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Toga Central SSDA – Electrical & Communications Services Utilities Report

210323 TOGA CENTRAL

Client:
TOGA Development & Construction

Revision:
A

Date:
15/07/2022

REPORT INFORMATION

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Executive Summary

This Electrical & Communication Services Utilities Report has been prepared by LCI to accompany a detailed State significant development (SSD) development application (DA) for the mixed-use redevelopment proposal at TOGA Central, located at 2 & 8A Lee Street, Haymarket (the site). The site is legally described as Lot 30 in Deposited Plan 880518, Lot 13 in Deposited Plan 1062447 and part of Lot 14 in Deposited Plan 1062447. The site is also described as 'Site C' within the Western Gateway sub-precinct at the Central Precinct.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the SSD DA (SSD 33258337).

This report concludes that the proposed mixed-use redevelopment is suitable and warrants approval subject to the implementation of the following mitigation measures.

- Decommission existing Ausgrid substation in Adina building per Ausgrid's approval
- Decommission and divert any existing Telecommunications asset crossing or servicing the site

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

1 Introduction

This report has been prepared to accompany a SSD DA for the for the mixed-use redevelopment proposal at TOGA Central, located at 2 & 8A Lee Street, Haymarket.

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning and Environment (DPE) for assessment.

The purpose of the SSD DA is to complete the restoration of the heritage-listed building on the site, delivery of new commercial floorspace and public realm improvements that will contribute to the realisation of the Government's vision for an iconic technology precinct and transport gateway. The application seeks consent for the conservation, refurbishment and adaptive re-use of the Adina Hotel building (also referred to as the former Parcel Post building (fPPb)), construction of a 45-storey tower above and adjacent to the existing building and delivery of significant public domain improvements at street level, lower ground level and within Henry Deane Plaza. Specifically, the SSD DA seeks development consent for:

- Site establishment and removal of landscaping within Henry Deane Plaza.
- Demolition of contemporary additions to the fPPb and public domain elements within Henry Deane Plaza.
- Conservation work and alterations to the fPPb for retail premises, commercial premises, and hotel and motel accommodation. The adaptive reuse of the building will seek to accommodate:
 - Commercial lobby and hotel concierge facilities,
 - Retail tenancies including food and drink tenancies and convenience retail with back of house areas,
 - 4 levels of co-working space,
 - Function and conference area with access to level 7 outdoor rooftop space, and
 - Reinstatement of the original fPPb roof pitch form in a contemporary terracotta materiality.
- Provision of retail floor space including a supermarket tenancy, smaller retail tenancies, and back of house areas below Henry Deane Plaza (at basement level 1 (RL12.10) and lower ground (RL 16)).
- Construction of a 45-storey hotel and commercial office tower above and adjacent to the fPPb. The tower will have a maximum building height of RL 202.28m, and comprise:
 - 10 levels of hotel facilities between level 10 – level 19 of the tower including 204 hotel keys and 2 levels of amenities including a pool, gymnasium and day spa to operate ancillary to the hotel premises. A glazed atrium and hotel arrival is accommodated adjacent to the fPPb, accessible from Lee Street.
 - 22 levels of commercial office space between level 23 – level 44 of the tower accommodated within a connected floor plate with a consolidated side core.
 - Rooftop plant, lift overrun, servicing and BMU.
- Provision of vehicular access into the site via a shared basement, with connection points provided to both Block A (at RL 5) and Block B (at RL5.5) basements. Primary access will be accommodated from the adjacent Atlassian site at 8-10 Lee Street, Haymarket, into 4 basement levels in a split-level arrangement. The basement will accommodate:

- Car parking for 106 vehicles, 4 car share spaces and 5 loading bays.
- Hotel, commercial and retail and waste storage areas.
- Plant, utilities and servicing.
- Provision of end of trip facilities and 165 employee bicycle spaces within the fPPb basement, and an additional 72 visitor bicycle spaces within the public realm.
- Delivery of a revitalised public realm across the site that is coordinated with adjacent development, including an improved public plaza linking Railway Square (Lee Street), and Block B (known as 'Central Place Sydney'). The proposal includes the delivery of a significant area of new publicly accessible open space at street level, lower ground level, and at Henry Deane Plaza, including the following proposed elements:
 - Provision of equitable access within Henry Deane Plaza including stairways and a publicly accessible lift.
 - Construction of raised planters and terraced seating within Henry Deane Plaza.
 - Landscaping works within Henry Deane Plaza.
- Utilities and service provision.
- Realignment of lot boundaries.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 17 December 2021 and issued for the SSD DA. Specifically, this report has been prepared to respond to the SEARs requirement issued below.

The design of the building will take into consideration the "Design Guide Western Gateway Sub-precinct" and in particular it will take into account of the provisions in the basement for charging stations to service electric vehicles.

Item	Description of requirement	Section reference (this report)
23 Infrastructure Requirements and Utilities	In consultation with relevant service providers: ▪ assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. ▪ identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. ▪ provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development	Section 3

The Site

The site is located within the City of Sydney Local Government Area (LGA). The site is situated 1.5km south of the Sydney CBD and 6.9km north-east of the Sydney International Airport within the suburb of Haymarket.

The site is located within the Western Gateway sub-precinct, an area of approximately 1.65ha that is located immediately west of Central Station within Haymarket on the southern fringe of the Sydney CBD. Immediately north of Central Station is Belmore Park, to the west is Haymarket (including the University of Technology, Sydney and Chinatown), to the south and east is rail lines and services and Prince Alfred Park and to the east is Elizabeth Street and Surry Hills.

