

Doc ref: PA -Utilities memo Office Tower.

Date: 31st May 2018

To: **Department of Planning NSW**

RE: SECTION 75W MODIFICATION (MOD1) TO THE APPROVED COMMERCIAL TOWER BUILDING ENVELOPE CONCEPT APPROVAL MAJOR PROJECT APPLICATION MP10_0068 WESTFIELD SHOPPING CENTRE, PARRAMATTA

UTILITIES CAPACITY AND IMPACTS CONCEPT

This memo is in relation to the attached Infrastructure Concept Plans for the proposed Section 75W Modification (MOD1) to the Approved Commercial Tower Building Envelope Concept Approval Major Project MP10_0068 Westfield Shopping Centre Parramatta:

- Concept Drawing.SGD-H01 for Hydraulic services indicating sewer, water, fire services and gas supply) to the office tower.
- Concept Drawing SGD-E01 for Electrical services indicating electrical high voltage and communications supply to the office tower.

The proposed Section 75W modification proposes relocation of the commercial tower further to the west, above the existing retail podium, providing a larger floor plate and taller building, extending the height to approximately 210 metres above ground. At this stage the architectural design of the office tower has not yet been finalised.

The concept plans include the general future provision of a hydraulic and electrical infrastructure to service the office tower are as follows.

Sewer.

It is proposed that the sewer to be extended from the nearest available Sydney Water sewer in Marsden Street with extension of a new 225mm diameter sewer in Argyle Street to provide a connection of suitable capacity for the office tower.

Water

Water connections are proposed to the existing Sydney Water watermain in Argyle Street footpath adjacent the proposed office tower location. Connections will supply domestic cold water (100mm diameter connection) and the fire services consisting of 150mm connections for Fire Hydrants and Fire Sprinklers.

Note that the final servicing arrangements will be confirmed upon receipt of a Sydney Water Section 73 Subdivider/Developer Notice of Requirements after a formal application once planning approval has been obtained.

Gas

Gas service is provided to the existing centre by several connections from Jemena Gas Network in the streets adjacent to the Westfield Parramatta site.

Gas will be supplied to the office tower with a new connection to the existing 7kPa gas main located in the footpath in Argyle Street.

Scentre Design & Construction have notified Jemena of this proposal via correspondence on the 20th April 2018.

Electrical Infrastructure

The existing shopping centre is serviced by nine substations located in the centre (all owned by Endeavour Energy). The existing commercial building is also supplied from one of these substations.

The proposed new office tower would require additional electrical substations on site.

Endeavour Energy have advised the new electrical demand from the extension would be met by supply from the West Parramatta Zone Substation.

