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9.8 Community Consultation Plan & Responses

Community Consultation Chapter

Global Switch

Community Consultation

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1. **Introduction**

The Director General's requirements requested that Global Switch undertake an appropriate and justified level of consultation.

2. **Objectives of Community Consultation**

At the outset the Project consultation objectives were to:

- Interact with the community and other stakeholders so that community issues are identified and resolved wherever possible.
- Ensure there were opportunities for the community to provide comments, views and feedback about the proposal.

3. **Components of the Consultation Program**

The consultation program aimed to provide opportunities for

- The neighbouring community and community representatives to understand the project and
- Global Switch and its technical specialists preparing the EA to understand stakeholders' views and issues.

Table 4.1- describes the activities in the consultation program.

Table 4.1

Activities in consultation program	
Introductory Letter (Appendix 1)	200 letters introducing the project were hand delivered to residents in neighbouring streets in December 2009. Contact details were provided for further information.
Feedback letter and brochure (Appendix 2)	200 letters accompanied with a flyer describing the project in detail were hand delivered to neighbouring streets and community group representatives in February 2010.
Display (Appendix 4)	Two sets of panels describing the project features were displayed at The Ian Thorpe Aquatic Centre and Ultimo Community Centre located on Harris Street from 24 February till 5 March 2010.
Email	Six community groups active in the Pymont/Ultimo area were informed about the project and display locations.
Briefing	Representatives of The Pymont Action Group and Ultimo Village Voice were briefed by Global Switch and consultants about the development.

4. Outcomes of Consultation and Issues Raised

The consultation process has allowed for the community to understand the proposal and to make its views known during the preparation of the EA. It has also allowed Global Switch and its consultants preparing the EA to understand any community needs, preferences and concerns. Local knowledge from long term residents and others has assisted the impact assessment process and identification of mitigation measures.

Table 5.1 Issues raised during consultation and where addressed in the EA

Issue	Response	Where addressed in the EA chapter
Level of Section 94 contributions	<p>Sydney City Council administers the Ultimo Pyrmont Section 94 Contributions Plan.</p> <p>The monetary value of the contributions to be paid will be determined by the NSW Department of Planning as part of their Part 3A assessment of the proposal.</p> <p>It is not known at this stage how much this contribution will be nor where Section 94 funds would be directed.</p>	<p>Refer to paragraph 5.2.9 'Ultimo Pyrmont Section 94 Contribution Plan' in the Environmental Assessment Report.</p>
Air quality and monitoring of emissions How will projected emissions be monitored, managed and filtered in order to protect the health of residents in Ultimo and Pyrmont	<p>For this project DECCW advised Global that although 50mg/m³ is their preferred target that a lower emissions target could be considered subject to detailed analysis. Global in consultation with its specialist consultants & DECCW have decided to target a NO_x emissions performance level of 50mg/m³ which is considered Industry Best Practice. The building has been designed to achieve this target and Air Quality Modeling undertaken by Global's specialist consultants confirms this is feasible.</p> <p>An Operational Environmental Management Plan (OEMP) will be put in place establishing operational guidelines that ensure emissions are within air quality goals, and will include requirements for the installation of a continuous on-line emissions monitoring system, and annual extractive monitoring by the operator and the regulatory authority. The above OEMP is outlined in the Air Quality and Greenhouse Gas Assessment Report submitted with Global's Environmental Assessment submission.</p>	

