

BARINGS - COMPASS CENTRE, BANKSTOWN

UTILITIES REPORT

APRIL 2024

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Barings - Compass Centre

Utilities Report

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1 INTRODUCTION	2
SITE ANALYSIS.....	3
SITE LOCATION AND CONTEXT	3
1.1 GENERAL.....	4
1.2 SOURCES OF INFORMATION	4
1.3 ASSUMPTIONS	4
2 ELECTRICAL	6
2.1 POWER INFRASTRUCTURE ASSESSMENT	6
2.1.1 PROPOSED POWER SUPPLY FOR NEW DEVELOPMENT	6
2.1.2 AUSGRID DEVELOPMENT ASSESSMENT PROCESS	6
3 COMMUNICATIONS.....	7
3.1 OPTUS INFRASTRUCTURE	7
3.2 NBN INFRASTRUCTURE	7
3.3 TELSTRA INFRASTRUCTURE	8
3.4 TPG INFRASTRUCTURE	8
3.5 COMMUNICATIONS INFRASTRUCTURE ASSESSMENT	9
3.5.1 OPTUS	9
3.5.2 NATIONAL BROADBAND NETWORK (NBN)	9
3.5.3 TELSTRA	9
3.5.4 TPG	9
4 WATER AND SEWER	10
4.1 SYDNEY WATER INFRASTRUCTURE.....	10
4.2 WATER INFRASTRUCTURE ASSESSMENT	10
4.3 SEWER INFRASTRUCTURE ASSESSMENT.....	12
5 NATURAL GAS.....	14
5.1 JEMENA GAS INFRASTRUCTURE	14
5.2 GAS INFRASTRUCTURE ASSESSMENT	14

EXECUTIVE SUMMARY

This site infrastructure report supports a Concept Development Application (DA) for the Barings Compass Centre, 83-99 North Terrace, Bankstown.

This desktop assessment has been undertaken based upon the preliminary Architectural information, utility drawings obtained via the “Dial before you Dig” process and communication with the respective supply authorities to date.

The development is to comprise of a 19 Level Hotel, 2no. 24 Level Residential towers (tower B and C) with a multitude of above ground Retail and Car park in addition to 2 Levels of basement Car parking. The development comprises of 169 hotel rooms, 339 residential units across both towers and Retail areas spanning from Ground Floor up to Level 4. The 2 basement levels will comprise of carparking, EOT/lockers, Plant rooms, car and bicycle parking.

Electrically, a preliminary maximum demand study has been completed. An initial application to Ausgrid has been submitted which shall be supplied to Ausgrid as part of the Application for Connection to the distribution network.

The site has access to communications services including NBN, Optus, Telstra and TPG.

Hydraulically the site appears to be encumbered with a major utility DN225 VC sewer main traversing from the north to the centre of the site and exiting to the east of the development towards the Appian Way, augmentation may be required. Potential sewer connection location for the site is authority sewer main within The Appian Way. The site appears to be suitably serviced with water mains infrastructure within Fetherstone Street and North Terrace. Pressure and flow statements indicate that there is sufficient flow within the mains to service the domestic cold water requirements for the site.

It is understood that the development will utilise an all-electric building services solution. The site appears to be suitably serviced with natural gas mains within Fetherstone Street, North Terrace and Appian Way, the capacities of which would be subject to an official connection enquiry to Jemena if it were deemed to be required.

1 INTRODUCTION

This Utilities Report is submitted to the City of Canterbury-Bankstown Council (Council) on behalf of Barings Real Estate Australia (Barings) in support of a development application (DA) for a mixed-use development at the Compass Centre site, located at 83-99 North Terrace, Bankstown (the site).

This DA seeks approval for:

- Site preparation and early works, including demolition of all existing structures, bulk excavation, any required remediation and tree removal.
- Construction and use of a five (5) storey mixed use podium and three towers, comprising:
 - a 19-storey hotel tower in the south-west corner of the site;
 - a 24-storey residential tower in the south-east corner of the site;
 - a 24-storey residential tower in the north-east corner of the site;
 - ground floor retail activating the ground plane;
 - a gym at the southeastern corner of levels 1 and 2;
 - a metro supermarket at the west of level 1;
 - provision of common residential amenity spaces at the north of levels 2 to 3;
 - a childcare use at the North eastern corner of the podium rooftop;
 - ancillary uses associated with the hotel in the hotel tower's podium rooftop;
 - medical centre uses in the southeast tower's podium rooftop;
 - provision of a through site link connecting The Mall in the north to North Terrace in the South, as well as additional links from Fetherstone Street and The Appian Way, providing connections to both The Mall and North Terrace; and
 - Car parking on levels 1, 2 and 3 of the podium, which are to be appropriately sleeved through façade activation, active uses, landscaping and active mezzanine floors.
- Construction and use of a two (2) level basement car park accommodating car, bicycle, motorcycle and loading spaces.
- Vehicular access from Fetherstone Street to the West of the site.
- Inclusion of landscaping throughout the site.
- Extension and augmentation of services and utilities to the development as required.

