

SC Capital Partners
4 - 6 Bligh Street Sydney
Building Services Report

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Executive Summary

The proposed development at 4 – 6 Bligh Street Sydney consists of a new hotel tower, commercial office and retail podium, and basement in place of the existing building.

The approximate location of existing utilities services has been identified via dial before you dig information. Electricity, communications, mains water and waste water, and gas are present in the immediate vicinity of the site. There are no Authorities easements running through the site.

Roads and maritime services are also present. The basement is clear of the rail acquisition zone and there is no rail services infrastructure in the vicinity of the site.

Based on a desktop review of the available data, site inspection and initial services demand calculations it is determined that the existing utilities services infrastructure will require alterations to serve the proposed development.

The proposed development will be designed to comply with the BCA, DDA and all other relevant codes, standards and Authorities requirements.

1 Introduction

This Building Services report has been prepared on behalf of SC Capital Partners, in support of a Planning Proposal (PP) to be submitted to the City of Sydney Council.

The Planning Proposal seeks to increase the maximum Floor Space Ratio (FSR) applicable to the site at 4-6 Bligh Street Sydney in the Sydney Local Environmental Plan (SLEP) 2012, from a base FSR of 8:1 plus bonuses, to a maximum FSR of 22:1 including bonuses. This would be facilitated through a site-specific SLEP clause which would allow for additional floorspace if it is for the purpose of 'commercial premises' and 'hotel or motel accommodation'.

The accompanying indicative architectural scheme provides for a new mixed use hotel and commercial building with height of 55-storeys or 205 metres / RL 225.880, and FSR of 20.3:1. An additional floorspace efficiency factor is to be allowed for during the design competition which will bring the maximum FSR to 22:1.

The indicative architectural scheme comprises:

- 10 storey podium, including hotel entrance lobby, commercial lift lobby, food and beverage facilities, plant, commercial offices, meeting/conference rooms, gym space, and landscaped podium with formal hotel lobby
- 37 storeys of hotel (each level including 11 rooms, with a total of 407 rooms)
- 4 levels at rooftop including hotel club lounge, function space, restaurant and bar, and publicly accessible landscaped terrace
- 4 basement levels including 17 car parking spaces, 2 loading spaces, plants, end of trip facilities and waste management facilities

The purpose of this Building Services report is to:

- Describe the existing services
- Identify the required alterations to serve the proposed development

Details of the existing services have been obtained from the 'dial before you dig' (DBYD) service and an initial site inspection which include:

- Electricity Supply - Ausgrid
- Communications Services – NBN Co, Optus, AARNet, Primus Telecom, Vocus and Telstra various fibre, broadband and mobile services
- Water Services – Sydney Water cold water, sewer and stormwater
- Gas Supply – Jemena natural gas

2 Electricity Supply

2.1 Existing Services

The design team consulted a Level 3 Accredited Provider who carried out initial investigations to inform an understanding of the existing services and to determine a way forward for formal Ausgrid applications required at a later stage. The existing Ausgrid services present are as follows and as shown in Figure 1 below:

- Basement chamber substation S.2041 sits across two sites, 4 – 6 Bligh St and 60-66 Hunter St
- Low voltage supplies to the Ausgrid street network, the existing Bligh House and Optus infrastructure adjacent

The capacity of the HV existing supplies to the site will be confirmed with further investigation as part of the subsequent development application process.

