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Global Switch Sydney 2 Data Centre

273 Pyrmont Road, Ultimo

Preliminary Assessment Report

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
19 December 2008
job no. 4019-00

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issue register

Date of Issue	Reason for Issue	Prepared by	Checked by	Signed
10/12/08	Draft 1 to Architects	M.Ryan	R Valla	
11/12/08	Draft 2 to Architects	M.Ryan	R Valla	
12/12/08	Draft Issue to Client/Project team	M Ryan	R Valla	
17/12/08	Final draft Issue to Global Switch	M Ryan	R Valla	
19/12/08	Final Issue to DoP	M Ryan	R Valla	



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1 Overview

1.1 Introduction

DEM (Aust) Pty Ltd have been appointed as architects and urban planners for the design of a new Data Centre to be located at 273 Pyrmont Road, Ultimo. This Preliminary Assessment Report (PAR) has been prepared on behalf of Global Switch Property (Australia) in support of an application under Section 75E of the Environmental Planning and Assessment Act 1979.

As a result of Global Switch's highly successful integration into the Australian market and the growing demand for world class data centre facilities, Global Switch has decided to rapidly expand its operations within Australia. Locations within both Sydney and Melbourne have been targeted for future development. The take up of regional facilities will be dependent on the timeframe for procurement of new facilities within each region but at this stage Sydney has been selected by Global Switch as its priority.

Global Switch has provided a world leading service in secure co-location data storage and IT infrastructure management for NSW and the City of Sydney over the past eight (8) years servicing the specialist needs of leading national and international major corporate institutions.

As a result of Sydney's increasing strategic importance in the Asia Pacific Region there is a growing need to increase the provision of secure data storage capacity and IT infrastructure management facilities within the City of Sydney.

To meet this growing need, Global Switch is now proposing to extend its current Ultimo facility (*commonly referred to as Global Switch Sydney 1*) to create a highly sophisticated co-location Data Storage facility. As part of this project Global Switch has decided to create a world's first data centre facility incorporating a range of world leading environmentally sustainable design initiatives.

The proposed development will involve constructing a state of the art purpose built data centre within a 6 storey specialist Data Centre building above 3 basement levels, comprising approximately 21,000 m² Gross Floor Area (GFA) and 14,500 m² plant area. The facility will be designed to maximise the efficiency across the two sites in terms of power and energy consumption.

1.2 Background & Consultation

In 2006, Global Switch had originally proposed to construct a new 9 storey commercial office building on the site with a total floor area of approximately 22,875 m² with a typical floor area of approximately 2,700 m² GFA. The new building was to be linked to the existing Global Switch facility via enclosed glass bridges at the upper levels. The design included two basement levels of parking accommodating 180 vehicles with vehicular access directly off Pyrmont Street.

On 13 June 2006, a request was made under Part 3A of the Environmental Planning & Assessment Act seeking the Director General's Environmental Assessment Requirements (DGRs) for this scheme.

On 21 August 2006, the Sydney Harbour Foreshore Authority (SHFA), under delegated authority issued DGR's for the 9 storey commercial building that were valid for two (2) years from the date of issue, expiring on 21 August 2008.

On 17 June 2008 Global Switch representatives and their design team met with SHFA to discuss alternative options for redeveloping the site and obtain a 12 month extension to the previously issued DGR's. The extension would allow time to undertake a feasibility analysis of the comparative benefits of developing the site as a commercial facility or a high security data facility, similar to the existing Global Switch building.



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On 6 August 2008, SHFA issued a 12-month extension to the DGRs expiring on the 21 August 2009. They also advised that should Global Switch propose a change of use to a data storage facility and amendments to the design, it would be necessary to *"request a new Clause 6 Opinion from the Minister for Planning and lodge a new Major Project Application to seek DGRs for the proposal as amended"*. Refer Appendix B.

Subsequently, on 23 October 2008 a letter was sent to the Minister requesting confirmation that the proposal for a new data centre would be considered a Part 3A project.

On 12 November 2008, the Director General of the Department of Planning as delegate of the Minister for Planning formed the opinion that the Data Centre proposal was a Part 3A project. Refer Appendix C.

1.3 Capital Investment Value

Clause 3 (2) of State Environmental Planning Policy (Major Projects) 2005 defines Capital Investment Value as including *"all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST)"*.

The proposed development has a capital investment value of approximately \$150 million.

1.4 Project Team

The project team will comprise of the following:

- Client Representative/Project Manager – Global Switch (Aust) Pty Ltd
- Architects/ Urban Planners – DEM (Aust) Pty Ltd
- Town Planning – DEM Planning
- Structural Engineer – Connell Wagner
- Cost Planner – Davis Langdon Australia
- Interior Designer – DEM Interiors
- Electrical / Mechanical / Lifts Engineer – Connell Wagner
- Hydraulic/Fire Services Engineer - Connell Wagner
- Landscape Architect – DEM Landscape
- Acoustic Engineer - Connell Wagner
- Traffic & Parking – Connell Wagner
- Geotechnical/Site Redemption Engineer – TBC
- Heritage & Archaeological - TBC



Aerial View of Site





2 Site Description & Surrounding Land Uses

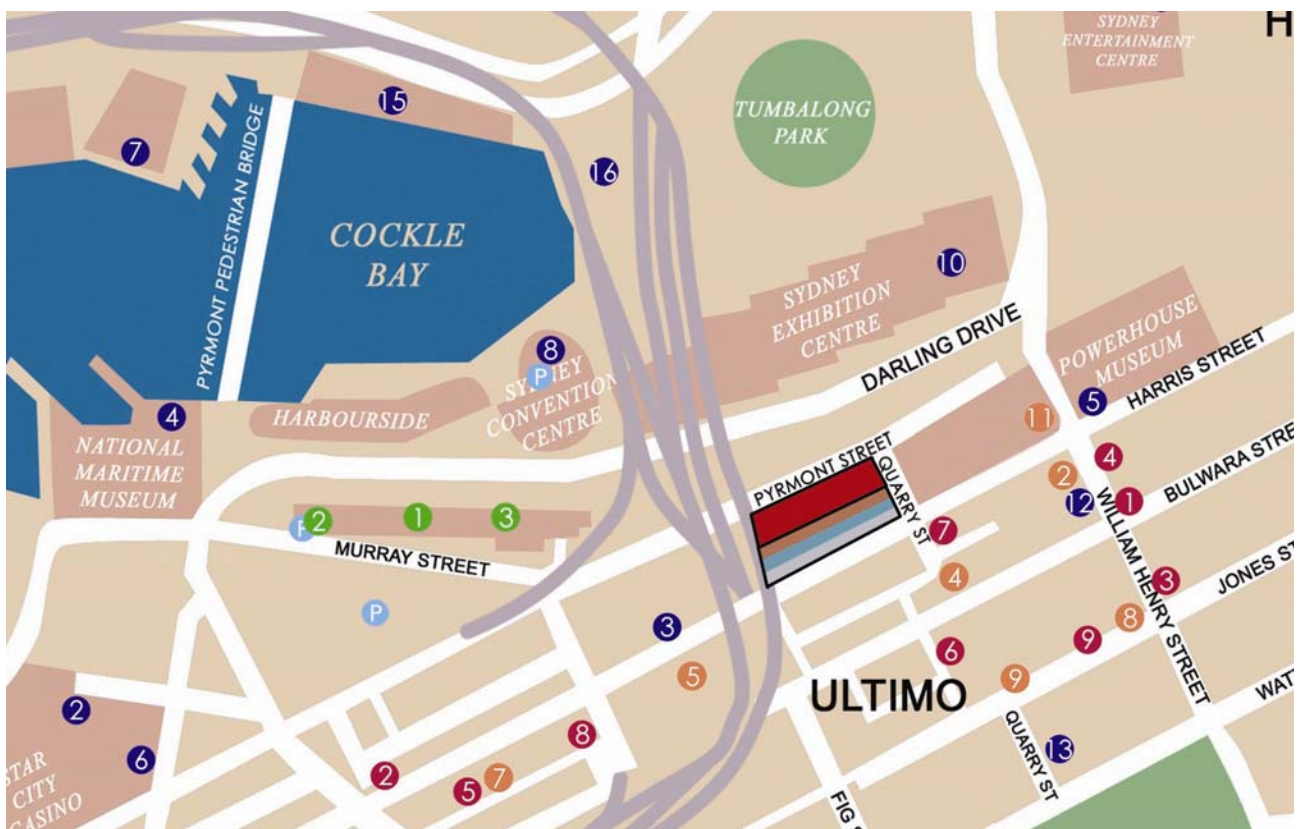
The vacant site is located in a mixed residential /commercial area of Ultimo within close proximity to Darling Harbour and the Sydney Convention Centre located to the east of the site. Previous uses of the site include a temporary car park and a construction area for the cross-city tunnel project. Refer **Figure 1**.

The site comprises three (3) allotments legally identified as Lot 12 in DP 632526, Lot 3 in DP 632525 and Lot 10 in DP 840467. The total site area is 5065.9 m². (Refer Survey Plan included in Appendix A).

The site is strategically positioned midway between the Goldsbrough Mort building which adjoins the northern edge of the Western Distributor and the ‘Bullecourt’ residential precinct south of Quarry Street. This recently completed complex comprises some 220 apartments and a mix of small-scale retail and commercial tenancies.

The renovated former GPO building (referred to in this report as the Existing Global Switch Sydney 1 facility) adjoins the site to the west. The light rail line and the monorail are directly opposite the site on the eastern side of Pyrmont Street.

Figure 1 – Location Plan





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Photo 1 – Subject site looking south from Western Distributor



Photo 2 – Subject site looking north from Quarry Street – Note Goldsbrough Building in background



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Photo 3 – Looking north-west towards site from corner of Pymont and Quarry Streets



Photo 4 – Looking south along Pymont Street – subject site right of picture



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Photo 5 – 'Bullecourt' Residential / Retail complex immediately south of the site, taken from the corner of Pyrmont and Quarry Streets



Photo 6 – Looking south-east over site towards Darling Harbour and the City skyline



3 Project Description

3.1 Overview

In response to Global Switch's growing needs to provide additional secure data storage it is now proposed to extend their existing Global Switch Sydney 1 facility located at 400 Harris Street, Ultimo onto the vacant site to the east which they also own. Both sites are under the one Global Switch ownership.

The data centre extension (referred to in this report as the New Global Switch Sydney 2 extensions) will comprise a purpose built 6 storey data centre building above 3 basement levels, comprising a total Gross Floor Area (GFA) as defined in the site specific Master Plan of approximately 21,000 m² and 14,500 m² back up plant area. A total of 12 car spaces will be provided at grade on the northern boundary of the site. All vehicular access will be directly off Pymont Street (Refer Appendix D for concept plan layouts).

A direct result of accommodating technical equipment for specialist data storage is the need to also provide large areas of plant and machinery. Consequently, approximately 14,500² of floor area will be dedicated within the new Global Switch Sydney 2 facility to accommodate back-up machinery and plant. This area is excluded from the definition of Gross Floor Area (GFA) as defined in the site specific Master Plan. It should be noted that a large portion of the GFA of the building will be designated as technical data equipment storage area, which will be supported by a very small area of office and administration facilities.

Once fully operational the new Global Switch Sydney 2 facility will employ approximately 3–4 permanent Global Switch staff, 6-8 permanent Contractor's staff, and 65-75 part-time Contractor's staff. The building will be fully operational 24 hours a day, 7 days a week.

The upgraded and expanded facilities are anticipated to attract a substantial increase in business investment into NSW and for Sydney and generate significant employment opportunities.

In line with the rapid global trend towards climate change awareness and action, Global Switch is committed to creating a world's 1st ultra energy efficient data centre facility which substantially minimises power consumption and reliance on grid generated power supply. The resulting building will significantly reduce greenhouse emissions and will have an extremely low and carbon footprint compared to similar facilities around the world.

This innovative project will use a leading edge trigeneration system to generate power on site via a natural gas fired energy plant. Waste heat from this plant will also be used to power absorption chillers, producing chilled water to provide cooling capacity to the existing Global Switch Sydney 1 site further reducing energy requirements.

This new technology will permit the new Global Switch Sydney 2 extensions to be separate from the Energy Australia (EA) power grid and assist in providing;

- Significant reduction in greenhouse gas emissions to assist in achieving the Government's need to reduce emissions.
- Elimination of power transmission losses.
- Utilisation of waste heat to generate chilled water via absorption chillers reducing overall electricity consumption by 15%-20% when compared to a conventional data centre design.
- Zero impact on the already stretched EA power grid and a significant reduction in peak local power demand requirements.



3.2 Built Form

The following sub categories provide an overview of the main built form characteristics of the proposal and where relevant, reference is made to specific requirements outlined in the Master Plan.

3.2.1 Floor Space

The Master Plan defines **gross floor area** as 'the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding:

- Columns, fin walls, sun control devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external walls;
- Lift towers, cooling towers, machinery and plant rooms, and air conditioning and ventilation ducts; and
- Ancillary car parking and any associated internal designated vehicular and pedestrian access thereto; and
- Space for the loading and unloading of goods; and
- Internal public areas such as arcades, atria and thoroughfares, and terraces and balconies with outer walls less than 1,400 millimetres high'.

Section 2.1 of the Master Plan also identifies a maximum gross floor area for business uses of 79,300 m² as outlined in the following table.

Site	Land Parcels	Max Business Floor Space
Global Switch (former GPO)	Existing Global Switch Sydney 1 facility (former renovated GPO Building)	35,800 m ²
	1 (northern parcel)	6,000 m ²
	2 (southern parcel)	5,500 m ²
AML&F	1* (west)	11,000 m ²
	2 (east)	12,000 m ²
	Aquatic & Sports Centre	9,000 m ²

* Includes Bristol Arms Hotel

The gross floor area (as defined in the site specific Master Plan) of the existing Global Switch 1 facility (the renovated former GPO building) is 28,768 m². This includes 793 m² of additional floor area, which is the subject of a development application currently under consideration by SHFA.

The current DGRs 9 storey commercial building proposed a gross floor area (as defined in the site specific Master Plan) of 22,875 m² which is exclusive of plant, carparking and ancillary storage areas.

The proposed new Global Switch Sydney 2 extensions proposes a total gross floor area (as defined in the site specific Master Plan) of approximately 21,000 m².



In addition to the above GFA, the proposed new Global Switch Sydney 2 extensions would also contain 14,500 m² of dedicated back-up plant and machinery.

Whilst the Master Plan identified a maximum business floor space total of 79,300 m² for the Global Switch (former GPO site) and the AML&F site, 32,000 m² of this was proportioned to the AML&F site. However, it is our understanding that the recently completed Bullecourt development is predominantly residential and has not utilised the majority of the allowable maximum business floor space. Therefore it is submitted that the additional business floor space attributable to the proposed Data Centre extension is within the maximum identified in the Master Plan.

3.2.2 Height and Visual Impact

Height is defined under the Master Plan as *‘the vertical distance measured in metres between ground level which existed at the date of adoption of the Master Plan at any point on which the building is sited, and the ceiling of the topmost habitable floor of the building above that point’*.

The Master Plan stipulates the maximum heights across the site of between R.L 124.5 at the northern end of the site and 131.56 at the southern end along Quarry Street.

The adjoining existing Global Switch Sydney 1 facility (formerly the renovated GPO building) has a maximum height of RL 147.100 as defined under the Master plan. The existing Global Switch Sydney 1 facility has a maximum height of RL 145.460 (as defined under the Master Plan) and overall height to top of plant is RL 157.970.

The current DGR’s 9 storey commercial building proposed an approximate height of RL 142 and approximate overall height to top of plant of RL 151.

The new Global Switch Sydney 2 extensions proposes a maximum height (as defined in the Master Plan) of RL 129.425 and approximate overall height to top of plant of RL 147.

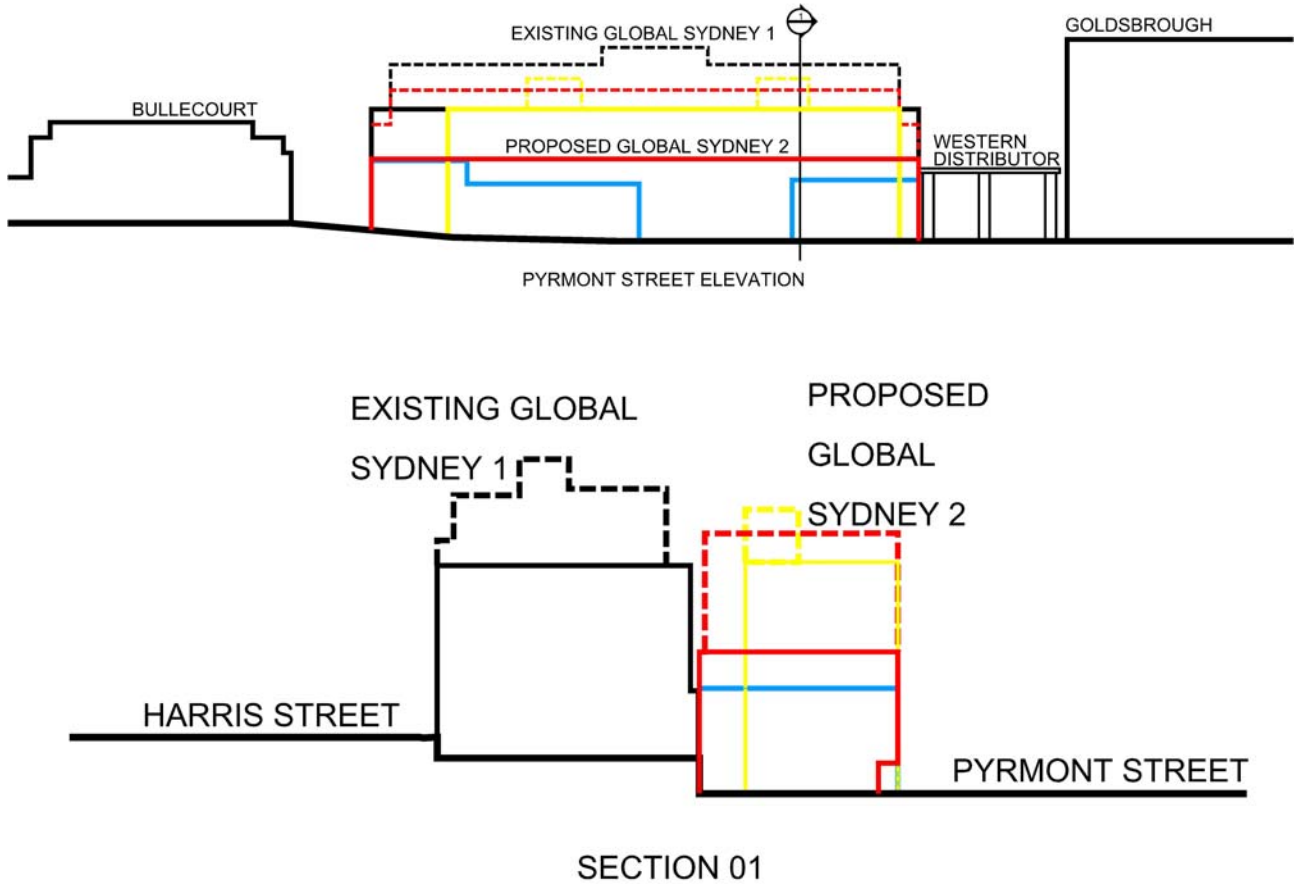
Figure 1










As demonstrated in **Figure 1** the proposed New Global Switch Sydney 2 extensions will reinforce the strong built form western edge to the visual catchment of Darling Harbour. This will be achieved through the bulk, scale and form of the building. The existing gradual stepping up in height of buildings between the Powerhouse Museum to the south and the Goldsbrough development to the north will be maintained.