SITE ANALYSIS

SITE LOCATION AND CONTEXT

The site is located at 83-99 North Terrace, Bankstown within the City of Canterbury Bankstown local government area (LGA). It is located to the north of Bankstown railway station, to the south of Paul Keating Park and forms part of the street block bounded by The Mall (north), The Appian Way (east), North Terrace (south), and Fetherstone Street (west), however does not comprise a street frontage to The Mall, given that its northern boundary interfaces with the former Bankstown City Library site and Phil English Reserve.

It is located within the Bankstown City Centre, surrounded by a mix of civic, retail, office, business and residential uses. It is situated in a location that is highly serviced by public transport, being approximately 60m to the north of Bankstown railway station and the future Bankstown metro station, and within the immediate proximity of the Bankstown bus interchange. It is also situated directly south of Paul Keating Park, Western Sydney University Bankstown Campus, the contemporary Bankstown Library and Knowledge Centre, Bryan Brown Theatre and Function Centre, and immediately west of the Bankstown Central Shopping Centre.

The site's locational context is shown in **Figure 1**. An aerial photograph of the site is also provided at **Figure 2**.

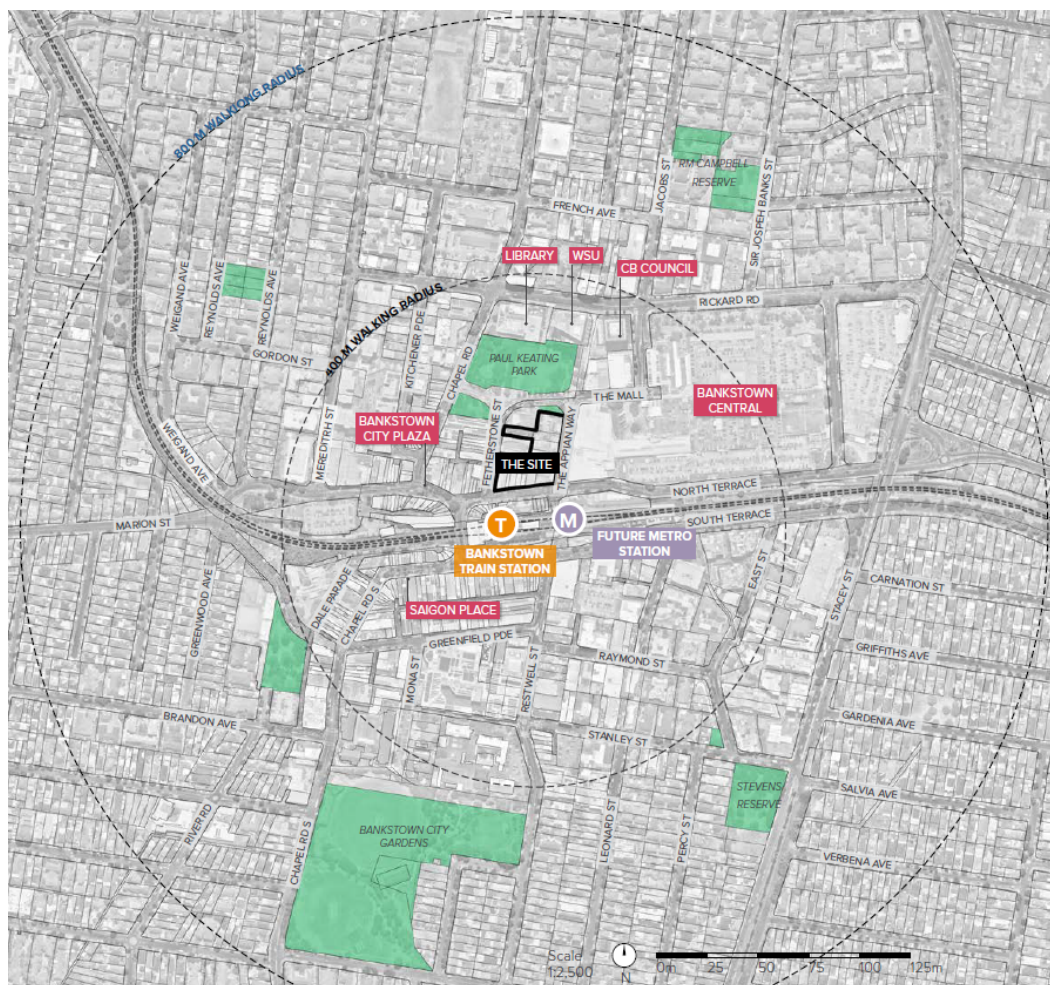


Figure 1 Site context map

Source: Hatch



Figure 2 Site aerial map
Source: Nearmap, Ethos Urban

1.1 GENERAL

This site infrastructure assessment report provides an overview of the electricity, communications, potable water, sewerage and gas infrastructure for the Barings Compass Centre site, with the purpose of providing the design team an overview of the utilities at the time of the Concept DA information being submitted to council.