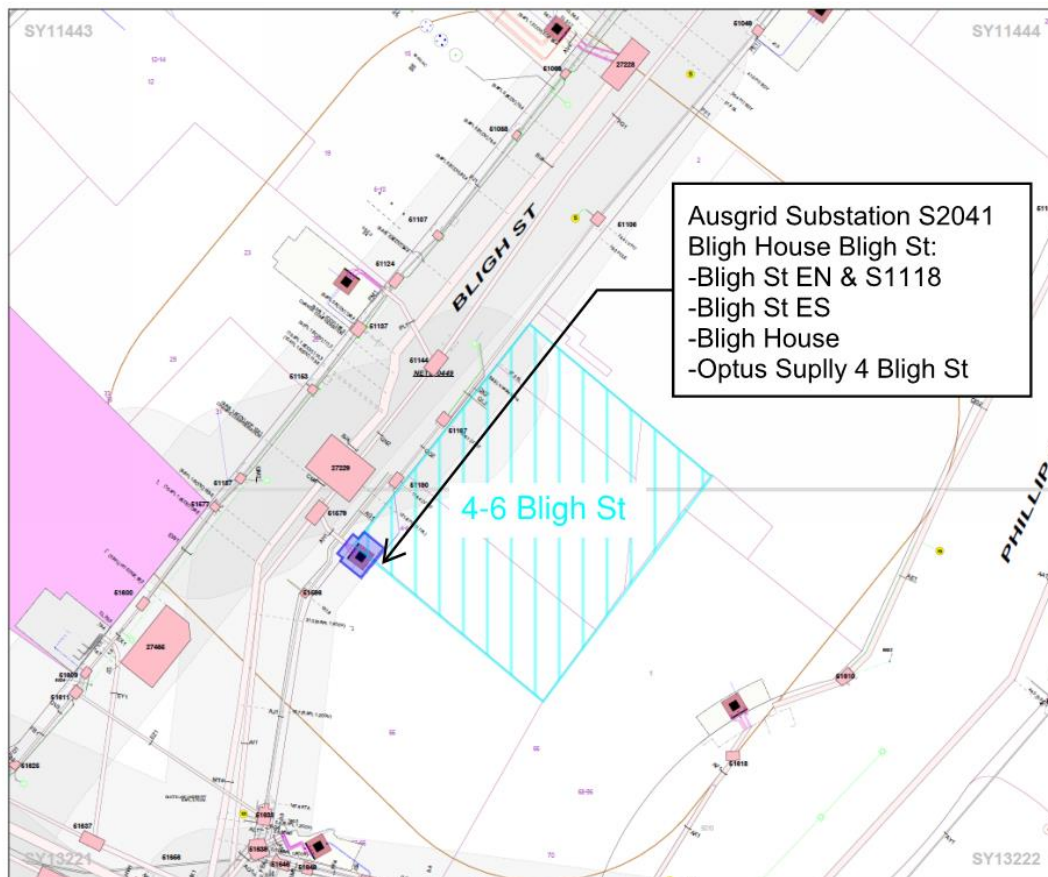


Figure 1 – existing electricity supply

2.2 Required Alterations

The existing substation will be decommissioned and removed as part of the demolition works to clear the site for the new development.

Separate Temporary Builders Supply (TBS) will be required for the construction phase of the development as the existing substation is likely to be demolished. Ausgrid normally allows a TBS of around 400A – 800A. However, availability will require confirmation closer to the time of construction. The contractor will be required to submit an application for connection of load and negotiate directly with Ausgrid.

A new basement chamber substation will be required to serve the new development which will consist of 3 x 1500kVA transformers with a firm rating of 5500Amps (split over 2 x 3000Amps LV supplies to the site).

A number of options are being considered for the spatial configuration of the substation which will be further developed as part of the subsequent development application process.

Re-instatement of the local Ausgrid low voltage networks in the vicinity and upgrades to electricity infrastructure serving the site may be required to meet Ausgrid requirements. The extent of the infrastructure works is subject to further design and discussions with Ausgrid including response to lodgement of a formal application for supply.

3 Communications

3.1 Existing Services

The following communications services networks appear to exist within or in proximity of the boundary of the development zone based on our interpretation of the DBYD information. Further discussions are required with the service providers to confirm existing arrangements. The utility communications cabling is generally installed in underground conduits on street verges with regular access points through manholes or pits. These services are:

- NBN Co fibre
- Nextgen Networks fibre
- Optus copper and fibre
- AARNet fibre
- Primus Telecom fibre
- Vocus fibre
- Soul fibre
- Telstra – *refer note below*

Despite the fact that Telstra did not confirm their assets in the vicinity of the site under the DBYD application, we believe that due to Sydney CBD location, Telstra have existing assets. This may be confirmed during the next stages of the design via a billable application.