Telecommunication Infrastructure

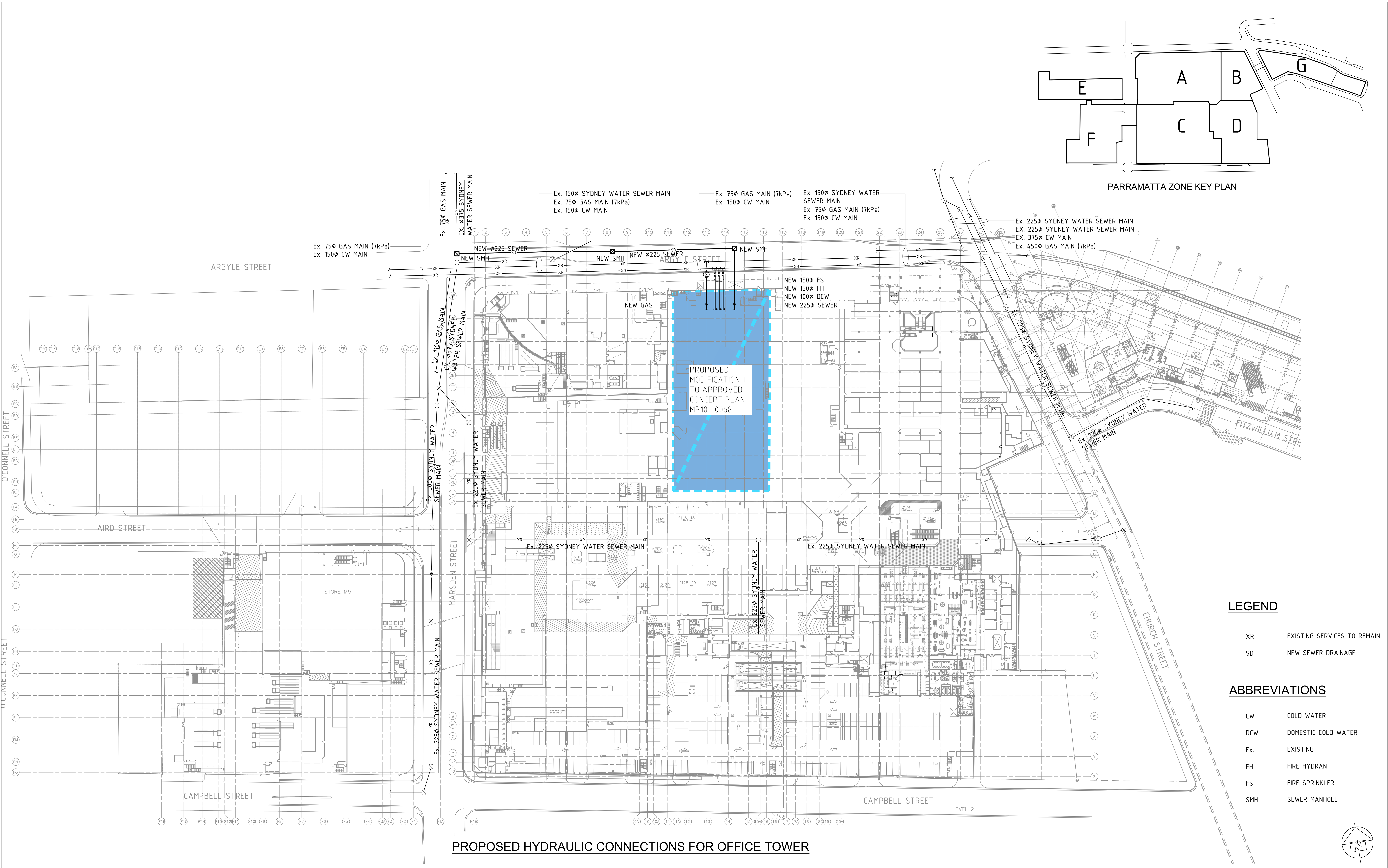
Telecommunication service is provided to the existing centre by means of copper and fibre optic service from Telstra's network in the streets.

The new office tower will serviced by NBNCo via their broadband fibre optic network.

As mentioned above as the architectural design for the office tower has not yet been finalised detailed assessments of capacity cannot be finalised nor the formal applications can be submitted to establish the exact servicing requirements from the authorities until these are determined.

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PROPOSED HYDRAULIC CONNECTIONS FOR OFFICE TOWER

SCENTRE GROUP

Owner and Operator of Westfield in Australia and New Zealand



WESTFIELD PARRAMATTA

MODIFICATION 1 TO APPROVED CONCEPT PLAN MP10_0068
(Commercial Tower Envelope)

HYDRAULIC SERVICES INFRASTRUCTURE - SITE PLAN

SCHEME: PA-2018-SCH19

DATE: April 2018

SCALE: 1:500 @ A0

JOB NO: D6727

DWG NO: H01

REV:-

Doc ref: SWMP memo PA.

Date: 16th May 2018

To: **Department of Planning NSW**

**RE: SECTION 75W MODIFICATION (MOD1) TO THE APPROVED COMMERCIAL TOWER
BUILDING ENVELOPE CONCEPT APPROVAL MAJOR PROJECT APPLICATION
MP10_0068 WESTFIELD SHOPPING CENTRE, PARRAMATTA**

STORMWATER MANAGEMENT PLAN

This memo is in relation to the attached Stormwater Management Concept Plan (Dwg. HCSW01) for the proposed Section 75W Modification (MOD1) to the Approved Commercial Tower Building Envelope Concept Approval Major Project MP10_0068 Westfield Shopping Centre Parramatta.

The proposed Section 75W modification propose relocation of the commercial tower further to the west, above the existing retail podium, providing a larger floor plate and taller building, extending the height to approximately 210 metres above ground. At this stage, the architectural design of the office tower has not yet been finalised. The concept plans include potential for future provision of a landscaped rooftop terrace on the level 6 carpark, below the tower, with space for cafes, outdoor dining and the like, and at ground floor level, potential for a commercial tower lobby and reconfigured retail tenancies in Argyle Street. The proposal includes upgrades to the external façade along Argyle Street and Church Street.

The Stormwater Management Concept Plan indicates that as the proposal is a relocation within the footprint of the existing shopping centre the catchment area remains unaltered. The entire site is already serviced with existing on-site detention systems, OSD's (as listed under note 2 on drawing HCSW01). Stormwater drainage from the commercial tower will be directed to the existing internal on-site detention tanks.