Figure 2



KEY:

-  HEIGHT UNDER CURRENT DGR
-  PROPOSED EXTENT OF PLANT UNDER CURRENT DGR
-  HEIGHT UNDER MASTER PLAN
-  HEIGHT OF EXISTING GLOBAL SYDNEY 1
-  EXISTING GLOBAL SYDNEY 1 EXTENT OF PLANT
-  HEIGHT OF PROPOSED GLOBAL SYDNEY 2 EXTENSION
-  PROPOSED GLOBAL SYDNEY 2 EXTENT OF PLANT

(NOTE: HEIGHT AS DEFINED IN ACCORDANCE WITH MASTER PLAN)

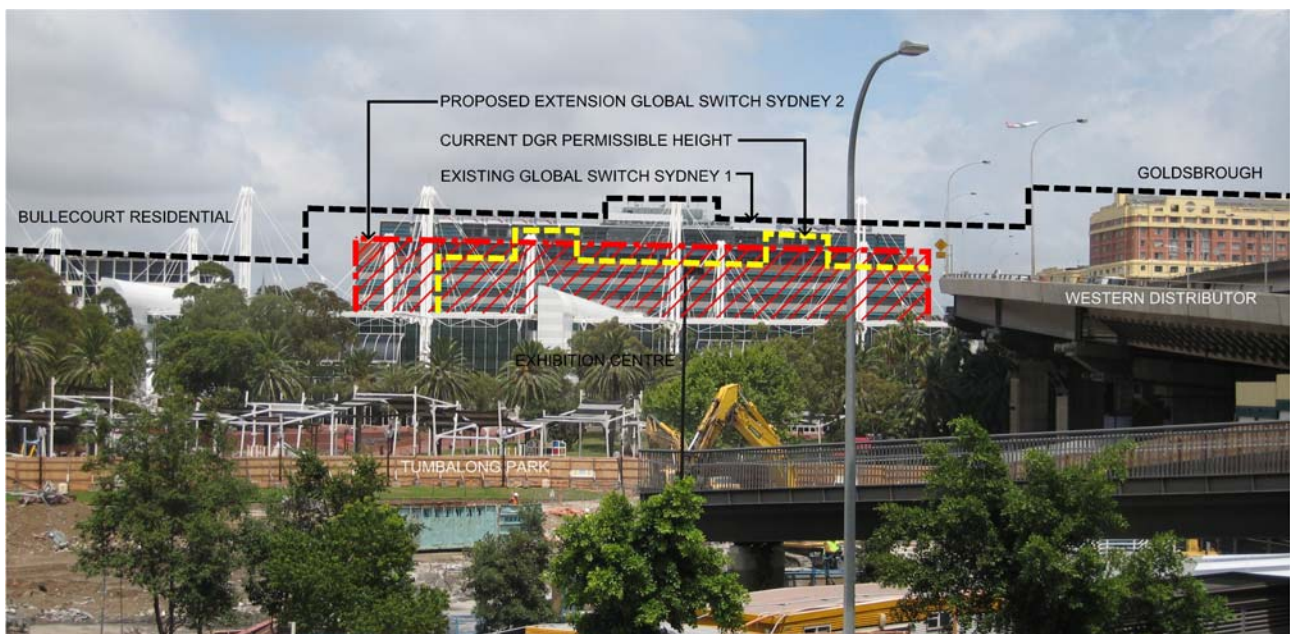


Figure 2 illustrates the relationship between permissible heights of buildings as nominated and defined in accordance with the Master Plan, the current DGR's height allowance for a commercial building, the height of the existing Global Switch Sydney 1 building and the proposed height of the New Global Switch Sydney 2 extensions.

In accordance with the definition of height, the proposed new Global Switch Sydney 2 extensions would be lower than that allowed under the current DGR's. However, it should be noted that the tri-generation ESD initiative for the building will require a larger area of plant which will increase the overall form and bulk of the building as illustrated in the broken red line. It is expected that even with this increase in plant area the overall building bulk and form will be lower than that proposed under the current DGR's for a commercial building.

It should also be noted that the proposed height of the proposed new Global Switch Sydney 2 extensions are expected to be similar to the greatest building height permissible under the Master Plan.

Figure 3



As demonstrated in **Figure 3**, the view is from the eastern side of Tumbalong Park on the corner of Day and Bathurst Streets. The montage illustrates the minimal impact that the proposed new Global Switch Sydney 2 extensions will have on the existing strong built form western edge to Darling Harbour and the gradual stepping up of this skyline.

3.2.3 Setbacks

The Master Plan requires buildings to be built to the street alignment on the corner of Pyrmont and Quarry Streets with the encouragement to provide a setback midway along Pyrmont Street. The new Global Switch Sydney 2 extensions will be built primarily to both street edges with a 3-metre setback at lower levels to Pyrmont Street. This will reinforce the strong line of built form, which characterises the western fringe of the Darling Harbour basin. It also continues and completes the Pyrmont Street edge character as defined by the existing Goldsbrough Mort and 'Bullecourt' buildings.



3.2.4 Connectivity

The Master Plan identified a potential cross-site link through the original GPO building into a proposed public square through the middle of the site accessing out onto Pyrmont Street.

The current DGR’s commercial building proposal sought a variation to this provision by proposing an atrium space that was to extend north - south through the site between the Existing Global Switch Sydney 1 facility (formerly the renovated GPO building) and the new office complex proposed as part of the current DGR’s. The New Global Switch Sydney 2 extensions scheme, which is the subject of this submission, does not propose a cross-site link nor atrium space for reasons outlined below.

A public or semi public atrium as required under the current DGR’s or a cross-site link as required under the Master Plan would not be an appropriate attribute for the proposed development of the Global Switch Sydney 2 extensions due to its usage as a secure data storage facility.

Currently pedestrian circulation is located within the surrounding streetscapes providing legible and safe pedestrian paths between destinations. The proposed Global Switch Sydney 2 extensions will not provide a cross-site link but will reinforce the current pedestrian circulation within the surrounding streetscapes.

Darling Harbour Exhibition Centre, Darling Drive and the light rail corridor present a physical barrier between Harris Street and Darling Harbour and the city. Currently, safe, legible and direct pedestrian linkages are provided via walkways located adjacent to the Western Distributor and William Henry Street. Refer to **Figure 4**.

Figure 4

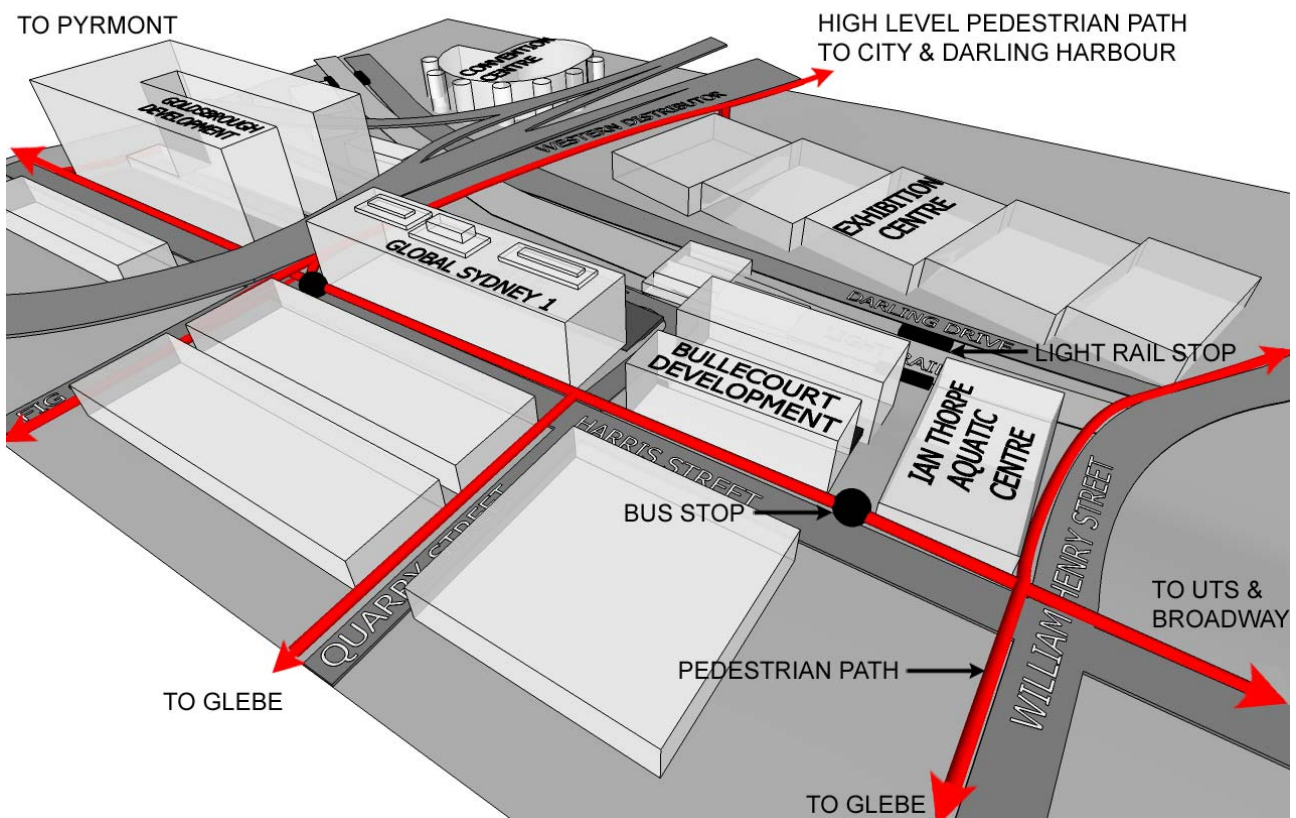
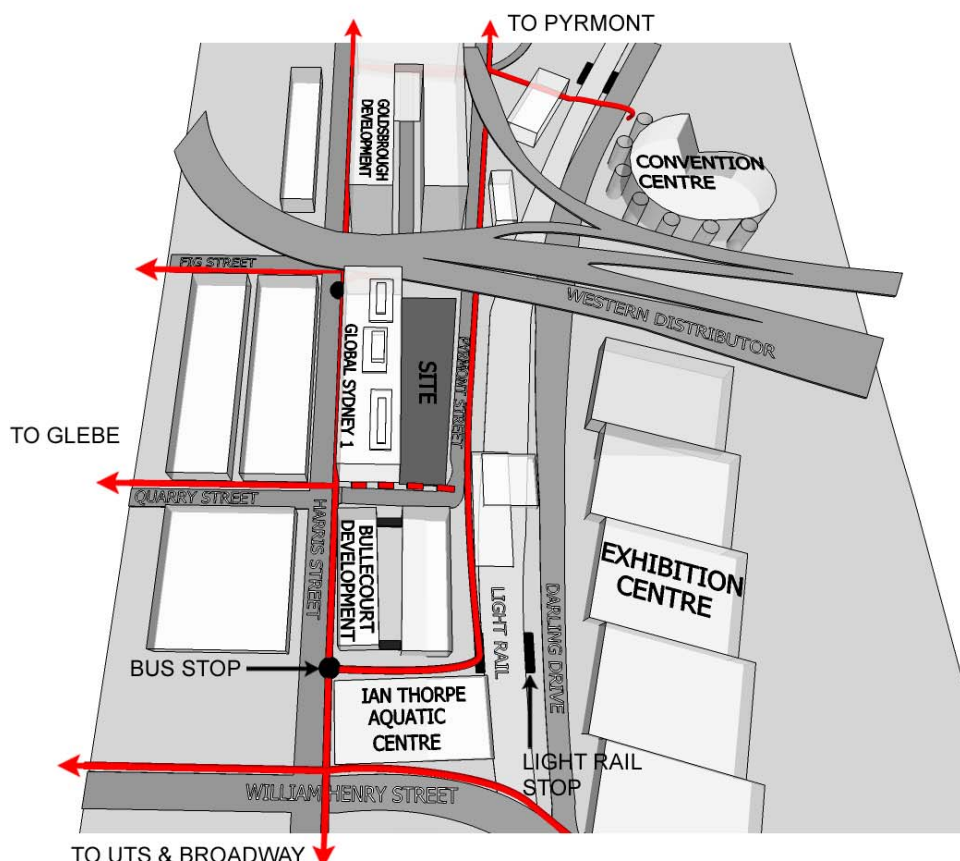




Figure 5



As detailed in **Figure 5** above, destinations such as the light rail station and the Ian Thorpe Aquatic Centre generate the majority of pedestrian movement between Harris Street and Pyrmont streets. The most used pedestrian path is the cross site link located adjacent to the Ian Thorpe Aquatic Centre entrance, linking the light rail station to Harris Street and bus stop. There is little pedestrian circulation along Pyrmont Street and Quarry Street and the recent Bullecourt Development only provides limited private entries off these streets.

Safe and legible pedestrian connections to the Bullecourt and Goldsbrough Developments will be provided via Harris and Pyrmont Streets. The central space between the Bullecourt development is secured private space and Camden Lane with the Goldsbrough development is a one way service lane both providing poor public pedestrian amenity and connectivity.

3.2.5 Traffic and Parking

Section 2.4.2 of the Master Plan states that the provision of car parking should reasonably satisfy the needs of occupants, but also acknowledged the area's high accessibility to public transport and access via connecting walkways and cycleways.



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For business developments the minimum requirement is nil. The Existing Global Switch Sydney 1 facility, which accommodates Global's current data centre, provides a total of 15 spaces while the new Global Switch Sydney 2 extensions propose an additional 12 spaces.

3.2.6 Design Process

The proposed major new extensions to the Existing Global Switch Sydney 1 facility constitutes a major infrastructure building which is of a highly specialised and sophisticated engineering nature. Due to its highly technical and services intensive nature, the proposed new Global Switch Sydney 2 extensions do not lend themselves to a traditional competitive design process. The final building form and design will require close integration with the building's highly technical functions and the complex operational needs to the building's specialised back-up plant and trigeneration systems.

In recognition of the building's importance to the western Darling Harbour fringe and the importance of creating a major new extension which is sympathetic and in-keeping with the successful Global Switch Sydney 1 building, Global Switch have specifically selected the original architectural and engineering authors of the existing Global Switch Sydney 1 building to sensitively design this major extension to the existing facility.

Urban Planners and Architects, DEM together with specialist Engineers, Connell Wagner were engaged by Global Switch in February 2008 to commence a series of in depth and detailed design and engineering studies to firm up the proposed new Global Switch Sydney 2 facility's ambitious ESD engineering measures and challenging technical requirements.

These requirements have been carefully coordinated and integrated into an overall building framework which works with the existing building's technical operations and overall building fabric, the local context and the requirement to create an functional and positive contribution to the locality. The selected design team has now built up an intimate knowledge of Global Switch's operational and commercial parameters, which have also been applied to establish the proposed new building's design framework.

The project also involves a range of world's first ESD initiatives within the building including a major Tri-generation plant facility, heat recovery, green roof systems, stormwater/grey water/black water capture and recycling and general recycling systems all of which have involved extensive research and architectural / engineering analysis. The proposed initiatives will allow the building to significantly reduce reliance on the existing power grid and reduce greenhouse emissions. This will require ongoing in-depth development of identified building and engineering solutions and close integration of engineering solutions with external building elements to deliver a successful Urban Design outcome for the proposed development.

Through their selected professional team, the applicant will undertake a detailed analysis of design options and alternatives, which will be tested and analysed through the consultation process. A design statement prepared by DEM (the original architects for the existing Global Switch Sydney 1 building) will be included as part of the Environmental Assessment Report.

Once the concept design has been further developed through the above process it will be referred to the Department of Planning for independent design review and advice. Any comments from this independent review will be considered and addressed in the final Environmental Assessment Report.

3.2.7 Independent Design Review Process

Through their selected professional team of DEM and Connell Wagner, the applicant (Global Switch) will undertake a detailed analysis of design options and alternatives, which will be tested and analysed through the consultation process.



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Once the concept design has been further developed through the above process it will be referred to the Department of Planning for independent design review and advice. Any comments from this independent review will be considered and addressed in the final Environmental Assessment Report.

3.3 ESD Initiatives

Global Switch is considering a range of sophisticated environmentally sustainable design initiatives within its new Global Switch Sydney 2 extensions. These initiatives will need to be closely integrated into the building layout and external appearance design and will govern overall building height and form.

One of the key initiatives being considered by Global Switch is Trigenation for the site. Trigenation consists of generating electricity on-site and utilising the heat by-product of the electricity generation to power absorption chillers and some heating. For the Global Switch Sydney 2 extensions it is proposed that the primary energy source for the site is natural gas. The natural gas would be supplied via the existing pipework infrastructure surrounding the site. On-site energy storage will consist of tanked diesel with diesel engines providing backup in case of gas network and electricity grid connection failure.

