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## **9.20 DGR Requirements & Responses from Authorities**



NSW GOVERNMENT  
**Department of Planning**

Contact: Stacy Warren  
Phone: 02 9228 6332  
Email: [stacy.warren@planning.nsw.gov.au](mailto:stacy.warren@planning.nsw.gov.au)

Rudi Valla  
Managing Partner  
dem (aust) pty ltd  
Po Box 5036  
West Chatswood NSW 1515

Our ref: MP 08\_0222  
Your ref:  
File: S08/01725

Dear Mr Valla

**Director General's Requirements for Global Switch Site Redevelopment (MP 08\_0222).**

Thank you for your request for Director General's environmental assessment requirements (DGRs) for the above project.

The DGRs were prepared from the information provided within your application and in consultation with relevant Government agencies, including Council (attached).

Under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

Prior to exhibiting the Environmental Assessment (EA), the Department will review the document to determine if it adequately addresses the DGRs. If the Director General considers that the EA does not adequately address the DGRs, the Director General may require the proponent to revise the EA to address the matters notified to the proponent.

Following this review period the EA will be made publicly available for a minimum period of 30 days. Please contact the Department at least two weeks before you propose to submit the Environmental Assessment to determine the fees applicable to the application.

Please also find attached with this letter, copies of submissions from other agencies addressing their key issues for the proposal. Please note that these responses have been provided to you for information only and do not form part of the DGRs for the EA.

While the provision of key issues and assessment requirements means you are now able to commence the preparation of your EA, I would like to take this opportunity to inform you that the Department has some concerns with regard to the design of the current proposal, as follows.

The previous design for the development incorporated both a visual and physical link between the existing Global Switch building and the proposed building. The proposed building provides only a minimal setback from the existing Global Switch building, which limits both access and the line of sight through the site. Whilst it is appreciated that Harris and Pyrmont Streets may provide satisfactory physical connections around the site, it is considered that at least a visual link from Goldsbrough Mort to the Bullecourt Development should be maintained. Accordingly, it is suggested that you consider an additional setback to increase the visual separation between the buildings, particularly at the upper levels.

The Department also maintains concern about the height and massing of the building, and its relationship to Goldsbrough Mort, Bullecourt and the existing Global Switch developments. The proposed height of the building exceeds the prescribed height under the Master Plan. The former design for the building achieved greater design articulation, incorporating parapets set back from Pyrmont Street, and an overall lower profile. In accepting that a height greater than that of the current Master Plan may be justified, it was previously determined that any new height should not exceed the original parapet height of the GPO (Global Switch 1) building. It is appreciated that the upper levels would comprise plant areas, but these floors would still contribute to the overall mass of the building and its visual impact.

While you still may wish to commence the preparation of your EA, it is advised that you consult the Department further regarding the above design concerns and how the development may better respond to these issues.

If you have any enquiries about these requirements, please contact Stacy Warren on 02 9228 6332 or via e-mail at [stacy.warren@planning.nsw.gov.au](mailto:stacy.warren@planning.nsw.gov.au).

Yours sincerely



Jason Perica  
**Executive Director**  
**(as delegate for the Director General)**

10/2/09

## Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application number</b>	MP 08_0222
<b>Project</b>	Construction of a new 6-storey specialist data centre building with 3 basement levels
<b>Location</b>	273 Pyrmont Road, Ultimo
<b>Proponent</b>	Global Switch Property (Australia) Pty Ltd
<b>Date issued</b>	10/2/09
<b>Expiry date</b>	If the Environmental Assessment (EA) is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
<b>Key issues</b>	<p>The EA must address the following key issues:</p> <p><b>1. Relevant Environmental Planning Instruments (EPIs) policies and Guidelines to be Addressed:</b></p> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Major Projects) 2005</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Contaminated Sites</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Sydney Harbour Foreshores &amp; Waterways Area DCP</li> <li>• Darling Harbour Development Plan No.1</li> <li>• Ultimo Pyrmont Section 94 Contributions Plan, and</li> <li>• The Former GPO and Australian Mortgage Land and Finance Company Site Master Plan, March 2000 (the Master Plan).</li> </ul> <p>You must clearly detail the nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines, and provide a justification for any non-compliance/s.</p> <p><b>2. Built Form, Architectural and Urban Design</b></p> <p>The EA must include an assessment of the impact of the bulk, scale and form of the proposed building, and its relationship with the existing adjoining development, the streetscape, the public domain and the wider context of the western edge of Darling Harbour. You should also clearly detail building height, setbacks, gross floor space, business floor space and 'other' floor space (such as car parking and plant) and compliance with the Master Plan.</p> <p>Particular reference must be made to the following principles:</p> <ul style="list-style-type: none"> <li>• enhancement the visual and urban design qualities of the site</li> <li>• completion of the strong line of built form that defines the visual catchment of this western edge of Darling Harbour</li> <li>• the northern corner of Quarry/Pyrmont Streets should be provided with a built edge to a scale comparable to the southern corner</li> <li>• urban design improvements to adjacent areas of the public domain and the activation of ground level spaces , and</li> </ul>



