Appendix F

Landscape plan

FENCE

RETAINING WALL AND FALL
SAFETY BARRIER

FENCE

CAMPBELL ST

HAY ST

1200

PAVED AREA

1200 WIDE
PATHWAY

STRIP DRAIN

GROUNDCOVER
PLANTS

PLAN
NTS

PERSPECTIVE
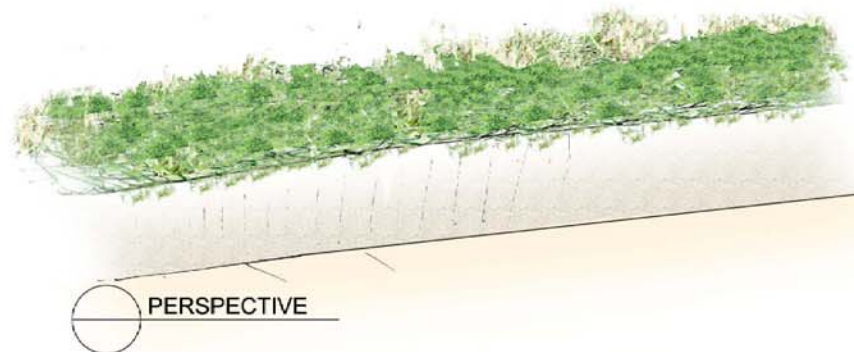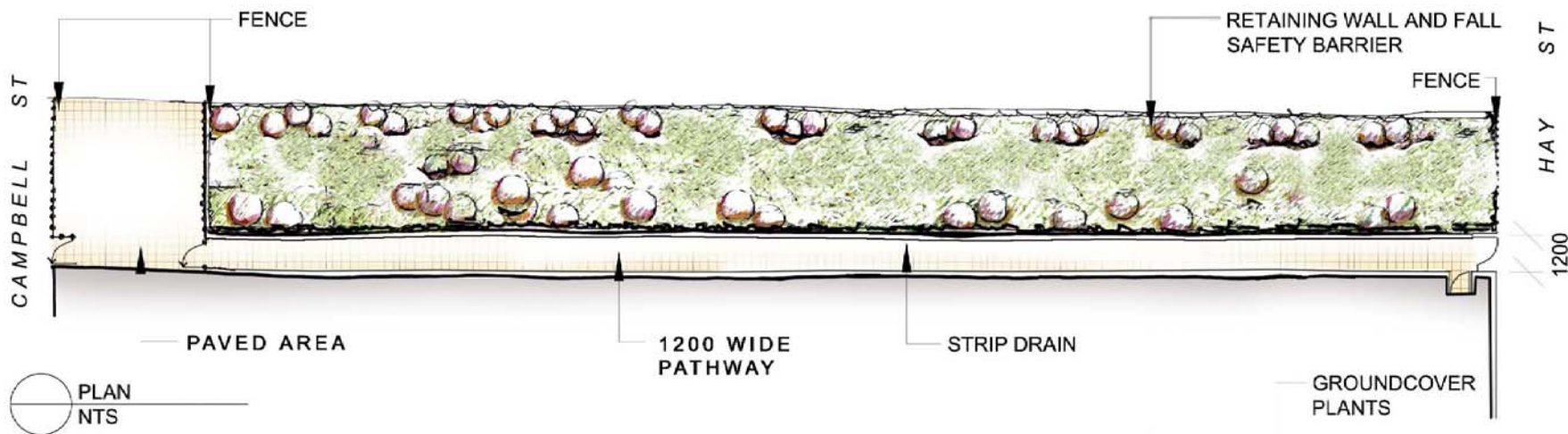
taylor
brammer