Issue	Response	Where addressed in the EA chapter
<p>Tri-generation still leaves 55% of new GHG emissions. This area already adversely and disproportionately affected by vehicle emissions resulting from the eastern distributor and the cross city tunnel emissions stack in Darling Harbour.</p>	<p>DECCW's current policy for NOx emissions for natural gas fired Trigeneration proposals in the Sydney & Wollongong metropolitan areas requires an emissions performance of 250mg/m3.</p>	<p>Refer to the 'Air Quality & Greenhouse Gas Impact Assessment' Report in Appendix 9.11 of the Environmental Assessment Report.</p>
<p>Greenhouse gas emissions reduction</p> <p>45%reduction in greenhouse gases meaningless unless corresponding decrease in use of conventional power</p> <p>Can this information be placed on DECCW or similar website?</p>	<p>The proposal uses gas engines to generate electricity which will produce approximately 45 % less GHG emissions than power stations burning coal to produce the same amount of electricity.</p> <p>This means that the proposed load will not be taken from the grid thereby reducing the future demand on the grid and not requiring this demand to be produced at the source.</p> <p>Further, the proposed trigeneration uses the heat from the electricity generation process to cool and heat the building – a saving of about 5 mega watts (17% of the total building power load).</p> <p>A facility as large as Global Switch provides significant advantages over many smaller computer rooms. A purpose built data centre is also much more efficient than a part of another facility used as a data centre. Combined these factors mean that Global Switch Sydney 2 would be 3-4 times more efficient than multiple computer rooms built within other facilities.</p> <p>GS will monitor, filter and manage emissions in accordance with the requirements of DECCW. Noted that only NOx will be monitored and reported to DECCW; emissions from other sources (eg Western Distributor) will not be monitored & reported as they do not fall with Global's area of responsibility.</p>	<p>Refer to the 'Air Quality & Greenhouse Gas Impact Assessment' Report in Appendix 9.11 of the Environmental Assessment Report.</p>

Issue	Response	Where addressed in the EA chapter
<p>Heritage</p> <p>Heritage value of quarry, public access to quarry</p> <p>The quarry face along the western side of the site, below the old Government Printer's building, is probably the oldest and most intact from a series of quarries once present on the eastern side of the peninsula. This quarry appears to have supplied stone used in the building of the Darling Harbour Branch Line in the 1850s. It may be even older, perhaps being the 'Ultimo Quarries' mentioned in some literature. The quarry face should be carefully evaluated in respect of its history by competent archaeologists. Although probably cut down during construction of the Government Printers building, or earlier, and perhaps part buried by fill on the site, the quarry face may well be of historical interest and, as such, should remain accessible to the public</p>	<p>Archaeological studies indicate that the rock face on the western edge of the site is not an old quarry and that there are dynamite blasting tube marks across the majority of the face. The originally sloping land was cut down in the 1880s to create Schlinker's lane, accessed from Quarry Street. The site was again modified for the construction of the AML&F Stores in 1914.</p> <p>A number of plans show the Ultimo quarries and the presence of quarries on the adjoining block to the south, but not extensively on the subject site. The Darling Harbour Branch Line was cut out of the slope well to the east of the subject site (where the current light rail runs) and several metres below the site...it is unlikely there was a need for quarried stone specifically from the subject site.</p> <p>There are no indications of the rock face having been buried on the western edge. Geotechnical information demonstrates that bedrock is directly below the asphalt surface and there is little fill across the site.</p>	<p>Refer to the Archaeological Assessment Report in Appendix 9.14 of the Environmental Assessment Report.</p>
<p>Flora</p> <p>The rock face at the southern end of the site supports a Port Jackson Fig <i>Ficus rubiginosa</i> and the Skeleton Fork Fern <i>Psilotum nudum</i>. There are few <i>F. rubiginosa</i> in this part of the peninsula, a species once widespread on the peninsula. <i>P. nudum</i> occurs mostly on the cliff faces below Giba Park at Pyrmont Point; the stand on this site is the most southerly I know of on the peninsula.</p>	<p>The Port Jackson Fig referred to has not been considered a significant tree on the site as it is not a remnant tree from a former plant community on the site, it is not part of any cultural planting on the site, it is not a mature specimen and the Port Jackson Fig is not listed as a threatened species in NSW. The possibility of transplanting the tree would have to be further investigated given its location on the rock face however the current design for GSS2 does not allow space for the tree to be replanted on site and the species is not identified in the City of Sydney's Street Tree Master Plan as the preferred street tree for the surrounding roads.</p> <p>The Skeleton Fork Fern (<i>Psilotum nudum</i>) is also not listed as a threatened species in NSW.</p>	<p>Refer to paragraph 2.4 'Vegetation' in the Environmental Assessment Report.</p>

