

GSSE Stage 2 /3 Development – Section 75W Modification Application



DEM Urban Design Statement

dem

DEM (Aust) Pty Ltd were the original Urban Designers, Architects and Landscape Architects for Global Switch's Sydney East (GSSE) Data Centre project and we have been retained by Global Switch to design modifications to the Stage 2 and 3 components of the project which are the subject of this Section 75W Application.

The bulk of the changes proposed as part of this Section 75W application are of an internal nature and will have no material impact on the external look or functioning of the building nor will they have any additional impact on surrounding properties or the proposed building's immediate surrounds. The internal planning changes proposed stem from a change in the business and customer environment and from a series of lessons learnt as part of the construction of the Stage 1 component of the project. Internal layout changes proposed will facilitate a more streamlined roll out of the Stage 2 and 3 components as well as rationalising internal plant and technical areas arrangements. The proposed internal layout changes will have no impact on the building's servicing arrangements and will not increase or change any environmental impacts stemming from the building's proposed operations.

There is a change to the building's external appearance which includes the removal of the proposed ground floor entry and lobby off the Pyrmont Street frontage to the site. This change stems from Global Switch's reassessment of the combined operation of Sydney West / East Campus and its desire that the campus should operate as a single combined facility rather than two separately accessed facilities. The existing Global Switch Sydney West (GSSW) building has recently undergone an upgrade to its Harris Street lobby and staff facilities and the proposed consolidation of building entries will improve the overall facility's security, operations and legibility and reinforces the established Harris Street building entry as the main address point for the combined Global Switch Sydney Data Centre facility.

It is acknowledged that the previously proposed GSSE Pyrmont Street lobby provided a level of pedestrian level activation along this frontage of the site. In order to maintain a suitable level of activation along the Pyrmont and Quarry Street frontages of the site it is proposed to introduce an active wall treatment in place of the previously proposed lobby to provide a 'live' wall element which creates a combination of moving light, colour and visual activity along the Pyrmont street frontage. Lighting design will be kept low level and carefully designed to minimise light spill and prevent night time light nuisance to surrounding residential properties, though it is not envisaged that the design or treatment will face any residential properties. The active wall treatment will provide a level of desirable activation at street level and a suitable level of pedestrian level illumination which will assist in creating a safer pedestrian street environment at night.

It is proposed that design details of the proposed active wall treatment be subject to a separate further S75W application to allow sufficient time for a design solution to be developed.