

S75W Application

Proposed Modifications

Global Switch Sydney East Data Centre (Stages 2 and 3)

273 Pyrmont Street, Ultimo



Prepared for

**GLOBAL
SWITCH**

16 June 2015

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 modifications, 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 2**.

1.1 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 – Stages 2 and 3

1.2 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 gross floor area and 15,227 m² of plant area. A total of twelve (12) car spaces were also to be provided at the Pyrmont Street grade level on the northern boundary of the site.

The project approval has been modified on five (5) 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.
- MP08_0222 MOD 5 – approved 5 March 2014 by the Acting Director, Key Site Assessments, which granted approval to internal modifications to the fitout on the ground and second levels of Stage 1 of the Data Centre.

1.3 Nature of the Proposed Modifications

Global Switch seeks approval for minor modifications to Stages 2 and 3 of the approved Data Centre, as follows:

- reduction and reconfiguration of the Stage 2 basement footprint;
- deletion of passenger and goods lifts in Stage 2 which results in a reconfiguration of the core throughout Stage 2;
- a range of flow-on effects from the core reconfiguration on each level (Ground – L7) including deletion of toilet, reconfiguration of various services and plant;
- relocation of 2 x switch rooms from Stage 2 to Stage 3 (on Levels 1 – 3 inclusive). It is noted that the vacated space in Stage 2 will revert to “technical space” and the new space occupied in Stage 3 was previously “technical space”;
- inclusion of an additional set of double doors on Level 1 to connect from the loading dock in the existing building to the technical space in Stage 2;
- relocation of the switch rooms on the eastern side of Stage 2, Level 4 to the western side, which will provide a more regular floor space for the switch rooms. It is noted that this does not have any impact on the external appearance of the building;
- deletion of the paved terrace area associated with the breakout area (Level 7); and
- deletion of the Pyrmont Street building entry.

1.4 Specialist Information

This report should also be read in conjunction with the following:

- Environmental Assessment Report prepared by dem (Aust) Pty Ltd dated March 2010 that accompanied the original project application (MP08_0222);
- the subsequent Section 75W Environmental Assessment Reports prepared by dem (Aust) Pty Ltd that accompanied MODs 1 – 4 inclusive;
- the Section 75W Environmental Assessment Report prepared by Helen Mulcahy Urban Planning Pty Ltd in respect of MOD 5;
- the architectural package (which includes an Urban Design Statement) prepared by dem (Aust) Pty Ltd at **Appendix 1**;
- the Director General’s Requirements (DGRs) at **Appendix 2**; and
- advice from AED Group which confirms that the existing lifts and amenities in Stage 1 of the Project are sufficient to meet the demands generated by Stages 2 and 3 of building at **Appendix 3**.

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).

2.1 Background to Request for Modification

The approved Project is known as Global Switch Sydney East, which was originally intended to operate independently of the existing Global Switch facility (known as Global Switch Sydney West). Accordingly, the Sydney East building was designed with a separate entrance and lobby, accessed via Pyrmont Street which allowed for independent operation of the two buildings.

Since the original approval, Global Switch has reconsidered this approach and now intends to integrate both buildings to operate as one, utilising the newly renovated Harris Street entrance as the building's main entrance.

Harris Street is the recognised address for Global Switch's existing customers, many of whom will ultimately occupy technical space within Sydney East. The proposed consolidation of building access reinforces the established Harris Street building entry as the main address point for customers to the combined Global Switch Sydney Data Centre campus. Furthermore, the operations and security of the overall facility will be improved with only one entrance.

Other internal changes which are detailed in this proposal have been made to reflect both changes to customer requirements, as well as to address lessons learned during the delivery of Stage 1.

Accordingly, Global Switch has prepared this application which seeks approval for the various internal modifications as described in Section 1.3 of this report, together with the deletion of the Pyrmont Street building entry.

2.2 Effects of the Proposed Modifications

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 scale, form, footprint or envelope of the building or the approved access, parking or loading arrangements.

2.2.1 External Changes

There is a change to the building's external appearance as a result of the removal of the ground floor entry and lobby on the Pyrmont Street frontage. This modification is the result of Global Switch's reassessment of the operation of the Sydney West / East Campus and its desire that it should operate as a single combined facility rather than two separately accessed facilities.

