



04 Nov 2018
Sunday Telegraph, Sydney

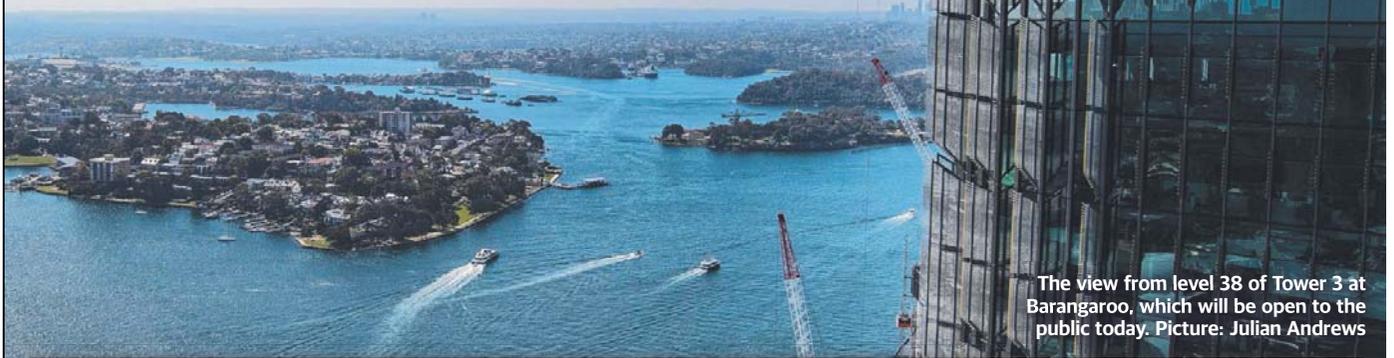
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Barangaroo's basement brain bunker



The view from level 38 of Tower 3 at Barangaroo, which will be open to the public today. Picture: Julian Andrews

MIRANDA WOOD
SENIOR WRITER

BENEATH Sydney lies an underground city operating 24/7.

Stretching deep under Barangaroo, an elaborate labyrinth of rooms and corridors are powering and protecting three skyscrapers and six buildings. While more than 21,000 people work in the International Towers above, the basement bustles with activity as security guards monitor 500-plus cameras and engineers maintain temperatures between 21C and 24C across 140 floors.

Standing underneath Tower Two, Lendlease's Barangaroo general manager of operations James Peterson said more than 200 people call the basement "home".

"It's a very active underground city," Mr Peterson said. "This is enormous — the basement is 77,000 square metres which is as big as this

building is vertically."

With more than 400 rooms across two-levels, the daily operations driving Sydney's newest hub are hidden from view, from the 1100

bike racks to the harbour water keeping the precinct cool. "Everyone really enjoys the ground plane of Barangaroo and it's not just by accident," Mr Peterson said. "It's because all this stuff has been taken away from getting in the way."

In the security control room, a state-of-the-art system alerts guards each time a fire and safety door opens. Further down in the operations room, engineers monitor the one million live data points coming in every five seconds including the massive airconditioning system.

Mr Peterson said "in a typical

building they would be going from floor to floor". A centralised mail room allows couriers to drop off and go rather than use the 135 lifts to deliver parcels, while more than 800 deliveries are made each day at the loading dock.

Cleaners and contractors can only access keys from cabinets that require their thumbprint to open. "It gives them the keys they're only allowed for that day for their shift," Mr Peterson said.

On level two, the District Cooling Plant chills water

pumped from the harbour to air-condition buildings. At full capacity, the sea water system can pump two and a half Olympic swimming pools



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every hour.

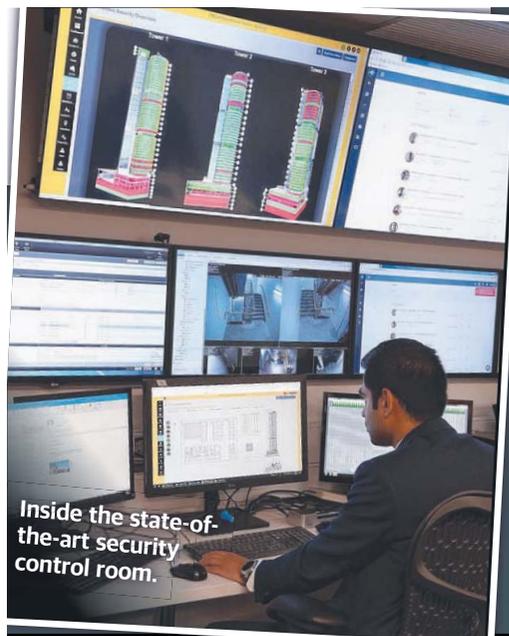
“We have eight different filters so we catch everything from jellyfish to plastic bags,” Mr Peterson said. “We are using harbour water so we don’t have cooling towers on the top of the office buildings — they are all reserved for solar.”

The basement also has its own recycled water plant and waste and recycling room. Mr Peterson said the basement had become a “benchmark” for property developers.

TODAY SYDNEYSIDERS WILL GET THE CHANCE TO VIEW BARANGAROO FROM ABOVE VIA THE SYDNEY OPEN EVENT. FOR MORE INFORMATION VISIT SYDNEY-LIVINGMUSEUMS.COM.AU.



Some of the 1100 bike racks under Barangaroo. Pictures: Sam Ruttyn



Inside the state-of-the-art security control room.



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The cooling plant which uses harbour water.



General manager of operations James Peterson.