abu dhabi   austinmer   sydney

Belmore Park Substation

EAR Concept Landscape Sketch DEC 2008

CAMPBELL STREET

PITT STREET

VISUAL LINK REFER TO DETAIL
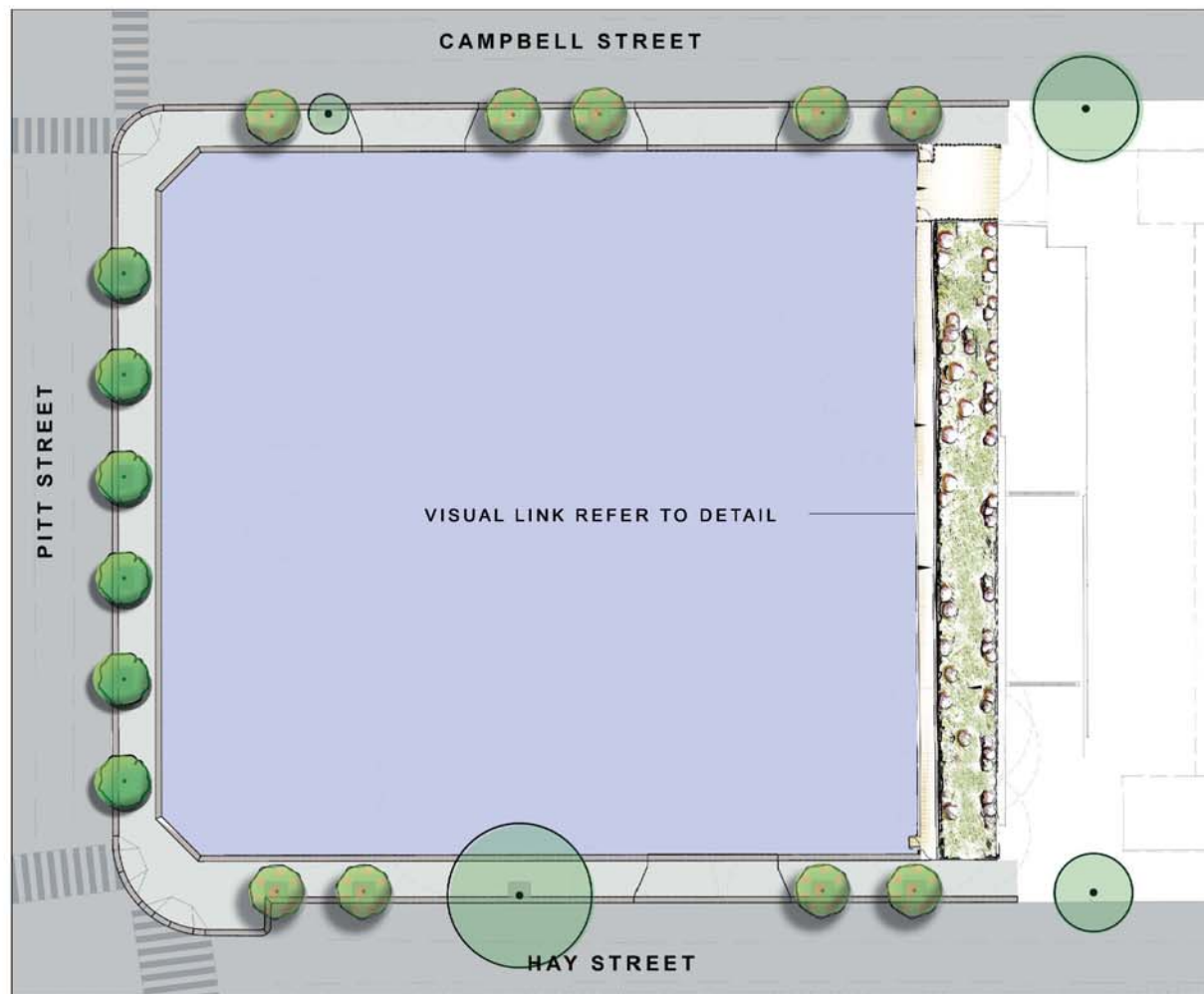
HAY STREET

LEGEND

EXISTING TREE RETAINED SUBJECT TO ARBORIST REPORT

PROPOSED STREET TREES AS PER CITY OF SYDNEY STREET TREE MASTERPLAN

EXISTING TREE REMOVED

FLAGSTONE MARGIN TO EDGE OF PAVEMENT

ASPHALT INFILL

PRAM RAMP
VEHICLE CROSSOVER

N

ENVIRONMENTAL ASSESSMENT REPORT - JUNE 2008

Architect:

KannFinch Group

Architecture
Facility Planning
Interior Design
Urban Planning

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59 Carrington Street, Sydney NSW Australia   Tel 02 9299 4111 Fax 02 9299 1461

Landscape Architect:

taylor
brammer

Client:

EnergyAustralia®

Project:

BELMORE PARK ZONE SUBSTATION
430-450 Pitt Street, Sydney NSW
Office Component

Drawing:

Public Domain Landscape
Context Plan
Scale 1:250

Project Number: 5749-08-065a

Drawing Number: EA-L 02

Issue & Date:
A   5 July 08
B-DEC 08

Taylor Brammer Landscape Architects Pty Ltd

Appendix G

Security management plan

Project
Energy Australia Belmore Park Zone

1- Sub-station component

General Design Requirements

The perimeter of the substation is to be secured against intruders and possible casual entry by members of the public at any time of the day or night. This barrier will be achieved via solid building walls and a number of secure doors and gates Personnel and Vehicular entry gates within the security building shall be fitted with access control points (via electronic swipe cards) and locks.
All doors, windows, ventilation grilles and other building openings exposed to a public street will be adequately secured and alarmed against forced entry.

All entry/exit doors into the building are to swing outwards, unless opening onto a public footpath where it results in an unacceptable hazard to passing pedestrians.
If a wall of a building faces a public space, there should be no external recesses in the facade capable of offering a concealed place for vagrants. Doors shall meet the National Guidelines for prevention of unauthorized access to electricity infrastructure.

Energy Australia will arrange for the design and installation of security systems in its substations. Certain doors are to be connected either by reed switches or electric strikes to a monitored security system, which can be disabled by an access card system. Movement detectors are to be installed in certain areas. The security system will be scheduled by the appointed Energy Australia Security Contractor.

Access to Pump & Valve Room for non-Substation Trained Personnel

A fire pump & valve room is required, it shall have a separate and secure access. Access to this room is designed to allow Fire Brigade to enter this room without having to access the other areas of the substation.

Monitoring and Alarms

VESDA (very early smoke detection alarms) will be installed throughout the building and connected to the Energy Australia SCADA system and to the local fire authority fire detection system.
Intruder alarms and motion detectors will be specified by Energy Australia where required.

External Lighting

External lighting will conform to Energy Australia NEG-SM04.21 "*Light and Power*" and provisions of AS 4282 / AS 1158.
For types and layout of fittings, refer to landscape architect's drawings.

Security Cameras

An appropriate number of security cameras will be installed on the building to cover the laneway and street frontages to provide monitoring day and night as per Council's security plan for the CBD.
Development Consent Conditions

Comply with Development Consent for any special conditions.

2- Commercial component

Entry Points

CCTV system is to provide camera coverage of all building entry points including car park, loading dock and fire stairs. Lighting must meet the minimum level required for effective CCTV operation. Perimeter entry and egress points are designed to eliminate the possibility of manipulating the request to exit devices, locking mechanism and internal door furniture. All doors must be electronically locked and alarmed.

Access to the lifts servicing the client floors is to be provided through electronically controlled channels or optical turnstiles. Located adjacent to the channels is to be located a concierge desk that will have space for at least two persons and associated computing / security equipment.

Loading Dock and Car Park

An access control point is to control access to the car park. This must be in the form of an access control reader for entry and another for exit together with a boom-gate. The access control entry to the car park is to be operable whilst the occupant remains in the vehicle.

