

Darling Park III Sydney



Project

18 Level commercial office building

Client

Developer - Lend Lease Development

Owner - General Property Trust

Assignment

Project Management, Design and Construction

Completion

November 2005

Value

\$120M

DP3 is the final stage of the Darling Park development, comprising of commercial Towers 1, 2 and 3 and the Cockle Bay Wharf retail precinct. The development originally commenced in 1991.

Construction on this final stage of Darling Park commenced in February 2004 and was completed in November 2005, 5 months earlier than initial the completion date.

In addition to the 18 commercial office levels there are 4 basements and 1 plant room level (on the roof). The project links with DP1 and DP2 through the carpark ground plane combining all three buildings lobby and retail areas.

Stage 1 was originally completed in 1992 and Stage II in 1998. It was important in the final design that the building façade, lobby, gallery and general finishes blended with the existing parts of the development, yet reflected changes in architectural thinking and current design trends. The feedback received from the various stakeholders is that the final solution is a success.

The project was designed using conventional services with finishes and a façade that respond to the original master plan constraints all while being valid for 2006.

Bovis Lend Lease assisted Lend Lease Development with securing anchor tenant Marsh Mercer and finalising the sale/purchase of the building with GPT.



DP3 project works included the integrated fit out for Marsh Mercer on levels Ground to Level 10 of the tower.

Bovis Lend Lease secured the project management role through our long association with the development. Bovis Lend Lease were the D&C contractors and designers for stages 1&2 (Towers 1 & 2 and Cockle Bay Wharf). Bovis Lend Lease also has strong working relationship with Lend Lease Development, the initial part owners of the site and acting development managers throughout the project.

Ecologically Sustainable Development (ESD)

The ESD targets for base building were 5 star ABGR and GBCA 4 Star Green Stars. This ABGR target has to date not been achieved using conventional VAV mechanical systems, and market belief is that innovative mechanical design (such as chilled beams) is required to achieve such an outcome. However, after careful predictive analysis – the project (being 60% occupied) is operating ahead of energy targets – based on the independent metering structure that was installed – (this data is also supported by the Energy Australia billing). This indicates that Darling Park 3 is well on track to achieve 5 Star ABGR at 90% occupancy.

This result will change the market perception that extraordinary ESD outcomes are not achievable using VAV mechanical systems.