

12 June 2014

Mr Bob Shin
1 Denison Street Holdings Pty Ltd
222 Pitt Street
Sydney NSW 2000

Dear Bob

New Commercial Tower, No 1 Denison Street North Sydney

Aurecon have been retained by 1 Denison Street Holdings to offer technical advice on the proposed 45,000sqm NLA commercial tower, to be construction on the site of the shopping world retail precinct.

In order for the development to proceed, 1 Denison Street Holdings Pty Ltd is proposing to relocate some of the existing services from current locations to new locations. The services to be relocated first and foremost are:

- Fire Sprinkler Pump Room
- Water Meter
- Sprinkler and Hydrant Booster Assembly
- Main Switchroom and
- Fire Services Mimic Panels and EWIS Panels.

These changes will have no adverse impact on existing users and compliance with the relevant codes will be achieved. It is intended that a minimal downtime (if any) is expected as a result of these services being relocated. These services will, once relocated, provide the same level of service to the same users as currently installed, i.e., existing users will suffer no detriment from the relocation.

The proposed location of the booster assemblies will fully meet compliance requirements of Australian Standards for both Fire Hydrants as well as Fire Sprinkler Systems.

External Utility Services

The site is bound by Berry Street, Little Spring Street, Spring Street and Denison Street.

Water

The 200mm water main in Spring Street is available for connection to the development.

Sewer

There is a 225mm Sydney Water Sewer in Little Spring Street and in Spring Street, both are available for connection.

Gas

There is a high pressure gas main in Denison Street with capacity to service the propose commercial tower.

Electrical

An existing Ausgrid substation is located within the confines of the shopping centre, which is being retained to service the retail to the north of the new cross street and existing mixed use commercial/residential tower, Beau Monde.

The new commercial tower will have a new substation in the low rise plant room level.

Stormwater Drainage

A flood study has been undertaken and not adverse flood findings are evident.

A 1350mmn Sydney Water owned stormwater pipeline, drains from Denison Street to Little Spring Street, within a 3 meter wide drainage easement at the southern end of the site. A meeting with Sydney Water (SWC) was held 5 June 2014 and agreement in principal was gained from SWC to retain this easement location, providing we undertake the following;

1. The new building will maintain a build too line of 1m north of the existing stomwater line.
2. The proposed commercial tower, where cantilevered above the storm water line will leave a gap of 6m+ above ground for access to the asset if needed.
3. The above criteria, will allow the development to remain operational during any maintenance of the storm water line.

We trust the above is sufficiently detailed to enable the supporting application of the section 75W submission.

Regards

Aurecon Australia Pty Ltd



Greg Napper

Technical Director