Security Control Room

A security control room shall be provided by the building owner and located in a location agreed by the tenant. As a minimum, a 24-hour guard presence is to be maintained, consisting of one control room operator and one roving guard.

Access Control System

An access control system shall provide principle control over the building perimeter, common spaces, car park and lifts. The access control system shall be connected to as a minimum a generator backed source of power a security specific UPS capable of supporting the entire base building system for a minimum period of 1 hour, and also supported by diesel generator power.

The system must be monitored at all times. All points must be able to be monitored and must include all major plant and other services to ensure security of services.

Access Card

Base building management shall provide a dedicated security terminal for the tenant to facilitate card programming for access through the building perimeter, common areas, car park, fire stairs and authorized lift levels and all tenant points.

Security Code Compliance

Comply with all relevant codes, standards and regulations.

SECURITY				
Security	S01	Building Entry Point CCTV	CCTV system is to provide colour camera coverage of all building entry and egress points including carpark, loading dock and fire stairs.
Security	S02	Building Lighting For Entry Point CCTV	Lighting must meet the minimum level required for effective CCTV operation. Points monitored by CCTV must be illuminated by "white" light such as that emitted by a metal halide or equivalent lamp. Additionally to that required by other services, transition lighting must be provided at the entry and egress points to both the carpark and loading dock.
Security	S03	Building Exterior - Crime Prevention Through Environmental Design	Line of sight between entry and egress point and public space, such as footpaths and roads, not impeded by fixtures or gardens that provide concealment for a human sized object or prevent vehicle traffic from viewing oncoming pedestrian and vehicular traffic
Security	S04	Building Perimeter - Entry and egress points	Perimeter entry and egress points must be designed to eliminate the possibility of manipulating the request to exit devices, locking mechanisms and internal door furniture. All doors must be electronically locked and alarmed.
Security	S05	Building Interior - Entry Control	Access to the lifts servicing the clients floors is to be provided through electronically controlled channels or optical turnstiles. Located adjacent to the channels is to be located a Concierge Desk that will have space for at least two persons and associated computing/security equipment. The desk is to be located in such a way as to facilitate a response to a channel alarm by providing unimpeded thoroughfare to the rear of the turnstiles.
Security	S06	Building Interior - Fire Doors	Fire doors to allow egress to fire stairs via push bar. Fire doors to be monitored by building security system. Intercoms to be provide on every 4th floor for emergency use.
Security	S07	Building Interior - Loading Dock & Carpark	If access to both the loading dock and carpark are provided through a single point then an additional access control point is to control access to the carpark. This must be in the form of an access control reader for entry and another for exit together with a boomgate. The access control entry to the carpark is to be operable whilst the occupant remains in the vehicle.
Security	S08	Security Services - Security Control Room	The Security Control Room shall be provided by the building owner and located in a location agreed by the tenant.
Security	S09	Security Services - Security Personnel	As a minimum a 24 hour guard presence is to be maintained, consisting of one control room operator and one roving guard.
Security	S10	Access Control System - System Requirements	An access control system must be provided for the base building & the tenant at the following points: main entrance, after hours entrances, carpark entrance and exit, all lifts, major plant rooms and BD rooms, all tenancy entry & exit points including fire stairs, and a minimum of 5 additional tenancy points per 800m2. The system must support proximity card technology. The Access Control System shall archive all events and alarms for a period no less than 8 weeks.
Security	S11	Access Control System - Perimeter Security	The Access Control System shall provide principle control over the building perimeter, common spaces, carpark and lifts.