Central Station is a public landmark, heritage building, and the largest transport interchange in NSW. With regional and suburban train services, connections to light rail, bus networks and to Sydney Airport, the area around Central Station is one of the most-connected destinations in Australia.

The site is located at 2 & 8A Lee Street, Haymarket and is legally described as Lot 30 in Deposited Plan 880518, Lot 13 in Deposited Plan 1062447 and part of Lot 14 in Deposited Plan 1062447.

The land that comprises the site under the Proponent's control (either wholly or limited in either height or depth) comprises a total area of approximately **4,159sqm**.

The location of the TOGA Central site is illustrated in **Figure 1**.

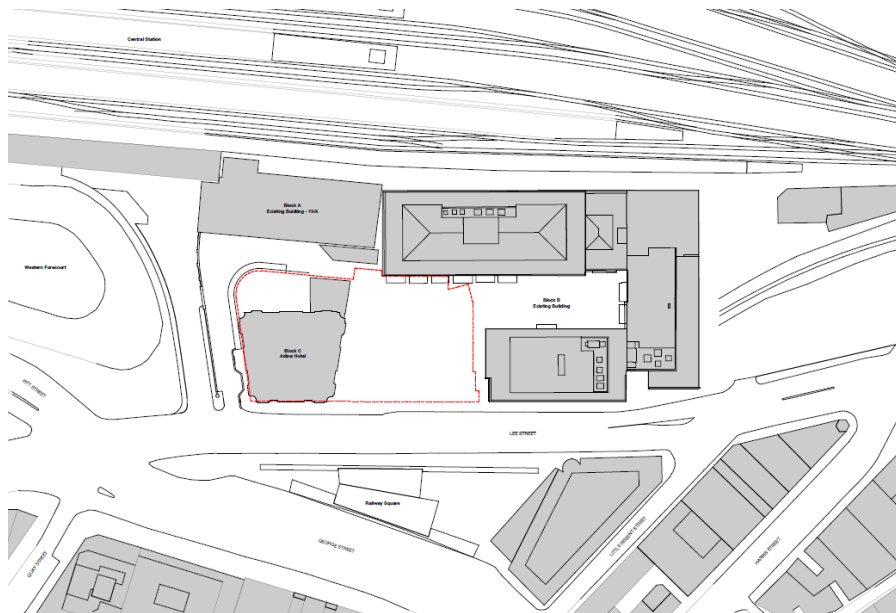


Figure 1 Site Identification Plan



Source: Bates Smart

The site currently comprises the following existing development:

- Lot 30 in Deposited Plan 880518 (Adina Hotel building): the north-western lot within the Western Gateway sub-precinct accommodates a heritage-listed building which was originally developed as the Parcels Post Office building. The building has been adaptively re-used and is currently occupied by the Adina Hotel Sydney Central. The eight-storey building provides 98 short-stay visitor apartments and studio rooms with ancillary facilities including a swimming pool and outdoor seating at the rear of the site.

- Lot 13 in Deposited Plan 1062447 and part of Lot 14 in Deposited Plan 1062447 (Henry Deane Plaza): the central lot within the Western Gateway sub-precinct adjoins Lot 30 to the south. It accommodates 22 specialty food and beverage, convenience retail and commercial service tenancies. The lot also includes publicly accessible space which is used for pop-up events and a pedestrian thoroughfare from Central Station via the Devonshire Street Tunnel. At the entrance to Devonshire Street Tunnel is a large public sculpture and a glazed structure covers the walkway leading into Railway Square. This area forms part of the busy pedestrian connection from Central Station to Railway Square and on to George and Pitt Streets, and pedestrian subways.

The site is listed as an item of local significance under Schedule 5 of the *Sydney Local Environmental Plan 2012* 'Former Parcels Post Office including retaining wall, early lamp post and building interior', Item 855.

The site is also included within the Central Railway Station State heritage listing. This is listed on the State Heritage Register 'Sydney Terminal and Central Railway Station Group', Item SHR 01255, and in Schedule 5 of the *Sydney Local Environmental Plan 2012* 'Central Railway Station group including buildings, station yard, viaducts and building interiors' Item 824.

The site is not however listed independently on the State Heritage Register. There is an array of built forms that constitute Central Station, however the Main Terminal Building (particularly the western frontage) and associated clocktower constitute key components in the visual setting of the Parcel Post building.

The site is not however listed independently on the State Heritage Register. There is an array of built forms that constitute Central Station, however the Main Terminal Building (particularly the western frontage) and associated clocktower constitute key components in the visual setting of the Parcel Post building.

2 Existing Services

2.1 Dial Before You Dig

The existing utility services assessment for the site is established through information provided by Dial Before you Dig (DBYD). A DBYD enquiry was lodged on the 1st of May 2022 and identified the following services adjacent the development:

Provider	Service	Assessment/Impact
City of Sydney (Contaminated lands)	Council Shire	There is no records indicating of listed contaminated land areas in the vicinity of the area.
City of Sydney (Assets)	Council Shire	City of Sydney Assets along Lee St, Smart Poles, Stormwater structures
AARNet	Communications	No Assets
Ausgrid	Electricity	HCV feeders, distributors, service conductors, substations, supply points, poles and switch stations are identified along Lee St and in the area
Jemena Gas	Gas & Petroleum	Gas distribution and valves located alongside Lee St
NBN Co	Communications	Manholes, trenches containing in service copper/RF/fibre along Lee St and Lower Carriage Lane
Nextgen NCC	Communications	Cable installed on the corner of lower Carriage lane and Lee St
Optus/Ucomm NSW	Communications	Optus underground fibre, cable, conduits and pits identified along Lee St Ucomm underground asset identified along Lee St
Sydney Trains Central	Transport	Sydney Trains assets along/under Lee St
Primus Telecom	Communications	Underground cable along Railway Sq & Lee St
Sydney Water	Water	Sydney water asset found along Lee St
Telstra	Communications	Underground Telstra asset found along lee st and within the area of development.
TPG Telecom (NSW)	Communications	Underground Pipe Duct found along Lee st
Transport for NSW	Transport	Conduit Assets under Lee St and along Lee St
Verizon Business	Communications	No Assets near the vicinity based on overview plan

Provider	Service	Assessment/Impact
Vocus Communications	Communications	No Assets near the vicinity based on overview plan
Vocus Communications 2	Communications	No Assets near the vicinity based on overview plan

In summary, major electrical, communications and other services reticulate along Lee St adjacent to the development boundary. Any works outside or crossing the boundary must be coordinated with the affected utilities.

2.2 Survey and Service Location

Utilities investigation survey was conducted and have been provided by Norton Survey Partners on drawing 37908



Figure 2 Survey Layout Extracted from document 37908

2.3 Electrical Services

It is noted that an existing Ausgrid substation S7563 (1000kVA) 'Lee George', is within the basement of the existing 'Adina Hotel'. It is proposed as part of the development, that this substation is due to be decommissioned and removed to facilitate the construction of the development. This substation does not have the necessary capacity to serve the development and is an aged asset. There are compliance concerns with ongoing serviceability and access to this substation, and Ausgrid have considered it to be acceptable to have this substation removed.

There are also existing electrical services in the vicinity of the site, reticulated through the Devonshire Tunnel. These services primarily consist of, high-voltage (HV) and authority Communications cables, where ducts, pits and assets can be seen from the image below. These ducts also serve the 'Adina Hotel' Substation. One decommissioning of S7563, network connectivity will altered and redundant cabling to the existing substation will be removed, in addition to the conduits, that exist within the Adina basement.

Notably there is HV cabling that is required to be retained in service, where this traverses through the tunnel and site and interconnects other substations and network.

There will no impact to the local Ausgrid network, whereby initial conversations with Ausgrid indicate that the site will need to be supplied from the 'Belmore Park' Zone Substation, to the north, and dedicated network and cables extended to the substations proposed on site.

No street lighting (either authority or City of Sydney) is proposed to be affected under these works. To this date and to the best of our knowledge, City of Sydney, as the local Government authority, have not requested any street lighting alterations or improvements.

To ensure damage does not occur to existing services within the construction site, pits, conduit and street lighting may require additional protection. This should be addressed in the Construction and Environmental Management Plan (CEMP) by the Managing Contractor.