The responsibility for all utilities applications that are started by WSP shall transfer to the following design stages, to further develop and finalise applications, liaison and negotiation with authorities through the concept and detailed design and subsequent construction phase of the project shall be by the contractor.

1.2 SOURCES OF INFORMATION

This report considers information obtained from:

- 1 Dial Before You Dig (**DBYD**) responses from affected utilities.
- 2 Statement of Available Pressure and Flow, Lodged to Sydney Water – 4th March 2024.
- 3 Relevant Australian Standards, primarily AS/NZS 3000, AS/NZS 3500, AS 5601, AS.2419 and AS.2118
- 4 NCC 2022 Deemed to Satisfy (DtS) requirements.

1.3 ASSUMPTIONS

WSP have made the following assumptions in preparing this report:

- 1 The assessments contained herein is based upon the sources of information listed in **Section 1.3**. Should additional site utility infrastructure information be made available beyond the course of our scope, WSP reserve the right to review and amend our assessment outcomes accordingly.

- 2 A site Feasibility Study (pre-DA Section 73) should be undertaken for site specific Authority advice regarding their assets should be undertaken to validate WSP's preliminary advice. The turnaround time on a feasibility study by Sydney Water is approximately two (2) months.
- 3 Coordination between any new incoming utilities to service the site has not been reviewed.

2 ELECTRICAL

2.1 POWER INFRASTRUCTURE ASSESSMENT

2.1.1 *PROPOSED POWER SUPPLY FOR NEW DEVELOPMENT*

WSP has completed an initial maximum demand calculation based on the area schedule provided with the PTW design information pack.

From WSP's knowledge of the Ausgrid standards and requirements, and a preliminary maximum demand assessment; we estimate that a 5 x 1500kVA substation will be required for the development. However, this is to be confirmed and further developed once a preliminary application has been submitted and then an initial supply offer has been returned from Ausgrid.

The preliminary application will also review the supply authority infrastructure in the street, to determine if any HV infrastructure upgrades are required.

2.1.2 *AUSGRID DEVELOPMENT ASSESSMENT PROCESS*

As it is predicted a new substation will be required, these works are to be classified as contestable, which means that the development is required to fund the design and some or all of the construction works. Subsequent to application outcome, an Accredited Service Providers (ASPs) is to undertake the design and construction of the substation.

WSP has the required capabilities to design and manage ASP Level 3 (ASP/3) design engineer, and then an ASP Level 1 (ASP/1) contractor to undertake construction in accordance with the approved 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 the contractor approaches the undergrounding of existing overhead assets along the boundary of the development.

The DA Spatial's have nominated a proposed location for the substations which appears workable subject to design development and the process outlined above.

