

TECHNICAL SPECIFICATIONS  
ANZ TOWER

**LIBERTY PLACE**  
161 CASTLEREAGH ST. THRU 242 PITT ST.

## GENERAL

Development Name	Liberty Place – ANZ Tower	
Address	242 Pitt Street Through to 161 Castlereagh Street	
Location	Sydney's Mid Core of CBD	
Total Net Lettable Area (Office)	55,750sqm	
Number of Floors	Office	37
	Apartment/Plant	3
	Plant	4
	Retail/Lobby	2
	Basement	4
	Total	50
PCA Grading	Premium Grade	
Month/Year Completed	March 2013	
Green Star Rating	6-Star Green Star Office Design	
NABERS Energy Rating	Targeting 5 star (currently in first ratings period)	
NABERS Water Rating	Targeting 4 star (currently in first ratings period)	

## ARCHITECTURAL CRITERIA & OWNERSHIP

Joint Owner	The GPT Group	
Joint Owner	ISPT	
Joint Owner	LaSalle Investment Management	
Developer	Grocon	
Development Partner	LaSalle Investment Management	
Architect	Francis-Jones Morehen Thorp (FJMT)	
Office Floor Heights (m)	3.6m (floor to floor)	
	2.7m (floor to ceiling)	
Typical Floor Areas (sqm)	1530sqm (NLA)	
Office Floor Efficiency (NOA/NIA)	1/10	

## OFFICE FLOOR FACILITIES

Toilet Facilities (Per Floor)	Male	4 WC's and 3 urinals
	Female	5 WC's
	DDA	DDA compliant WC
Other Facilities	Bike Storage	230 bike racks
	End of Trip Facilities	13 male and 13 female showers
		1 DDA shower and toilet

## BUILDING MANAGEMENT SYSTEM

Building Management System	Johnsons Control Metasys System
Property Management Company	Jones Lang LaSalle
General Manager	Tony Richards
On-Site Personnel	Concierge, Security (24/7), Building Management and Operations staff.

## FIRE SYSTEMS

Standard Provisions	Full floor sprinkler system fitted; Smoke detection; EWIS system; 2 x WIP phones to each floor; 2 x fire hose and hydrant systems to each floor; 2 x Dry powder Fire extinguishers to each floor.
Additional Provisions	Zoned pressurisation system for improved smoke control. Fire escape stairs fitted with fire rated doors, pressurised stairwells for smoke control; Emergency and Exit Lighting – rated no less than 90 mins.

## ELECTRICAL SYSTEMS

Building Power Supply	415V - 240V	
General Tenant Power Supply	60VA per sqm	
Metering	Individual tenant	
Stand-By Power	Generators Base building essential services, 100% ventilation and 50% cooling capacity, 50% of all lifts, and allocation to tenant floors.	
Power Factor Correction	Yes	
General Tenant Lighting	Type Illumination	T5 – 35 watt single tube fluorescent 320 Lux (open plan)

## SECURITY SYSTEMS

Access Control System	Gallagher Proximity Access System
Monitoring On-Site	60VA p On-site security Manned 24 hours / 7 days with roving patrol
Additional Features	Concierge desk manned by Hotel-Style concierge staff during Business Hours. Desk manned throughout opening hours of the Building 6am to 10pm daily. 70 CCTV cameras.

## COMMUNICATION SYSTEMS

Data / Communication Risers (Per Floor)	1 Electrical 1 Data 1 Communications	
Fibre Optic Cabling	Available upon request	
Mobile and Pager Coverage For Lifts	Mobile and Pager Coverage For Lifts	
TV	Yes: Free to Air and Foxtel	
Telecommunications	MDF Room	Location Level 2
	Mobile Coverage	Fibre Optic installed for use Digital Antennae throughout
Service Providers Connected	Optus and Telstra	