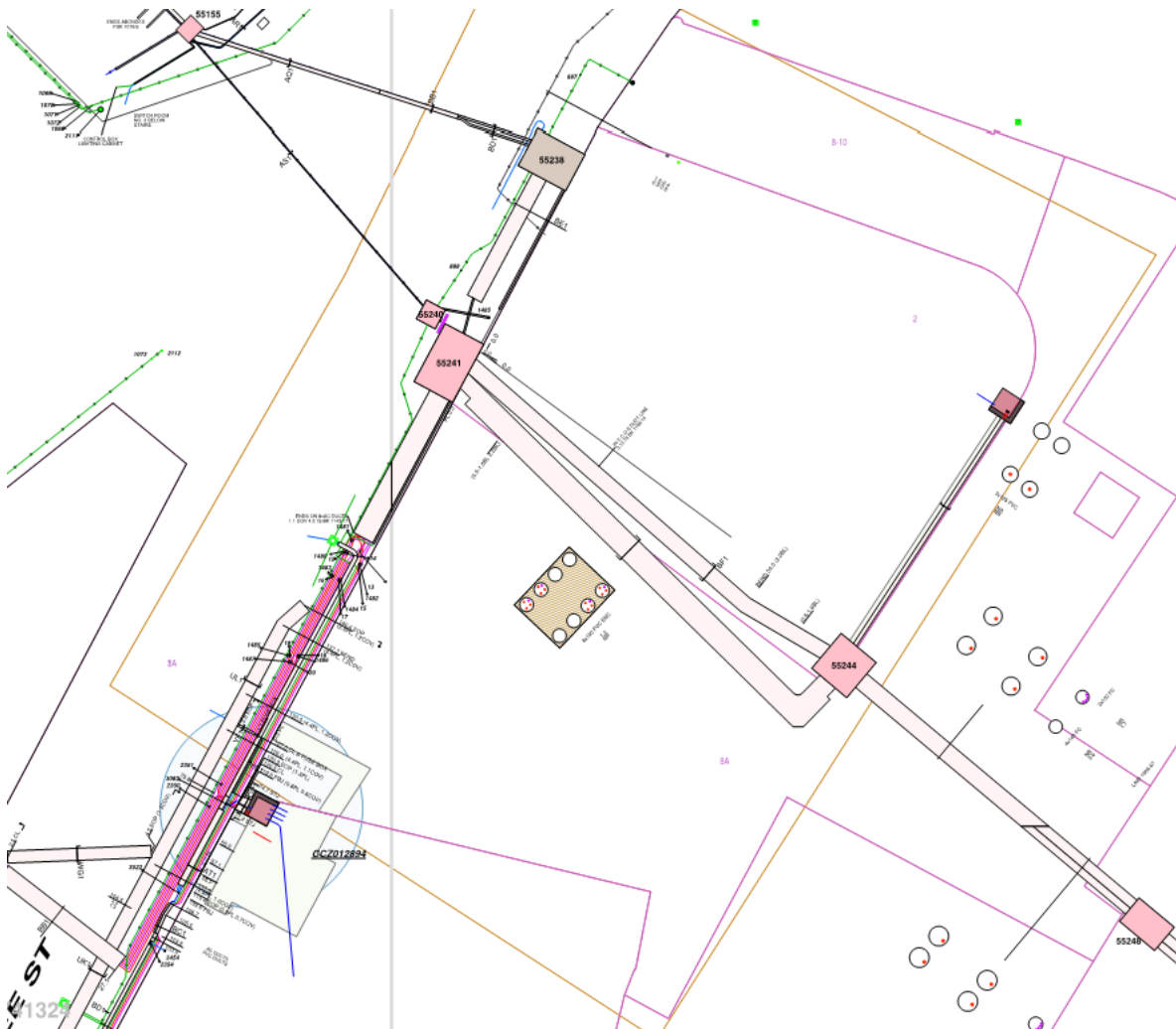


Figure 3 Ausgrid DBYD Extract

2.4 Communication Services

It is understood there are existing communications services in the vicinity of the site reticulated below Lee St and Lower Carriage Lane. These services primarily consist of telecommunication pits, underground conduit and fibre. Refer to Figure 4 to Figure 13 for the extracts of the relevant telecommunication assets. Decommission and divert and telecommunication assets that are crossing or on-site such as Telstra/NBN assets shown on Figure 11 & 13.

To ensure damage does not occur to existing services adjacent the construction site, pits, conduits/ducts, underground cabling and optical fibre may require additional protection. This will be addressed in the Construction and Environmental Management Plan (CEMP) by the Managing Contractor.