The advantages of trigenation in the Global Switch Sydney 2 extensions are as follows:

- The fuel source is natural gas so the CO₂ emissions are much lower compared with coal typically used in NSW to generate grid electricity. **This would save approximately 40 - 60% of the CO₂ emissions.**
- Excess power generated from the new extension's operations will be delivered to the existing Global Switch Sydney 1 facility, thus providing further reductions to the load on the power grid and subsequently reducing greenhouse gas emissions even further.
- The heat produced by the gas plant is used to drive absorption chillers saving relatively large electricity use associated with electric chillers. For Global Switch this amounts to several Megawatts in savings of grid electricity.
- Tri-generation technology is expected to provide a **45% reduction in Greenhouse gas emissions** when compared to using conventional power from the Energy Australia grid electricity. This would **equate to a saving of 123,000 tonnes of CO₂ per year equivalent to the CO₂ produced by 42,000 cars.**
- As the electricity is generated on-site there are no transmission losses with Zero impact on the already stretched EA power grid and a significant reduction in peak local power demand requirements.
- Low-grade heat will also be available for potential reuse for any neighbouring property heating requirements if practical

All wastewater will be collected on site, treated and reused to reduce water usage. The proposal includes on-site rainwater / plant water harvesting and recycling and on-site sewage/black water storage, treatment and re-use.

The design and installation of this facility will be in accordance with the EPA guidelines and requirements.

In addition to the above world leading ESD initiatives, Global Switch's proposed large consolidated and centralised facility provides economy of scale benefits such as greater operational efficiency and reliability. The alternative of providing multiple, smaller data centre facilities commonly that are found within standard commercial office developments would use up to twice the energy of the same sized area provided in a large centralised data centre. This is primarily due to the ability to use larger, more efficient systems to meet the power and cooling requirements. The overall number of redundant systems is also significantly reduced.



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Overall, Global Switch's large consolidated facility is 2 to 3 times more efficient than multiple small data centres.

Currently the City of Sydney is participating in the 'C40' group, which is a group of cities committed to significant progress in stemming emissions and tackling climate change. This project is wholly in line with the aims and objectives of this group and would provide an outstanding testimonial to this initiative.

This project would also significantly assist the City of Sydney with their Sustainable Sydney 2030 Strategic Plan which targets a 70% reduction in greenhouse gas emissions by 2030 from current emissions. (30% reduction by 2020 from 1990 levels; 70% reduction by 2050 from 1990 levels).

The project is also in line with the City of Sydney **vision** to develop **Green Transformers** comprising of co-generation, water recycling and waste-to-energy, to be located in new urban renewal projects and in existing parts of the City.

Global Switch is committed to creating a World's Best Practice benchmark facility for its major new Asia Pacific hub at Ultimo. In order to emulate the highly successful delivery of the original Sydney Switch 1 project, Global Switch has retained the original design team of DEM's Urban Planners and Architects and specialist Services Engineers, Connell Wagner. The selected design team were the authors of the original Global Switch Sydney 1 building which has won high recognition for its positive contribution to the City's urban infrastructure.

The selected team also has the benefit of intimate knowledge of the site and Global Switch's unique technical and operational requirements and are uniquely qualified to meet the complex technical challenges presented by the ground breaking innovative project.

The building design will be specifically tailored to cater for the range of specialist equipment and plant required to operate the proposed trigeneration system and other sustainable design initiatives. Floor to floor heights required to house trigeneration plant are required to be in the order of 8 metres floor to floor as is roof plant areas. These requirements coupled with the data centre's higher than normal 5.5 metre floor to floor height requirements will necessitate some flexibility in overall building envelope height.

A variation to the original Master Plan overall building heights is sought to facilitate the above environmentally sustainable project initiatives as well as the building's specialised data centre functions and usage. Overall building form will be in keeping with the Existing Global Switch Sydney 1 facility and will provide a suitable transition of scale from the existing Goldsbrough Mort building to the existing Bullicourt building.



4 Statutory Planning Framework

The relevant planning controls governing development of the site are:

- The Master Plan for the former GPO site;
- Darling Harbour Development Plan No 1;
- State Environmental Planning Policy (Major Projects) 2005;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Sydney Harbour Foreshores & Waterways Area DCP.

The site lies within the boundaries of the Sydney Harbour Foreshore Site (Map 9) under Schedule 2 of the Major Projects SEPP 2005. It is noted that the Global Switch (former GPO) site falls outside the jurisdiction of City of Sydney local government area.

Darling Harbour Development Plan No 1

Darling Harbour Development Plan No.1 is the relevant environmental planning instrument that controls development of the site within the Darling Harbour precinct.

The Plan aims to encourage the development of a variety of tourist, educational, recreational, entertainment, cultural and commercial facilities within that area. For the purpose of permissibility it is submitted that the proposed building is defined as "commercial premises" which is permitted with approval.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;

The site lies within the boundaries of Sydney REP (Sydney Harbour Catchment) 2005. The aim of this Policy is to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are protected, enhanced and maintained. As a consequence of its location, it is necessary to take into account various REP principles and considerations when determining a development application.

The site is unzoned under the REP and has no land/water interface. Given its location, the primary planning principle of relevance is:-

- (e) *development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Darling Harbour.*

In this regard, the relevant matters for consideration will be addressed in the Environmental Assessment.

Sydney Harbour Foreshores & Waterways Area DCP.

DCP 2005 is a supplementary document to REP 2005 incorporating detailed design guidelines relating to foreshore access, visual and natural environments, recreation and maritime industrial uses. The DCP pertains mainly to land/water interface and therefore is not directly applicable to the subject site.

Section 5.4 of the document incorporates built form guidelines for land based development, stating that buildings should generally be of a sympathetic design to their surroundings. A thorough assessment of the planning controls will be addressed in the Environmental Assessment.



4.1 Master Plan

In 1999, the Minister of Urban Affairs and Planning adopted a site-specific Master Plan for two adjoining land parcels known as the former Government Printing Office and the Australian Mortgage Land and Finance Company sites.

The specific aims of the Master Plan were: -

- *To provide guidance to developers and authorities on the type, scale, form. Uses and phasing of development which will be acceptable for the subject sites, within a publicly accountable process;*
- *To enable development to proceed efficiently by clarifying issues and identifying requirements for co-ordination and consultation;*
- *To assist the public in understanding the future character of the area/sites and to assist them to comment on development applications; and*
- *To assist consent authorities when they are assessing development applications.*

The current DGR's proposal for a nine (9) storey commercial building sought key variances from the Master Plan in a number of areas, namely total floor space, building height and building configuration.

Whilst the New Global Switch Sydney 2 extension proposal, which is the subject of this submission, is very similar in bulk and scale to the current DGR's office building proposal, it also seeks variance to the Master Plan in areas of height, maximum business floor space and building configuration, including the provision of a public space. Refer to Section 3.2.1 for details.



5 Preliminary Assessment

The purpose of this Preliminary Assessment is to provide a summary of the likely environmental constraints associated with the proposal that will assist the Director General in formulating the general requirements for the preparation of an Environmental Assessment.

As discussed with SHFA at a meeting on 17 June 2008, the three main changes to what was originally proposed for the site and the current proposal are:

- changing the use of the building from a office tenancy to a data centre;
- removing 12 metres of public /semi public atrium space between the new building and the existing Global Switch building in Harris Street; and
- introducing ESD initiatives such as co-generation for the production of the centre's energy demand.

As previously mentioned, the site is currently the subject of DGR's for the erection of a nine (9) storey commercial office building with 2 basement parking levels. Whilst it is acknowledged that the nature and use of a data centre is somewhat different to a standard office building, the bulk, scale and physical appearance of what is now proposed is similar.

The current DGR's have been formatted as a checklist to assist in drafting DGR's for the data centre. Refer Table 1. In summary, it is submitted that the majority of the requirements that current apply to the site are applicable to a data centre and can be considered in preparing an Environmental Assessment. There is however certain requirements that on reflection are considered to be somewhat irrelevant to what is now proposed and these are detailed in Section 3.2.

Director General's Requirements

Note: The use of the terms 'EA' in the following table refers to an Environmental Assessment report which will be prepared once the new DGR's are confirmed.

Requirements	Current Director General's Requirements for the site	Commentary
1.0 General Requirements	1.1 an executive summary:	Can be addressed in EA
	1.2 a description of the proposal, including: <ul style="list-style-type: none"> - a description of the site, including cadastre and title details; - site works, construction, staging and operation, as applicable; - project objectives and need if relevant; 	Can be addressed in EA
	1.3 details of all current and draft environmental planning provisions applicable to the site and the project (including permissibility) and an assessment against all relevant provisions. Your attention is also drawn to the provisions of the Ultimo Pymont Section 94 Contributions Plan;	Can be addressed in EA
	1.4 justification for undertaking the project with consideration of the requirements of the current Master Plan; and the benefits and impacts of the development as proposed;	Can be addressed in EA
	1.5 an assessment of the environmental impacts of	



Requirements	Current Director General's Requirements for the site	Commentary
	<p>the project, with particular focus on the key assessment requirements specified below;</p> <p>1.6 a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project and residual environmental impacts; and</p> <p>1.7 a statement on the validity of the Environmental Assessment, the qualifications of the person(s) preparing the assessment, and certification that the information contained in the assessment is neither false nor misleading.</p>	<p>Can be addressed in EA</p> <p>Can be addressed in EA</p> <p>Can be addressed in EA</p>
<p>2.0 Key Assessment Requirements</p>	<p>The Environmental Assessment must include assessment of the following key issues:</p> <p>2.1 Built Form, Architectural and Urban Design – the Environmental Assessment must include an assessment of the impact of the bulk, scale and form of the proposed building, and its relationship with regard to existing adjoining development and the wider context of the western edge of Darling Harbour. The assessment should make particular reference to the following principles:</p> <ul style="list-style-type: none"> - the proposal should enhance the visual and urban design qualities of this strategic site on the edge of the Darling Harbour and Sydney CBD; - the new building should provide for the completion of the strong line of built form that defines the visual catchment of this western edge of Darling Harbour. This should be achieved by stepping the height between Goldsbrough and Bullecourt developments, while retaining an appropriate relationship with the existing GPO building; - the height of any lift overrun or rooftop plant areas should be minimal and preferably be included within the maximum height of the building; - the northern corner of Quarry/Pymont Streets should be provided with a built edge to a scale comparable to that on the southern corner; - the provision of a public or semi-public atrium between the two buildings should provide connections into existing laneways through Goldsbrough-Mort and Bullecourt Place buildings, and also provide a connection into existing pedestrian network at Fig Street; - the atrium should be developed as a public or 	<p>Can be addressed in EA</p> <p>Can be addressed in EA</p> <p>Refer to Section 3.2.2</p> <p>Can be addressed in EA</p> <p>Can be addressed in EA</p> <p>Refer Section 3.2.2</p>



Requirements	Current Director General's Requirements for the site	Commentary
	<p>semi-public space. As such, the atrium should be provided with sufficient width along its entire length with minimal 'pinch-points' and intrusions to ensure that adequate light penetration is achieved to the lower levels of both buildings and ground level.</p> <ul style="list-style-type: none"> - the assessment must also include the consideration of urban design improvements to adjacent areas of the public domain and the activation of ground level spaces, including the area of open space on the eastern side of Pyrmont Street, as an alternative to providing an open shaded plaza to the corner of Quarry/Pyrmont Streets; - the assessment should include a shadow impact analysis of the proposed building on all areas of the adjacent public domain and adjoining developments; and - the proposed materials and finishes should achieve a sympathetic and cohesive relationship with adjacent buildings and the surrounding context, and minimise reflectivity to adjacent roads and public open space. <p>The further development of the proposal should include a competitive design process, to achieve excellence suitable for this strategic site. Where the requirements outlined above are not achieved detailed analysis of options and alternatives are to be tested and analysed through the consultation process. A design statement prepared by the architect(s) completing the project design must be included as part of the Assessment.</p>	<p>Refer Section 3.2.4</p> <p>Can be addressed in EA</p> <p>Can be addressed in EA</p> <p>Can be addressed in EA</p> <p>Refer Section 3.2.6</p>
	<p>2.2 Visual Impact – the Environmental Assessment must include an assessment of the visual impact of the proposal on the surrounding area, and must include a photomontage of the proposal when viewed from within Darling Harbour and from any public viewing locations across Darling Harbour.</p>	<p>Can be addressed in EA</p>
	<p>2.3 Heritage and Archaeology Impacts – the Environmental Assessment must include a heritage and archaeology assessment of the site, adjacent buildings and surrounds. The assessment should focus on the area of potential archaeological significance at the northern part of the site as identified in the preliminary assessment, and the relationship of the proposed building to nearby heritage items and other significant buildings in the vicinity.</p>	<p>Whilst an archaeological investigation was previously carried out in preparing the Master Plan, specialist heritage and archaeological advice will be obtained prior to finalising the Environmental Assessment.</p>



Requirements	Current Director General's Requirements for the site	Commentary
	<p>2.4 Traffic and Parking – the Environmental Assessment must include a Traffic Impact Assessment prepared in accordance with the RTA's publication <i>Guide to Traffic Generating Developments</i>. The Assessment must include details on:</p> <ul style="list-style-type: none"> - daily and peak traffic movements likely to be generated by the proposed development and the impacts on the local road network ((including classified roads) in the area; - impact of the proposed development on surrounding arterial road network and intersections and the need and associated funding for upgrading or road improvements (if required); - the level of parking provided on site must recognise the site's proximity to existing public transport facilities; and - details on site access, internal roadways, parking and compliance with technical standards must also be provided. 	<p>Connell Wagner has been engaged to undertake an assessment of traffic and parking.</p> <p>However, as previously mentioned data centres are not considered to be high traffic generating developments.</p> <p>Sufficient parking will be provided on site to meet the generated needs of the Centre.</p>
	<p>2.5 General Environmental Risk Analysis – notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. These should include, but not be limited to:</p> <ul style="list-style-type: none"> - contamination and remediation; - geotechnical considerations; - relocation and/or protection of existing infrastructure, including protection of the rail corridor adjacent to the site; - noise, vibration and dust emissions during construction; - measures for the mitigation of traffic noise; and - potential wind impacts on adjacent pedestrian areas. <p>Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of these additional key environmental impacts must be included in the Environmental Assessment.</p>	<p>In response to the Master Plan identifying the potential for contamination in land fill on the site, a preliminary geotechnical investigation will be undertaken and a full report provided with the Environmental Assessment.</p> <p>Can be addressed in EA</p>
	<p>2.6 Ecologically Sustainable Development (ESD) – the Environmental Assessment must detail how</p>	<p>Can be addressed in EA</p>



Requirements	Current Director General’s Requirements for the site	Commentary
	<p>the development will incorporate ESD principles in the design, construction and ongoing operational phases of the development, and shall include, but is not limited to consideration of best practice measures to improve environmental performance of the existing building and surrounds. Specific consideration of energy efficiency best practice must be made. The Environmental Assessment must include measures for waste minimisation during demolition, construction and operation, including reuse and recycling of materials.</p>	<p>Refer Section 3.3</p>
<p>3.0 Consultation Requirements</p>	<p>During the preparation of the Environmental Assessment the following are to be consulted:</p> <ul style="list-style-type: none"> 3.1 City of Sydney Council; 3.2 NSW Roads and Traffic Authority; 3.3 NSW Heritage Office; 3.4 Railcorp Property; 3.5 Sydney Water; and 3.6 Affected residents and relevant community groups. 3.7 The proposal will need to be referred for independent design review and advice, once the concept design has been further developed. 	<p>All relevant authorities including SHFA will be consulted in preparing the Environmental Assessment.</p> <p>Refer Section 3.2.7</p>



6 Conclusion

Global Switch is a world leading authority in the provision of secure co-location data storage and IT infrastructure management servicing the specialist needs of leading national and international financial and major corporate institutions.

In response to a growing need for additional data storage space, Global Switch are now proposing to extend its current Ultimo facility (*commonly referred to as the Existing Global Switch Sydney 1 facility*) to create a highly sophisticated co-location Data Storage facility.

On 21 August 2006, the Sydney Harbour Foreshore Authority (SHFA) under delegated authority issued DGR's for the construction of a 9 storey commercial building with parking for 180 car spaces. On 6th August 2008, SHFA issued a 12-month extension to these DGRs expiring on the 21 August 2009.

The proposed development will involve constructing a state of the art purpose built data centre extension within a 6 storey commercial style building above 3 basement levels, comprising approximately 21,000 m² GFA and 14,500 m² plant area. The facility will be designed to maximise the efficiency across the two sites in terms of power and energy consumption.

The total project cost of the new extended facility is anticipated to be in the order of \$150 million. The Director General of the Department of Planning as delegate of the Minister for Planning has formally advised that the data centre proposal is a Part 3A project. Refer Appendix C.

Subsequently, it is requested that the Director General issue the environmental assessment requirements for the project application having regard to the information contained in this preliminary assessment.