3 COMMUNICATIONS

3.1 OPTUS INFRASTRUCTURE



Figure 3: Optus Dial Before You Dig Plan

3.2 NBN INFRASTRUCTURE

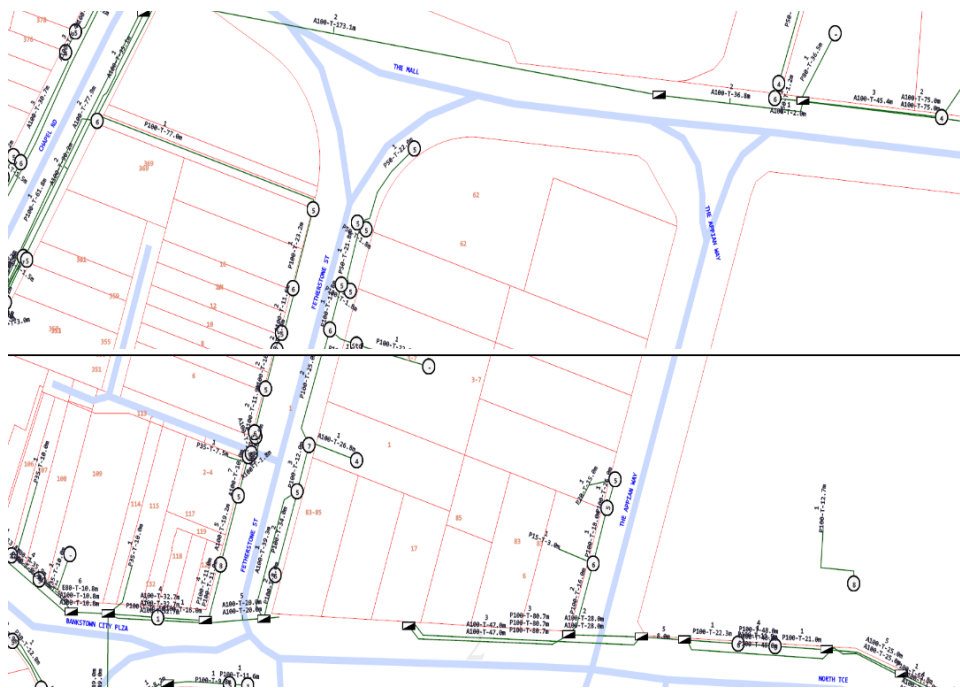


Figure 4: NBN Dial Before You Dig Plan Showing Network Assets

3.3 TELSTRA INFRASTRUCTURE

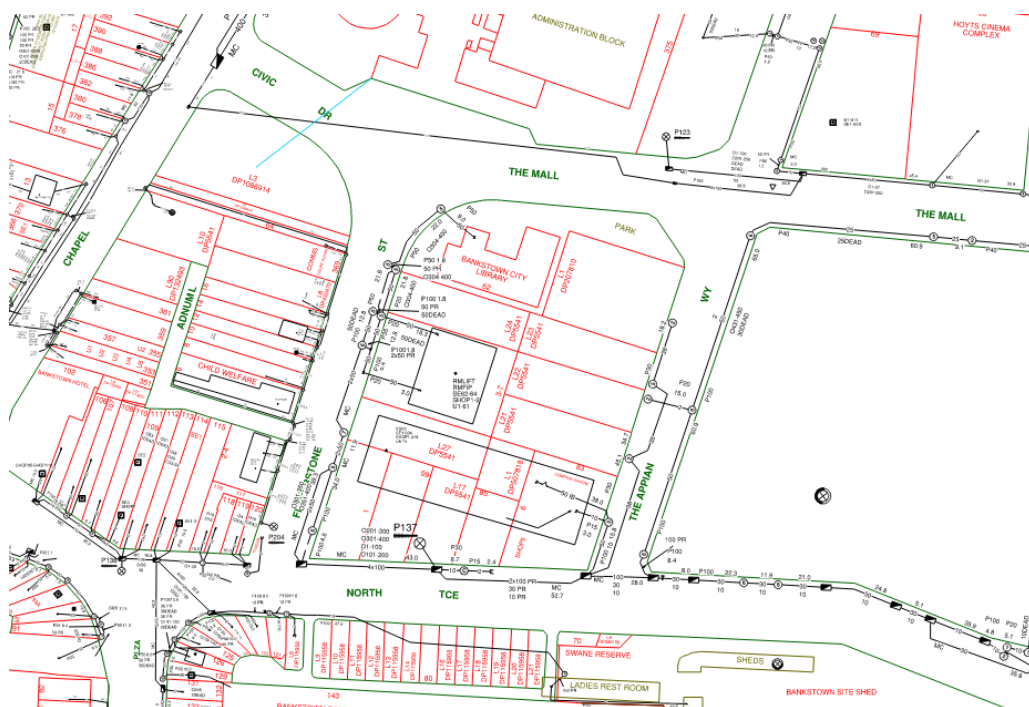


Figure 4: Telstra Dial Before You Dig Plan Showing Network Assets

3.4 TPG INFRASTRUCTURE

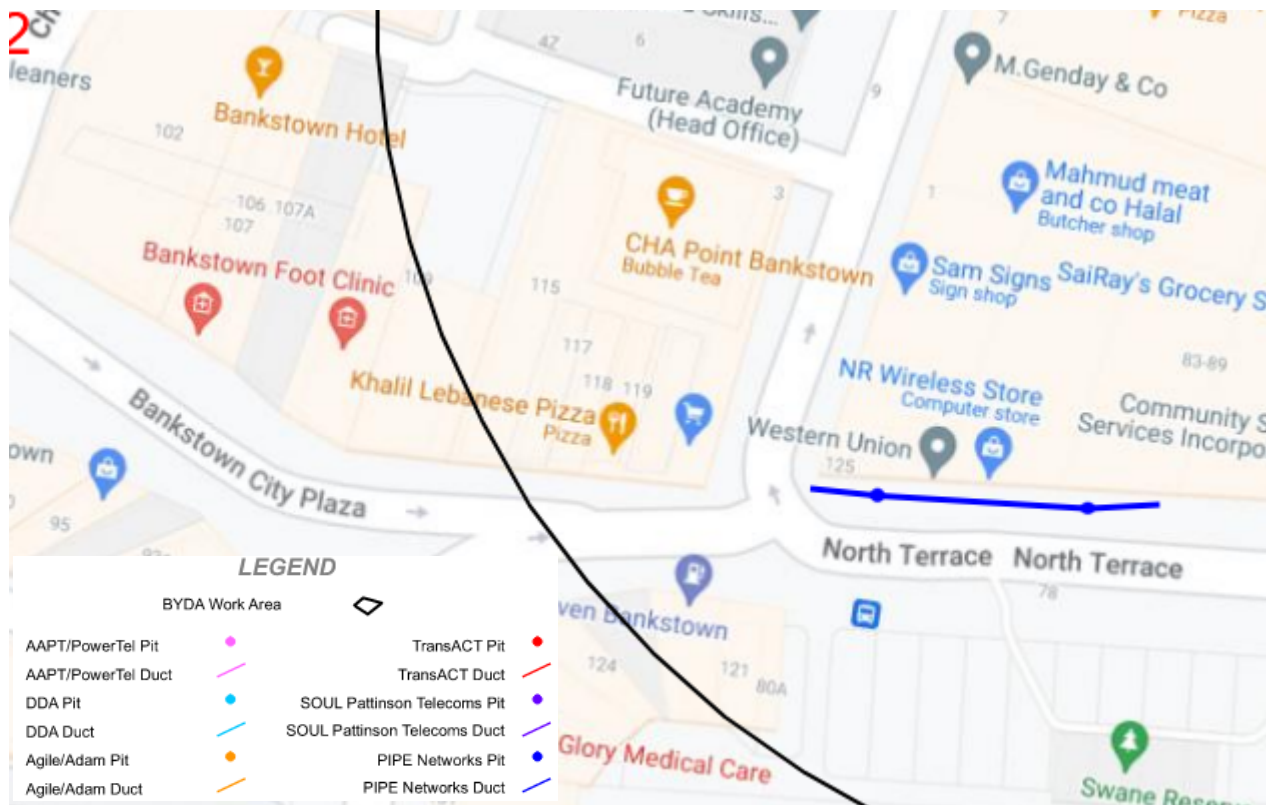


Figure 5: TPG Dial Before You Dig Plan Showing Network Assets

3.5 COMMUNICATIONS INFRASTRUCTURE ASSESSMENT

3.5.1 OPTUS

Optus has underground telecommunication assets located in Jacob street and Chapel Road. Based upon the current DBYD information and Optus records there are underground Optus fibre optic assest in the vicinity of the site; however, they don't run appear to run in close proximity to the site or within the site boundary. There is an online process for registering your development with Optus. The developer must apply to Optus for the delivery of telecommunications services, which may require new.

It is possible for the developer to apply to connect to multiple communication providers.

3.5.2 NATIONAL BROADBAND NETWORK (NBN)

NBNCo dial before you dig mapping shows that there are NBN services along the length of Featherstone Street, and along either corner where North Terrace meets Appian Way.

The architecture and communications planning of the building shall accommodate an FTD and an NTD within a dedicated communications room.

It is possible for the developer to apply to connect to multiple communication providers.

3.5.3 TELSTRA

Telstra has underground telecommunication assets located along Featherstone Stret, North Terrace and Appian, with potential points of connection reflected around the site boundary. There is an online process for registering your development with Telstra. The developer must apply to Telstra for the delivery of telecommunications services.

It is possible for the developer to apply to connect to multiple communication providers as previously noted.

3.5.4 TPG

TPG has underground telecommunication assets located at the corner of North Terrace as it meets Featherstone Street. There is an online process for registering your development with TPG. The developer must apply to Telstra for the delivery of telecommunications services.

It is possible for the developer to apply to connect to multiple communication providers as previously noted.