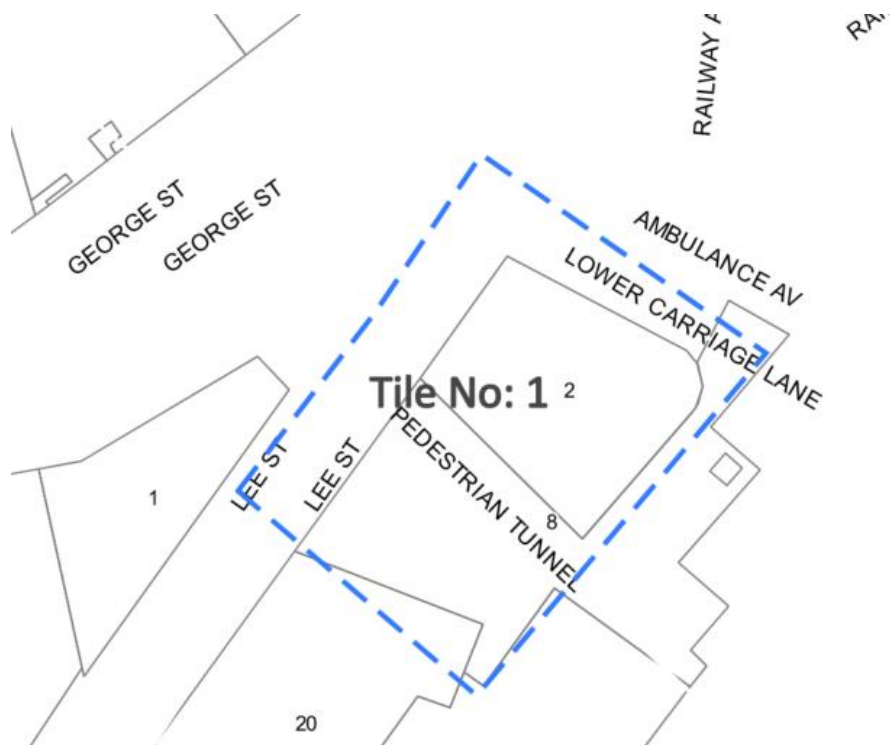


Figure 4 AARNET DBYD Extract



Figure 5 Verizon Business(NSW) DBYD Extract



Figure 6 Optus DBYD Extract



Figure 7 Ucomm NSW DBYD Extract

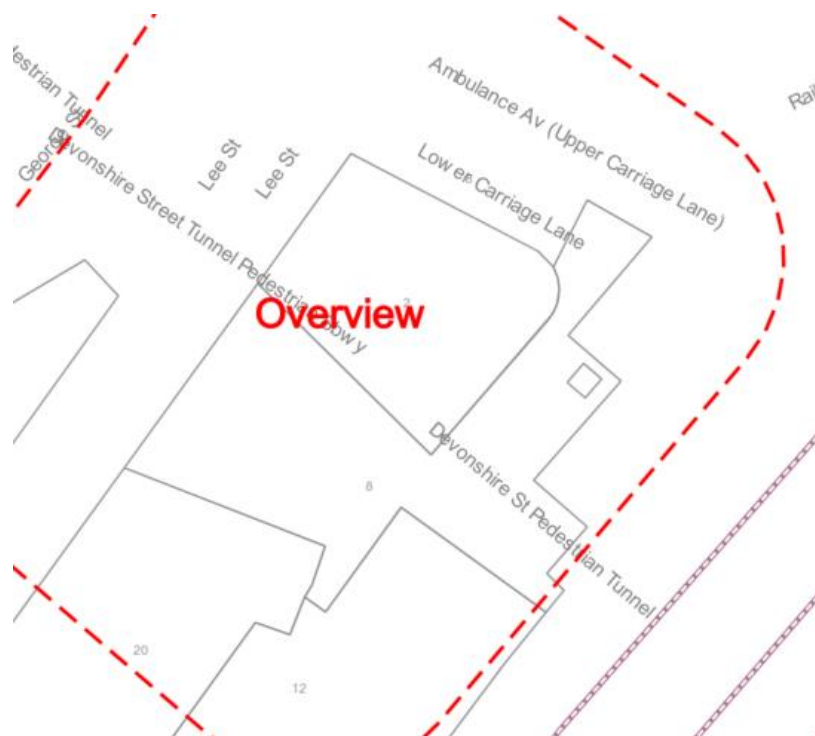


Figure 8 Vocus Communication 2 DBYD Extract

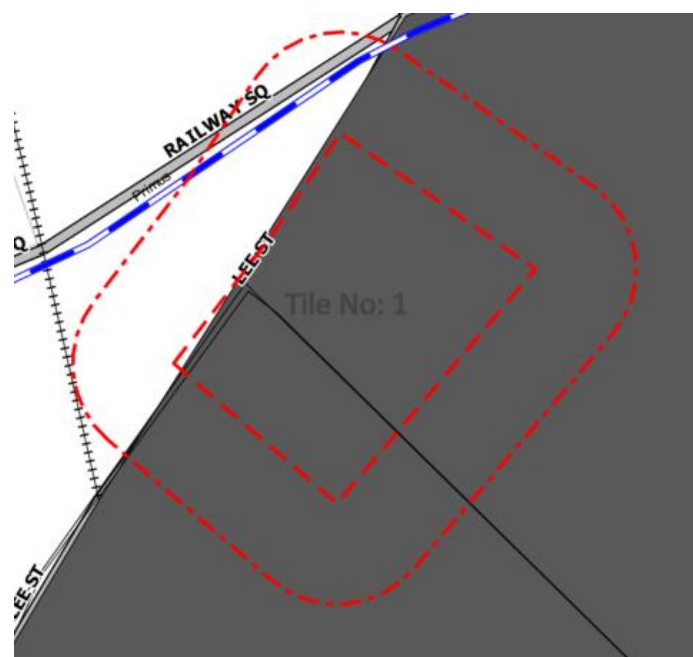


Figure 9 Vocus Communications DBYD Extract



Figure 10 Nextgen NCC DBYD Extract

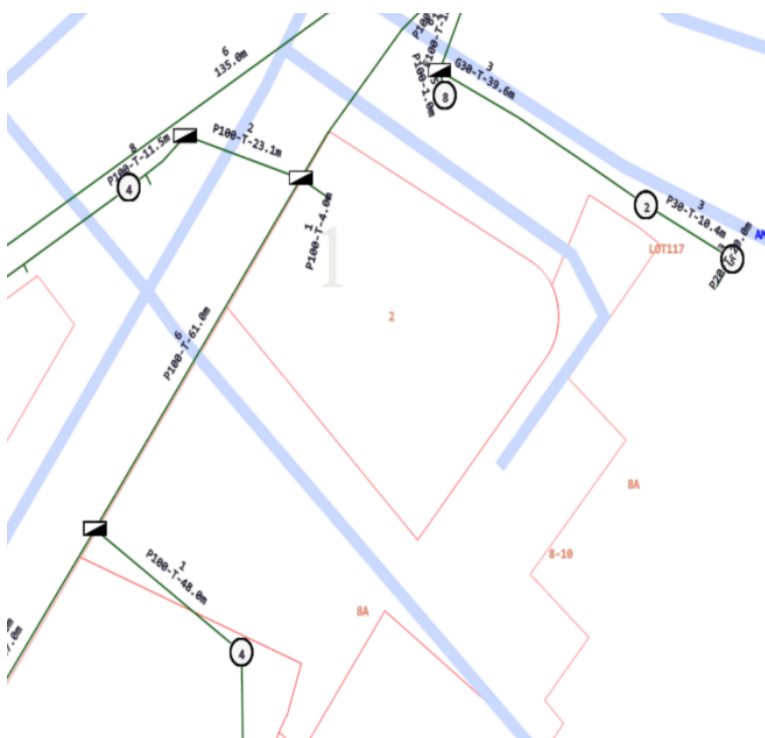


Figure 11 NBN Co DBYD Extract

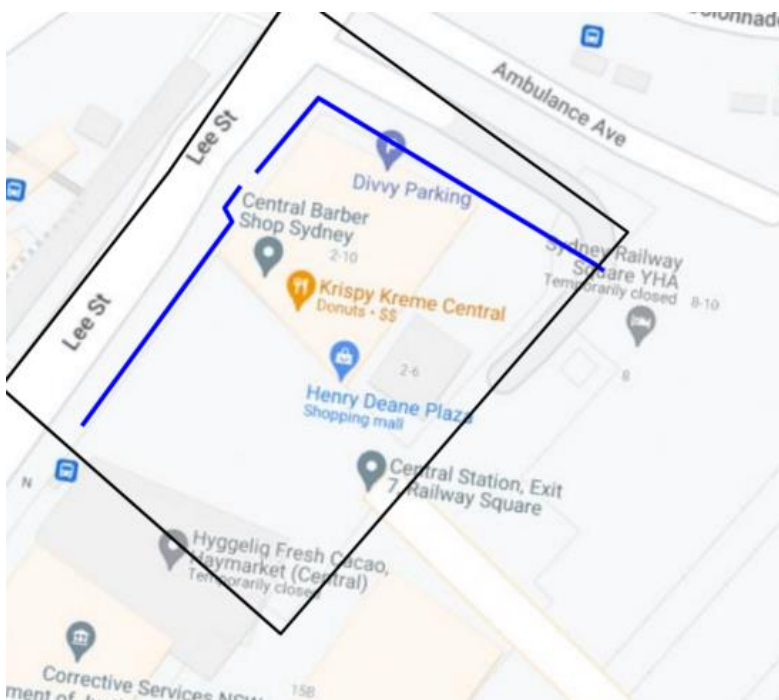


Figure 12 TPG telecom DBYD Extract

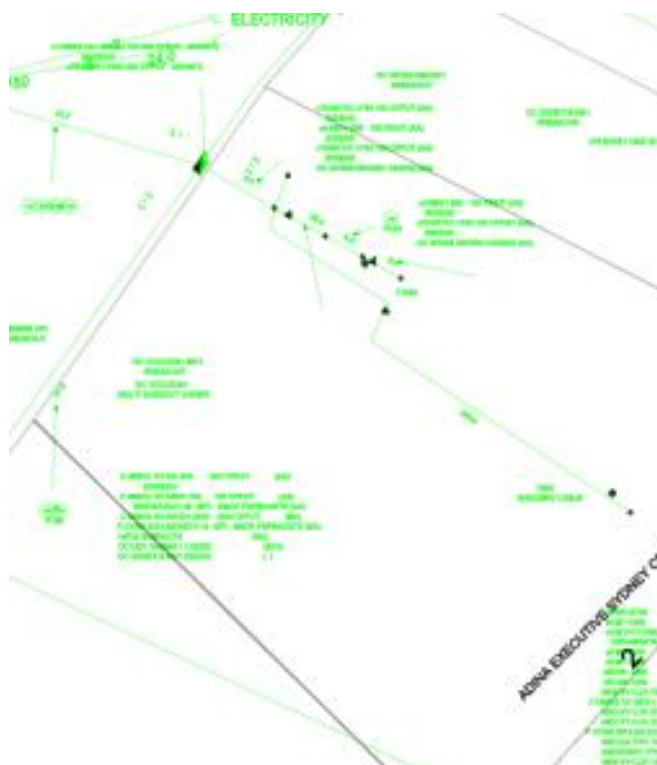


Figure 13 Telstra DBYD Extract

3 Infrastructure Requirements

3.1 Electrical Services

The electrical demand is calculated based on AS3000 Table C1, PCA Premium Grade provision for new commercial development including commercial office space, retail (including food and beverage facilities) and accommodation, and this is based on equipment selection and their loadings. The electrical demand for the Toga Central development is estimated to be approximately 4705kVA (6791Amps).

Ausgrid have been consulted in term of providing capacity for this site and have indicated that 2x CBD Substations are required to provide capacity for this demand. An extract of the Ausgrid response is below. Works are anticipated to be required to alter the Ausgrid network in the area, to provide the electricity to the site, via Lee St. A contestable design and construction project, will be needed to bring new high-voltage and SCADA cabling into the development.

OFFER to provide DESIGN RELATED SERVICES



DESIGN RELATED SERVICES OFFER

Premises address: 2 LEE ST, HAYMARKET 2000

NMI - Number:

Webform Ref 326276

MC Reference: 1900113519

AP Reference: 800478792

This offer is made on 2/05/2022

By Ausgrid of 24 Campbell St, Haymarket NSW 2000.

To the **connection applicant** named in the *connection application* received on 14/04/2022 in respect of the premises referred to above.

Ausgrid has determined that network alterations are required to connect your development and we cannot proceed to a connection or relocation offer at this stage. To enable Ausgrid to further consider and process your application you will require a certified design and associated certification number. Your application remains technically incomplete until you have been issued a certification number.