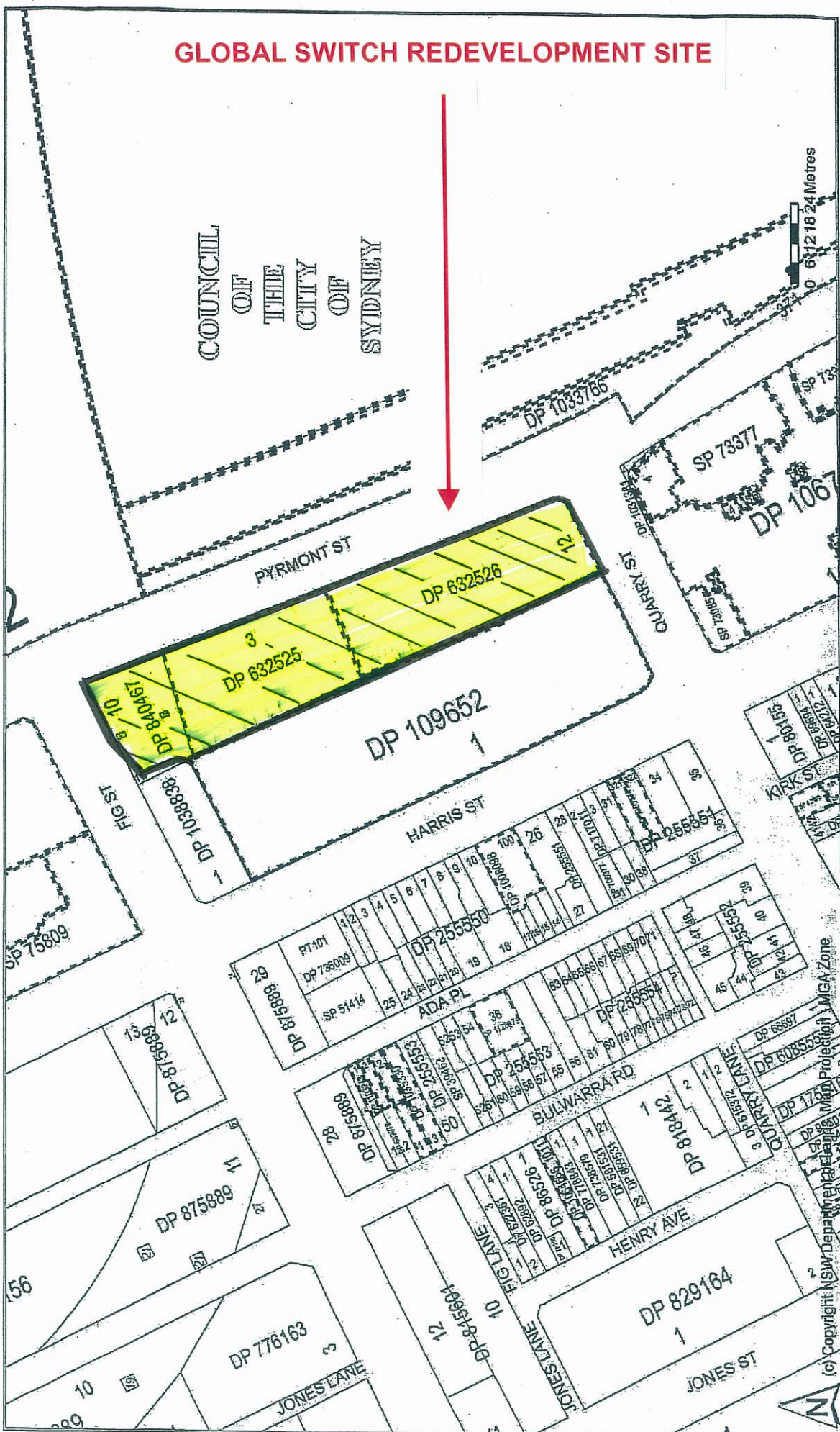


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Appendices



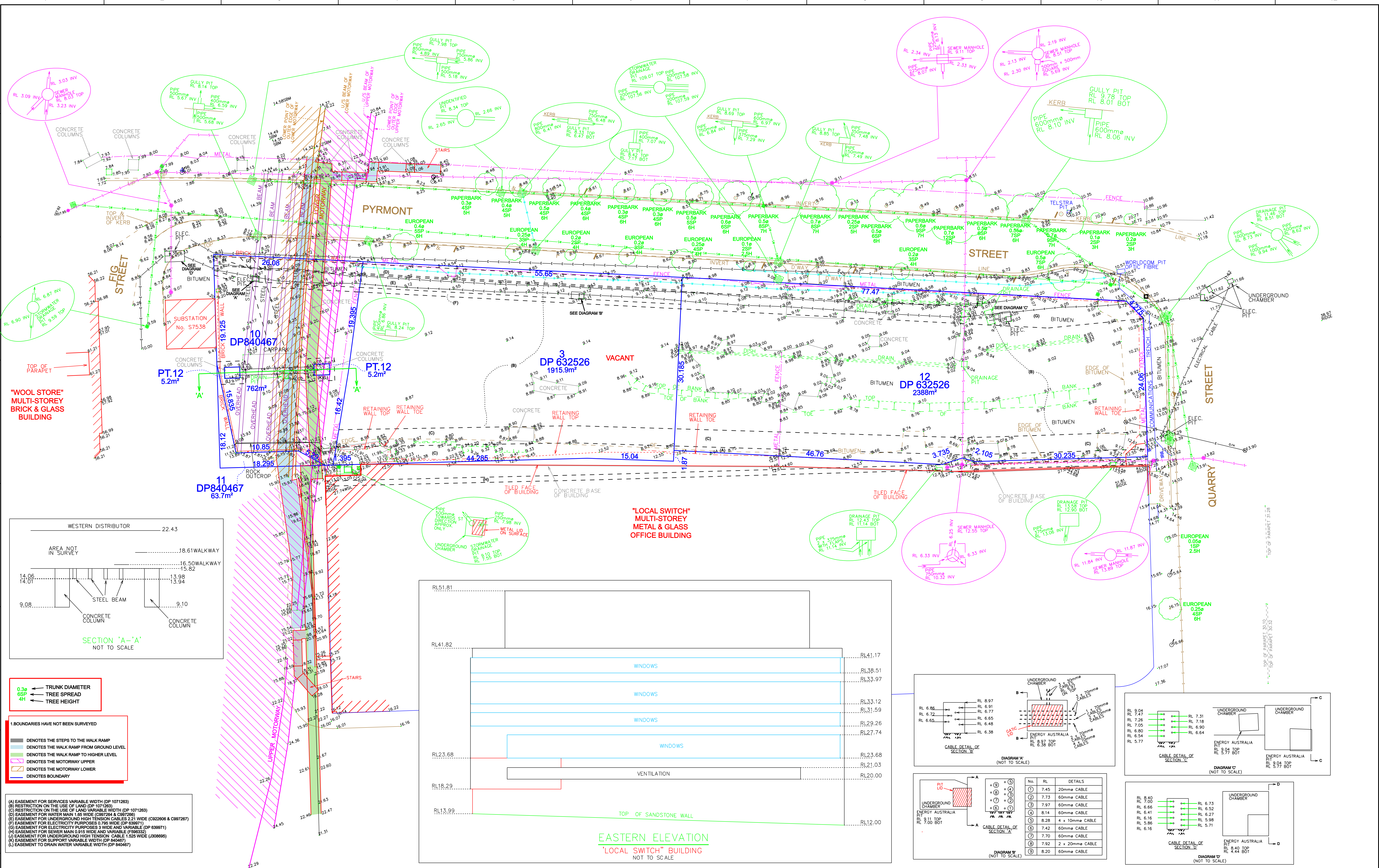
Appendix A: Site Survey



GLOBAL SWITCH REDEVELOPMENT SITE

COUNCIL
OF
THE
CITY
OF
SYDNEY

This information is provided as a searching aid only. While every endeavour is made to ensure the current cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002, you must refer to the RGs Charting and Reference Maps.



IMPORTANT NOTE:
This plan is prepared for DEM from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.
The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimensions only and not by field measurement.

A services search of the area surveyed above has not been undertaken. Visible services shown hereon have been located where possible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.
This note is an integral part of this plan.

LEGEND:

SEWER MANHOLE	UNCLASS ELECTRICITY	GULLY PIT	TRAFFIC JUNCTION BOX
UNCLASS SEWER	POWER POLE	JUNCTION BOX	TRAFFIC SIGNAL PIT
SEWER VENT	LIGHT POLE	GRATED PIT	
SEWER LAMP HOLE	ELECTRICITY PIT	DRAINAGE MANHOLE	
TELSTRA PIT 1.0x1.0	UNCLASS SERVICE	STATE SURVEY MARK	
TWIN TELSTRA PIT	UNCLASS WATER	SURVEY MARK	
TELSTRA PIT	WATER METER	GAS PIT	
SEWER	STOP VALVE	GAS MARKER POST	
	TAP	UNCLASS GAS	
	HYDRANT	TRAFFIC CONTROL SIGNAL	

00	10.12.08	ORIGINAL ISSUE	113185AA	CWH
REVISION	DATE	DESCRIPTION	CCAD REF	APPROVED

SCALE:
HORZ: 1:250 VERT.:

CONTOUR INTERVAL:
MAJOR 0.0 MINOR 0.0

COORD. SYSTEM:
MGA

MARK ADOPTED: SSM 14659
COORDINATES:
E 333 286 286
N 6 250 057 691

VERTICAL DATUM:
BM ADOPTED: SSM 14659
RL: 20.635

HARD & FORESTER
HARD & FORESTER
23-25 Frederick Street
PO Box 175
Rockdale NSW 2216
DX11116 Kogarah
t: (02) 9597 9700
f: (02) 9599 2146
e: survey@hardforester.com.au
www.hardforester.com.au

Consulting Surveyors

Hard & Forester Pty Ltd ABN 67 003 541 348

DATUM:	AHD	SURVEYED	D.D.	DRAWN	B.B.	CHECKED	PASSED
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PROJECT: GLOBAL SWITCH SYDNEY 2

PLAN SHOWING
DETAIL & LEVELS AT CORNER
OF PYRMONT STREET, QUARRY STREET
AND FIG STREET, PYRMONT

CLIENT: DEM

SHEET	1	OF	1
DRAWING NUMBER	113185001	REV	00



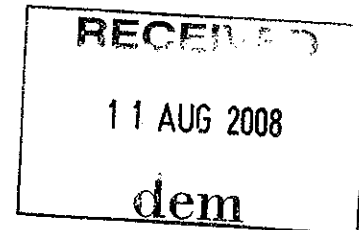
dem

Appendix B: Current DGR's – Construction 9 Storey Commercial Office Building



6 August 2008

Rudi Valla
Managing Partner
Dem (Aust) Pty Ltd
PO Box 5036
West Chatswood NSW 1515



Dear Mr Valla

**GLOBAL SWITCH SITE REDEVELOPMENT, 390-422 HARRIS STREET, ULTIMO
(MP 06-01-05)**

I refer to your letter of 19 June 2008 regarding the Global Switch Site Redevelopment.

You seek confirmation of the following matters in regard to the above development:

- the possibility of extending the life of the Director-General's Environmental Assessment Requirements (DGRs),
- the option to modify the existing DGRs to incorporate amendments to the proposed development, and
- the consent authority for the proposed development

Extension of the life of the DGRs

As you are aware, the DGRs for the proposed development were granted on 21 August 2006 and, under the terms of the DGRs, are due to expire on 21 August 2008. In light of the circumstances of the proposed development and the ongoing consideration of the options for the site, Sydney Harbour Foreshore Authority (the Authority) considers that it is appropriate to extend the DGRs for a period of 12 months, until 21 August 2009. The Authority has reviewed the DGRs and has reissued these with the extended expiry date and several minor amendments, including: reference to the Ultimo Pyrmont Section 94 Plan; removal of the reference to the Sydney Harbour Design Review Panel and inclusion of a requirement to detail how the principles of Ecologically Sustainable Development would be incorporated into the proposed development.

The revised DGRs are attached and should be read in conjunction with the Authority's letter of 21 August 2006.

Sydney Harbour Foreshore Authority
Level 6, 66 Harrington Street, The Rocks NSW 2000
PO Box N408, Grosvenor Place NSW 1220
Telephone 02 9240 8500 Facsimile 02 9240 8899
www.shfa.nsw.gov.au ABN 51 437 725 177

Amendment of the existing DGRs

The Director-General may alter or supplement the DGRs, if necessary, in light of any additional information that may be provided prior to the proponent seeking approval for the project, under Section 75F(3) of the *Environmental Planning and Assessment Act 1979*. The Authority, under delegated authority from the Director-General, may exercise this power to amend or supplement the DGRs where it is considered appropriate.

It is understood that you seek to amend the DGRs to address the possibility of the building being developed as a high security data facility rather than as a commercial office building. Following your briefing of 17 June 2008 with the Authority, it is understood that that the proposed changes would include:

- Change of use from office tenancies to a data storage facility,
- Removal of 12 metres of public or semi public atrium between the new building and the existing Global Switch Building, and
- ESD initiatives such as co-generation for the production of the facility's energy demand.

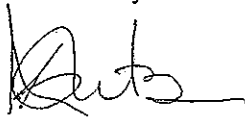
Given that you propose a change of use and an amended design, should you wish to pursue this proposal, you would need to request a new Clause 6 Opinion from the Minister for Planning and lodge a new Major Project Application to seek DGRs for the proposal as amended.

The consent authority

You advise that the project has a capital investment value of approximately \$55 million. As you are aware, the Director General previously delegated the assessment functions for the above Major Project application to the Authority in July 2006, in light of the considerable work that had been undertaken by the Authority to determine an appropriate development outcome for the site. However, the power to determine the project remains with the Minister as the formal consent authority. As such, although the Authority would assess the application, the assessment report and recommendations would be forwarded to the Minister for determination.

Should you have any further queries, please contact me on 9271 5256 or Stacy Warren on 9240 8807.

Yours sincerely



Shayne Watson
Planning Assessment Manager

ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project	Construction of a new 9-storey commercial office building with two basement levels of parking on the vacant site with an atrium connection to the existing building.
Site	390-422 Harris Street (including land fronting Pyrmont Street)
Proponent	Global Switch Property (Australia) Pty Ltd
Date of Issue	6 August 2008
Date of Expiration	21 August 2009
General Requirements	<p>The Environmental Assessment must be prepared to a high technical and scientific standard and must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal, including: <ul style="list-style-type: none"> - a description of the site, including cadastre and title details; - site works, construction, staging and operation, as applicable; - project objectives and need if relevant; • details of all current and draft environmental planning provisions applicable to the site and the project (including permissibility), and an assessment against all relevant provisions. Your attention is also drawn to the provisions of the Ultimo Pyrmont Section 94 Contributions Plan; • justification for undertaking the project with consideration of the requirements of the current Master Plan, and the benefits and impacts of the development as proposed; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project and residual environmental impacts; and • a statement on the validity of the Environmental Assessment, the qualifications of the person(s) preparing the assessment, and certification that the information contained in the assessment is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> • Built Form, Architectural and Urban Design – the Environmental Assessment must include an assessment of the impact of the bulk, scale and form of the proposed building, and its relationship with regard to existing adjoining development and the wider context of the western edge of Darling Harbour. The assessment should make particular reference to the following principles: <ul style="list-style-type: none"> - the proposal should enhance the visual and urban design qualities of this strategic site on the edge of the Darling Harbour and Sydney CBD; - the new building should provide for the completion of the strong line of built form that defines the visual catchment of this western edge of Darling Harbour. This should be achieved by stepping the height between the Goldsbrough and Bullecourt developments, while retaining an appropriate relationship with the existing GPO building; - the height of any lift overrun or rooftop plant areas should be minimal and preferably be included within the maximum height of the building; - the northern corner of Quarry/Pyrmont Streets should be provided with a built edge to a scale comparable to that on the southern corner; - the provision of a public or semi-public atrium between the two buildings should provide connections into existing laneways through Goldsbrough-Mort and Bullecourt Place buildings, and also provide a

connection into existing pedestrian network at Fig Street;

- the atrium should be developed as a public or semi-public space. As such the atrium should be provided with sufficient width along its entire length with minimal 'pinch-points' and intrusions to ensure that adequate light penetration is achieved to the lower levels of both buildings and ground level.
- the assessment must also include the consideration of urban design improvements to adjacent areas of the public domain and the activation of ground level spaces, including the area of open space on the eastern side of Pyrmont Street, as an alternative to providing an open shaded plaza to the corner of Quarry/Pyrmont Streets;
- the assessment should include a shadow impact analysis of the proposed building on all areas of the adjacent public domain and adjoining developments; and
- the proposed materials and finishes should achieve a sympathetic and cohesive relationship with adjacent buildings and the surrounding context, and minimise reflectivity to adjacent roads and public open space.

The further development of the proposal should include a competitive design process, to achieve design excellence suitable for this strategic site. Where the requirements outlined above are not achieved detailed analysis of options and alternatives are to be tested and analysed through the consultation process. A design statement prepared by the architect(s) completing the project design must be included as part of the Assessment.

- **Visual Impact** – the Environmental Assessment must include an assessment of the visual impact of the proposal on the surrounding area, and must include a photomontage of the proposal when viewed generally from each elevation. The analysis should include the visual impacts of alternative building heights, bulks and forms when viewed from within Darling Harbour and from any public viewing locations across Darling Harbour.
- **Heritage and Archaeology Impacts** – the Environmental Assessment must include a heritage and archaeology assessment of the site, adjacent buildings and surrounds. The assessment should focus on the area of potential archaeological significance at the northern part of the site as identified in the preliminary assessment, and the relationship of the proposed building to nearby heritage items and other significant buildings in the vicinity.
- **Traffic and Parking** – the Environmental Assessment must include a Traffic Impact Assessment prepared in accordance with the RTA's publication *Guide to Traffic Generating Developments*. The Assessment must include details on:
 - daily and peak traffic movements likely to be generated by the proposed development and the impacts on the local road network (including classified roads) in the area;
 - impact of the proposed development on surrounding arterial road network and intersections and the need and associated funding for upgrading or road improvements (if required);
 - the level of parking provided on site must recognise the site's proximity to existing public transport facilities; and
 - details on site access, internal roadways, parking and compliance with technical standards must also be provided.
- **General Environmental Risk Analysis** – notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. These should include but not be limited to:
 - contamination and remediation;
 - geotechnical considerations;

	<ul style="list-style-type: none"> - relocation and/or protection of existing infrastructure, including protection of the rail corridor adjacent to the site; - noise, vibration and dust emissions during construction; - measures for the mitigation of traffic noise; and - potential wind impacts on adjacent pedestrian areas. <p>Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of these additional key environmental impacts must be included in the Environmental Assessment.</p> <ul style="list-style-type: none"> • Ecologically Sustainable Development (ESD) – the Environmental Assessment must detail how the development will incorporate ESD principles in the design, construction and ongoing operational phases of the development, and shall include but is not limited to consideration of best practice measures to improve environmental performance of the existing building and surrounds. Specific consideration of energy efficiency best practice must be made. The Environmental Assessment must include measures for waste minimisation during demolition, construction and operation, including reuse and recycling of materials.
<p>Consultation Requirements</p>	<p>You must consult with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • City of Sydney Council; • NSW Roads and Traffic Authority; • NSW Heritage Office; • Railcorp Property; • Sydney Water; and • affected residents and relevant community groups. <p>It should also be noted that the proposal will need to be referred for independent design review and advice, once the concept design has been further developed. Any comments from this independent review should be considered and addressed in the final Environmental Assessment. To refer the proposal for an independent review, please contact Ms Stacy Warren at the Sydney Harbour Foreshore Authority on 9240 8807.</p>
<p>Deemed refusal period</p>	<p>Pursuant to clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the deemed refusal period for the project will be 60 days.</p>



dem

Appendix C: Director General's Confirmation Part 3A Project



NSW GOVERNMENT
Department of Planning

3-3

Global Switch Property
c/- Mr Rudi Valla
Dem (Australia) Pty Ltd
PO Box 5036
West Chatswood NSW 1515

RECEIVED
17 NOV 2008
JCM

Contact: Josephine Wing
Phone: 02) 9228 6528
Fax: (02) 9228 6540
Email: josephine.wing@planning.nsw.gov.a
Our ref: MP08_0222
Your ref:
File: S08/01725

RECEIVED/SCANNED
17 NOV 2008
BY: *Trini*

Dear Mr Valla

REQUEST FOR MINISTER'S OPINION ON DECLARATION OF MAJOR PROJECT, GLOBAL SWITCH SITE REDEVELOPMENT 390-422 HARRIS STREET, ULTIMO (MP08_0222)

I refer to your correspondence dated 23 October 2008 seeking the Minister's opinion as to whether your proposal is a Major Project under Part 3A of the Environmental Planning and Assessment Act 1979.