4

4.1

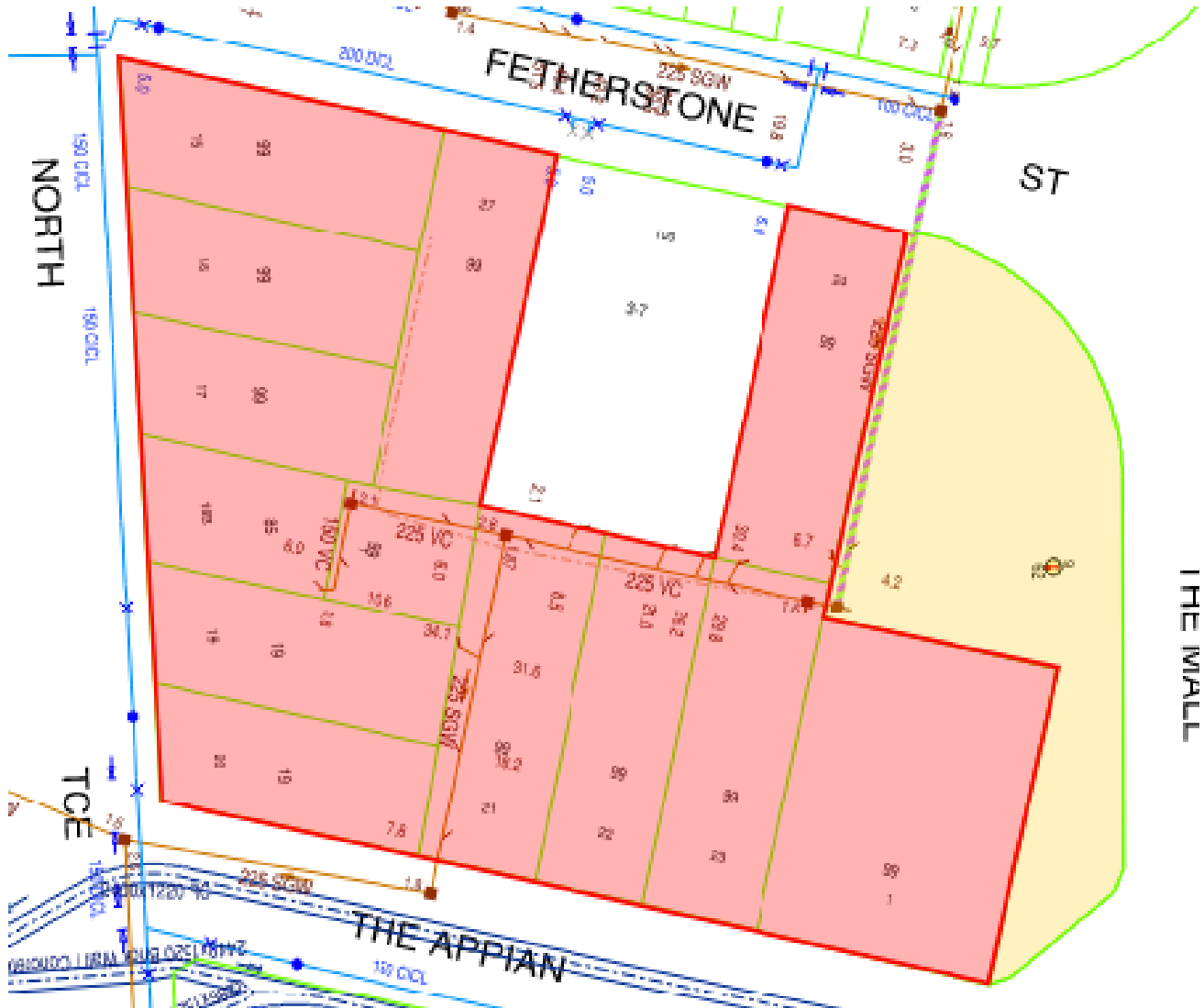


Figure 6: Sydney Water Dial Before You Dig Plan Showing Sewer and Water Networks within vicinity of redevelopment site.

4.2

The site is unencumbered of utility water mains and the site appears to be suitably serviced in its existing form. The existing Sydney Water' water mains infrastructure consists of water mains routed the entire length of the site in both Fetherstone Street and North Terrace. There is an authority main located within The Appian Way however it is located on the far side of the road with a large stormwater asset reticulating on the near side of The Appian Way, and therefore would not be a preferred connection location.

- 1 The site has access to two Sydney Water assets:
 - Fetherstone Street – 200mm DICL water service

- The fire hydrant design duty will provide 30l/s (3 off hydrants for carpark) and 20 l/s(for other compartment less than 5000m²)@ 700kpa to the most disadvantaged fire compartment.
- Retail is considered as OH3 supply @ 24L/s and total fire compartment less than 5000m². There will be no back of house or metro store back of house. If there will be any metro store back of house, performance solution to be provided to reduce HH to OH3 with the confirmation of retail tenancy and storage area to be limited to 20 m² and specific height that is mentioned under incidental hazard in the code.
- Carpark is considered as OH2 @16l l./s and total fire compartment less than 5000m² . Storage area within carpark shall be less than 100m²and less than 2.6m height.
- No Allowance for drenchers
- This assessment is based upon the aggregate demand of hydrants plus sprinkler required simultaneously as per AS.2419 and AS 2118.1-2017 requirements worst case scenario of (20l/s(Hy)+ 24L/s(Sprinkler) or (30l/s)+ 16 L/s(Sprinkler system))
- 7 The overall capacity of the water network must be assessed by Sydney Water via a Section 73 application by the Part 4 consultant following submission of the development application (DA) process to the satisfaction of issue of a compliance certificate in accordance with Chapter 6 Part 2 Division 5 of the Water Management Act relating to the provision of services to the property.

4.3 SEWER INFRASTRUCTURE ASSESSMENT

The site appears to be encumbered with a major utility DN225 VC sewer main traversing from the north to the centre of the site and exiting to the east of the development towards the Appian Way. It appears that this sewer main services a number of developments located to the west of the site along Fetherstone Street upstream along Adnium Lane.