This Design Related Services Offer provides guidance on how to obtain a certified design and associated certification number.

Scope of Network Alterations

Ausgrid has determined that the following works are likely to be required:

- Establishment of two CBD chamber substations, and connection to proposed 11kV network

These works are classified as contestable, which means that you are required to fund the design and some or all of the construction works. If you have not already done so, you will need to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASPs) to undertake the design and construction.

Initially, your ASP Level 3 (ASP/3) will undertake the design, and then your ASP Level 1 (ASP/1) will undertake construction in accordance with the design and Ausgrid's policies and standards. The timeframe for the works will vary depending on factors such as the complexity and the way in which you manage your ASP's.

Once the works have been satisfactorily completed and electrified, the premises connection assets will be owned and maintained by Ausgrid as part of the electricity distribution network.

The provision of the new supply is classified as contestable works, managed according to the Accredited Service Provider (ASP) Scheme. A Level 3 design will be developed and submitted to Ausgrid for certification, while construction will be by a Level 1 ASP.

An Application for Connection (AFC) has been recently lodged with Ausgrid and the design offer issued. This offer is yet to be accepted at the time of writing. Subsequently, on acceptance of the offer, a Design Information Package (DIP) will be issued that confirms electrical connectivity.

At present conceptual designs are being prepared, to accommodate two CBD chamber substations into the site, in compliance with the authority advice (Ausgrid design services offer).

3.2 Communication Services

The TOGA Central will be connected to the NBN to provide telephone and data services. Review of the NBN Rollout service maps indicates that NBN Fibre to the Curb (FTTC) service is available for this development. An Application to Connect will be lodged with service type determined by NBN once the building preliminary spatial are finalised and the locations of the Building Distributor rooms have been finalised.