- physical and /or visual connectivity within the precinct.

The preliminary project design will be subject to independent design review. Advice from this review process must be incorporated into the final design submitted in the EA. A design statement prepared by the architect(s) completing the project design must be included as part of the EA.

### **3. Visual Impact**

The EA 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.

### **4. Ecologically Sustainable Development (ESD)**

The EA must detail how the development will incorporate ESD principles in the design, construction and ongoing operation of the development, including energy use, water, waste minimisation and recycling strategies

Particular details must be provided of the proposed 'trigeneration' system and associated infrastructure including the natural gas fired energy plant.

### **5. Transport and accessibility (Construction and Operational)**

The EA must provide a Traffic Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, access and any required road works.

### **6. Car parking**

The EA must demonstrate the provision of sufficient on-site car parking and loading facilities for the proposal having regard to local planning controls, RTA guidelines and the Master Plan.

(Note: The Department supports reduced car parking rates in areas well-served by public transport).

### **7. Excavation and Construction**

The EA shall assess the excavation and construction related impacts from the proposed development, including noise, air, erosion and sedimentation. Management measures must also be described to minimise these impacts.

### **8. Heritage and Archaeology Impacts**

The EA must include a Heritage Impact Statement in accordance with the NSW Heritage Office publication "Statements of Heritage Impact".

### **9. General Environmental Risk Analysis**

The EA must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation) and proposed mitigation measures including but not be limited to:

- contamination and remediation
- geotechnical considerations
- relocation and/or protection of existing infrastructure
- noise, vibration and dust emissions during construction
- transmission and storage of potentially hazardous materials on site, such as natural gas and diesel, and

	<ul style="list-style-type: none"> <li>• drainage/flooding issues.</li> </ul> <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 EA.</p> <p><b>10. Utilities and services</b></p> <p>In consultation with relevant agencies, the EA shall address the requirements of the development for utilities and services, including water, waste water, energy and natural gas. The EA must identify any augmentation requirements and/ or any alternative servicing options.</p> <p>An Integrated Water Management Plan is to be prepared, including any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design and, any water conservation measures.</p> <p>The EA must also clearly identify any existing utilities, services and assets that could be potentially impacted by the development, including consultation with RailCorp and Sydney Water and other relevant service providers. The EA must describe how any such impacts will be managed, to the satisfaction of the relevant service provider or asset owner.</p> <p><b>11. Consultation</b></p> <p>Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
<b>Deemed refusal period</b>	60 days

## Plans and Documents to accompany the Application

<u>General</u>	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP; and</li> <li>9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.</li> </ol>
<u>Plans and Documents</u>	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. An <b>existing site survey plan</b> drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sqm) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site; and</li> <li>• location and height of adjacent buildings and private open space.</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. A <b>Site Analysis Plan</b> must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).</li> <li>3. A <b>locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining</li> </ul> </li> </ol>

	<p>land;</p> <ul style="list-style-type: none"> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> <li>• elevation plans providing details of external building materials and colours proposed;</li> <li>• fenestrations, balconies and other features;</li> <li>• accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;</li> <li>• the height (AHD) of the proposed development in relation to the land;</li> <li>• the level of the lowest floor, the level of any unbuilt area and the level of the ground;</li> <li>• any changes that will be made to the level of the land by excavation, filling or otherwise.</li> </ul> <p>5. <b>Other plans</b> (to be required where relevant):</p> <ul style="list-style-type: none"> <li>• <b>Stormwater Concept Plan</b> - illustrating the concept for stormwater management;</li> <li>• <b>Erosion and Sediment Control Plan</b> – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;</li> <li>• <b>Geotechnical Report</b> – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;</li> <li>• <b>View Analysis</b> - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas;</li> <li>• <b>Landscape plan</b> - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site.</li> <li>• <b>Shadow diagrams</b> showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.</li> </ul>
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the Test of Adequacy;</li> <li>• 12 hard copies of the EA (once the EA has been determined adequate);</li> <li>• 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.</li> </ul>



