

S75W Application

**Proposed Modifications to Internal Fitout
Global Switch Data Centre (Stage 1)
273 Pyrmont Street, Ultimo**



Prepared for

**GLOBAL
SWITCH**

5 February 2015

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1 Introduction

This report has been prepared by Helen Mulcahy Urban Planning on behalf of Global Switch and forms part of an application made pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and seeks approval for a modification of the project approval issued by the Minister for Planning on 16 November 2010 in respect of Major Project Application 08_0222.

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6, continues to apply to transitional Part 3A projects.

Section 75W of the EP&A Act 1979 sets out the parameters within which the Minister's approval of a Major Project Application may be modified. "Modification of approval" means changing the terms of the Minister's approval, including:

- (a) *revoking or varying a condition of the approval or imposing an additional condition of the approval, and*
- (b) *changing the terms of any determination made by the Minister under Division 3 in connection with the approval.*
- (2) *The proponent may request the Minister to modify the Minister's approval for a project. The Minister's approval for a modification is not required if the project as modified will be consistent with the existing approval under this Part.*
- (3) *The request for the Minister's approval is to be lodged with the Director-General. The Director-General may notify the proponent of environmental assessment requirements with respect to the proposed modification that the proponent must comply with before the matter will be considered by the Minister.*
- (4) *The Minister may modify the approval (with or without conditions) or disapprove of the modification.*
- (5) *The proponent of a project to which section 75K applies who is dissatisfied with the determination of a request under this section with respect to the project (or with the failure of the Minister to determine the request within 40 days after it is made) may, within the time prescribed by the regulations, appeal to the Court. The Court may determine any such appeal.*
- (6) *Subsection (5) does not apply to a request to modify:*
 - (a) *an approval granted by or as directed by the Court on appeal, or*
 - (b) *a determination made by the Minister under Division 3 in connection with the approval of a concept plan.*

This report should be read in conjunction with the amended architectural drawings prepared by dem (Australia) Pty Ltd, a copy of which is included at **Appendix 1**. The report describes the proposed modification, and includes an assessment of the proposal in accordance with the Director General's Environmental Assessment Requirements (DGR's) issued under Part 3A of the EP&A Act on 10 February 2009 in respect of the original project application. A copy of the DGRs is included at **Appendix 1**.

1.1 History of Approvals

Project Approval was issued under Section 75J of the EP&A Act in respect of MP08_0222 on 16 November 2010. The approved development included the construction of a purpose built, six storey data centre building above three sub-ground levels containing approximately 22,285 m² of technical area and 15,227 m² of plant area. A total of twelve (12) car spaces were also to be provided at the Pymont Street grade level on the northern boundary of the site.

The project approval has been modified on four (4) previous occasions as detailed below:

- MP08_0222 MOD1 – approved on 1 December 2010 by the Department's then Director of Government Lands and Social Projects to amend the description of the subject land;

- MP08_0222 MOD2 - approved on 15 March 2012 by the then Acting Director of Metropolitan and Regional Projects South. This modification reduced the gross floor area to 18,175m², deleted two (2) basement levels, reconfigured floor levels and space allocation for plant rooms (total area 7,615m²), introduced staged construction (2 stages) and progressive occupancy provisions, including staged payment of S94 Contributions and the replacement of the tri-generation system with conventional grid supply.
- MP08_0222 MOD3 – approved 3 September 2013 by the then Director of Industry, Social Projects and Key Sites, which adjusted the internal floor levels to facilitate better floor level alignment with the existing Global Switch building, incorporated minor amendments to the basement footprint, amended the internal layout of the basement, ground floor and typical floor levels, reorganisation of roof plant and green roof configurations. These amendments resulted in a marginal increase in GFA (+ 757m²) to 18,932m².
- MP08_0222 MOD4 – approved 12 June 2014 by the Director, of Industry, Social Projects and Key Sites, which allowed for the issue of an Interim Occupation Certificate for Stage 1 of the Global Switch East building prior to the completion of the Stage 1 public domain works.

1.2 Background to Request for Modification

The fitout of Stage 1 of the Project as approved is currently being finalised and as yet, an Occupation Certificate has not been issued.

Global Switch seeks approval for minor modifications to Stage 1 of the approved Data Centre, as follows:

- internal partitioning in the north western corner of the Ground Floor to create a single storage room of 100m², rather than a series of smaller rooms (with the same floor area) as approved;
- introduction of additional internal partitioning in the south western corner of the Level 2 floor plate to create a series of work stations, a manager's office, meeting room, tea room and storage.

The subject site is located within “the foreshore area” as mapped under the provisions of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP). Clause 1.19 of the SREP identifies various land on which complying development may not be carried out. Of particular relevance in this instance is Clause 1.19(5)(h) which specifically references “land in a foreshore area”.

As such, a complying development certificate cannot be used to approve the proposed works and the only means of obtaining approval is to seek a further modification to the Project Approval issued in respect of MP08_0222 to accommodate the proposed changes to the Level 2 tenancy.

It should be noted that the proposed modifications do not alter the overall height of the building or the approved building envelope and external elevations and materials remain unchanged.

This report should also be read in conjunction with the Environmental Assessment Report prepared by dem (Aust) Pty Ltd dated March 2010 that accompanied the original project application (MP08_0222), and the subsequent Section 75W Environmental Assessment Reports prepared by dem (Aust) Pty Ltd that have accompanied each of the four (4) preceding applications for modification as well as the supplementary documentation submitted in support of the current application (**Appendices 1 and 2**).

1.3 The Subject Site

The land to which the Project Approval MP08_0222 applies is located immediately to the east of the existing Global Switch building at 400 Harris Street, Ultimo (refer **Figure 1**) and is known as 273 Pyrmont Street.

The land is legally described as Lot 1 DP 1189030.



Figure 1 Location Plan

2 Need for Modification of the Project Approval

MP08_0222 (as amended) granted approval for a Data Centre to be developed in stages. Data centres are centralised repositories for the storage, management, and dissemination of data and information organized around a particular body of knowledge or pertaining to a particular business. Data centre customers generally require an office area at the facility that their staff can use on an as-needed basis (eg. during maintenance or uploading etc).

Stage 1 of the approved Project is nearing completion and is currently being tenanted. One of the confirmed tenants requires minor changes to certain sections of its tenancy to accommodate its specific needs.