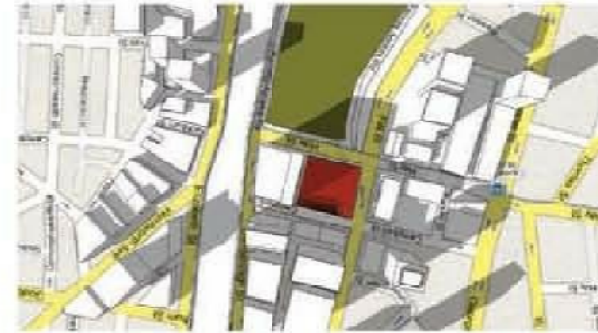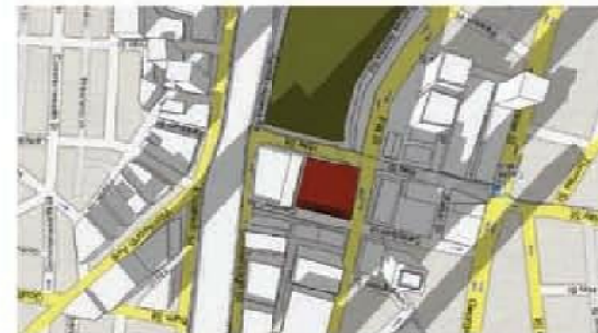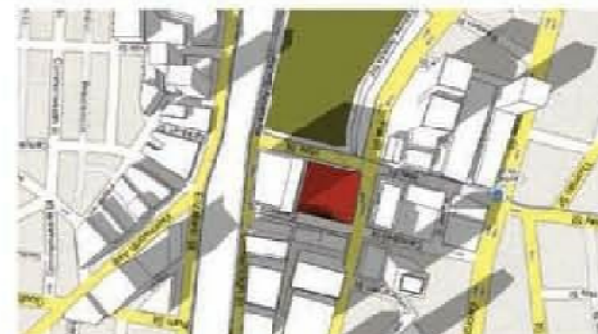| Security	S12	Access Control System - UPS	The Access Control System must be connected to as a minimum a generator backed source of power and a security specific UPS capable of supporting the entire base building system for a minimum period of 1 hour, and also supported by diesel generator power.
Security	S13	Access Control System - Monitoring	The Access Control System must be monitored at all times. All points must be able to be monitored and must include all major plant and other services to ensure security of services.
Security	S14	Access Control System - Multiple site capability	Access Control System must be able to support multiple site codes.
Security	S15	Access Control System - Anti-passback	Access control system must support anti-passback function.
Security	S16	Access control system - Partitioning	Access control system must be able to support the client's requirements within the building and support hardware and software partitioning. The partitioning must ensure that only designated alarms / events can be passed between the tenant and BMCS system.
Security	S17	Access Control System - ID Card Function	Access Control System must provide integrated ID card software that enables the client to produce ID cards within their tenancy area.
Security	S18	Access Control System - Access Card Issue	Base Building Management shall provide a dedicated security terminal for the tenant to facilitate card programming for access through the building perimeter, common areas, carpark, fire stairs and authorised lift levels and all tenant points.
Security	S19	CCTV System - Internal	Internal CCTV cameras must provide coverage of lift lobbies, concierge desk, channels, loading dock and all areas of the carpark.
Security	S20	CCTV System - System Requirements	CCTV system is to use digital recording and conform to the specifications of the Dalmeier or similar system. The system is to be monitored in the Security Control Room.
Security	S21	CCTV System - Remote Monitoring	CCTV system must support remote monitoring over a LAN and WAN.
Security	S22	CCTV System - Expandability	CCTV system must be able to support at least 100 cameras in addition to those required by the base building requirements.
Security	S23	Cabling - Riser Monitoring	All communications and electrical risers and rooms on each level shall be monitored with encapsulated magnetic reed switches to specifically identify the level and door status.
Security	S24	Cabling - Public Space	Network cabling must not pass unprotected through public space.
Security Code Compliance	S25	Code Compliance	Comply with all relevant codes, standards and regulations.

Appendix H

Shadow analysis

9 PM   12 NOON   3 PM

22 MARCH

22 JUNE

22 SEPTEMBER

22 DECEMBER