Global Switch is cognisant of the fact that the elimination of the Pyrmont Street entry will alter the relationship of the building with the public domain. In order to maintain a suitable level of activation along the Pyrmont and Quarry Street frontages of the site it is proposed to introduce a form of active wall treatment in place of the previously proposed lobby to provide a 'live' wall element which could potentially include a combination of moving light, colour and visual activity along the Pyrmont / Quarry street frontages.

It should be noted that the final design of the proposed active wall treatment have not been finalised at this time. Global Switch intends to submit a separate S75W application which will document the design which will enable assessment of this element of the project.

2.2.2 Gross Floor Area

The *Master Plan Strategy for the GPO and AML&F sites* established a maximum business floor space total of 79,300m² for both the Global Switch (former Government Printing Office site) and the AML&F site, with 32,000m² being apportioned to the AML&F site and 47,300m² apportioned to the GPO site.

The approved project (MP08_0222) originally proposed a total 'business' (technical) gross floor area (as defined in the *Master Plan*) of 22,285m² with an additional 15,227m² of dedicated plant and machinery¹ which is critical to the operations of the data centre – a total combined area of 37,512m², which is well within the quantum apportioned to the former GPO site.

The modifications to the Project approved under MOD 2 and MOD 3 resulted in various changes to the gross floor area (GFA) and the amendments proposed as part of the current MOD result in a further minor reduction of 319m².

The following Table sets out the extent of changes in floor area across the MODs, including that which is now proposed as part of the current application.

The Global Switch building retains its approved scale, form, footprint and envelope, but as demonstrated in Table 1, the various modifications have resulted in an overall reduction in terms of both GFA and plant areas.

The architectural plans prepared by dem (Australia) Pty Ltd, copies of which are included at **Appendix 1** illustrate the nature and extent of the proposed amendments.

¹ Plant and machinery floor space is excluded from the definition of Gross Floor Area (GFA) as defined in the site specific Master Plan (MPS)

Floor	Functions on each Level	Originally Approved GFA m ²	MOD2 Approved GFA m ²	MOD3 Approved GFA m ²	Current MOD GFA m ²	Approved Plant Area m ²	MOD2 Plant Area m ²	MOD3 Plant Area m ²	Current MOD Plant m ²	Originally Approved Total Area m ²	Revised Total Area (Current MOD) m ²
Basement 3	Technical & Plant (<i>diesel tanks, storage, water storage & treatment, pump rooms & urea storage</i>)	1480	0	0	0	2687	0	0	0	4167	0
Basement 2	Technical & Plant (<i>electrical switch rooms</i>)	3515	0	0	0	664	0	0	0	4179	0
Basement 1	Technical & Plant (<i>switchrooms, equipment and connection rooms, pump room, riser ducts, amenities.</i>)	3260	265	278	181	1020	1285	1577	1231	4280	1412
Ground	Technical & Plant (<i>switchroom, electrical transformers</i>) Lobby & reception areas Car Parking & Dock	3390	3050	3054	3107	423	650	636	583	3813	3690
First	Technical & Plant (<i>switchrooms</i>) Access link to GSS1 building	3285	3355	3271	3248	620	380	451	474	3905	3722
Second	Technical & Plant Access link to GSS1 building	3450	3540	3378	3381	633	360	499	496	4083	3877
Third	Technical Access link to GSS1 building	3665	3875	3694	3711	787	370	525	508	4452	4219
Fourth	Technical & Plant	—	3870	4020	3919	4460	370	248	349	4460	4268
	Plant Mezzanine (<i>back-up & diesel generators</i>)	-	-	982	833	-	-	3327	3476	-	4309
Fifth	Plant (<i>Diesel generators - remainder of the area is for reticulation of pipework for Cooling towers positioned on the L5 mezzanine.</i>)	—	0	0	0	3920	4200	3426	3426	3920	3426
Roof	Green roof area; Break out / meeting area; Amenities; Lift overruns	240	220	255	233	13	0	0	27	253	260
Total Areas		22,285	18,175	18,932	18,613	15,227	7,615	10,689	10,570	37,512	29,183

Note: MODs 1, 4 and 5 did not result in any changes to the quantum of GFA or plant area.