**City of Sydney**

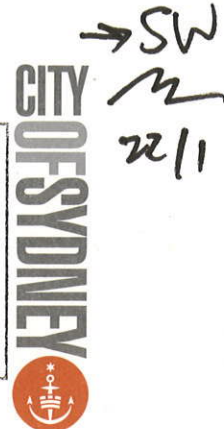
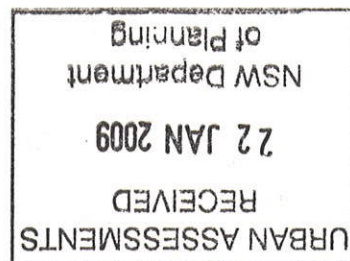
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12 January 2009

Our Ref : 2009/001704

DoP Ref: MP 08\_0222

Michael Woodland  
Director, Urban Assessments  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir,

I refer to your letter dated 31 December 2008 to Monica Barone regarding the project application for the construction of a new 6 storey specialist data centre building with 3 levels of basement parking (MP 08\_0222).

Draft Director General Requirements (DGRs) were provided with the letter and we understand that you are seeking feedback from Council regarding any additional issues / assessment requirements to be included in the DGRs.

The following are recommended to be addressed with regard to the proposed application.

- Assess the impact of the proposal on the existing streetscape and adjacent public domain.
- Assess how the proposal is integrated with the Public Domain through the activation of Pyrmont Street and Quarry Street. Drawings should be provided indicating public domain works in and around the site.

Please note due to the timeframe set for the provision of comments, these comments are provided by Council officers under delegated authority.

Should you wish to discuss any of the above information further, please contact Vanessa Aziz, Specialist Planner on 92467758 or by email [vaziz@cityofsydney.nsw.gov.au](mailto:vaziz@cityofsydney.nsw.gov.au)

Regards,

**CHRIS CORRADI**  
A/Area Planning Manager

city of villages



MINISTRY OF TRANSPORT

Level 19, 227 Elizabeth Street Sydney 2000  
GPO Box 1620 Sydney 2001

Telephone 9268 2800 Facsimile 9268 2900  
Internet [www.transport.nsw.gov.au](http://www.transport.nsw.gov.au)

ABN 25 765 807 817

Mr Michael Woodland  
Director  
Urban Assessments  
NSW Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

Attention: Mr Toby Philp

Dear Mr Woodland,

**DIRECTOR GENERAL'S REQUIREMENTS -  
PROPOSED 6 STOREY DATA CENTRE, ULTIMO (MP08\_0222)**

I refer to your letter dated 31 December 2008 seeking advice on the Director General's Requirements (DGRs) for the above mentioned project. The Ministry appreciates this opportunity to provide input to the DGRs for this application.

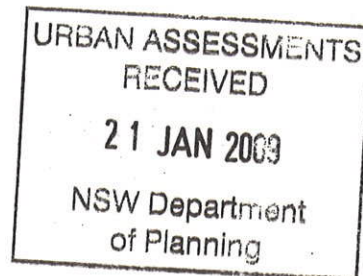
The Ministry has reviewed the preliminary assessment for the proposal, together with the draft DGRs, and requests that the *Car Parking/Traffic Impacts* section, under the key issues be renamed *Transport and Accessibility* to ensure a broader approach in the consideration of transport issues. Under this revised heading, remove the word *traffic* in favour of *transport and accessibility*.

If you would like to discuss this further, please contact Ben Colmer, Student Transport Planner on 9268 2280 or email [ben.colmer@transport.nsw.gov.au](mailto:ben.colmer@transport.nsw.gov.au).

Yours sincerely,

Juliet Grant  
ADirector, Transport Planning

20.1.09



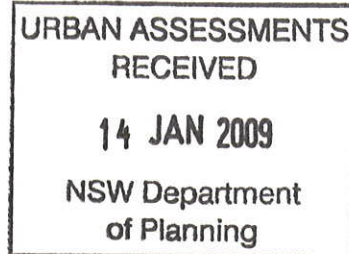
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13 January 2009

Michael Woodland  
Director, Urban Assessments  
Department of Planning  
GPO Box 39  
SYDNEY 2001

Reference: MP  
08\_0222

Attention: Toby Philip

Dear Mr Woodland,

**Re: Request for Director-General's Environmental Assessment Requirements –  
MP 08\_0222 Construction of a new 6-storey specialist data centre building with  
3 levels of basement parking**

I refer to the proposal request for the Director-General's environmental assessment requirements concerning the construction of the specialist data centre at 273 Pyrmont Road, Ultimo (MP 08\_0257). Sydney Water provides the following environmental assessment requirements for the Department's consideration.