Accordingly, Global Switch has prepared this application which seeks approval for minor modifications to the layout of Level 2 in Stage 1 of the approved Data Centre which includes internal partitioning to create a series of work stations, a manager's office, meeting room, tea room and storage in the south western corner of the Level 2 floor plate. The tenant also requires a rationalisation of the storage area on the Ground Floor which effectively seeks to remove partition walls and consolidate four separate rooms into a single space.

It should be noted that the proposed modifications do not alter the characterisation of the use as approved, nor will they result in any change in the external finishes, scale, form or envelope of the building. Furthermore, there will be no alteration to the quantum of gross floor area, access, parking or loading arrangements.

The plans at **Figures 2** and **3** respectively illustrate the nature and extent of the proposed amendments to the Level 1 storage area and the Level 2 floor plan.

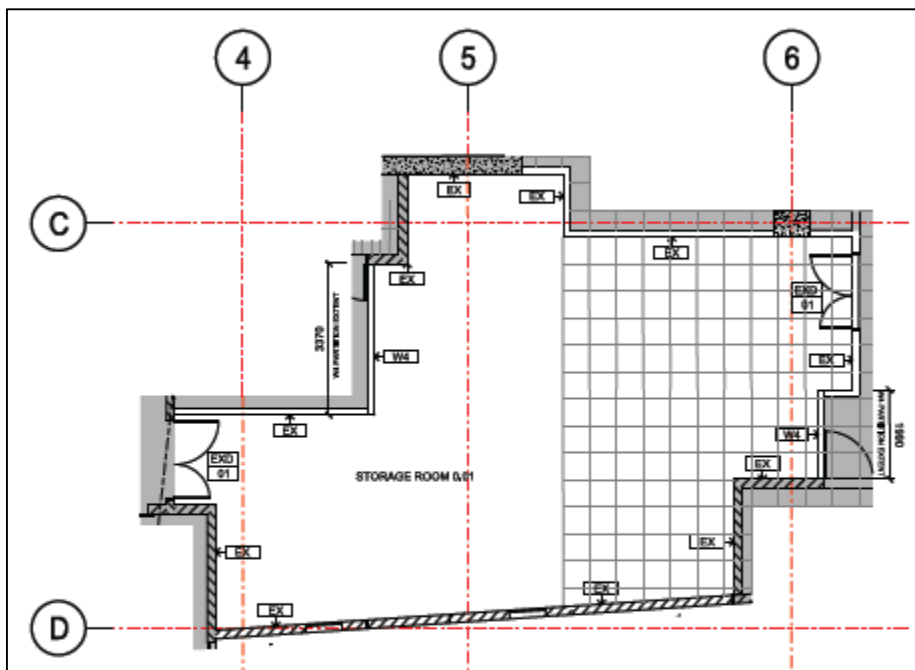
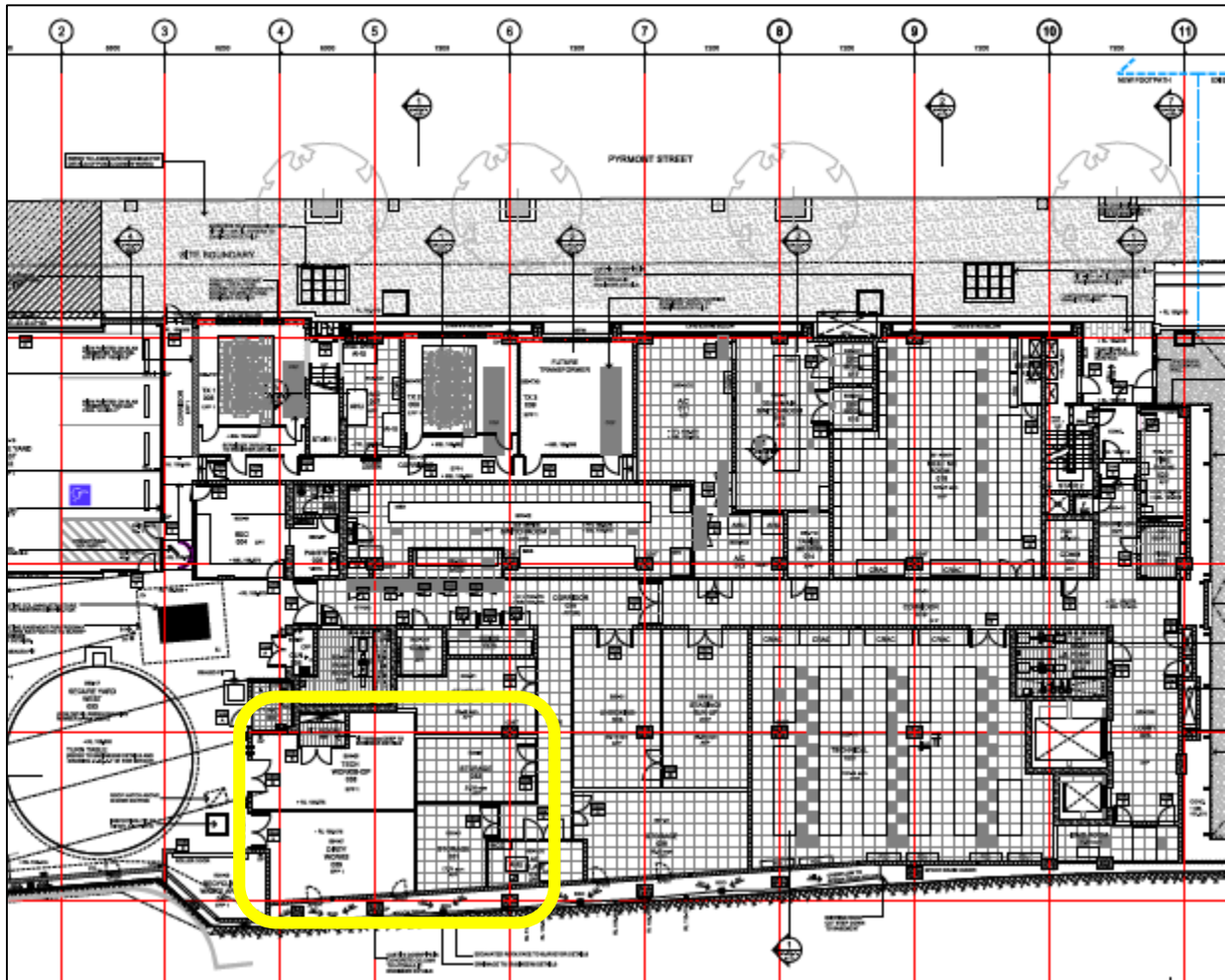