I am writing to advise you that the Director General, as delegate of the Minister for Planning, formed the opinion on 7 November 2008 that your proposal is development of a kind described in Schedule 2 of the State Environmental Planning Policy (Major Projects) 2005, namely clause 10 – Sydney Harbour Foreshore Sites, and is thus project to which Part 3A of the Act applies for the purposes of section 75B of the Act.

You may now apply for the approval of the Minister to carry out this Project. In seeking the Minister's approval, Section 75E of the Act requires you to lodge an application for your Project with the Director General of the Department of Planning.

If you have any enquiries you should contact Josephine Wing who is available during normal business hours on either 9228 6528 or josephine.wing@planning.nsw.gov.au.

Yours sincerely

Michael Woodland
Director, Urban Assessments

12/11/08



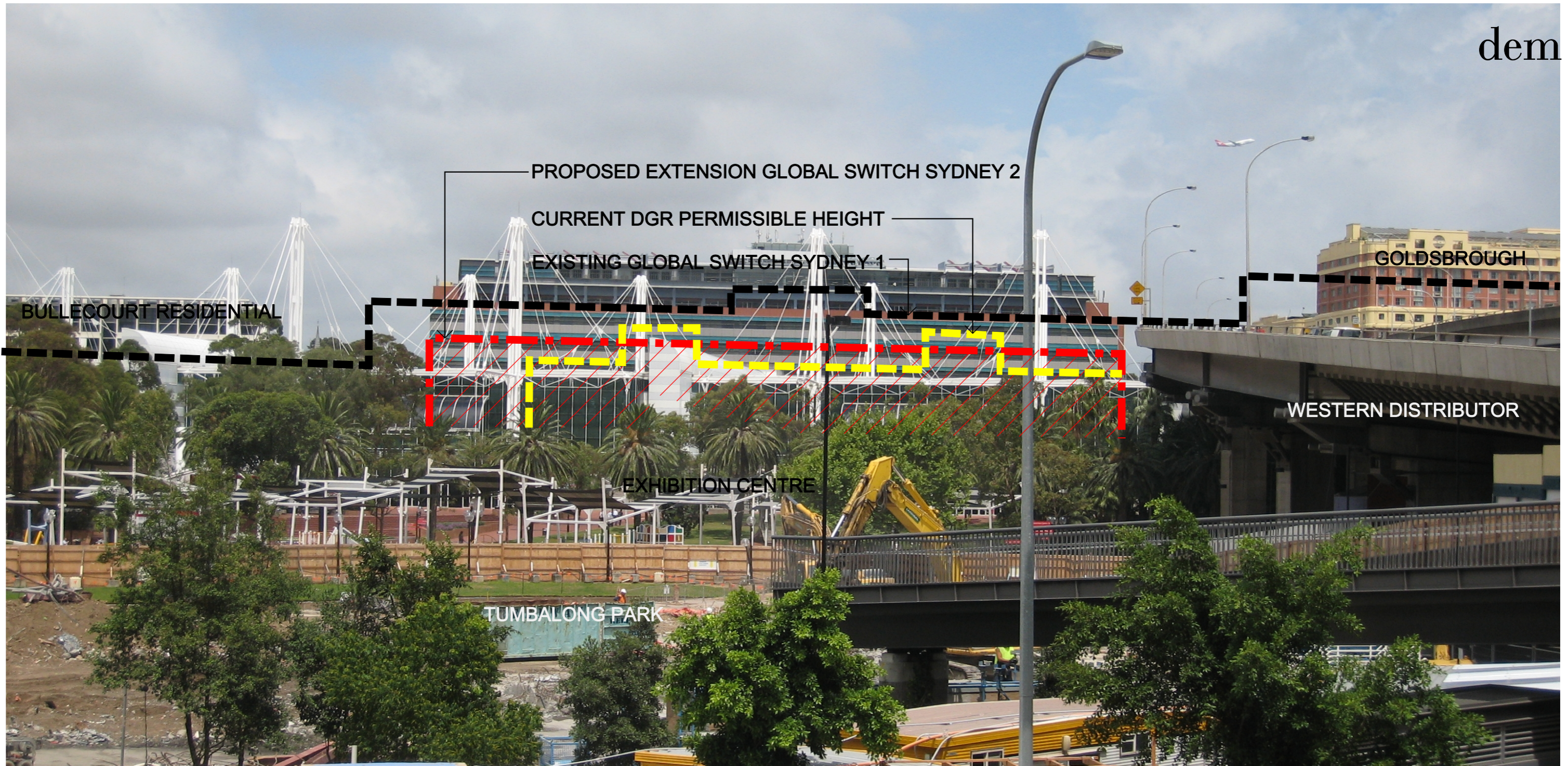
Appendix D: Preliminary Concept Drawings

All drawings are Issue A

Height Diagram	arskDG01
Height Diagram	arskDG02
Height Diagram	arskDG03
Floor Plan – Basement Level 3	arskDG04
Floor Plan – Basement Level 2	arskDG05
Floor Plan – Basement Level 1	arskDG06
Floor Plan – Ground	arskDG07
Floor Plan – Level 1	arskDG08
Floor Plan – Level 2	arskDG09
Floor Plan – Level 3 main floor	arskDG10
Floor Plan – Level 3 mezzanine	arskDG11
Floor Plan – Level 4 main floor (and split floor)	arskDG12
Floor Plan – Level 4 mezzanine	arskDG13
Floor Plan – Level 6	arskDG14
Floor Plan – Level 5 mezzanine	arskDG15
Roof Plan	arskDG16
Sketch Section 01	arskDG17
Sketch Section 02	arskDG18



dem



NOTE:

"COMMERCIAL IN CONFIDENCE" NOT TO BE MADE PUBLIC ALLY AVAILABLE
 UNLESS AGREED TO GLOBAL SWITCH PROPERTY (AUSTRALIA)
 ALL AREAS AND DIMENSIONS DEPICTED ARE INDICATE ONLY AND SUBJECT
 TO CHANGE WITH DESIGN DEVELOPMENT AND SERVICES INPUT

global sydney switch 2 - extension

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report drawings, advice or information and does not constitute a representation by dem (aust) pty limited. dem (aust) pty limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

plotted: 19/12/2008 plotted by: \$USER\$

drawing title
 Height Diagram

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date
 19/12/08

scale
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drwg no.
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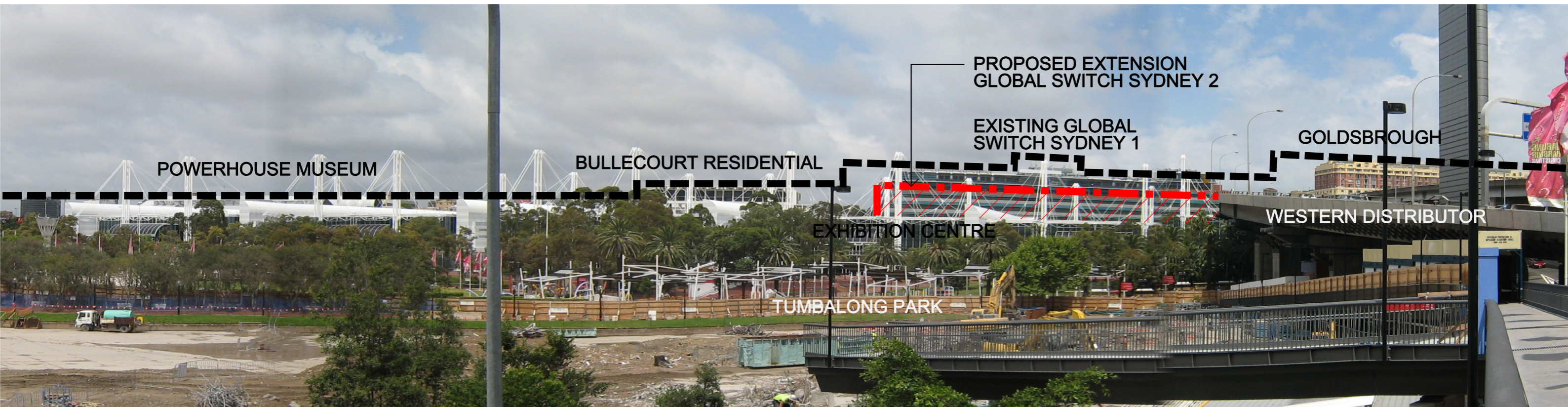
proj no.
 4019-00

rev no.
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scale
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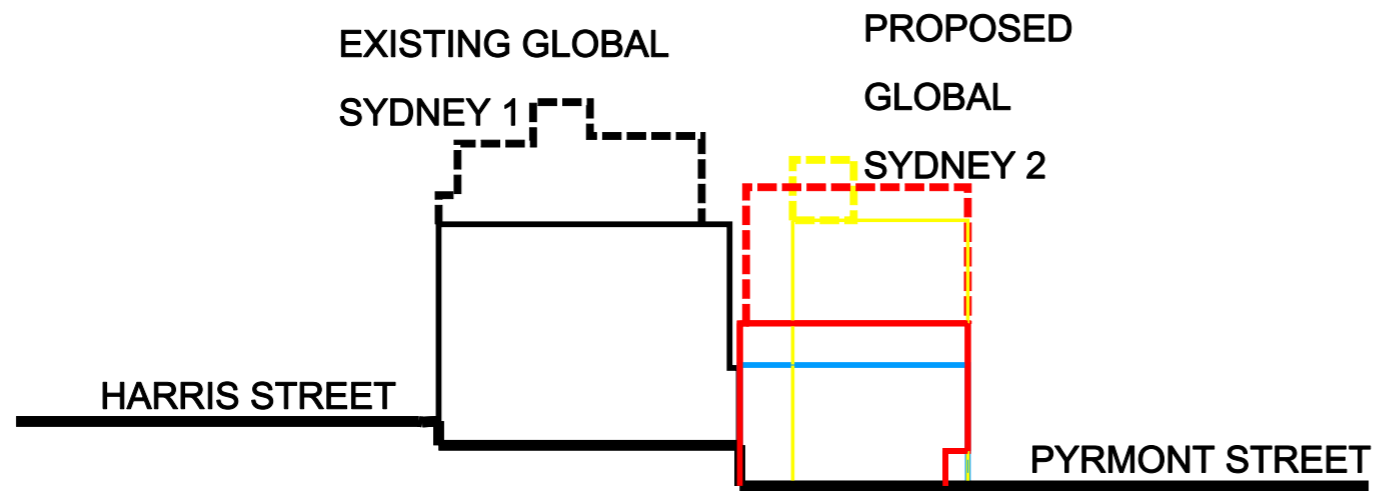
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rev no.
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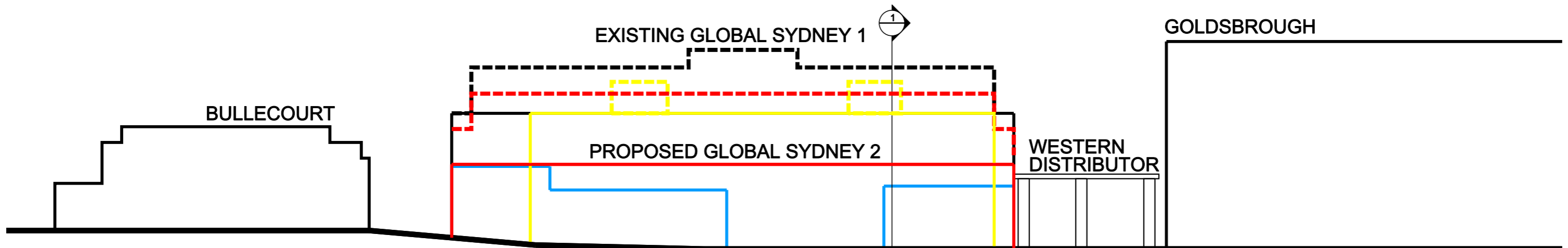


SECTION 01

KEY:

- HEIGHT UNDER CURRENT DGR
- PROPOSED EXTENT OF PLANT UNDER CURRENT DGR
- HEIGHT UNDER MASTER PLAN
- HEIGHT OF EXISTING GLOBAL SYDNEY 1
- EXISTING GLOBAL SYDNEY 1 EXTENT OF PLANT
- HEIGHT OF PROPOSED GLOBAL SYDNEY 2 EXTENSION
- PROPOSED GLOBAL SYDNEY 2 EXTENT OF PLANT

(NOTE: HEIGHT AS DEFINED IN ACCORDANCE WITH MASTER PLAN)



PYRMONT STREET ELEVATION

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19/12/08

scale
NTS

drwg no.
arskDG03

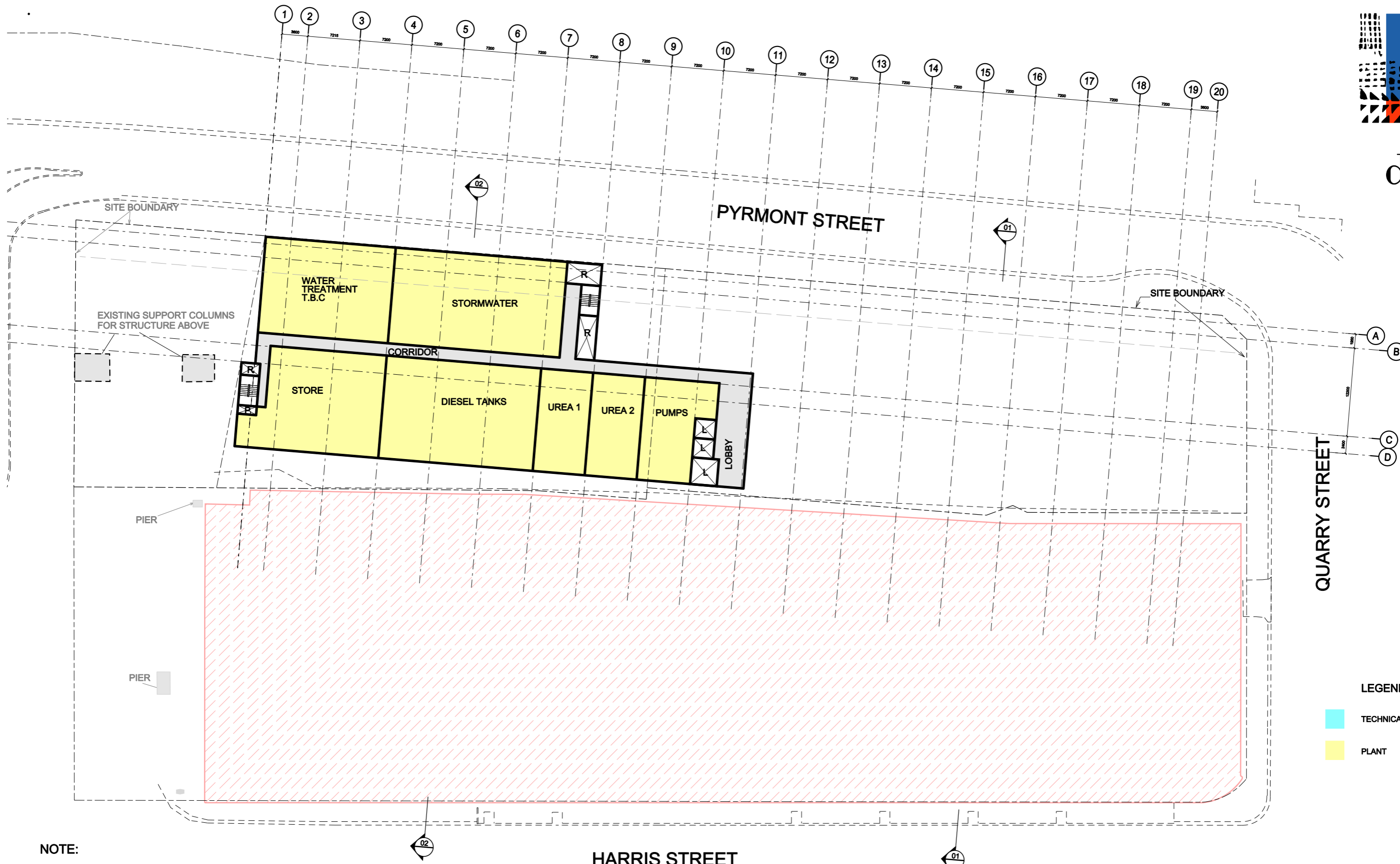
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QUARRY STREET