It is anticipated that four 100mm conduits per diverse path (proposed building lead-ins via two diverse pathways) will be provided from a cable pit in the street into the TOGA Central for connection of NBN and other carrier services.

4 Consultation History

The following is a summary of the consultation with utilities to date:

Dial Before You Dig (DBYD)

- > A DYBD application was lodged on the 1st of May, 2022
- > DYBD application responses reviewed on the 2nd of May, 2022
- > DYBD to be renewed prior to construction

Ausgrid

- > The Ausgrid connection application was lodged on the 14th of April, 2022
- > Ausgrid issued an offer for application of connection on the 2nd of May, 2022

NBN

- > NBN asset reviewed on the 1st May 2022 as part of the DYBD application responses
- > Application for Connection to be lodged once building spatial are finalised and Building Distributor room locations are finalised

Telstra, Optus, Vodaphone, TPG

- > The major mobile carriers will be consulted during design development to determine the lead DAS provider and confirm requirements for the site

Transport for NSW

- > Ongoing consultation through the design process

5 Methodology

Utilising survey information from both Dial Before You Dig(DBYD) and Norton Survey Partners Survey Drawings an initial assessment on the existing services was made to find out which stakeholders may be affected during the development of 2 & 8A Lee St and outlined in this report. These were outlined in section 2.1 & 2.2 of this report.

6 Assessment and Findings

The assessments and findings are outlined in sections 2.4 & 2.5 of this report.

7 Cumulative Impacts

There were no cumulative impacts identified for the project which are related to services(Electrical and Communications).

8 Mitigation Measures

The following mitigation measures have been identified :

- Decommission existing Ausgrid substation in Adina building per Ausgrid's approval
- Decommission and divert any existing Telecommunications asset servicing or crossing the site

9 Conclusion

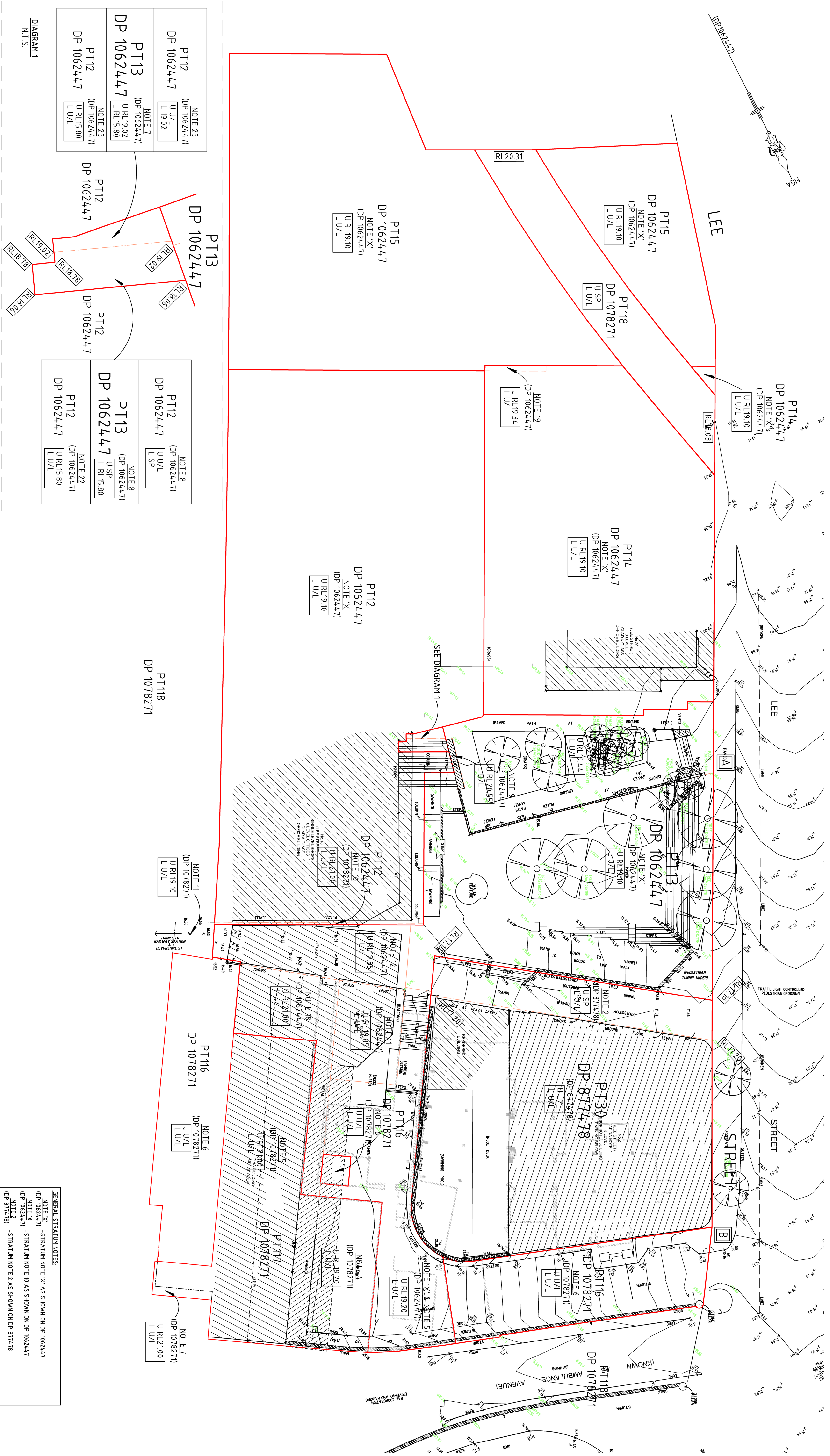
Consultation with Ausgrid have already commenced and will be ongoing to ensure their asset are maintained or removed as part of a staged process in construction.