Figure 2 Approved (top) and proposed Ground Floor alterations to internal partitioning to create single storage area, rather than 4 separate rooms (Source: dem)

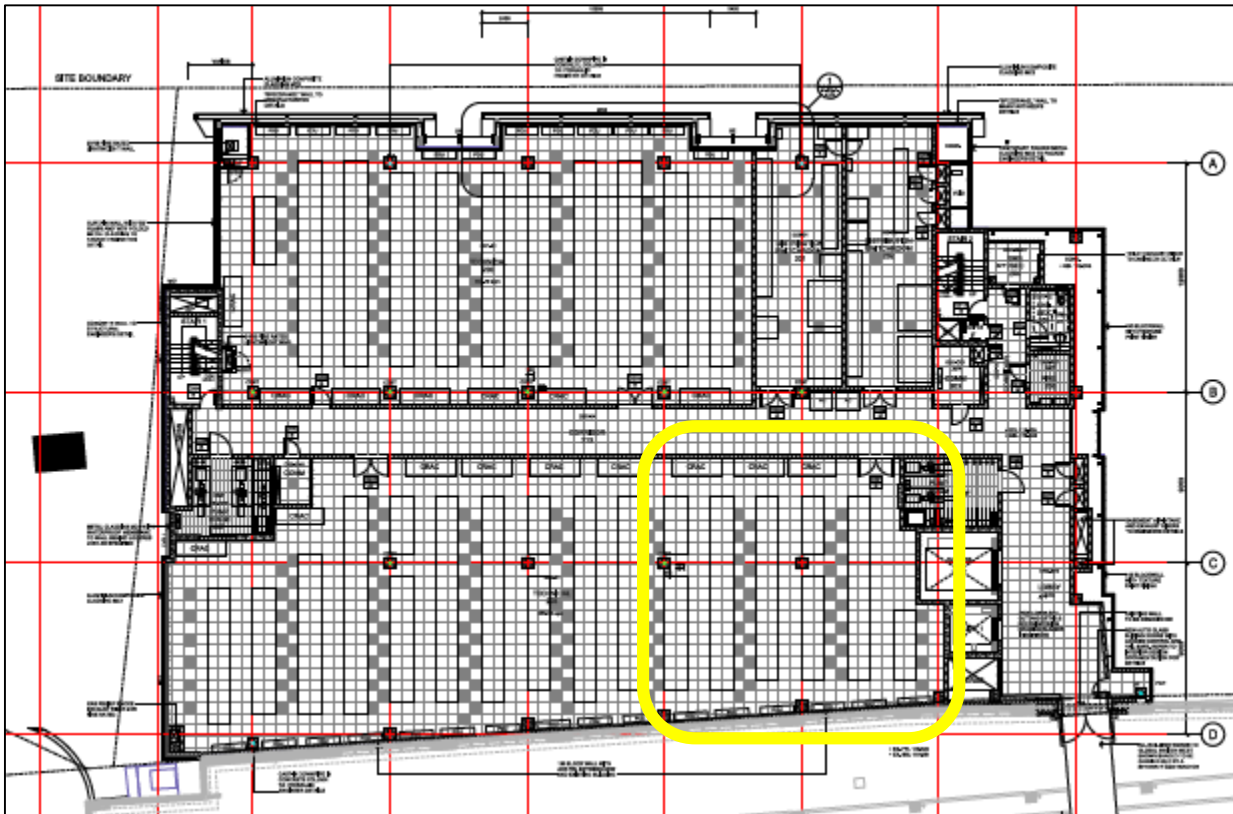


Figure 3 Approved (top) and proposed Level 2 floor plan (Source: dem)

2.1 Description of Proposed Modifications

The proposed modifications to the approved MP 08_0222 require minor changes to various sections of the Consent (as amended), as detailed below. Words proposed to be deleted are shown in ~~strike through text~~ and words proposed to be inserted area noted in **red** text below:

A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The development shall be generally in accordance with the following plans, documentation and recommendations made therein:

A. Environmental Assessment report for Global Switch Sydney 2 dated March 2010, including appendices and Preferred Project Report prepared by dem (aust) Pty Ltd dated August 2010 including appendices.			
B. Statement of Commitments prepared by dem (aust) Pty Ltd contained in Schedule 3.			
C. Section 75W Modification Application dated December 2011, including modified Statement of Commitments, prepared by dem (aust) Pty Ltd. Section 75W Modification Application dated May 2013, including modified Statement of Commitments, prepared by dem (aust) Pty Ltd. Section 75W Modification Application dated 5 February 2015 prepared by Helen Mulcahy Urban Planning Pty Ltd.			
D. Architectural Drawings prepared by dem (aust) Pty Ltd, itemised as follows:			
Drawing No.	Issue	Name of Plan	Date
CV-00	B02	Cover Sheet, Drawing List, Abbreviations	22/12/2011
0200	B04	Site Plan	08/05/2013
1202	B04	Basement Level 1	08/05/2013
1203	B05 B06	Ground Floor	08/05/2013 23/01/2015
1204	B04	First Floor	08/05/2013
1205	B04 B05	Second Floor	08/05/2013 23/01/2015
1206	B04	Third Floor	08/05/2013
1207	B04	Fourth Floor	08/05/2013
1208	B04	Fourth Floor Mezzanine	08/05/2013
1209	B04	Fifth Floor	08/05/2013
1211	B04	Roof	08/05/2013
2100	B04	Section One	08/05/2013
2101	B05	Section Two	08/05/2013
2102	B04	Section Three	08/05/2013
2103	B04	Section Four	08/05/2013
2500	B04	North & South Elevations	08/05/2013
2501	B04	East Elevation	08/05/2013
5004	B01	Signage Views	22/02/2010
0501	A02	Landscape Plan Ground Floor	15/02/2010
0502	A03	Landscape Plan Roof Level	08/05/2013

3 Environmental Assessment

This section of the report describes and assesses the relevant matters for consideration set out in the Director General's Requirements issued on 16 November 2010 for MP 08_0222 (copy attached at **Appendix 1**).