Mobile coverage is currently provided to the site from various service providers.

The existing ‘known to date communications services present are shown in Figure 2 below:

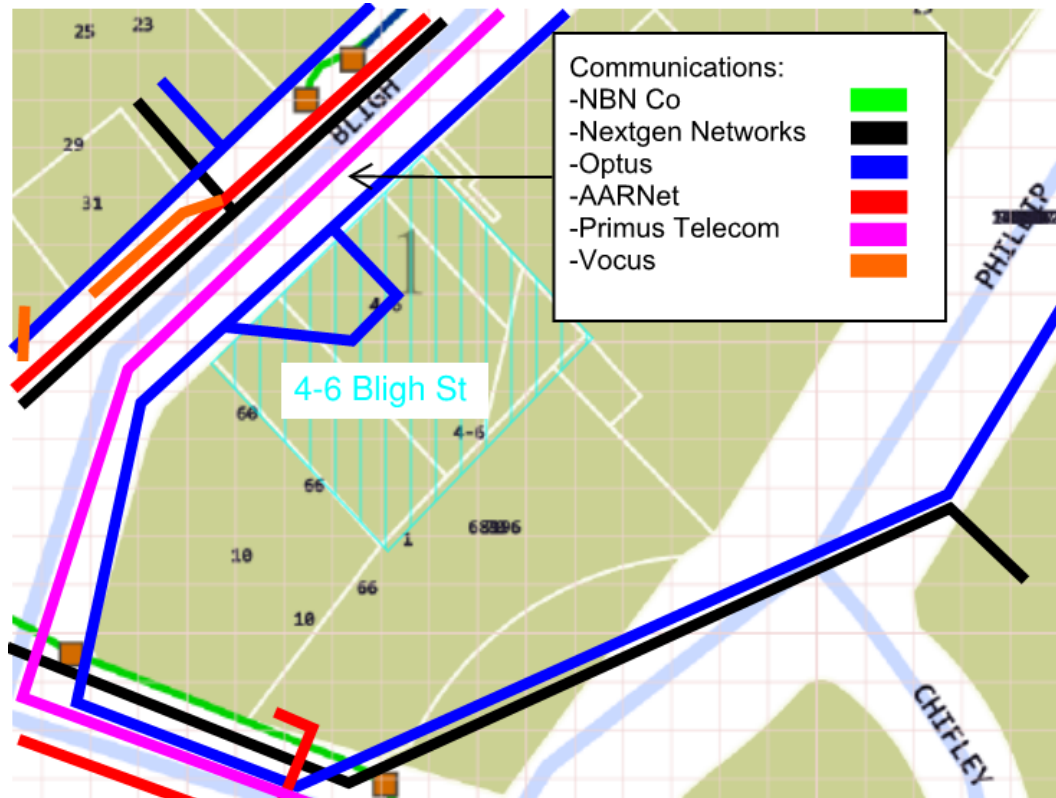


Figure 2 – existing communications services

3.2 Required Alterations

Required alterations to suit the new development are to be considered throughout design development. The project will be registered with the relevant service providers to achieve the aspirations for this site.

The client shall determine their provider(s) of choice, and the design team will liaise with the latter(s) to ensure suitable containment is provided.

4 Water, Sewer and Stormwater

4.1 Existing Services

The existing Sydney Water services present are as follows and as shown in Figure 3 below:

- Water supply - existing 150mm CICL (Cast Iron Cement Lined) water mains is available in Bligh Street which currently serves the site.

- Sewer - Existing waste water mains are available running along Bligh Street which currently serves the site.
- Stormwater - The main 710x1070mm brick Stormwater Channel presently runs in close proximity to site and crosses between Bligh Street and Hunter Street. The stormwater pits are located in close proximity to the site providing future connection points for the new development. The site is also served by existing 300 VC (Vitrified Clay) running in Bligh Street.