Issue	Response	Where addressed in the EA chapter
be over shadowed and will need extra lighting for safety. Cameras are of course an added option too.		
Lighting, security Strong preference to make this elevation of the proposal brighter and more appealing; lighting, security and safety are critical.	Noted that GS2 is about 8 – 9 m away from the walkway; while the walkway was not part of the project. Noted that there will be an increased level of lighting and security in this area however its focus is inwards on the building.	
Pedestrian interface and GS2 entry Noted from a community perspective that 'activation' means street uses that generate local activities. GS1 is not interactive – leaves a 'dead zone' for pedestrians/ locals.	Noted from a GS/ design perspective that the pedestrian activation zone is the public footpath area. Noted that for GS clients' security is paramount, tenancy that is available on the Harris Street frontage has not been able to be leased. GS advised that shops will not be incorporated into street frontage.	Refer to paragraph 4.8 'Pedestrian Access & Public Domain' in the Environmental Assessment Report
GS2 Elevation (near Western Distributor) Strong preference to make this elevation of the proposal brighter and more appealing; lighting, security and	DEM noted that metallic finish would contrast with existing terracotta finish at Global Switch 1 (GS1 the existing building). Noted that GS2 is about 8 – 9 m away from the walkway; while the walkway was not part of the project. Noted that there will be an increased level of lighting and security in this area however its focus is inwards on the building.	Refer to 'Schedule of External Materials & Finishes' in Appendix 9.6 of the Environmental Assessment Report.
Parking Sufficient parking: Workers & visitors park in local streets where parking is at a premium for residents.	Noted that GS use is at the lowest grade level of intensity and does not require significant parking (e.g. compared with commercial or residential uses); 12 spaces meets the requirements; GS2 incorporates a dedicated off street delivery area which should minimise local trucks parking in the streets for works that are associated with GS2.	Refer to 'Assessment of Transport, Traffic & Parking' in Appendix 9.12 of the Environmental Assessment Report
Activity on roof of existing building	DEM noted that the existing building had been progressively fitted out with plant as needs dictated. Equipment was added as new clients used GS's services; ongoing activity (should it occur) will be for repairs and replacements.	

Issue	Response	Where addressed in the EA chapter
<p>Want more information about the project</p> <p>After more than 15 years of aggressive development in Ultimo and Pyrmont local residents are used to, and expect, greater openness and transparency in the presentation of development proposals.</p>	<p>Addressed through a briefing held on 18 March, and opportunities to comment on the EA while on exhibition</p>	

5. Consultation during EA exhibition

This section to be completed after the EA exhibition period.

6. Community consultation during construction

Prior to the start of construction Global Switch would prepare a construction consultation plan which would include community and impacted by the project and strategies to inform those potentially impacted about construction dates, possible impacts such as noise, dust and vibration, traffic changes and access to local businesses.

7. Conclusions

The Global Switch development is likely to have minimum impact on the surrounding community, and with the proper mitigation measures these impacts can be managed. The preparation of a construction consultation plan will identify and help minimise any short term construction impacts.

The proposed pedestrian access arrangement and increase in lighting and landscaping will most likely have a positive impact on the surroundings.

Appendices:

1. Copy of introductory letter – December 2009
2. Copy of letter and brochure – February 2010
3. Letterbox area – December 2009 and February 2010
4. Copy of display panels x 2
5. Details of display locations – February 2010
6. Agenda for Pyrmont Action Group and Ultimo Village Voice briefing
7. Record of meeting with Community Groups – March 2010

21 December 2009

Dear resident/business owner

Proposed Development for Global Switch Data Centre

273 Pyrmont Street Ultimo

We would like to advise you that our client, Global Switch, is preparing a development application for an extension to its existing building on Harris Street, to be constructed at 273 Pyrmont Street, Ultimo.

The proposed extension will be the Final stage of the Global Switch Data Centre facility and will comprise of six storeys above ground and three storeys below ground. The new building design will feature several sustainable and engineering initiatives which will make it very environmentally friendly.

Id Planning has been appointed to undertake the community consultation in relation to the above development. The intention of the consultation is to outline the details of the development and to seek your views in order to identify and respond fully to any community issues that might be raised during the development

We will be in touch with you in January 2010 to outline the details of the proposal and to obtain your views and ideas. At this time you will have the opportunity to view the proposed development plans and speak with the project team.

Should you have any questions in the interim, please contact Denise Wilson or Kamini Parashar on 02 9460 8500.

Yours faithfully

Denise Wilson

Director Communication Services

24 February 2010

Dear Resident/Business owner

View the proposal and have your say – 24 February to 5 March 2010

Global Switch Data Centre, 273 Pymont Street Ultimo

We would like to advise you that our client, Global Switch, has prepared an Environmental Assessment (EA) for an extension to its existing building on Harris Street, to be constructed at 273 Pymont Street, Ultimo.

A brochure outlining the features of the proposed development and an artist's impression of the building is attached to this letter.