It should be noted that with the exception of the amended architectural drawings, all the specialist reports submitted in support of the approved Project remain unchanged. The proposed modifications all occur internally and are within the scope of works identified and referred to in the approved Project (as amended).

3.1 Statutory Considerations

Clause 3 of Schedule 6A of the EP&A Act provides that the provisions of Part 3A, including the modification powers in Section 75W continues to apply to "transitional Part 3A projects", including relevantly, approved projects. This means that the project approval issued in respect of MP08_0222 can still be modified under section 75W of the EP&A Act.

Clause 3 of Schedule 6A of the Act also states that any State environmental planning policy or other instrument made under or for the purposes of Part 3A, as in force on the repeal of that Part and as amended after that repeal continues to apply to and in respect of a transitional Part 3A project (as defined).

The proposed modifications are minor and do not increase the scope or intensity of the approved Project and as such do not result in any departure from the original Director General's Requirements for the Environmental Assessment.

The following table identifies the relevant legislation and provides a brief comment pertinent to this application.

Table 3.1 Summary of Relevant Environmental Planning Instruments

Legislation	Comment	
SEPP (Major Projects) 2005	The Project was declared to be a project to which Part 3A of the Act applied and the Project Application was lodged under the provisions of the SEPP. As described above, the Project has "transitional" status following the repeal of Part 3A of the Act.	
SEPP (Infrastructure) 2007	Clause 104 – Traffic Generating Development and Clauses 85 and 86 relating to development in proximity to a rail corridor are relevant to the Project. However in view of the minor nature of the proposed modifications and the fact that they will not result in any change to access arrangements, traffic generation, the nature or extent of construction, or the quantum of GFA, it is not expected that the S75W modification will trigger the need for referral to either Roads and Maritime Services (under cl. 104) or the Rail Authority (under cl. 85 and 86).	
SEPP 55 – Remediation of Contaminated Sites	A geotechnical investigation of the site accompanied the original Project Application and was considered in the Department's original assessment. The proposed modifications are minor and occur wholly within the building envelope and as such will not have any impact on the site.	
SEPP 64 – Signage	The proposed modifications do not have any impact on the approved signage associated with the Project.	
SREP (Sydney Harbour Catchment) 2005	The site is located within the designated Foreshores and Waterways Area. The subject site is unzoned under the provisions of SREP and has no direct interface with the waterway. Clause 20 of SREP requires the consent authority to take into account a range of principles and considerations for sites within the Foreshores and Waterways Area, as follows:	
	Cl. 21 Biodiversity, ecology and environment protection	The proposed modifications are internal to the building and are not expected to have any adverse impacts on biodiversity or ecology of the area in their own right, nor will they exacerbate any impact associated with the approved Project.

Legislation	Comment	
	Cl. 22 Public access to, and use of, foreshores and waterways	The proposed modifications to the approved building are internal and will not have any impact on access to or use of the foreshores and waterways
	Cl. 23 Maintenance of a working harbour	Not applicable
	Cl. 24 Interrelationship of waterway and foreshore uses	The subject site has no direct interface with the waterway and its immediate foreshore
	Cl. 25 Foreshore and waterways scenic quality	All proposed works are internal to the building and as such will have no impact on scenic quality of the foreshore and waterways
	Cl. 26 Maintenance, protection and enhancement of views	All proposed works are internal to the building and as such will have no impact on existing or future views
	Cl. 27 Boat Storage facilities	Not applicable
Sydney Harbour Foreshores & Waterways DCP	The DCP relates primarily to development at the land / water interface and therefore has limited application to the Project because the site does not directly adjoin the waterfront, nor does it fall within any of the nominated Ecological Communities and Landscape Characters areas. Notwithstanding the above, the design guidelines specified in Sections 5.2 to 5.6 of the DCP apply to all land-based development within the boundaries of SREP 2005, as follows:	
	Section 5.2 Foreshore Access	As described previously in this submission the proposed modifications to the approved project are minor and occur wholly within the building envelope.
	Section 5.3 Siting of Buildings and Structures	
	Section 5.4 Built Form	Furthermore there is no change in the external finishes, scale, form or envelope of the building as approved, nor is there any alteration to the quantum of gross floor area, access parking or loading arrangements.
	Section 5.5 Signage	
	Section 5.6 Planting	
Darling Harbour Development Plan No. 1	Darling Harbour Development Plan No.1 is the relevant environmental planning instrument that controls development of the Global Switch site within the Darling Harbour precinct. The approved Project was characterised as commercial premises under the Plan and as such was deemed to be permissible with consent. The proposed modifications described in this submission do not alter the characterisation of the Project.	
Ultimo-Pyrmont Section 94 Contributions Plan	The proposed modifications do not necessitate any adjustment to the contributions levied under Section 94 of the Act.	
The Former GPO and Australian Mortgage Land and Finance Company Site Master Plan	The Project as approved was assessed as being generally compliant with the intent of the Master Plan Strategy for the site and the modifications proposed as part of this application made pursuant to S75W do not alter this.	

3.2 Environmental Effects

The following table makes an assessment of the proposed modifications against the key issues raised in the DGRs and any other potentially relevant environmental effects.