Further consultation will also be required with the Telecommunications provider (Telstra or NBN) to divert or remove the existing service in the building.

Appendix A Site Survey

Norton Survey Partners: 37908-20-

SELECTED EASEMENTS - GENERALLY BELOW RL 19.1 (VIDE DP 880518, DP 1062447 & DP 1078271).



- NOTES:

- 1 BOUNDARY INFORMATION COMPILED FROM PLANS AND DOCUMENTS ON PUBLIC RECORD.
2 BOUNDARIES HAVE BEEN RE-ESTABLISHED BY SURVEY FROM EXISTING SURVEY INFORMATION SHOWN IN PLANS ON PUBLIC RECORD.
3 ALL LOTS ARE LIMITED IN STRATUM BY LEVELS ON AUSTRALIAN HEIGHT DATUM (AHD) AS SHOWN IN THEIR RESPECTIVE DEPOSITED PLANS. REFER TO PLANS BY US REF: 37908-1 & 37908-2 FOR FURTHER BOUNDARY
4 INFORMATION RELATING TO THIS SITE.
5
6 THE BASE PLANS DP8717/8, DP10624/7, DP10782/1 CONTAIN MINOR MISCLOSURES.
7
8 LEVELS SHOWN ON AUSTRALIAN HEIGHT DATUM (AHD) AS PER DP 8717/8 & DP 10624/7 AND HAS NOT BEEN CORRECTED ON SITE BY US.
9 FOR THE PURPOSES OF DRAUGHTING CLARITY, NO ELEVATION INFORMATION WAS BEING SHOWN ON THIS PLAN. REFER TO PLANS BY US REF: 37908-2 & 37908-4 FOR FURTHER INFORMATION.
10 PLAN TO BE RE-AD IN CONJUNCTION WITH CAD FILE 37908-2 OF CORRESPONDING ISSUE.
11 SEARCH DATA FOR SUBJECT LOTS: SO8 FOLIO 30/8717/8A, SUBFOLIO 30/8717/8B & FOLIO 37/10624/7 - 01/04/2019.
12 LEVELS SHOWN TO AUSTRALIAN HEIGHT DATUM (AHD) ORIGIN SET 1684142 16.15m (55.55m-28.04.19)
13 0.30/05/84 DENOTES TREE SIZE (3.3 TRUNK DIAMETER), 1.8 SPREAD & HIGH
14 TREE NAMES SHOWN CONSTITUTE OUR OPINION ONLY. IF TREE SPECIES IDENTIFICATION IS IMPORTANT
15 FOR DESIGN OR HERITAGE REASONS THEY SHOULD BE DETERMINED BY A QUALIFIED ARBORIST.
16
17 VISIBLE AND UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.
18
19 PT12 DENOTES PART OF LOT 12 IN DEPOSITED PLAN 10624/7, PT13 DENOTES PART OF LOT 13 IN DEPOSITED PLAN 10624/7
20 PT14 DENOTES PART OF LOT 14 IN DEPOSITED PLAN 10624/7, PT30 DENOTES PART OF LOT 30 IN DEPOSITED PLAN 8717/8
21 PT16 DENOTES PART OF LOT 16 IN DEPOSITED PLAN 10782/1, PT111 DENOTES PART OF LOT 111 IN DEPOSITED PLAN 10782/1
22
23 THIS PLAN DOES NOT CONSTITUTE A FULL SITE SURVEY AND ONLY SHOWS SELECTED INFORMATION AS REQUESTED FOR PLANNING PURPOSES. IT DOES NOT SHOW ALL STRUCTURES/FEATURES/SERVICES ETC. ON SITE
24
25 EG. THE IRREGULAR GLASS AWNING OVER THE PAVED ACCESSWAY HAS NOT BEEN SHOWN.

ISSUE	AMENDMENT				</			
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GENERAL STRATUM NOTES:	
NOTE 'X'	- STRATUM NOTE 'X' AS SHOWN ON DP 006244/7
DP 006244/7	
NOTE 'D'	
DP 006244/7	- STRATUM NOTE 'D' AS SHOWN ON DP 006244/7
NOTE 'Z'	
DP 8774/8	- STRATUM NOTE 'Z' AS SHOWN ON DP 8774/8
DP R120.55	- STRATUM LOT LIMITED IN HEIGHT TO R120.55
R L15.80	- STRATUM LOT LIMITED IN DEPTH TO R15.80
U/U/L	- STRATUM LOT UNLIMITED IN HEIGHT
L/U/L	- STRATUM LOT UNLIMITED IN DEPTH
U/U/S	- STRATUM LOT LIMITED IN HEIGHT TO REGULAR INCLINED PLANE
L/S/P	- STRATUM LOT LIMITED IN DEPTH TO REGULAR INCLINED PLANE
RLP 002	DEFERRED TO THE STATED LEVELS
	- STATED LEVEL

A - DENOTES REFERENCE POINT TO ASSIST IN USE WITH ADDITIONAL PLANS
B - DENOTES REFERENCE POINT TO ASSIST IN USE WITH ADDITIONAL PLANS

Norton Survey Partners

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