PYRMONT STREET

HARRIS STREET

SITE BOUNDARY

SITE BOUNDARY

EXISTING SUPPORT COLUMNS FOR STRUCTURE ABOVE

CORRIDOR

WATER TREATMENT T.B.C

STORMWATER

STORE

DIESEL TANKS

UREA 1

UREA 2

PUMPS

LOBBY

PIER

PIER

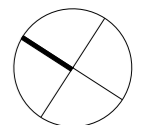
LEGEND

- TECHNICAL SPACE
- PLANT

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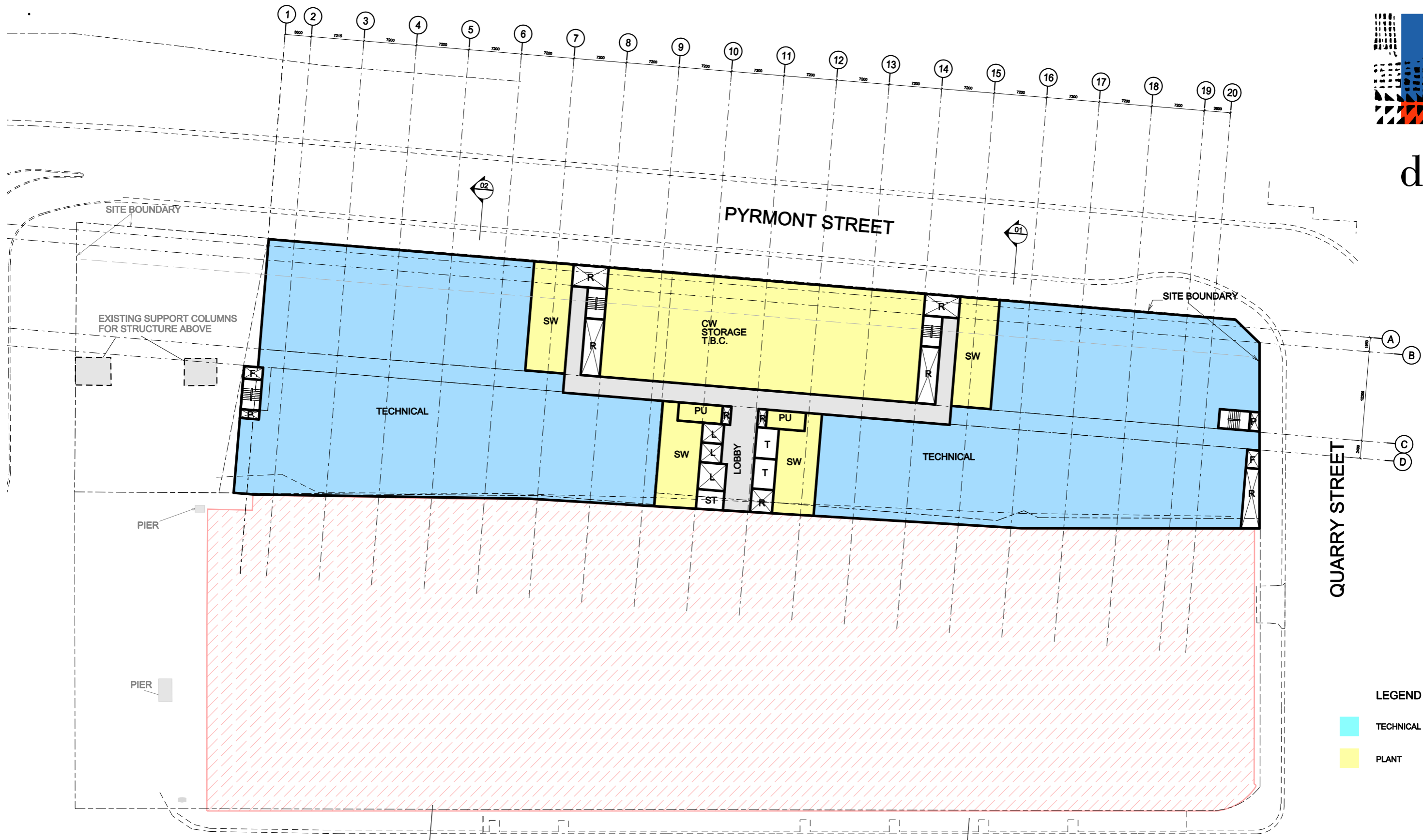
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QUARRY STREET

PYRMONT STREET

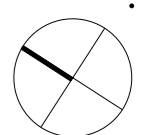
HARRIS STREET

- LEGEND
- TECHNICAL SPACE
 - PLANT

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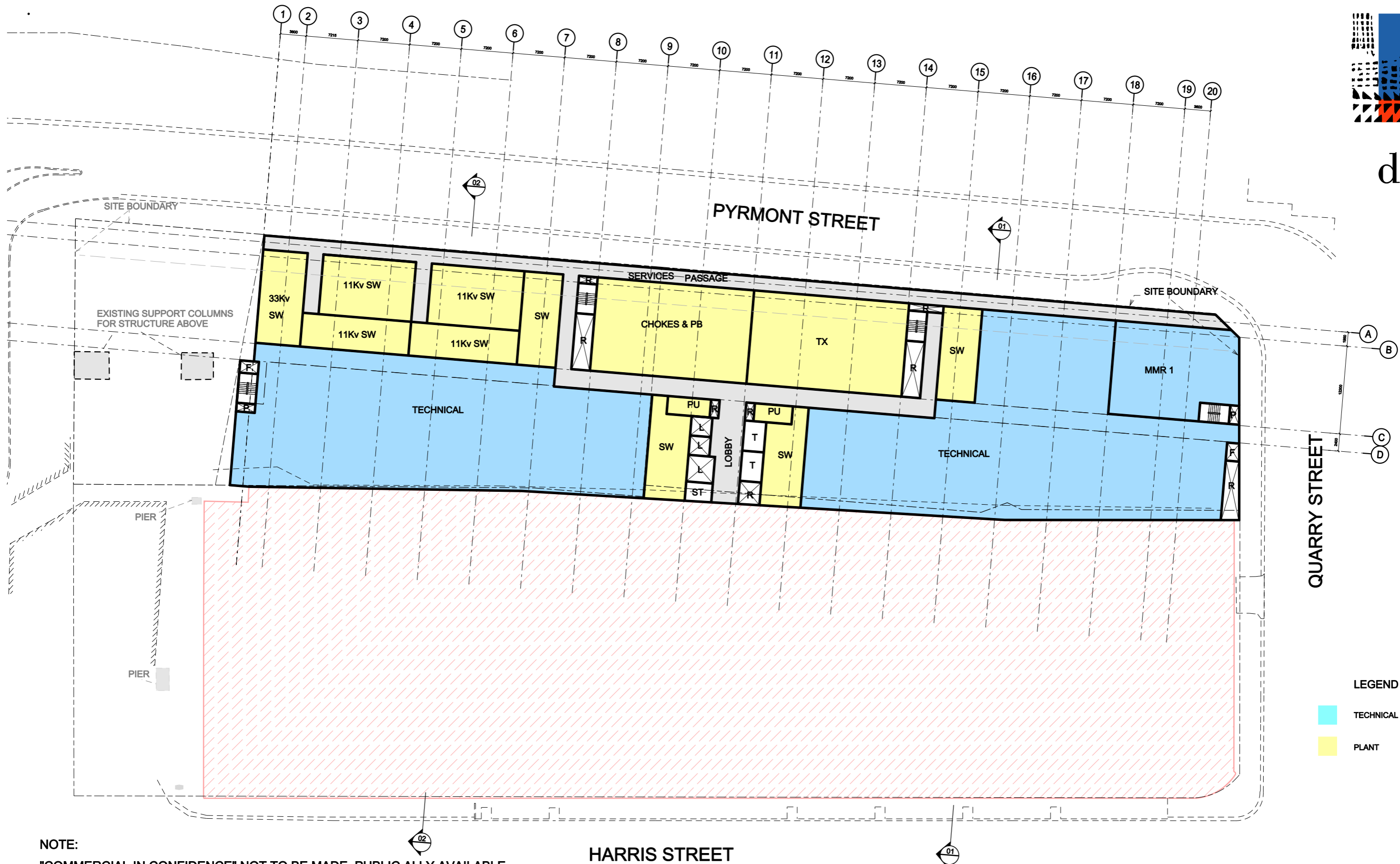
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PYRMONT STREET

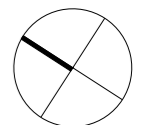
HARRIS STREET

- LEGEND
- TECHNICAL SPACE
 - PLANT

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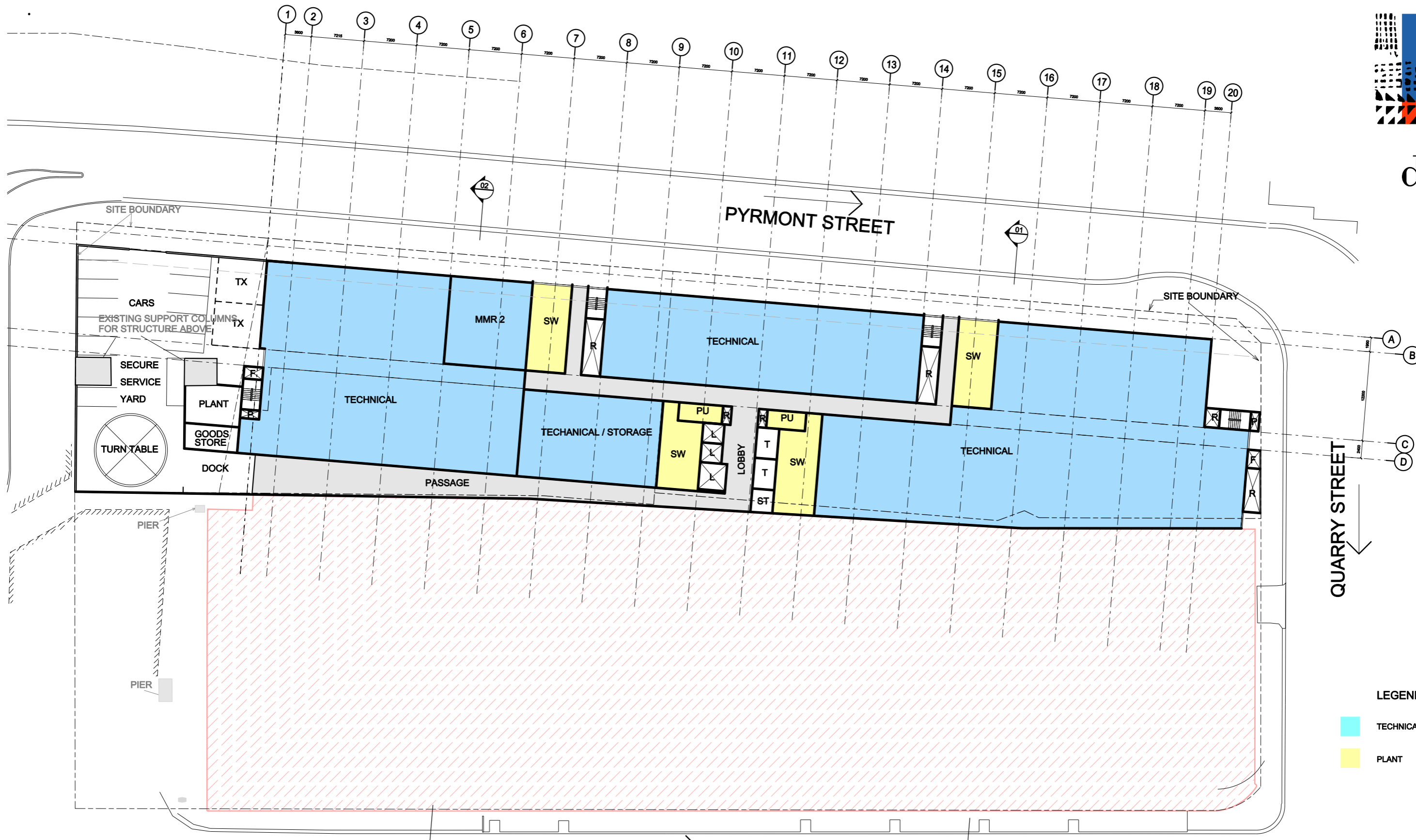
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LEGEND

- TECHNICAL SPACE
- PLANT

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drawing title
floor plan - ground
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date
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scale
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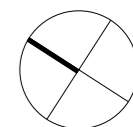
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rev no.

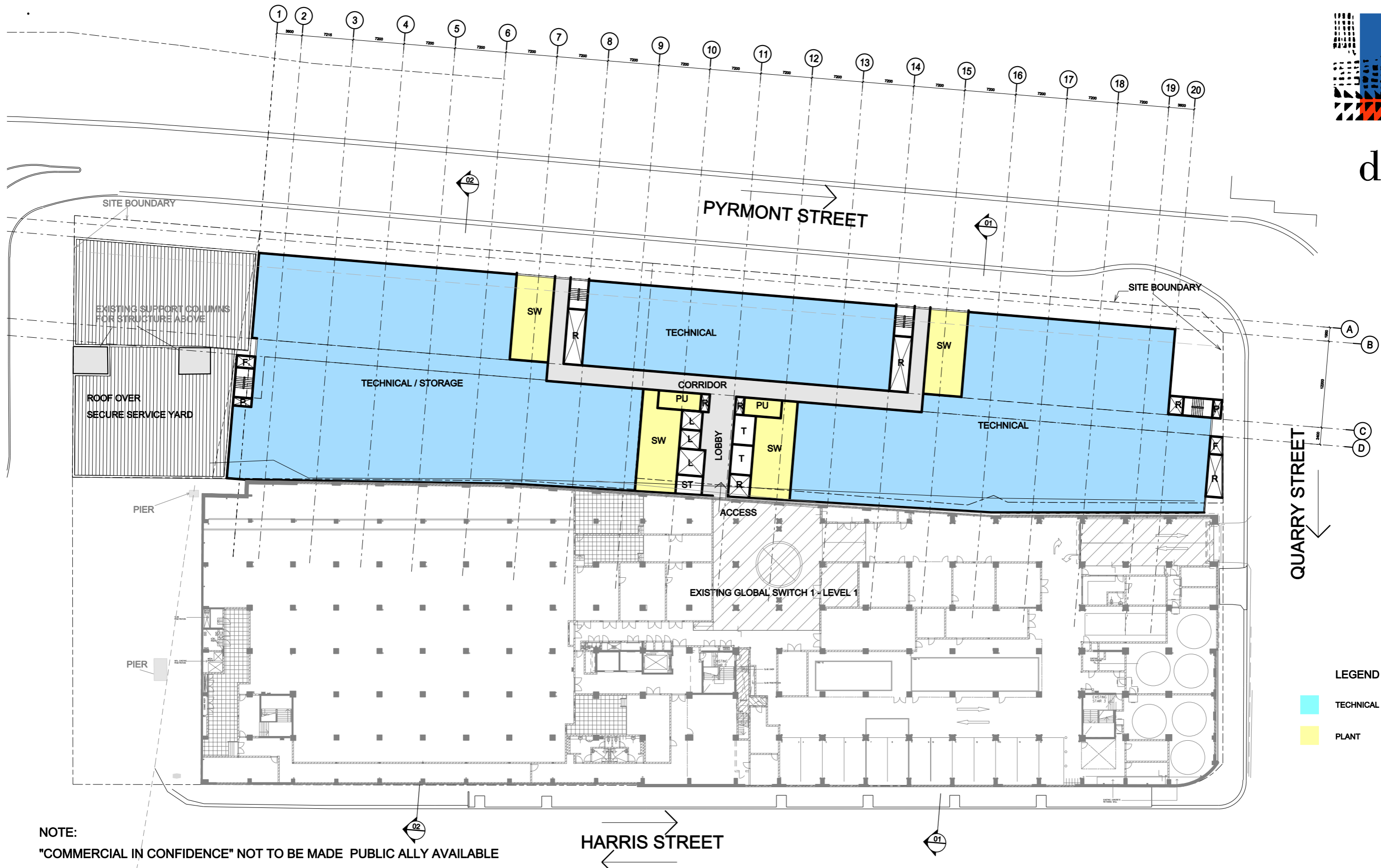
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QUARRY STREET

PYRMONT STREET

HARRIS STREET

LEGEND

- TECHNICAL SPACE
- PLANT

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floor plan - level 1
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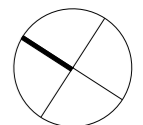
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4019-00

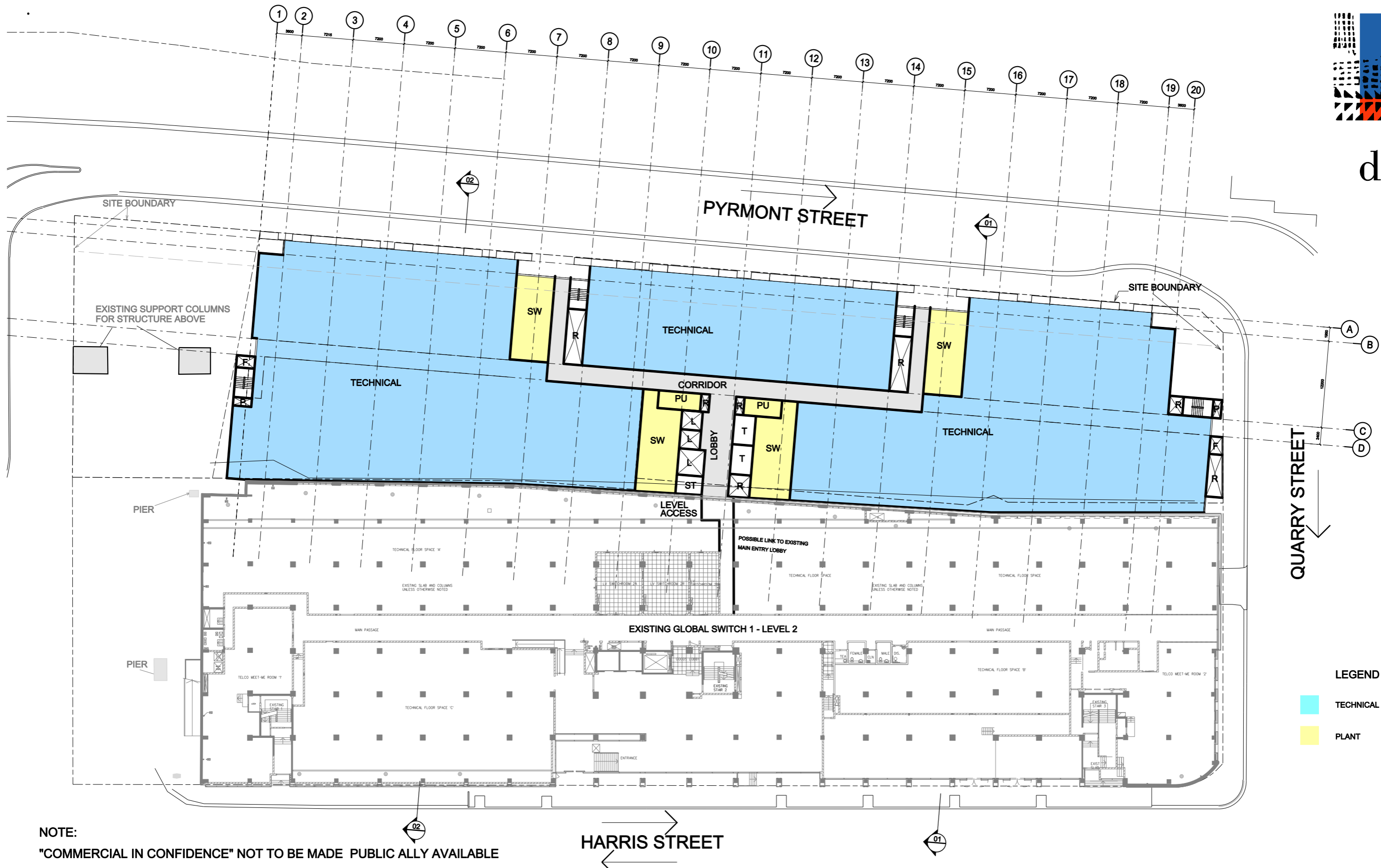
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QUARRY STREET