DGR / Issue	Commentary
Built form, architectural and urban design	Noted, however all proposed modifications occur internally and will not alter the external appearance, height, bulk or scale of the approved development.
Visual Impact	A detailed analysis of the visual impact of the project building was addressed in the original EAR. The building is visible from the north, south and east. As there are no changes proposed to the external appearance of the building in terms of height, envelope or finishes and materials, the visual impact assessment submitted with the original project application suffices for the purpose of this Section 75W modification.
ESD Initiatives	The proposed modifications occur wholly within the building and are limited to internal partitioning. As a consequence it is not expected that the proposed modification will have any impact on the delivery of the ESD initiatives outlined in the original Project Approval.
Transport, accessibility and car parking	The Project Approval provides for twelve (12) secured car spaces, including 1 disabled space and a separate loading dock area. The proposed modifications do not include any changes to these arrangements. Both the quantity and location of on-site parking remains unchanged as part of the current application.
Excavation and construction	No additional excavation is required. Proposed modifications are limited to internal partitioning.
Heritage and archaeological impacts	As the works are internal to the building it is not expected that the proposed modification will have any additional heritage or archaeological impact from that documented in respect of the original Project Application.
Geotechnical issues	No additional excavation or disturbance to subsurface is required as a result of the proposed modifications.
Relocation and protection of existing infrastructure	No additional servicing or infrastructure requirements are generated by the proposed modifications.
Noise, vibration and dust emissions	All proposed works will occur within the building and whilst it is reasonable to expect that some minor noise may occur during the installation of the partitioning, this will be minor. Furthermore, all works will be undertaken in accordance with the existing conditions of the Project Approval which includes appropriate management of noise, vibration and dust emissions during construction.
Hazardous materials	The proposed modifications are limited to internal partitioning and will not have any impact in terms of storage of hazardous materials on the site.
Drainage and flooding	Works are internal to the building and no impact is anticipated in this regard.
Air quality and greenhouse gas impacts	The potential impact of emissions arising from the construction and operational phases of the Project were assessed as part of the Project Application and were appropriately conditioned. Given the minor nature of the proposed modifications, it is concluded that there will be no significant additional impacts in terms of air quality or greenhouse gas emissions.

DGR / Issue	Commentary
Consultation	Community consultation was undertaken by Global Switch as part of the Project Application. The proposed modifications are both minor and occur wholly within the building. As a consequence it was not deemed necessary to consult with external stakeholders or the wider community.
Waste management	The approved Project makes provision for the storage, collection and recycling of waste. The proposed modifications will operation within the approved waste management regime for the Project.
Accessibility	The proposed modifications have been designed in accordance with all relevant provisions of the BCA and other regulatory controls.
Acoustic Impacts	The proposed modifications will operate within the same acoustic environment which was assessed as part of the Project Approval and are not expected to have any substantive impact on the operational noise environment.
Construction site management plan	Noted. All works associated with the proposed modifications will be undertaken in accordance with the approved construction site management plan.
Social and economic impacts	The proposed modifications will not have any discernible social or economic impact in themselves, nor will they alter the extent of impact associated with the approved Project.
The public interest	The proposed modifications are minor and will not alter the nature of the approved Project, which was assessed as being in the wider public interest.

Having regard to the preceding assessment, it is concluded that the proposed modifications described in Section 2 of this submission, will not have any discernible environmental impact and are consistent with the terms of the original Project Approval issued in respect of MP08_0222 (as amended).

4 Conclusion

The assessment of the proposed modification made pursuant to Section 75W of the *Environmental Planning and Assessment Act 1979* has demonstrated that it will have no adverse environmental impacts that cannot be managed or mitigated.

The modifications are required to accommodate the business needs of a specific tenant within Stage 1 of the Project and are described as follows:

- (i) internal partitioning in the north western corner of the Ground Floor to create a single storage room of 100m², rather than a series of smaller rooms as approved;
- (ii) introduction of additional internal partitioning in the south western corner of the Level 2 floor plate to create a series of work stations, a manager's office, meeting room, tea room and storage.

Except for the fact that the subject site is located within "the foreshore area" as mapped under the provisions of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, the proposed modifications could be undertaken as complying development.

However Clause 1.19 of the SREP identifies various land on which complying development may not be carried out. Of particular relevance in this instance is Clause 1.19(5)(h) which specifically references "land in a foreshore area". As a consequence, a complying development certificate cannot be used to approve the proposed works and the only means of obtaining approval is to seek a further modification to the Project Approval issued in respect of MP08_0222 to accommodate the proposed changes as described in this report.

It should be noted that the proposed modifications do not alter the characterisation of the use as approved, nor will they result in any change in the external finishes, scale, form or envelope of the building. Furthermore, there will be no alteration to the quantum of gross floor area, access, parking or loading arrangements.

The proposed modifications are generally consistent with the Project Approval issued in respect of MP08_0222 (as amended) and it is not expected that the proposed internal modifications will result in any adverse environmental impacts.

It is therefore requested that the Minister or his delegate approve the modification detailed in this application.

APPENDIX 1

Architectural Drawings dem (Australia) Pty Ltd

WALL LEGEND:

CONCRETE STRUCTURAL WALL TO ENGINEER DETAILS

BLOCKWALL WITH POST STIFFNESS TO ENGINEERS DETAILS
(ALL BLOCKWORK WALLS ARE 190mm SCOMA BLOCKS AND 2 HR FIRE RATING UNLESS OTHERWISE NOTED)

REINFORCED BLOCKWALL OR CORE FILLED POST STIFFENED WALL TO ENGINEERS DETAILS

SPEEDPANEL* INSTALLED TO MANUFACTURER'S DETAILS (2 HR FIRE RATED)