It is recommended to engage a Water Services Coordinator to determine the exact location and depth of this sewer main and whether or not the sewer will impact the currently nominated carpark entry ramp. A Building Over and Adjacent (BOA) to pipe assets approval may be required from Sydney Water.

- The Site is encumbered by the following assets:
 - Western Boundary of the site – 225mm VC sewer falling north to south and then exiting the site to the east towards The Appian Way.

Notwithstanding the site encumbrance, the site appears to be suitably serviced by the existing Sydney Water sewer mains infrastructure on The Appian Way where a DN225 SGW sewer main reticulates south towards North Terrace.

- The Site has access to the following asset: (Not including assets located within the site)
 - The Appian Way – 225mm SGW sewer falling north to south along The Appian Way.

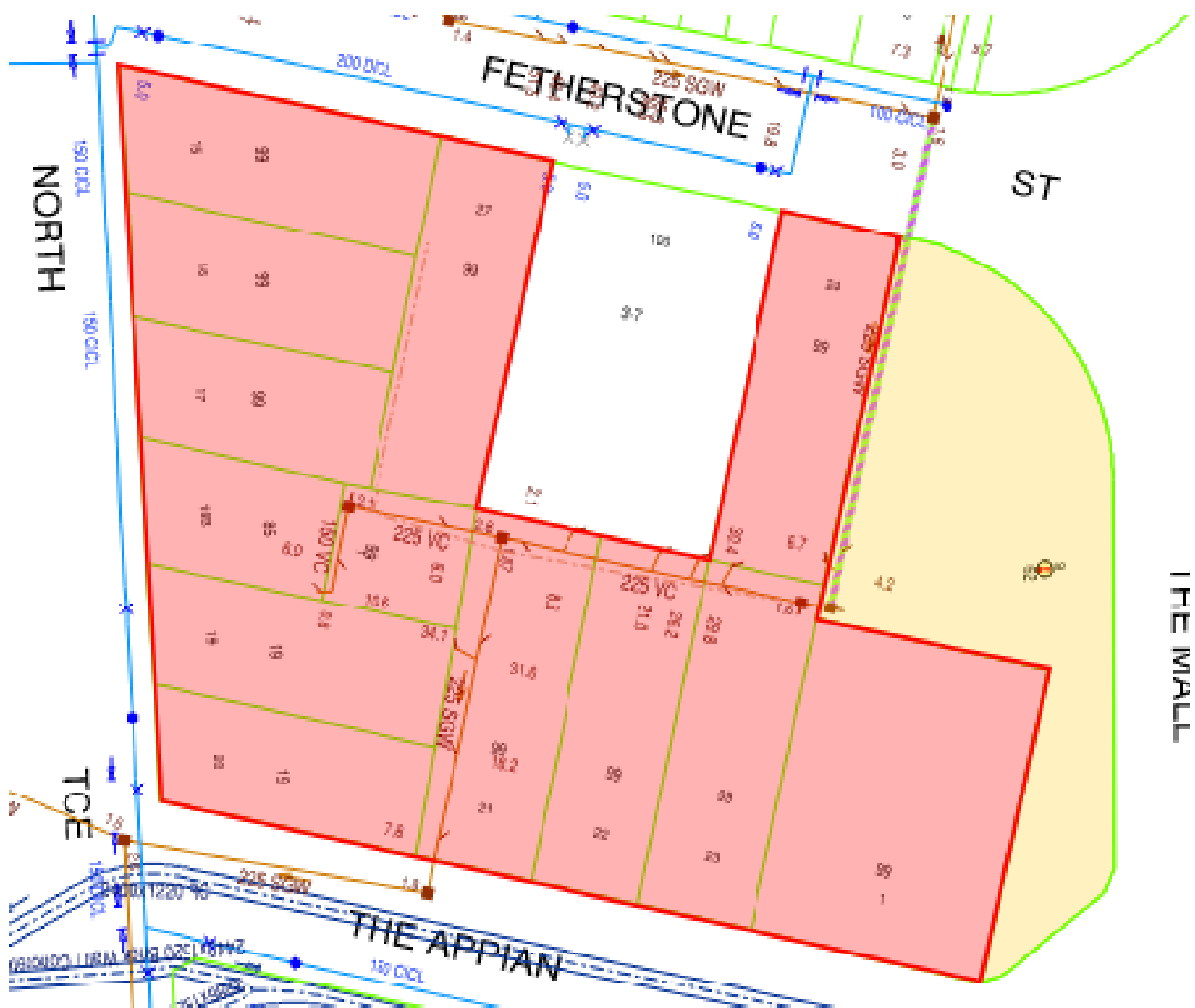


Figure 8: Sydney Water Sewer map extract

The overall capacity of the sewer network must be assessed by Sydney Water via a **Section 73** application by the contractor following submission of the development application (**DA**) process to the satisfaction of issue of a compliance certificate in accordance with Chapter 6 Part 2 Division 5 of the Water Management Act relating to the provision of services to the property.