**Sydney Water Requirements for Environmental Assessment**

Sydney Water acknowledges that the proponent intends to collect, treat and reuse wastewater onsite. To provide detailed servicing advice, Sydney Water requires the environmental assessment to include the following:

1. *Integrated Water Management Plan* – The Integrated Water Management Plan should include any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design and, any water conservation measures.
2. *Assessment of infrastructure* – The developer needs to provide Sydney Water with information on water and wastewater services and, any augmentation to services that will be required for the proposed development. This will allow Sydney Water to determine the impact of the proposed development on existing services and identify any augmentation requirements. When determining landscaping options, the developer should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes.

**Sydney Water Servicing**

As such Sydney Water will assess the impact of the proposed development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess whether amplification and/or changes are applicable. Sydney Water requests the Department continue to instruct developers to obtain a Section 73 Certificate from Sydney Water.

The developer must fund any adjustments needed to Sydney Water infrastructure as a result any development. The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au).

**Future Consultation**

If you have any queries or require further information, please contact Cassandra Loughlin of the Urban Growth Branch on 02 9350 6066 or e-mail [cassandra.loughlin@sydneywater.com.au](mailto:cassandra.loughlin@sydneywater.com.au)

Yours sincerely



**Sharon Davies**

Manager, Urban Growth Strategy and Procurement

Your Reference:  
Our Reference:  
Contact:  
Telephone

MP 08\_0222  
RDC 09M8  
Iona Cameron  
8849 2525



The Director  
Urban Assessments  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

**Attention: Toby Philp**

**CONSTRUCTION OF NEW SIX STOREY SPECIALIST DATA CENTRE BUILDING  
WITH THREE LEVELS OF BASEMENT PARKING – DIRECTOR GENERAL'S  
REQUIREMENTS AT 273 PYRMONT STREET, ULTIMO**

Dear Sir,

I refer to your letter of 31 December 2008 (Ref: MP 08\_0222) requesting the Roads and Traffic Authority (RTA) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

The RTA would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the Metropolitan Strategy has designated the City of Sydney as a Global City and a major focal point for world class business, tourism, cultural, health, education and entertainment activities. It is important that the development of the specialist data centre take into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW State Plan, Urban Transport Statement and the Sydney City Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the specialist data centre, will be able to make travel choices that support the achievement of relevant State Plan targets.

2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need / associated funding for upgrading or road improvement works (if required).

The key intersections to be examined / modelled include:

- Harris Street and Quarry Street; and

Roads and Traffic Authority ABN 64 480 155 255



- Harris Street, Fig Street and the Western Distributor.
- 3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
- 4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
- 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
- 6. The RTA will require in due course the provision of a traffic management plan for all demolition / construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.

In addition to the above, the following comments should be considered in the design stage for the proposal:

1. No permanent infrastructure is to be constructed within two metres of the surface of any part of the RTA's structures. Details of the proposed construction around the existing structure shall be forwarded to the RTA's Sydney Asset Manager for concurrence.
2. Any activity that directly or indirectly affects the RTA's infrastructure, its support columns, footings or piers, shall be investigated by a qualified practicing geotechnical/structural engineer and shall be to the satisfaction of the RTA's Sydney Asset Manager.
3. The proposed structures are to be designed to provide noise insulation to a degree that removes the need for the RTA to provide noise barriers on the adjacent viaducts.
4. The proposed structures are to be provided with fire protection and exhaust systems such that heat, smoke and exhaust from the proposed development do not endanger the RTA's structures and vehicles on the structures.
5. All external glass on the proposed structures shall be positioned and have a reflectivity that ensures that motorists on the viaduct shall not be blinded or disabled from maintaining control of the vehicles being driven.
6. The proposed development structures are to be designed to prevent a spread of fire from the development to the existing RTA structure and its road space (a qualified fire engineer's certificate is required).
7. The proposed development is to be designed to prevent any falling object hazards from the development on to the road below.

Further enquiries on this matter can be directed to Iona Cameron on phone 8849 2525 or facsimile (02) 8849 2918.

Yours sincerely



James Hall

**Senior Land Use Planner**

**Transport Planning, Sydney Region**

18 February 2009