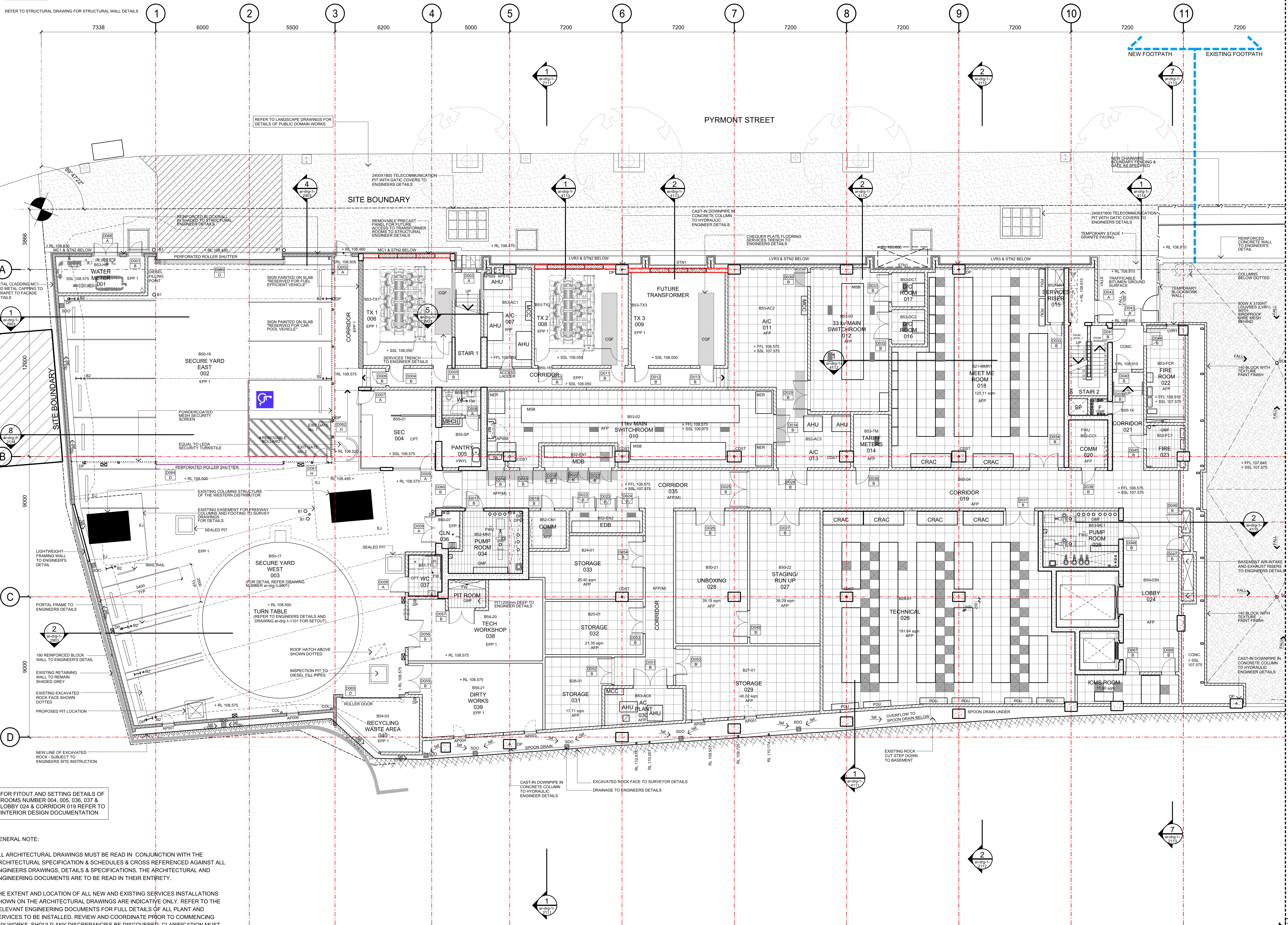
2 HR FIRE RATED STUD WALL WITH 9mm IMPACT RESISTANCE FC

REFER TO STRUCTURAL DRAWING FOR STRUCTURAL WALL DETAILS

NOTE:
FOR STAIR 1 DETAILS REFER DRAWING NUMBER ar-drg-1-3111
FOR STAIR 2 DETAILS REFER DRAWING NUMBER ar-drg-1-3112
FOR LIFT LOBBY (NORTHERN CORE) DETAILS REFER DRAWING NUMBER ar-drg-1-3115

FOR DIMENSIONAL SETOUT OF CONCRETE SLAB, COLUMNS, WALLS, PLINTHS AND HOBS
REFER TO GROUND CONCRETE PROFILE DRAWING ar-drg-1-1111

FOR DIMENSIONAL SETOUT OF ALL PARTITION WALLS AND OPENINGS
REFER TO WALL SETOUT DRAWING ar-drg-1-1311



FOR FITOUT AND SETTING DETAILS OF ROOMS NUMBER 004, 005, 036, 037 & LOBBY 024 & CORRIDOR 019 REFER TO INTERIOR DESIGN DOCUMENTATION

GENERAL NOTE:

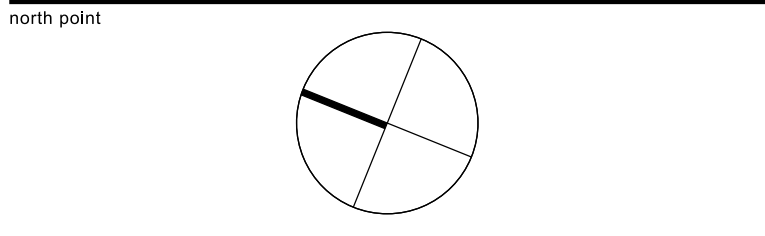
ALL ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SPECIFICATION & SCHEDULES & CROSS REFERENCED AGAINST ALL ENGINEERS DRAWINGS, DETAILS & SPECIFICATIONS. THE ARCHITECTURAL AND ENGINEERING DOCUMENTS ARE TO BE READ IN THEIR ENTIRETY.

THE EXTENT AND LOCATION OF ALL NEW AND EXISTING SERVICES INSTALLATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY. REFER TO THE RELEVANT ENGINEERING DOCUMENTS FOR FULL DETAILS OF ALL PLANT AND SERVICES TO BE INSTALLED. REVIEW AND COORDINATE PRIOR TO COMMENCING ANY WORKS. SHOULD ANY DISCREPANCIES BE DISCOVERED, CLARIFICATION MUST BE SOUGHT PRIOR TO THE COMMENCEMENT OF ANY WORKS.

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verified suitable for the use stipulated by the relevant revision/issue only if initiated and checked by an authorised dem (austr) pty limited representative.

amendments		amendment		by	chk'd	init	chk'd
no.	date						
1	12/06/14	AS BUILT		MN	MN	SJ	SJ
2	08/07/14	ACCESS LADDER ADDED		MN	MN	SJ	SJ
3	19/08/14	REVISION		MN	MN	SJ	SJ
4	08/09/14	REVISION		MN	MN	SJ	SJ
5	26/09/14	REVISION		MN	MN	SJ	SJ



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t: 02 9465 5599 f: 02 9465 5598
drawing title

Level 0 Floor Plan
stage 1

as built

original	scale	drawn	project no.
b1	1:100	KK / MNG	4277-00
drawing no.		rev. no.	

ar-drg-1-1211 5



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verified suitable for the use stipulated by the relevant revision/issue only if initialled and checked by an authorised dem (austr) Pty Limited representative.