Key features of the proposal are now on display at the following venues from Wednesday 24 February 2010 until Friday 5 March 2010.

Ian Thorpe Aquatic Centre	456 Harris Street, Ultimo
Ultimo Community Centre	Ultimo Community Centre 40 William Henry St, Ultimo

If you would like to comment on the development, please email kirsty@idplanning.com.au by 5 March 2010.

If you would like to obtain further information please contact Id Planning on (02) 9460 8500.

All feedback received will be considered and incorporated into the EA, which will be lodged with the Department of Planning for consideration.

Yours faithfully

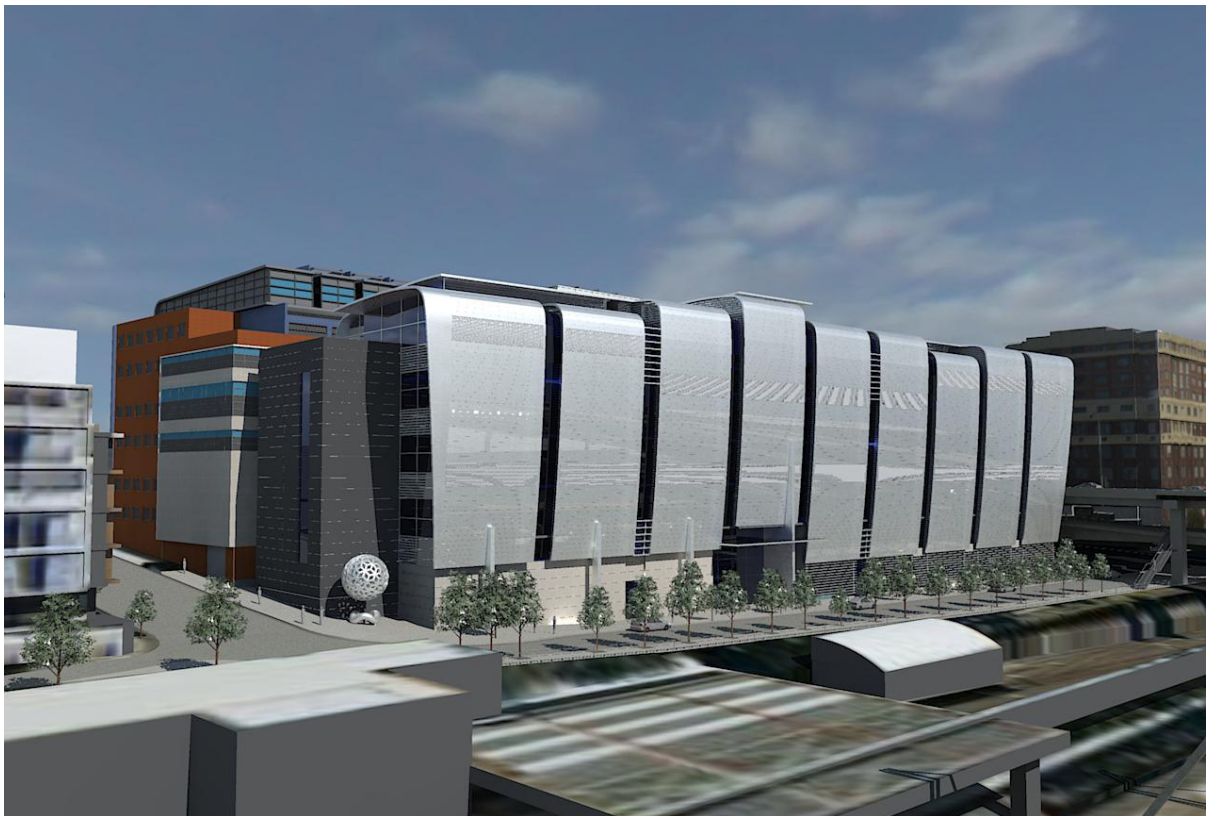


Denise Wilson

Director Communication Services

The Global Switch facility, located at 400 Harris Street, Ultimo, has been providing highly resilient data centre space to leading national and international organisations and institutions for the past eight years. To meet the increasing demands of a fast-growing IT industry, Global Switch is proposing to extend its Ultimo site by building a new wing, Global Switch Sydney 2, on the vacant parcel of land which lies directly to the east of the existing building. The site is bounded to the north by the Western Distributor, to the east by Pyrmont Street and to the south by Quarry Street.