If any sewer diversions/relocations are required to be completed, these will be completed under the civil engineering scope of works.

5 NATURAL GAS

5.1 JEMENA GAS INFRASTRUCTURE

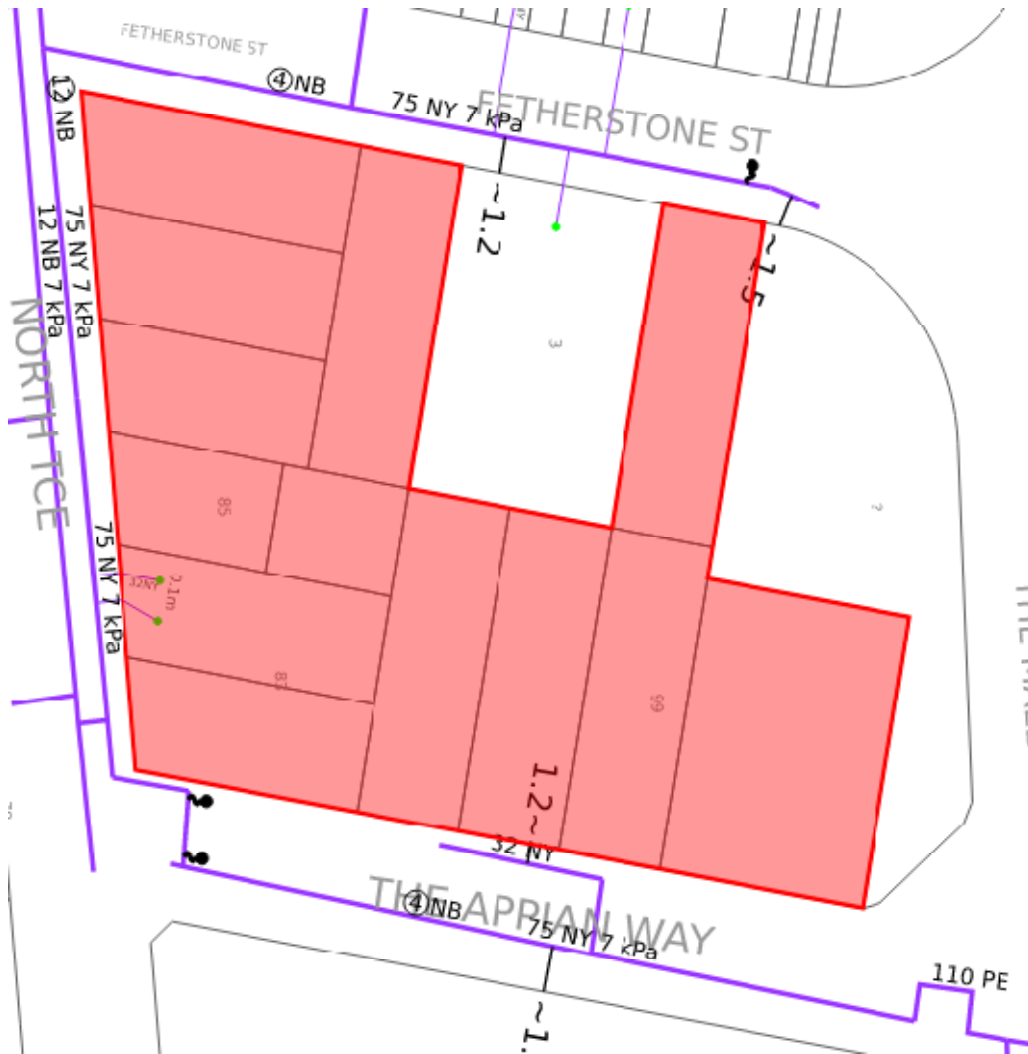


Figure 9: Jemena Dial Before You Dig Plan Showing Natural Gas Networks

5.2 GAS INFRASTRUCTURE ASSESSMENT

It is understood that the development will utilise an all-electric building services solution across the entire site. However the following indicates the Jemena authority natural gas mains which are in the vicinity of the site.

The site is currently in proximity of the following Jemena natural gas mains:

- 7kPa DN75 Nylon main along Fetherstone Street.
- 7kPa D75 Nylon main along North Terrace.
- 7kPa DN75 Nylon main along The Appian Way.

Recent changes in environmental directives are to limit the use of gas where possible for plant such as domestic hot water and in this instance this site is targeting a 100% electric/renewable approach to energy generation.

END OF REPORT