PYRMONT STREET

HARRIS STREET

LEGEND

- TECHNICAL SPACE
- PLANT

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floor plan - level 2
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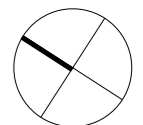
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proj no. 4019-00

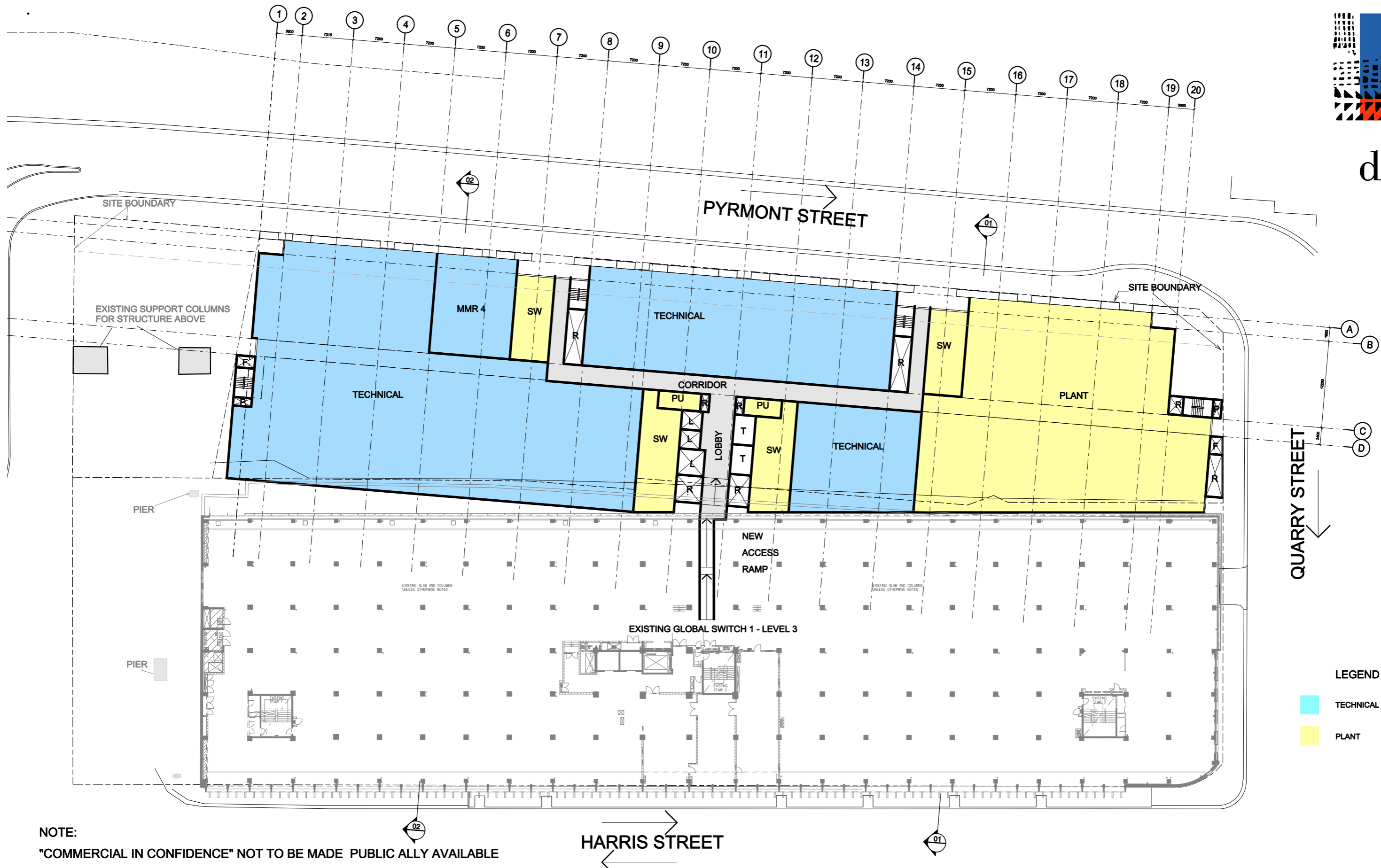
rev no. A

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LEGEND

- TECHNICAL SPACE
- PLANT

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drawing title
floor plan - level 3 main floor
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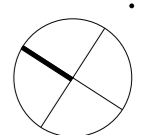
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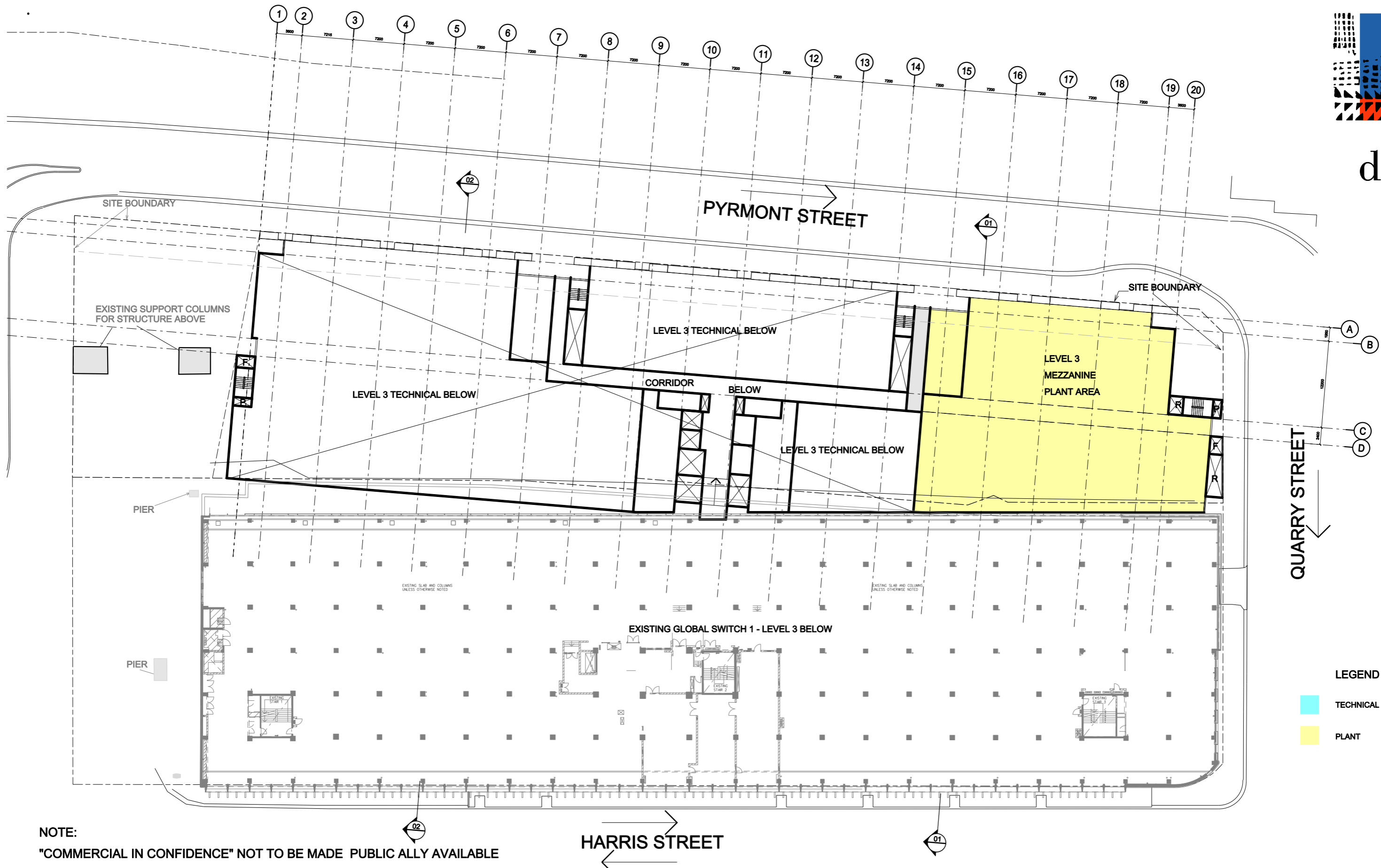
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QUARRY STREET

PYRMONT STREET

HARRIS STREET

LEGEND

- TECHNICAL SPACE
- PLANT

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drawing title
floor plan - level 3 mezzanine
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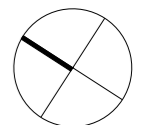
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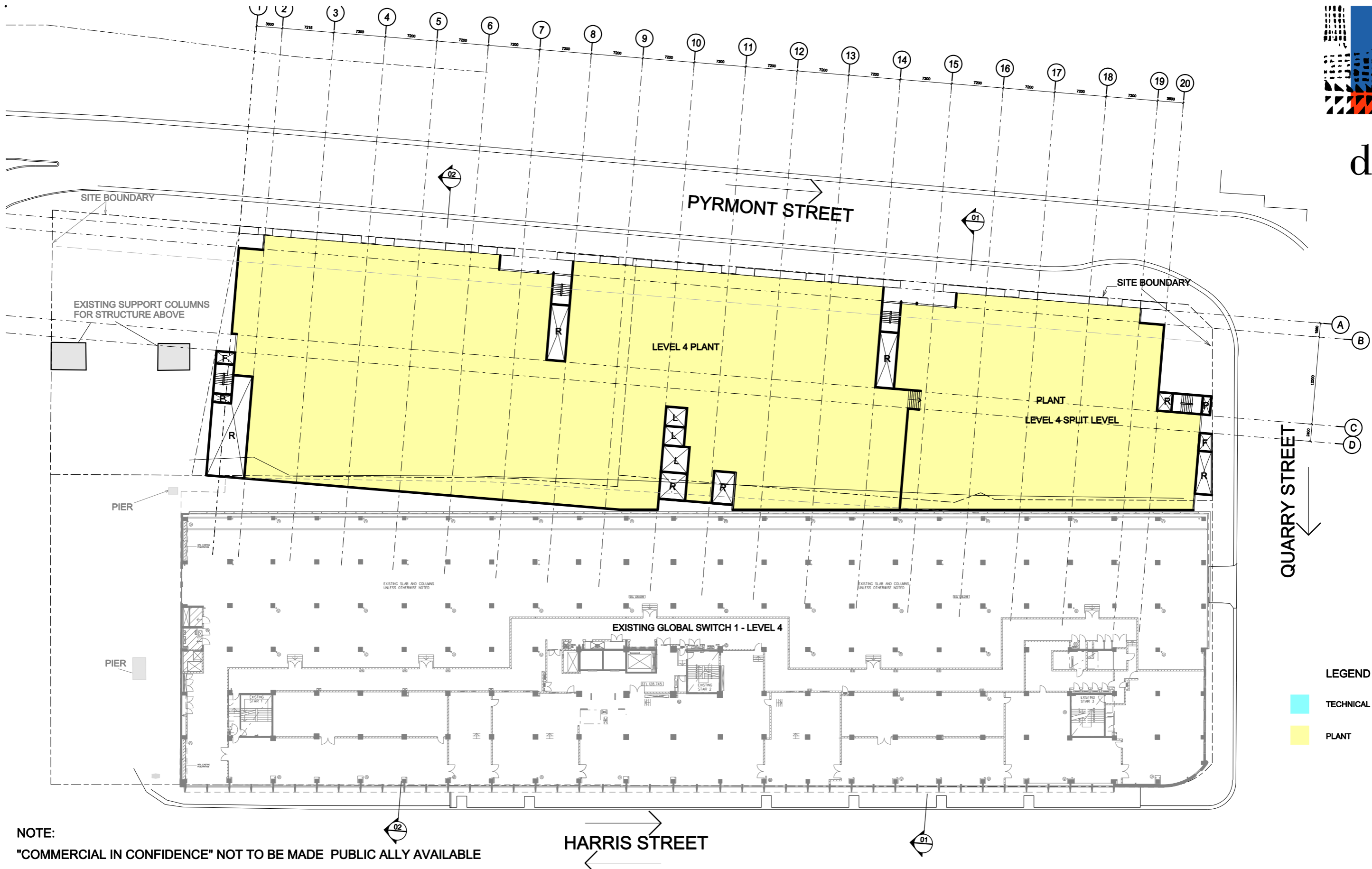
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QUARRY STREET

PYRMONT STREET

HARRIS STREET

LEGEND

- TECHNICAL SPACE
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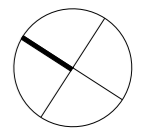
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drawing title
 floor plan - level 4 main floor (& split floor)
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date
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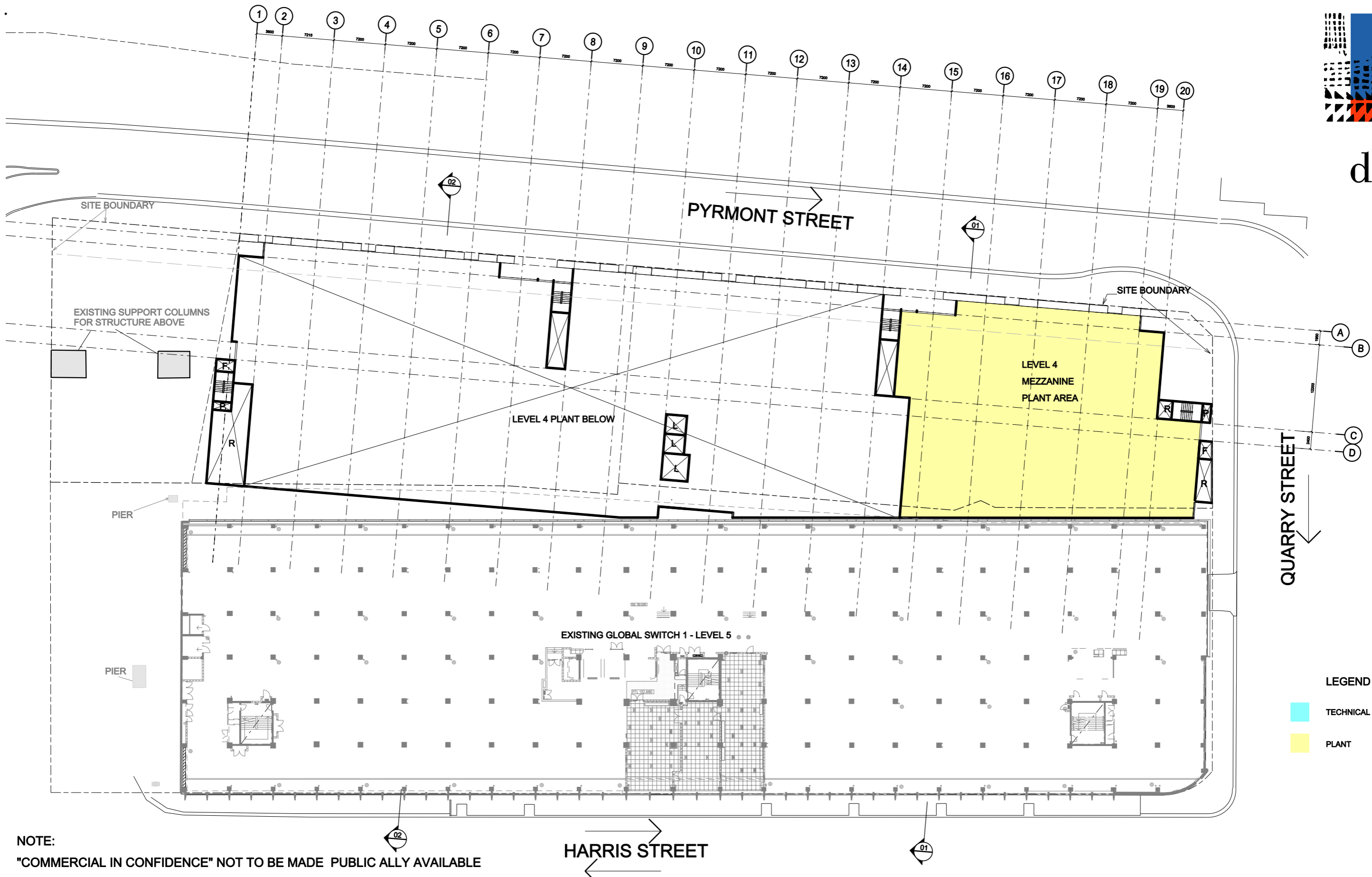
proj no.
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- LEGEND**
- TECHNICAL SPACE
 - PLANT