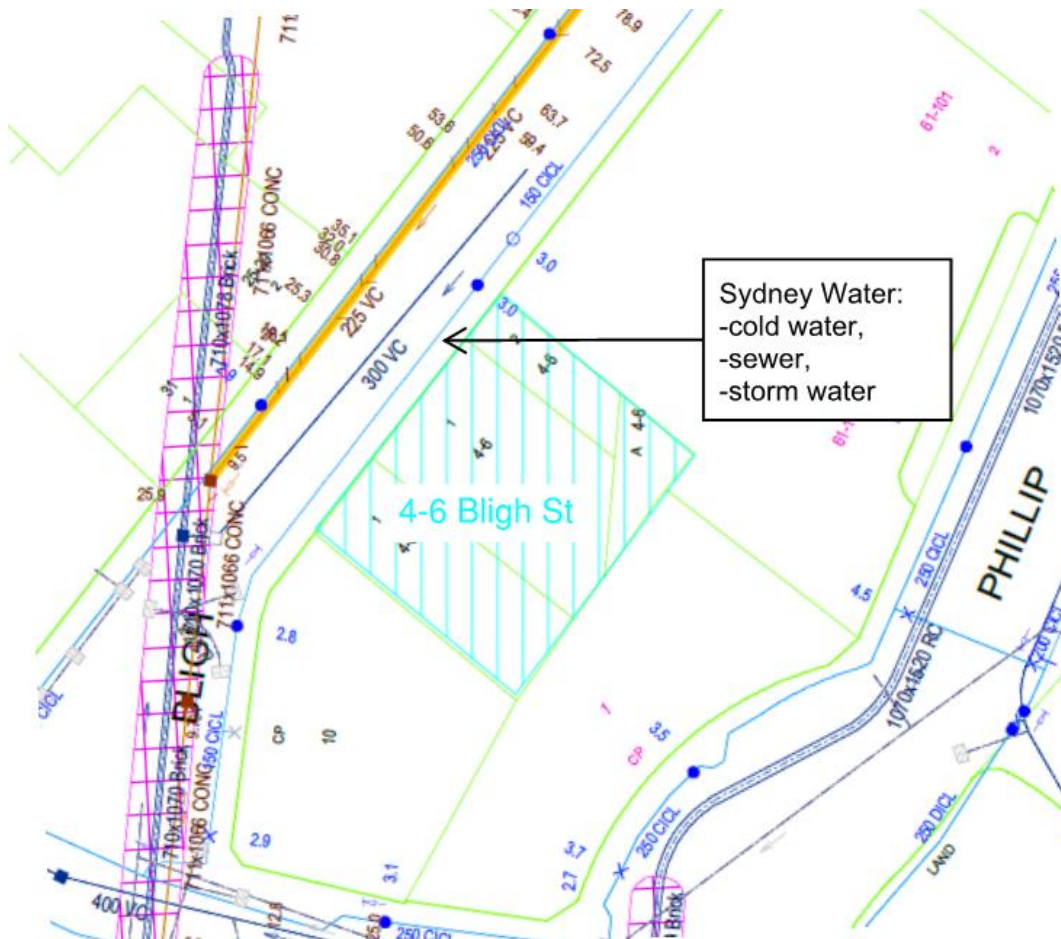


Figure 3 – existing water, sewer and stormwater

4.2 Required Alterations

Required alterations to suit the new development are to be considered throughout design development. At present, we anticipate the following:

- Water supply - an increase in water demand over and above the existing site supplies will require a new connection from the existing 150mm water main.
- Sewer - increases in waste water demand over and above the existing site capacity will require a new connection to the existing 225mm sewer main. The conditions of the existing sewer connection will be assessed to confirm if any upgrades are needed including CCTV inspection.

- Stormwater – no increase in demand, with the use of on-site detention (OSD) to be confirmed with modelling to determine water quality. Based on our review it is estimated OSD tank will not be needed however this need to be discussed with Sydney Water.

The supply requirements and connection point location(s) for water and sewer will need to be confirmed with Sydney Water as part of a future Section 73 application.

