

# Darling Walk redevelopment Sydney



## Client

Australian Prime Property Fund  
(APPF) Commercial  
Harina Company Limited

## Value

\$500 million

## Size

- 1.5 hectare site
- Commercial: 55,000m<sup>2</sup> NLA
- Retail: 5,000m<sup>2</sup> NLA

## Completion

Mid 2011

## Lend Lease Role

- Developer
- Project Management
- Design Management
- Construction

## Project Outline

On completion in mid-2011, the Darling Walk site will include a 55,000 square metre, campus-style commercial development across two nine-storey buildings providing accommodation for 5,000 employees of the Commonwealth Bank. The development will also include a new Youth Theatre, cafes, restaurants, new parkland, a children's interactive playground and associated public car parking.

The parkland experience will be a first in Australia, including interactive water features, a nature playground, and kiosks within a purpose-designed landscaped park.

Lend Lease has committed to achieving the highest rating for environmentally sustainable design and construction for the project.

## Project Scope

In partnership with the Sydney Harbour Foreshore Authority, Lend Lease will create a new precinct to reinvigorate links with the Sydney CBD creating new pedestrian connections with Town Hall station, Chinatown and the Darling Harbour waterfront.



The project involves the demolition of the two-storey SEGA complex and the construction of four basement levels, two nine storey buildings, a youth theatre, retail precinct, new park and playground.

## Leadership in Sustainability

The development is targeting a number of sustainability initiatives, including:

- Potable water reduction of 90% through rainwater harvesting and onsite waste water recycling initiatives
- Carbon emission reduction through energy efficient design, including reduction of energy use via chilled beam and fresh air systems, and a high performance façade to minimise heat entering the building and maximise natural light
- Minimum of 80% of onsite waste to be recycled during construction

## Construction Challenges and Innovation

The design & construction of the four level basement carpark addressed a number of existing site conditions including significant contamination, major services infrastructure, areas of archaeological importance and high groundwater levels.

The basement excavation and shoring wall construction was sequenced to allow the Indigenous and European

archaeologists access to the areas of high heritage significance.

The protection of existing major services infrastructure while installing 700 piles and 350 ground anchors required a substantial programme of services tracing, potholing and review of 'as built' drawings.

## Construction Facts

- More than 7,000 people to be employed during the two year construction phase
- One thousand people have been involved in construction to date