

28 March 2017

Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Andrew Hartcher

Dear Andrew

**Section 75W Modification to Global Switch Data Centre (MP08_0222 MOD 7)
Response to Submissions Report**

I refer to the Department's letter dated 2 February 2017 in relation to the abovementioned application. This correspondence constitutes a Response to Submissions Report, having regard to the matters raised by the Department and the content of the submissions made by the Council of the City of Sydney (Council), the EPA and an adjoining property owner (resident).

The **Department** has requested further information and clarification in relation to construction traffic and associated noise, specifically:

An assessment of the anticipated traffic impacts of the proposed modification including estimation of additional vehicle movements (if any) and comparison to traffic levels assessed as part of the original project.

Response: The proposed extension of construction hours to undertake the internal fitout works is expected to involve a workforce of between 40 and 70 personnel.

No parking for construction workers is provided on the site and existing timed parking restrictions in the immediate vicinity of the site preclude the use of existing kerbside parking. Personnel typically either utilise public transport or the public car park at Goldsborough Mort, located approximately 150 metres to the north of the site. It is further noted that there are a number of other public car parks in the vicinity of the site that are available to workers.

Having regard to the (comparatively) remote location of available long term parking for construction personnel, it is considered unlikely that there will be any adverse impact on the availability of on-street parking in the immediate vicinity of the site, nor will there be any substantive increase in traffic volumes to / from the construction site associated with workers.

A Construction Zone is in place on Pyrmont Street adjacent to the site which expires at 5.30pm Monday to Friday and at 3.30pm on Saturday. The proposed modification does not seek to extend the Construction Zone hours and as a consequence, no deliveries to the site will occur outside the existing approved hours. All materials and equipment associated with the extended hours will be delivered during the period that the Construction Zone is operational.

The original Project Application (MP08_0222) did not specifically address construction traffic volumes or associated impacts. However Condition C1 of the Instrument of Approval required the preparation of a Construction Traffic Management Plan to be submitted to and approved by the PCA. This condition has been satisfied and works undertaken during the extended construction hours will be subject to the same general requirements.

An assessment of the anticipated traffic noise impacts of the proposed modification including details of measures to ensure traffic and loading and unloading does not result in adverse noise impacts to nearby residents.

Response: As indicated above:

- All loading / unloading of materials and equipment associated with the extended hours will occur during the Construction Zone operational period (i.e. prior to 5.30pm Monday to Friday and prior 3.30pm on Saturday).
- No parking for construction workers is provided and construction workers utilise public transport or public car parks in the locality (i.e. remote from the site and the residential properties to the south of Quarry Street).

It is therefore considered that the extended hours are not likely to result in any additional noise impact to nearby residents associated with traffic.

Clarification as to whether key noise sources (in Table 6, p. 14 of the Noise Impact Assessment) have been modelled cumulatively.

Response: Acoustic Logic has confirmed that the modelling reflects cumulative impacts from the construction activities (correspondence attached).

The **EPA** has advised that it has no comments in relation to the proposed modification.

It is noted that **Council** has raised no objection to the proposed extension of construction hours subject to the applicant conducting a letter box drop to potentially affected receivers at least one week prior to the commencement of works during the extended hours.

Response: The proponent is prepared to accept a condition to this effect.

A **local resident** (from the Bullecourt complex) has raised concerns in relation to:

Noise and heavy vehicle movements during the proposed extended hours of operation of the site.

Response: The works associated with the extended hours are limited to internal fitout.

Any deliveries of materials or equipment associated with the fitout works (which could involve heavy vehicles) will occur during the approved Construction Zone hours (i.e. before 5.30pm Monday to Friday and before 3.30pm on Saturdays). As such, no heavy vehicle movements are anticipated to occur during the extended hours (i.e. between 5.30pm and midnight Monday to Friday or between 3.30pm and midnight on Saturday).

As a consequence, there is unlikely to be any heavy vehicle movements during the proposed extended hours of construction.

The nature of the fitout works is expected to include:

- Construction of internal partition walls (light-weight, steel stud system);
- Installation of services;
- Installation of ceilings;
- Installation of access floor;
- Painting;
- Floor finishes;
- Installation of doors and frames;
- Signage; and
- Commissioning of services.

Typically such works are undertaken using a range of power tools and other hand tools, which are not expected to generate significant noise beyond the external walls of the building or beyond the site boundaries.

Having regard to the above, it is considered that any noise and heavy vehicle movements associated with the extended construction hours will be negligible in terms of any impact on nearby residents.

The means of controlling noise emissions.

Response: All works on the site, including works undertaken during the proposed extended construction hours, are subject to the conditions of the instrument of approval, which includes:

- Condition C1 which requires the preparation of a Construction Management Plan, which includes noise management procedures and a construction phase traffic management plan; and
- Condition D9 which requires all work to be conducted in accordance with AS2436-1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites.

Having regard to the above and the fact that work undertaken during the extended hours is limited to the interior of the development, it is considered that there are sufficient requirements embodied in the approval to control noise emissions.

I trust this information is of assistance. Should you require any further clarification please contact Mr Sam Elias of Hutchinson Builders on P: 8344 2400.

Yours faithfully



Helen Mulcahy
Director