

13 March 2015

James Joy
Project Manager
Savills
Level 7, 50 Bridge Street,
Sydney NSW 2000

Dear James

Section 96 Application – Additional Commercial Tower Floors to 161 Sussex Street

Aurecon have investigated the impact on the incoming Hydraulic and Electrical services associated with the addition of two new floors of commercial tenancy in the new tower building. As part of our investigation we highlight the following:

1 Hydraulics

We have evaluated the additional loads imposed on the sewer, water and gas provisions and believe that the minimal impact caused to these incoming services will not warrant any change from the current provisions agreed with the appropriate Authorities (Sydney Water and Jemena).

2 Electrical

The addition of two new floors of commercial office space will increase the maximum demand requirements of the hotel by an estimated 165 amps.

A load shedding system has been specified as part of the installation to prevent the precinct from exceeding the maximum demand on the substation that has been formally agreed by Ausgrid. By increasing the overall facility demand, the chances of activating the load shedding system increases, with the resultant impact on hotel operations being more likely to occur.

We note however that this strategy does not require any increase in the total substation capacity that has been requested from and formally agreed by Ausgrid. Therefore we do not believe there is any requirement to seek further approval from Ausgrid at this time.

Yours sincerely

A handwritten signature in black ink, appearing to read "Matt Gurr".

Matt Gurr
Associate