## LIFTS

Control	Schindler Elevators	
Number Of Lifts	24	
Lift Zoning	Sky Rise	4 Passenger
	High Rise	4 Passenger
	Mid Rise	7 Passenger
	Low Rise	4 Passenger
	Goods Lift	1 Goods
	Residential / Anz Goods	1 Double Decker Lift
	Car Park	2 Passenger
	Bike/Retail Goods	1 Goods
Speed (m/sec)	Sky Rise	9.0m/sec
	High Rise	7.0m/sec
	Mid Rise	6.0m/sec
	Low Rise	4.0m/sec
	Goods Lift	3.5m/sec
	Residential / Anz Goods	3.5m/sec
	Car Park	1.6m/sec
	Bike/Retail Goods	1.0m/sec
Load (kg)	Sky Rise	2,000kg
	High Rise	1,800kg
	Mid Rise	1,800kg
	Low Rise	2,000kg
	Goods Lift	2,500kg
	Residential / Anz Goods	1,275kg
	Car Park	1450kg/1350kg
	Bike/Retail Goods	3000kg

## MECHANICAL

Air Conditioning Type	Central plant with combination of Variable Air Volume through the centre zone and Active Chilled Beams supplying the perimeter zones.
Thermal Zoning	Each floor is broken up into multiple individually controlled zones
Cooling Chillers	3 main centrifugal chillers, with 2 absorption chillers assisting
Heating	3 Gas fired boilers

The cooling and heating load design conditions for the Development are as follows:

	Summer	Winter
<b>Outside Ambient</b>	32°C DB 23°C WB Full Solar Load	7°C DB No Solar Load
<b>Internal</b>	22.5°C +/- 2.5°C	21.0°C DB
<b>Lobby</b>	22.5°C +/- 2.5°C	21.0°C DB
<b>Office Areas</b>	22.5°C +/- 1.5°C	21.0°C DB
<b>Retail Areas</b>	22.5°C +/- 1.5°C	21.0°C DB

  

Population / Occupation Allowance	1 person per 10sqm (office areas)
Fresh Air Allowance	11.25 l/s per person

Design Conditions for Tenant Supplementary Systems:

System	Ventilation Parameters
Commercial Levels Supplementary Tenant Exhaust	0.2 L/s/m <sup>2</sup> with floor takeoffs sized for 0.5 L/s/m <sup>2</sup> per floor.
Commercial Levels Supplementary Tenant General Exhaust	0.2 L/s/m <sup>2</sup> with floor takeoffs sized for 0.5 L/s/m <sup>2</sup> per floor.
Commercial Levels Supplementary Tenant Outside Air	0.3 L/s/m <sup>2</sup> Pre-conditioned to 20°C with floor takeoffs sized for 0.5 L/s/m <sup>2</sup> per floor.
Supplementary Commercial Office Tenant Condenser Water	32 W/m <sup>2</sup> total heat rejection (25 W/m <sup>2</sup> cooling). Floor valve connection is be size for 80 W/m <sup>2</sup> on ANZ levels and 62.5 W/m <sup>2</sup> on all other levels.

  

Hours Of Operation	7:00am to 7:00pm Monday – Friday
After Hours Air-Conditioning Charge(s)	As per lease agreement
Availability	24 hours / 7 days
Activation	Web based activation
Chilled Water Availability	No
Condenser Water Availability	Yes: closed loop systems

## BUILDING ACCESSIBILITY

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On-Site Parking	By licence agreement only (no public)	
Courier Spaces and Loading Dock	Yes	
Public Transport Access	Bus	Yes
	Rail	Yes
Other Facilities	Food retail shops, Scotch and Soda, Officeworks, ANZ Branch, ANZ Wealth Management, ANZ ATM (x3)	
Food and Beverage	OneSixOne Rotisserie, Pablo and Rusty's cafe, The Local Bar, Lang Suan Thai Street Food, Stock Market Kitchen, Sedap Malaysian, Yamato Izakaya Japanese Restaurant.	

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