Therefore, the proposed commercial development will not represent any increase upon the existing site stormwater permitted site discharge, PSD, to the council system.

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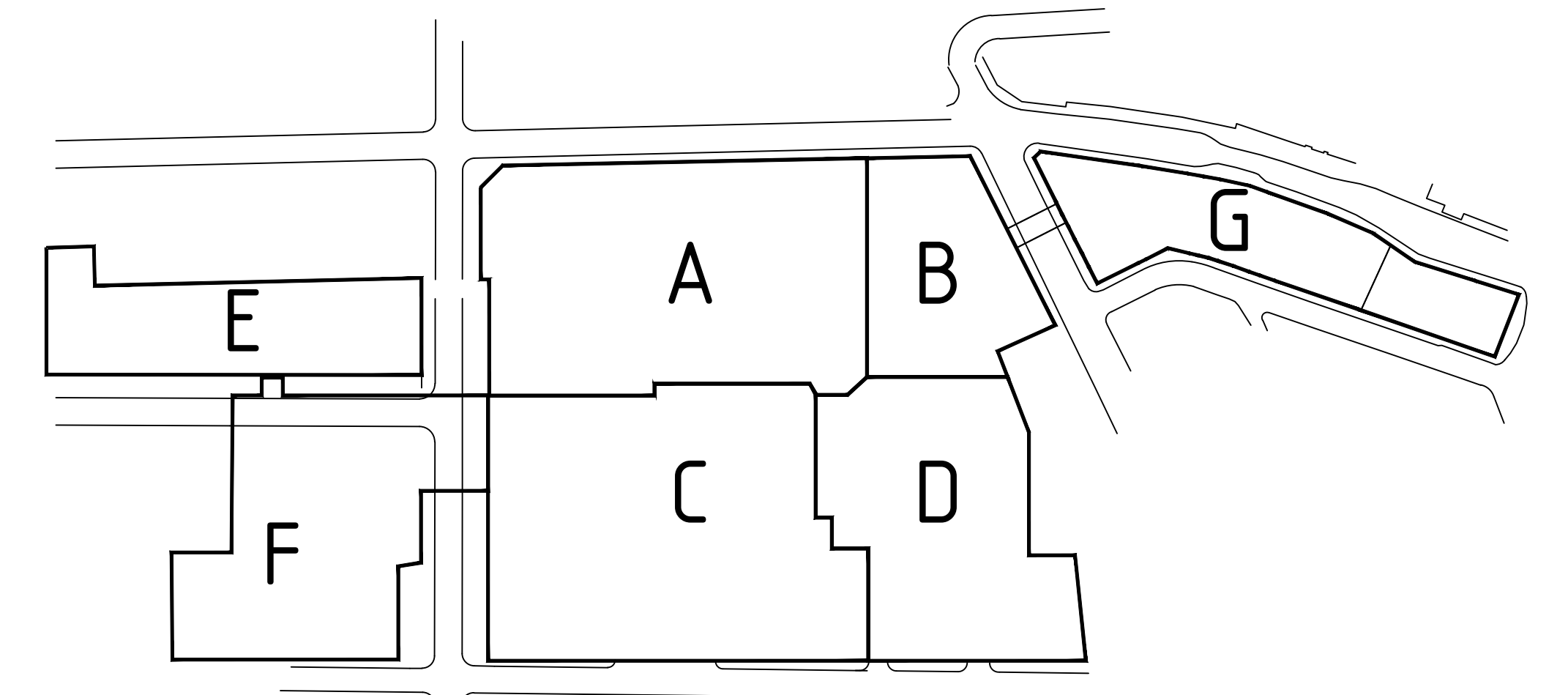
LEGEND