5 Natural Gas

5.1 Existing Services

The existing Jemena services present are as follows and as shown in Figure 4 below. The existing site is served by high pressure gas connection from the secondary 1050kPa gas main. There is also a low pressure 7kPa gas main located in Bligh Street.

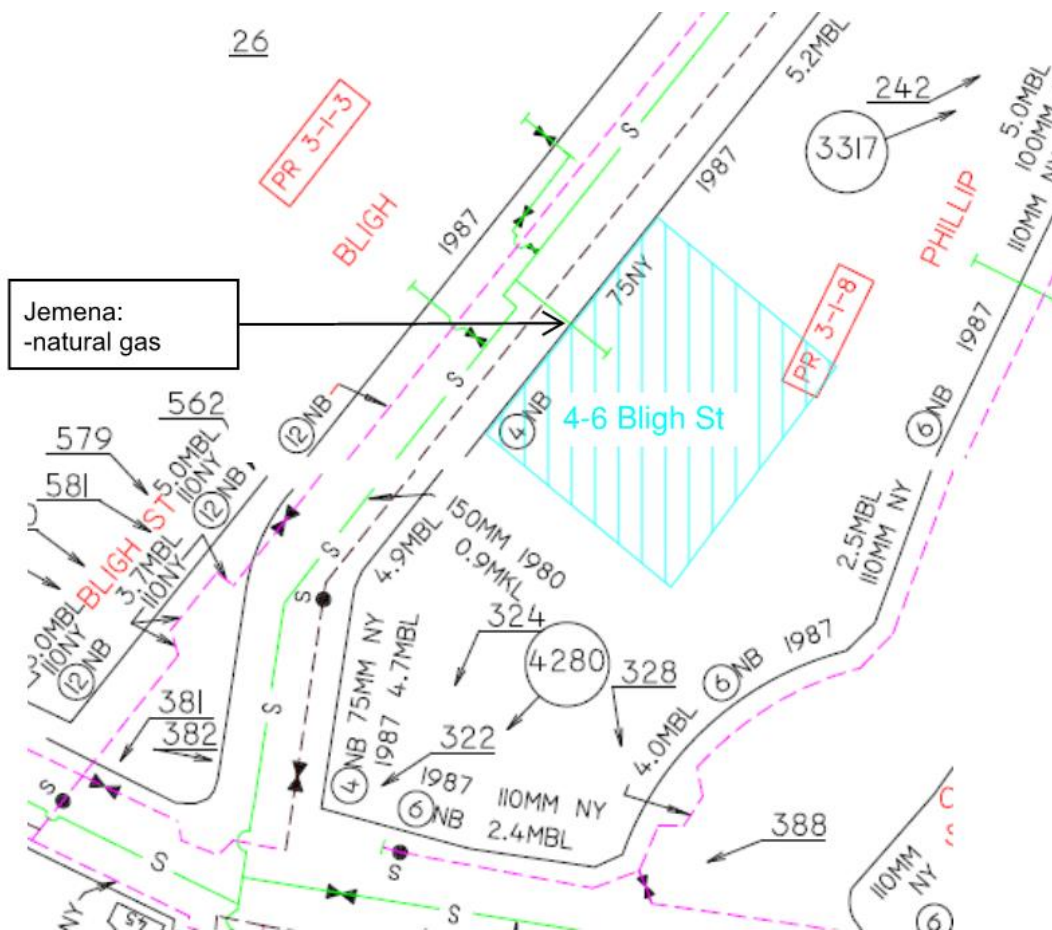


Figure 4 – existing gas services

5.2 Required Alterations

While we anticipate an increase in gas requirements to the site, based on our initial review the site appears to be provided with adequate natural gas infrastructure. To determine any required alterations, demand calculations will need to be completed and a formal application lodged with Jemena as part of the development application process.

6 Conclusion

This Building Services report has described the existing services and identified the required alterations to serve the proposed development.

The services demand required to serve the new development is to be confirmed as part of design development. Once the demand is confirmed, the project will be registered with the Authorities and formal applications made for connection as part of the development application process.