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drawing title
floor plan - level 4 mezzanine
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date
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scale
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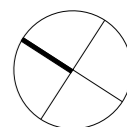
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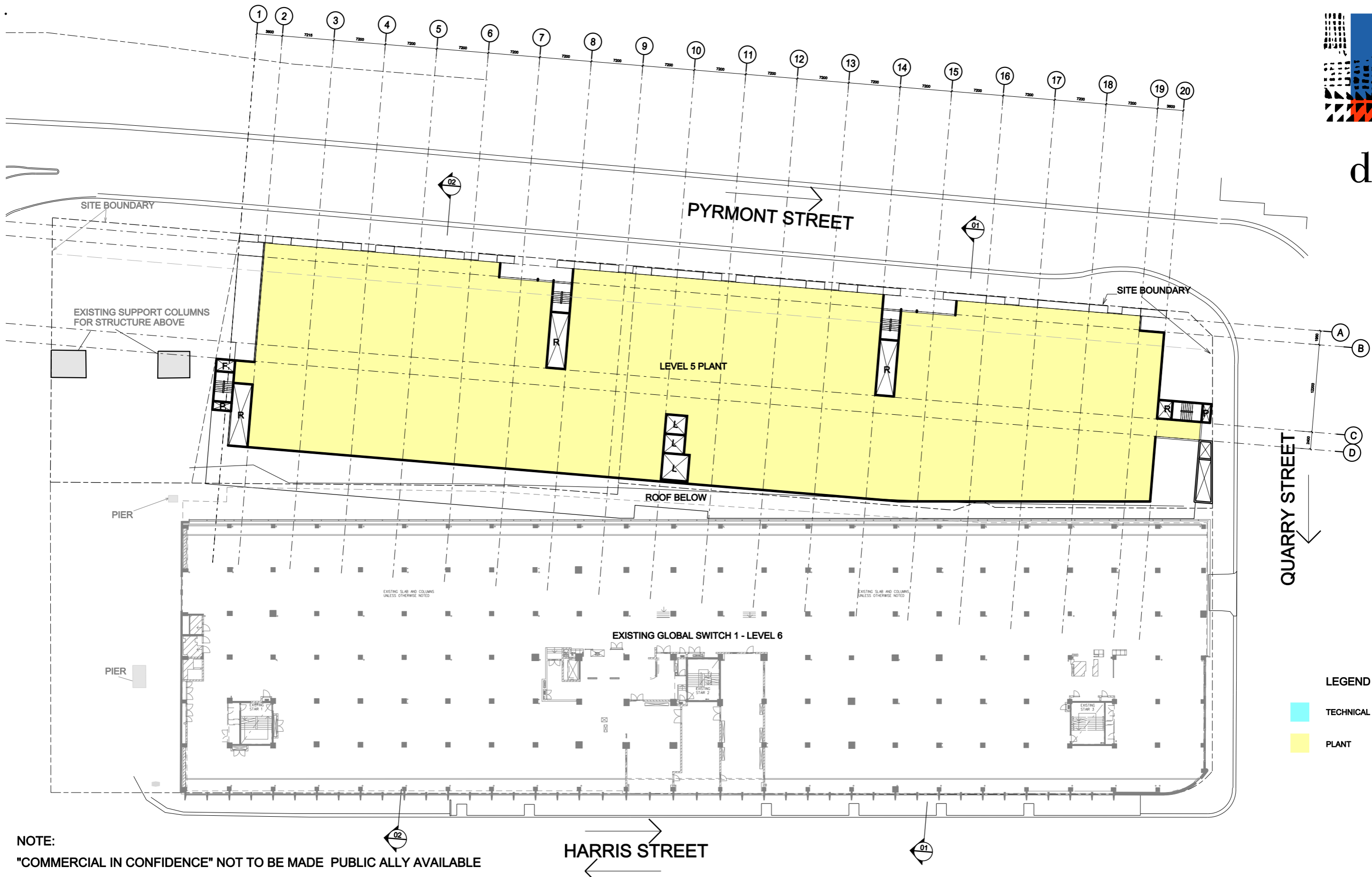
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QUARRY STREET

PYRMONT STREET

HARRIS STREET

LEGEND

- TECHNICAL SPACE
- PLANT

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floor plan - level 5
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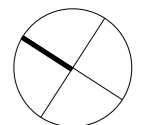
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4019-00

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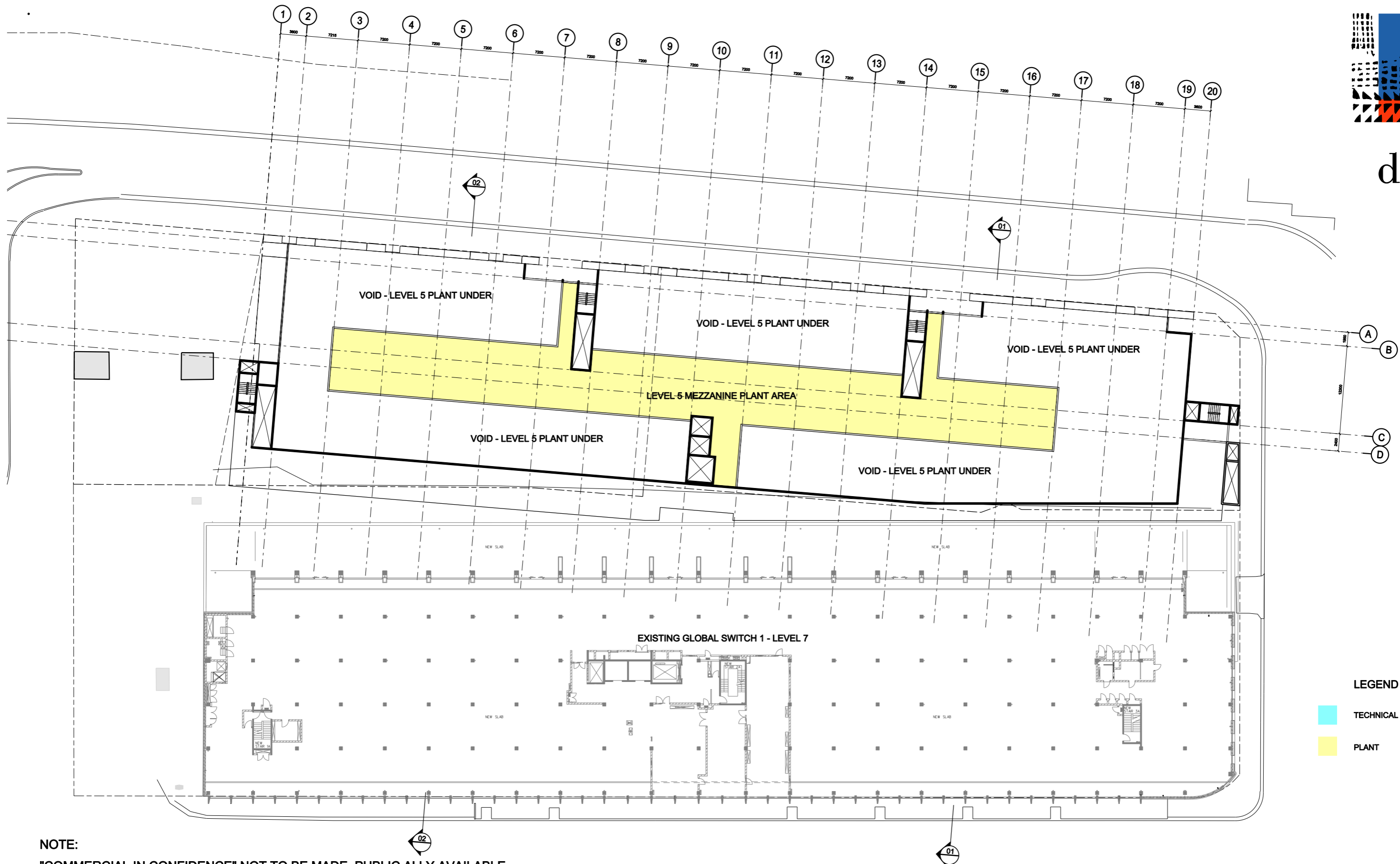
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drawing title
floor plan - level 5 mezzanine
Preliminary Concept Plan
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date
 19/12/08

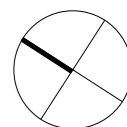
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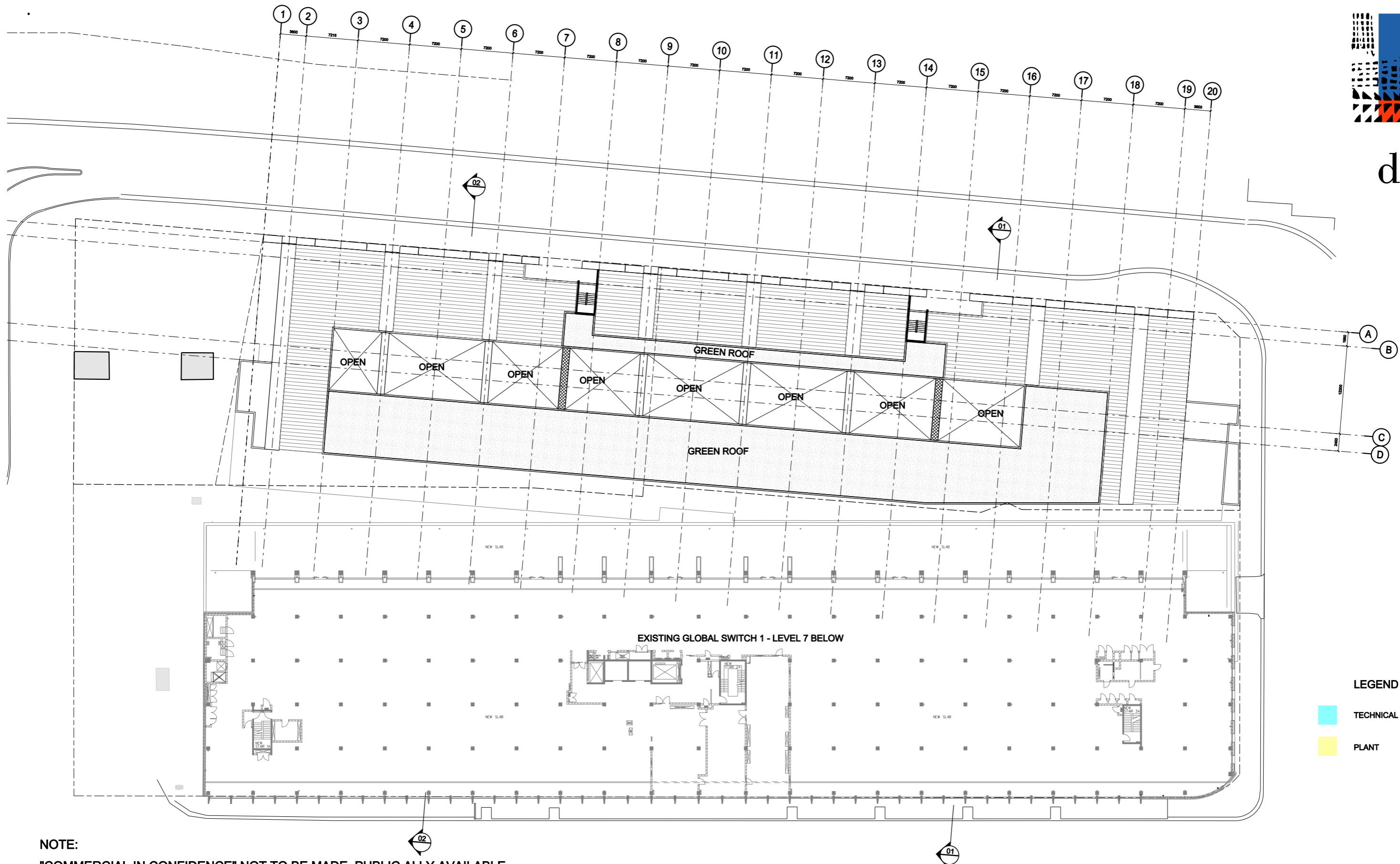
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- LEGEND**
- TECHNICAL SPACE
 - PLANT

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drawing title
Roof Plan
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date
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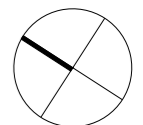
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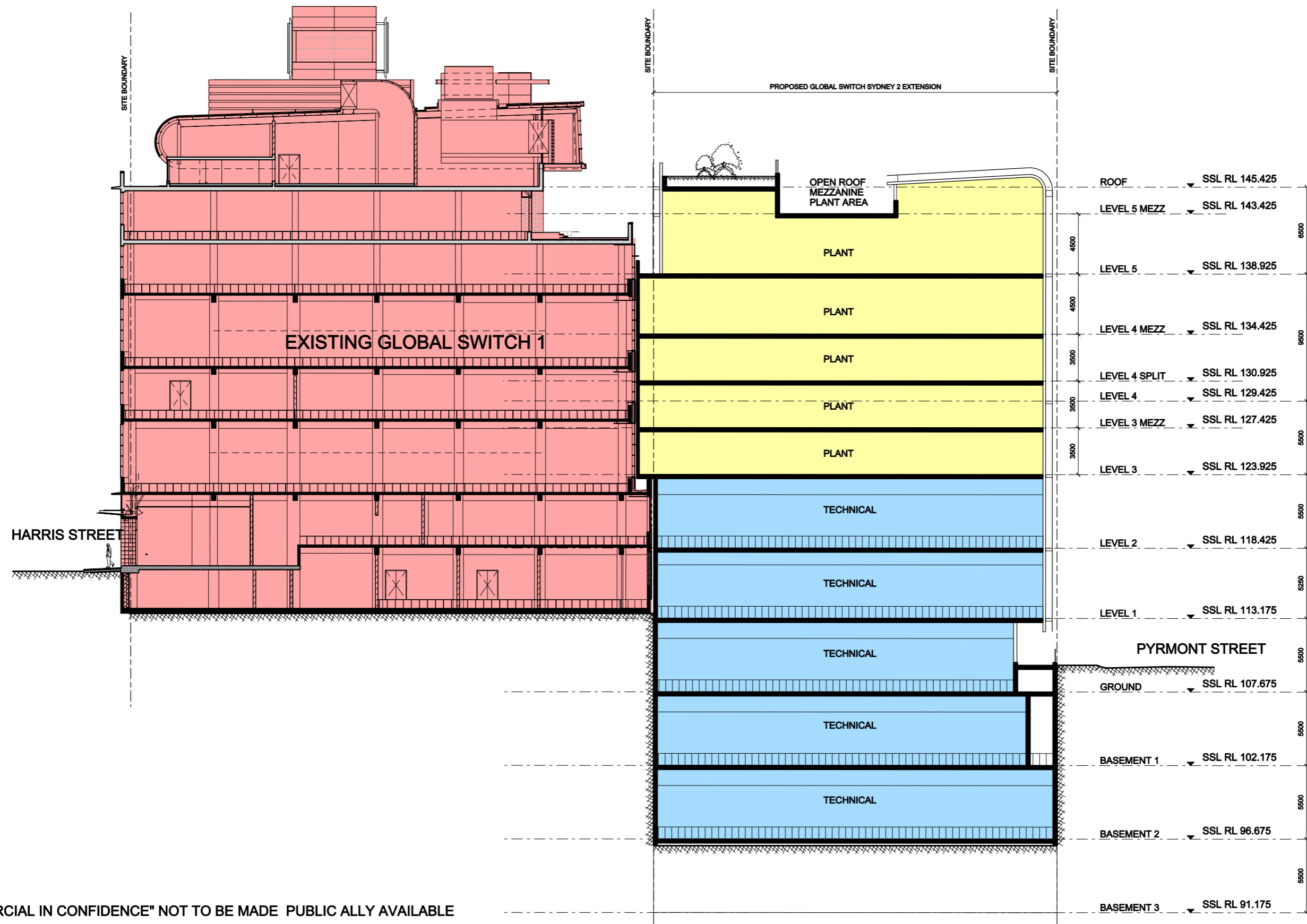
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LEGEND

- EXISTING BUILDING
- TECHNICAL FLOOR AREA
- PLANT AREA

NOTE:

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plotted: 19/12/2008 plotted by: \$USER\$

drawing title
 sketch section 01
 Preliminary Concept Plan

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date
 19/12/08

scale
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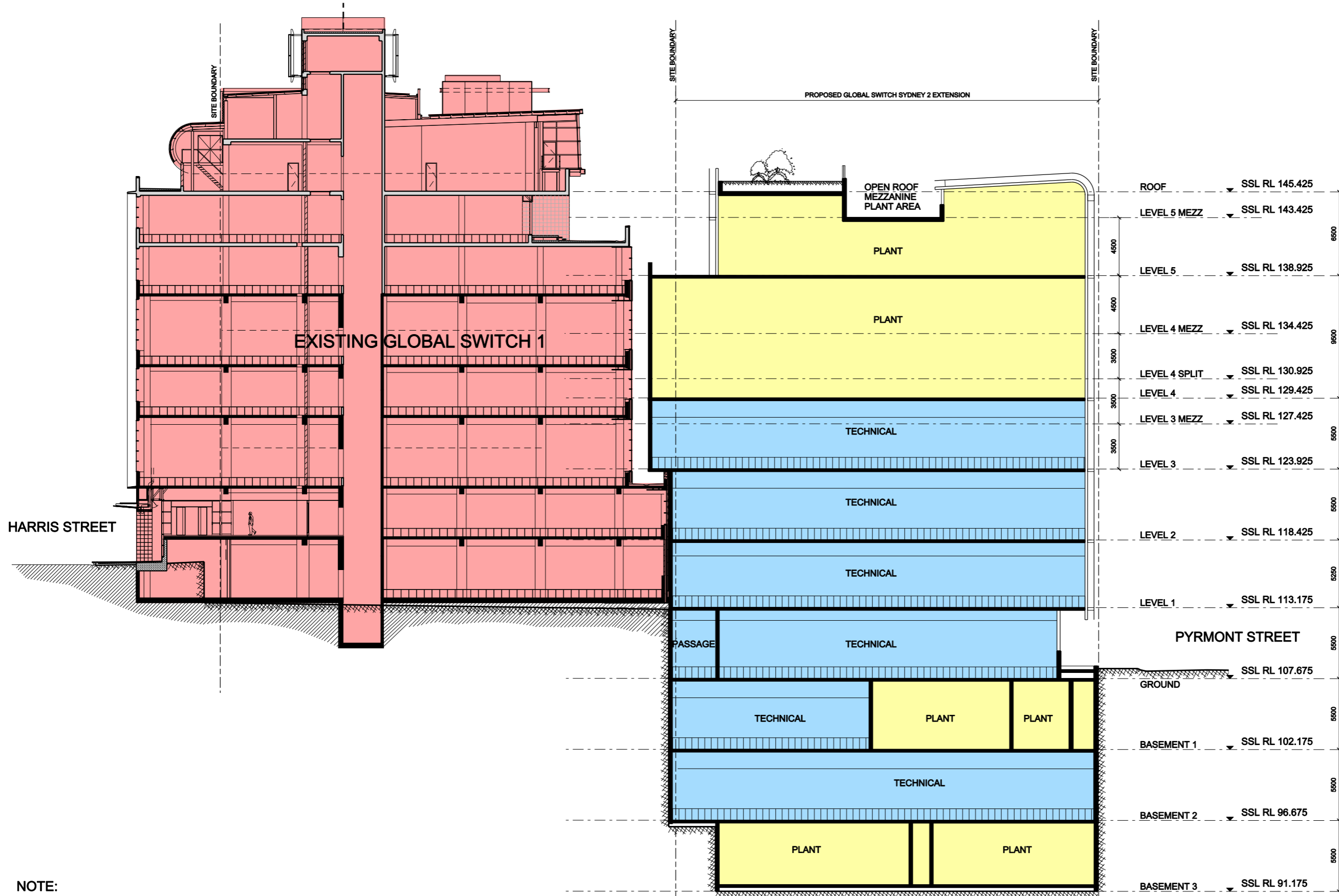
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