- EXISTING HV CABLING
- NEW PROPOSED HV CABLING
- NEW PROPOSED TELECOMS PIT AND PIPE

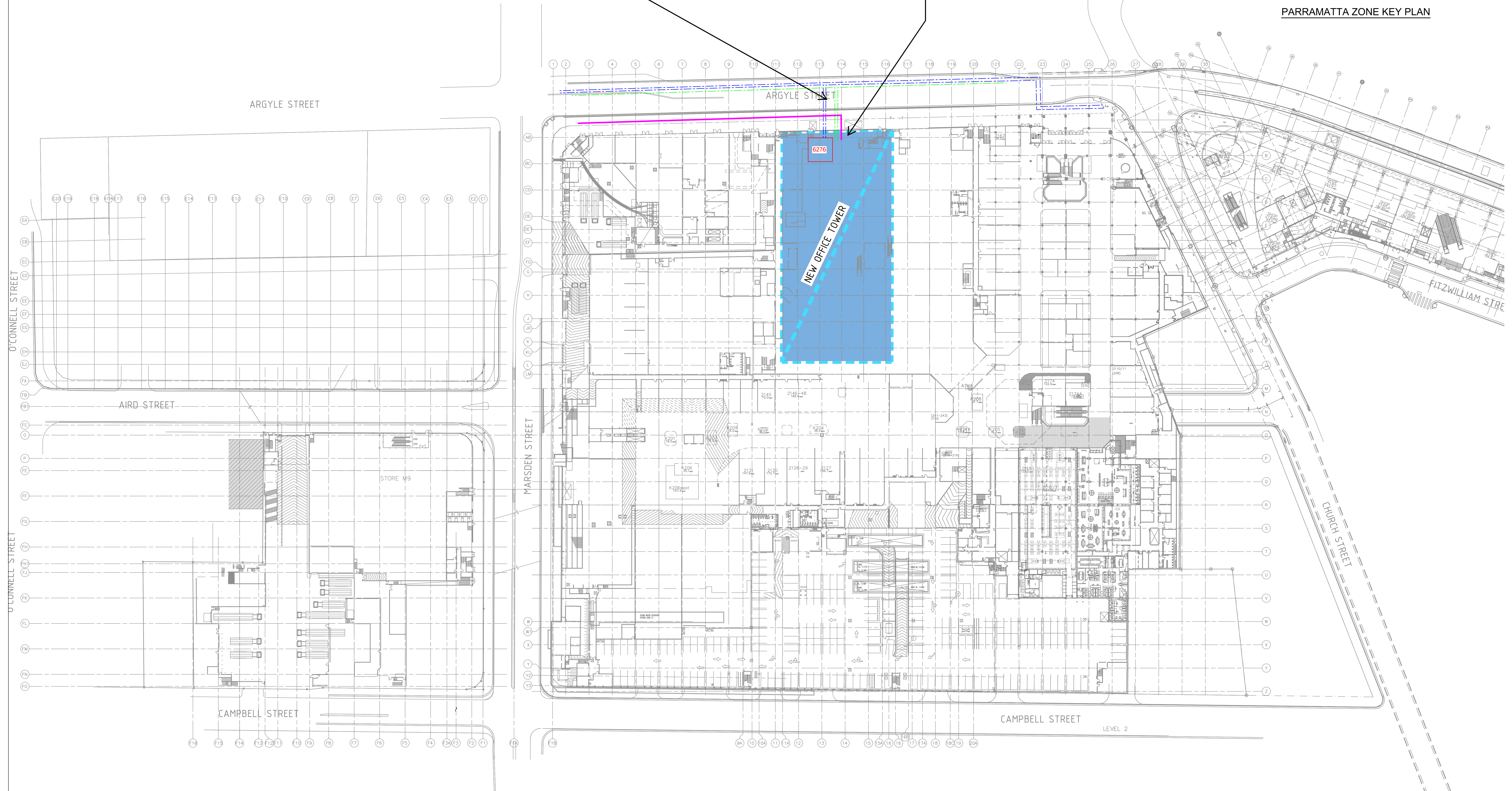
EXISTING HV SUPPLY FROM WEST PARRAMATTA ZONE SUBSTATION CURRENTLY SERVING SUB 6726. MAY REQUIRE HV AUGMENTATION FOR ADDITIONAL POWER SUPPLY TO PROPOSED COMMERCIAL TOWER.

THIS WILL INVOLVE A NEW HV FEEDER CONNECTION FROM THE ZONE SUB OR AUGMENTATION FROM EXISTING FEEDERS IN ARGYLE ST OR ADJACENT ROADWAYS.

NEW COMMUNICATIONS (NBN) PIT AND PIPE/LEAD IN CONDUITS TO SERVE COMMERCIAL TOWER.



PARRAMATTA ZONE KEY PLAN



SCENTRE GROUP

Owner and Operator of *Westfield* in Australia and New Zealand



WESTFIELD PARRAMATTA

SCHEME: PA-2018-SCH19

DATE: April 2018

MODIFICATION 1 TO APPROVED CONCEPT PLAN MP10_0068
(Commercial Tower Envelope)

ELECTRICAL SERVICES INFRASTRUCTURE - SITE PLAN

SCALE: 1:500 @ A0

JOB NO: D6727

DWG NO: E01

REV:-