The extension will comprise a purpose built, six storey data centre building above three sub-ground levels and will contain approximately 19,000 m² of technical area plus 15,000 m² of plant area. A total of 12 car spaces will also be provided at the Pyrmont Street grade level on the northern boundary of the site, with a low level of vehicular access being directly off Pyrmont Street.



The proposed Global Switch 2 building design will provide:

- A sustainable high tech building for Darling Harbour and the Ultimo precinct with a high quality address to Pyrmont Road.
- Improvements to the Quarry and Pyrmont streetscapes including upgrades to footpaths, street tree planting, paving and lighting, creating a safer environment for pedestrians moving between Ultimo, Glebe, Darling Harbour and the City.
- Increased security and passive surveillance to the pedestrian footpaths from the proposed new pedestrian entry and lobby and proposed building security system.
- Innovative world-leading environmentally-sustainable building design initiatives will be adopted which will relieve pressure on the future supply of electricity to the Ultimo area.
- A continuation of the Global Switch current low key operations on the site.

The Global Switch 2 building will target a 'LEED Platinum' Environmental Sustainable Design rating which is the highest international environmental rating achievable for a data centre. To achieve this world class Environmental Sustainable Design rating the building is will adopt a tri-generation system which creates the building's own power supply using natural gas as the primary energy source instead of electricity.

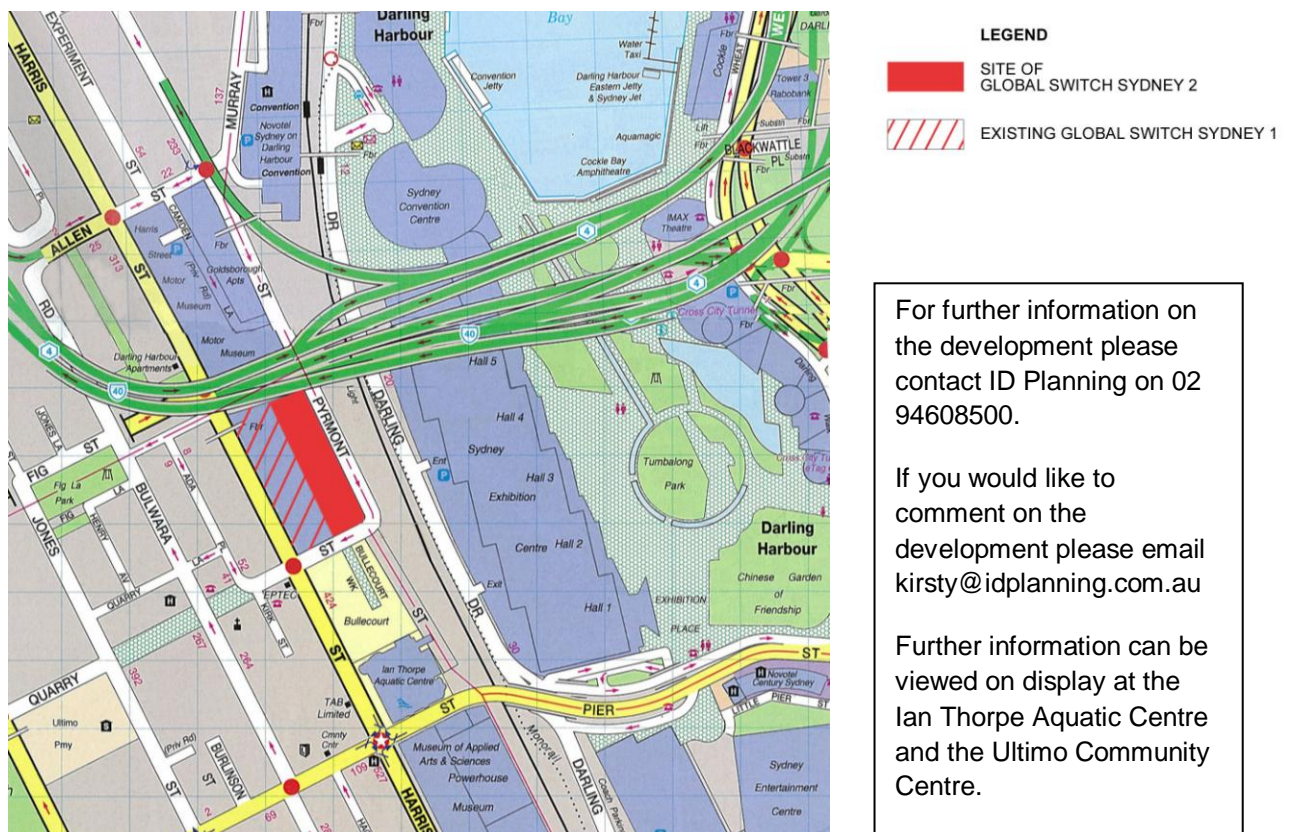
The benefits of the new buildings sustainable design approach to the local and wider community are:

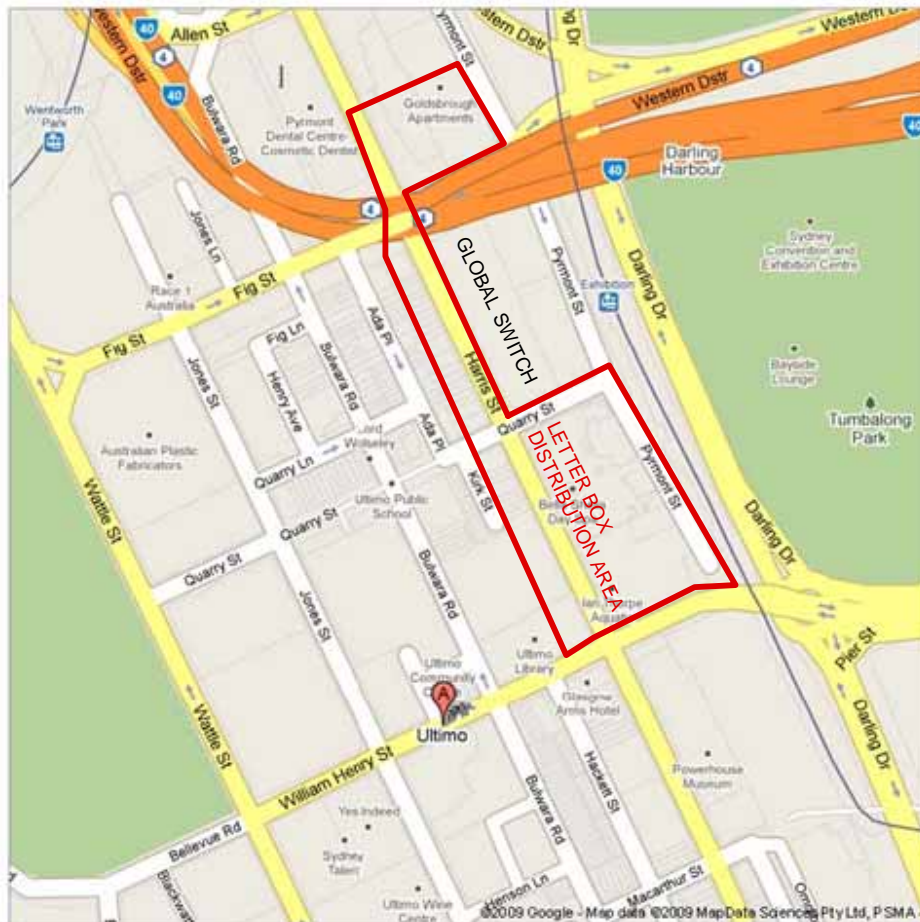
- To provide a 45% reduction in greenhouse gas emissions when compared to using conventional power from the local electricity grid. This equates to a saving of 123,000 tonnes of CO₂ per year which is equivalent to that produced by 42,000 cars.
- All waste and rainwater will be collected on site, treated and reused saving 220,000 mega litres of water per year which is equivalent to 88 Olympic sized swimming pools of water.

In achieving this, Global Switch is committed to incorporating a range of world-leading, environmentally-sustainable, design initiatives within the new building which, when completed, will be one of the most environmentally-friendly data centres ever built

The Global Switch 2 building has been designed to comply with all relevant regulatory requirements related to noise, air quality, stormwater, waste water and traffic.

The proposal will be submitted to the Department of Planning for assessment in late March 2010 and it is anticipated that construction could commence in the middle of 2010, and be completed 24 months after commencement.





GLOBAL SWITCH LETTERBOX DISTRIBUTION AREA 22/12/09