amendments		no.	date	amendment	by	chk'd	verified	
							inl	chk'd
A01	08.12.09	DESIGN AMENDMENTS			SJ	SJ		
A02	21.01.10	DESIGN AMENDMENTS			YL	YL		
A03	15.02.10	ISSUE FOR CLIENT			YL	YL		
B01	22.02.10	DA ISSUE			YL	YL	SJ	SJ
B02	05.07.10	REVISED ENTRY CANOPY			YL	YL	SJ	SJ
B03	01.12.11	ISSUE FOR COORDINATION			ET	ET		
		ADDITIONAL CORE ADDED						
		STAGING LINE ADDED						
B04	22.12.11	ISSUE FOR STSW APPROVAL			ET	ET	SJ	SJ
B05	08.05.13	RELOCATION OF TRANSFORMERS			KK	KK		
		(TV) AND SWITCHROOMS						
		STORAGE AND WORKSHOP ADDED						
		SECTION 75W SUBMISSION						
		INTERNAL WALLS REMOVED						
B06	23.01.15	SECTION 75W SUBMISSION			MN	MN	SJ	SJ

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Ultimo NSW 2007**

Global Switch Property (Australia)
400 Harris Street
Ultimo NSW 2007

consultant
Aurecon Group
116 Military Road
Neutral bay
NSW 2089

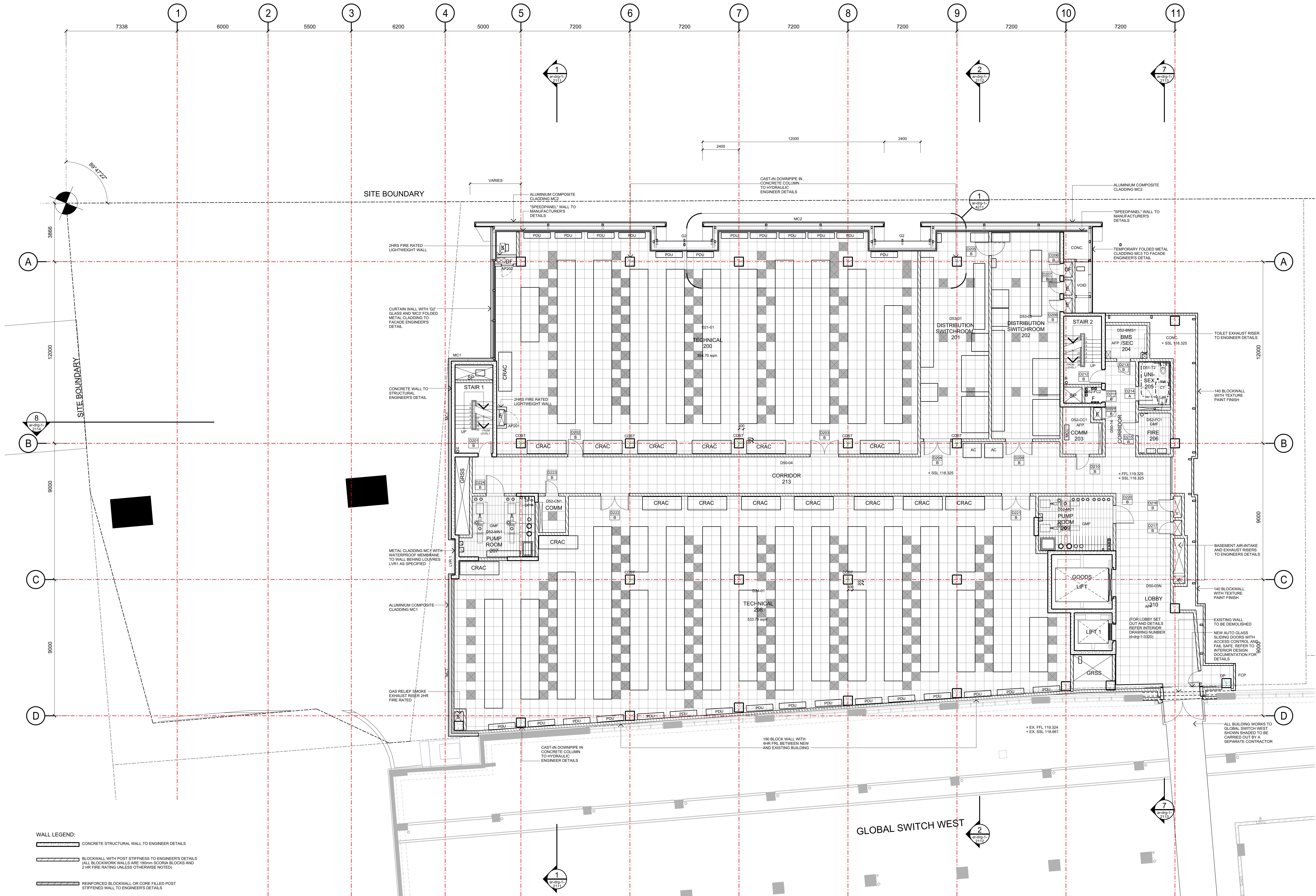
drawing title
ground floor plan

section 75W

original	scale	drawn	project no.
b1	1:200	dbg	4019-00

drawing no.	rev no.
ar	1203
Design	Zone

B06



WALL LEGEND:

- CONCRETE STRUCTURAL WALL TO ENGINEER DETAILS
- BLOCKWALL WITH POST STIFFNESS TO ENGINEER'S DETAILS
WALL BLOCKWORK WALLS ARE 190mm SCORIA BLOCKS AND
2 HR FIRE RATING UNLESS OTHERWISE NOTED
- REINFORCED BLOCKWALL OR CORE FILLED POST
STIFFENED WALL TO ENGINEER'S DETAILS
- SPEEDPANEL INSTALLED TO MANUFACTURER'S DETAILS
(2 HR FIRE RATED)
- 2 HR FIRE RATED STUD WALL WITH 9mm IMPACT RESISTANCE FCF
REFER TO STRUCTURAL DRAWING FOR STRUCTURAL WALL DETAILS

NOTE:
FOR STAIR 1 DETAILS REFER DRAWING NUMBER ar-drg-1-3111
FOR STAIR 2 DETAILS REFER DRAWING NUMBER ar-drg-1-3112
FOR LIFT LOBBY (NORTHERN CORE) DETAILS REFER DRAWING
NUMBER ar-drg-1-3115

FOR DIMENSIONAL SETOUT OF CONCRETE SLAB, COLUMNS, WALLS, PLINTHS AND HOBS
REFER TO CONCRETE PROFILE DRAWING ar-drg-1-1113

