeting net zero emissions via electrification, on-site energy generation, off-site renewable energy procurement, incentivising fuel switching for transport options and offsetting residual emissions with a robust, future ready negative emissions strategy etc. Supply chain leverage, material

selection and waste strategies will also provide a showcase for the engagement of the built environment with the circular economy, in line with the NSW Circular Economy Policy Statement.

City of Sydney

Sustainable Sydney | In addition to Commonwealth and State policies, the Site will give effect to the Sustainable Sydney 2030 Strategy for Sydney to be Green, Global and Connected. The Consortium will be active contributors to the Sustainable Sydney 2050 Strategy and the Planning Framework for Net Zero Emissions in the City.

Resilient Sydney | The Site will help build resilience for the broader city, supporting the strategic directions of Resilient Sydney, namely:

- People centred city;
- Live with our climate;
- Connect for strength and;
- 'Get ready' and 'One city'.

This strategic directions will be supported through the utilisation of a mix of mandatory and voluntary tools and certifications outlined within key controls identified in this document.

4 Key Controls

Site

To give effect to the ambitions set out in the Vision and contribute to the achievement of Commonwealth, State and local plans and policies, the Site will utilise a number of voluntary and mandatory ratings tools to achieve credible, measureable and verified outcomes.

Mandatory tools and certifications will be utilised to enable desired outcomes set out in the vision for;

- Green House Gas Emissions and Carbon;
- Energy;
- Water and;
- Waste.

Voluntary tools and certifications will also be utilised to support the above ambitions, as well as enable desired outcomes for the following, also set out in the vision;

- Climate Adaptation and Resilience;
- Active and Public Mobility;
- Urban habitat that enhances biodiversity and urban greening;
- Health and Wellbeing;
- IOT and SMART City innovations;
- Biophilia and connection to nature and place and;
- A Reconciliation Action Plan for delivering the project to the benefit of Australia's first people.

Where relevant building classification and tool applicability applies, development on the Site is to be designed to achieve the following standards as a minimum:

- a. 5.5 star NABERS Energy Rating for commercial uses.
- b. 4.5 star NABERS Energy Rating for hotel uses.
- c. 4 star NABERS Water Rating for commercial and hotel uses.
- d. 4 star NABERS Waste Rating for commercial and hotel uses
- e. Silver core and shell WELL Rating (Version 2).
- f. 5 star Green Star Design and As-Built Rating (Version 1.2).
- g. 6 Star Green Star Communities Rating (Version 1.1)

Note: Key Controls are based on current versions of the above tools and certifications. Should these tools or versions materially change then we reserve the right to review key controls in line with respective changes.

Precinct

While the identified key controls are considered in the context of Block B only, there remains considerable opportunity for some of these controls to be extended beyond Block B to the wider Western Gateway sub-precinct and the Central Precinct.

Ultimately, these key controls, and considerations outlined in 'The Vision', will be developed in such a way that they can be delivered in isolation on the Site, or at the same time, be delivered so that they can take advantage of efficiencies of scale should they be expanded as part of a wider precinct wide solution.