FOR DIMENSIONAL SETOUT OF ALL PARTITION WALLS AND OPENINGS
REFER TO WALL SETOUT DRAWING ar-drg-1-1313

amendments		by		chk'd	init	chk'd	verified
no.	date	amendment					
1	12/06/14	AS BUILT		MN	MN	SJ	SJ

north point

project client
GLOBAL SWITCH
Sydney East Campus
273 Pyrmont Street, Ultimo NSW 2007

Global Switch Property (Australia)
400 Harris Street Ultimo NSW 2007

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CONSULTING STRUCTURAL, CIVIL & MARITIME ENGINEERS
services consultant

arecon
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Drawing title
Level 2 Floor Plan
stage 1

as built

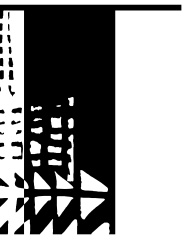
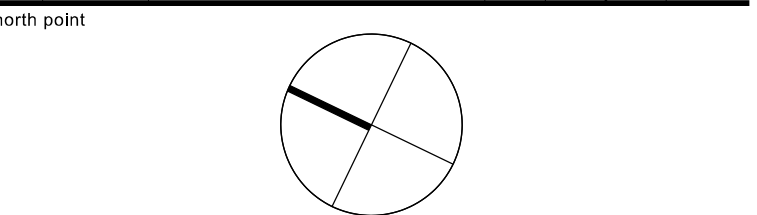
original	scale	drawn	project no.
b1	1:100	KK / MNG	4277-00
drawing no.			rev no.

ar-drg-1-1213 1



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figured dimensions to be taken in preference to scaled dimensions. verify all dimensions on the job before preparing shop drawings or commencing work. dimensions shown are computer generated and the contractor is to apply standard building tolerances.
verified suitable for the use stipulated by the relevant revision/issue only if initialled and checked by an authorised dem (aust) Pty limited representative.

amendments					verified			
no.	date	amendment	by	chk'd	inr	chk'd		
A01	08.12.09	DESIGN AMENDMENTS	SJ	SJ				
A02	21.01.10	DESIGN AMENDMENTS	YL	YL				
A03	15.02.10	ISSUE FOR CLIENT	YL	YL	SJ	SJ		
B01	22.02.10	DA ISSUE	YL	YL	SJ	SJ		
B02	01.12.11	ISSUE FOR COORDINATION	ET	ET	SJ	SJ		
		STAGING LINE ADDED						
		ADDITIONAL CORE ADDED						
		CROSS LINK RELOCATED						
B03	22.12.11	ISSUE FOR STSW APPROVAL	ET	ET	SJ	SJ		
B04	08.05.13	SWITCH ROOMS AND PUMP ROOM RELOCATED	KK	KK	SJ	SJ		
		SECTION 75W SUBMISSION						
		OFFICE AND AMENITIES ROOM ADDED						
B05	23.01.15	APR LOCK AT LOBBY REMOVED	MN	MN	SJ	SJ		
		DOOR TO GS WEST RELOCATED						
		SECTION 75W SUBMISSION						



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project/client
**Global Switch Sydney 2
Extension
273 Pyrmont Road
Ultimo NSW 2007**

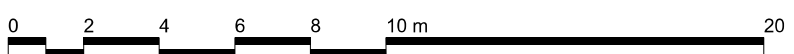
Global Switch Property (Australia)
400 Harris Street
Ultimo NSW 2007

consultant
Aurecon Group
116 Military Road
Neutral bay
NSW 2089

drawing title
second floor plan

section 75W

original	scale	drawn	project no.
b1	1:200	dbg	4019-00
drawing no.			
rev no.			
ar -- 1205			
B05			



APPENDIX 2

Director General's Requirements

MP08_0222



NSW GOVERNMENT
Department of Planning

Contact: Stacy Warren
Phone: 02 9228 6332
Email: 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.

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*

Application number	MP 08_0222
Project	Construction of a new 6-storey specialist data centre building with 3 basement levels
Location	273 Pyrmont Road, Ultimo
Proponent	Global Switch Property (Australia) Pty Ltd
Date issued	10/2/09
Expiry date	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.
Key issues	<p>The EA must address the following key issues:</p> <p>1. Relevant Environmental Planning Instruments (EPIs) policies and Guidelines to be Addressed:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Major Projects) 2005 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Contaminated Sites • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Sydney Harbour Foreshores & Waterways Area DCP • Darling Harbour Development Plan No.1 • Ultimo Pyrmont Section 94 Contributions Plan, and • The Former GPO and Australian Mortgage Land and Finance Company Site Master Plan, March 2000 (the Master Plan). <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>2. Built Form, Architectural and Urban Design</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"> • enhancement the visual and urban design qualities of the site • completion of the strong line of built form that defines the visual catchment of this western edge of Darling Harbour • the northern corner of Quarry/Pyrmont Streets should be provided with a built edge to a scale comparable to the southern corner • urban design improvements to adjacent areas of the public domain and the activation of ground level spaces , and

- 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"> • drainage/flooding issues. <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>10. Utilities and services 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>11. Consultation Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
Deemed refusal period	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"> 1. An executive summary; 2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 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; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading; 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 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.
<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"> 1. An existing site survey plan drawn at an appropriate scale illustrating: <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sqm) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A Site Analysis Plan 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). 3. A locality/context plan drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas; • traffic and road patterns, pedestrian routes and public transport nodes. 4. Architectural drawings at an appropriate scale illustrating: <ul style="list-style-type: none"> • 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

	<p>land;</p> <ul style="list-style-type: none"> • detailed floor plans, sections and elevations of the proposed buildings; • elevation plans providing details of external building materials and colours proposed; • fenestrations, balconies and other features; • accessibility requirements of the Building Code of Australia and the Disability Discrimination Act; • the height (AHD) of the proposed development in relation to the land; • the level of the lowest floor, the level of any unbuilt area and the level of the ground; • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Other plans (to be required where relevant):</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Erosion and Sediment Control Plan – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site; • Geotechnical Report – 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; • View Analysis - 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; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site. • Shadow diagrams 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.
<p><u>Documents to be submitted</u></p>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • 12 hard copies of the EA (once the EA has been determined adequate); • 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and • 1 copy of the Environmental Assessment and plans on CD-ROM (PDF format), not exceeding 5Mb in size.