2.3 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 ~~strikethrough 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. Section 75W Modification Application dated 16 June 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 B05	Site Plan	08/05/2013 05/06/2015
1202	B04 B05	Basement Level 1 Floor Plan	08/05/2013 05/06/2015
1203	B06 B07	Ground Floor Level 0 Floor Plan	23/01/2015 05/06/2015
1204	B04 B05	First Floor Level 1 Floor Plan	08/05/2013 05/06/2015
1205	B05 B06	Second Floor Level 2 Floor Plan	23/01/2015 05/06/2015
1206	B04 B05	Third Floor Level 3 Floor Plan	08/05/2013 05/06/2015
1207	B04 B05	Fourth Floor Level 4 Floor Plan	08/05/2013 05/06/2015
1208	B04 B05	Fourth Floor Mezzanine Level 5 Floor Plan	08/05/2013 05/06/2015
1209	B04 B05	Fifth Floor Level 6 Floor Plan	08/05/2013 05/06/2015
1211	B04 B05	Roof Plan	08/05/2013 05/06/2015
2100	B04	Section One	08/05/2013
2101	B05 B06	Section Two	08/05/2013 05/06/2015
2102	B04	Section Three	08/05/2013
2103	B04	Section Four	08/05/2013
2500	B04	North & South Elevations	08/05/2013
2501	B04 B05	East Elevation	08/05/2013 05/06/2015
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 2**).

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 considered to be 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 relatively 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 a significant change the quantum of GFA (319m ² net reduction), 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 approved building envelope / footprint and as such will not have any impact on the site.
SEPP 64 – Signage	The proposed modifications result in a reduction in the amount of approved building identification signage due to the deletion of the Pyrmont Street entry.
SREP (Sydney Harbour Catchment) 2005	The site is located within the Foreshores and Waterways Area. The site is unzoned under the provisions of SREP and has no direct interface with the waterway. CI 20 requires the consent authority to take into account a range of principles and considerations for sites within the Foreshores and Waterways Area, as follows:

Legislation	Comment	
	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, not will they exacerbate any impact associated with the approved Project.
	Cl. 22 Public access to, and use of, foreshores and waterways	The proposed modifications to the approved building are confined to the approved envelope / footprint 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	The proposed elimination of the building entry on Pyrmont Street is the only external change to the approved Project. The Pyrmont Street façade is not visible from the foreshore or waterways and all proposed works are internal to the building. As such the proposed modifications will have no impact on scenic quality of the foreshore and waterways
	Cl. 26 Maintenance, protection and enhancement of views	All proposed works occur within the existing approved building envelope / footprint 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 approved building footprint / envelope.
	Section 5.3 Siting of Buildings and Structures	
	Section 5.4 Built Form	The works approved within the public domain, particularly in Pyrmont Street will not be affected by the proposed modifications.
	Section 5.5 Signage	
	Section 5.6 Planting	As indicated previously, signage will be marginally reduced due to the deletion of the Pyrmont Street building entry.
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 nature 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.	

Legislation	Comment
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	The only material change to the external appearance of the building is the proposed removal of the ground floor entry on the Pyrmont Street frontage. In order to maintain a suitable level of activation along the Pyrmont and Quarry Street frontages of the site it is proposed to introduce an active wall treatment in place of the previously proposed lobby to provide a 'live' wall element which could potentially include a combination of moving light, colour and visual activity along the Pyrmont / Quarry street frontages. However the details of the proposed active wall treatment have not been finalised at this time and it is intended to submit a separate S75W application which will document the design solution which will enable assessment of this element of the project. The remainder of the proposed modifications occur internally and will not alter the external appearance, height, bulk or scale of the approved development. dem (Australia) Pty Ltd has prepared an Urban Design Statement (which is included in the Architectural Package at Appendix 1)
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. Whilst there are no changes proposed to the approved building in terms of height, envelope or footprint, the proposed future changes to the Pyrmont Street façade as a result of the deletion of the building entry will need to be assessed in terms of their visual impact as part of a future S75W application which will seek approval for a designed façade treatment.
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	The extent of excavation is reduced as a result of the reconfiguration and reduction in the size of the Stage 2 basement area. The remainder of the proposed modifications will not impact on the buildability of the structure as they do not alter the building envelope.
Heritage and archaeological impacts	As the proposed modifications occur wholly within the approved building envelope / footprint it is not expected that there will be any additional heritage or archaeological impact from that documented in respect of the original Project Application.

DGR / Issue	Commentary
Geotechnical issues	No additional excavation or disturbance to subsurface is required as a result of the proposed modifications, indeed the reduced Stage 2 basement area results in a lesser excavation.
Relocation and protection of existing infrastructure	No additional servicing or infrastructure requirements are generated by the proposed modifications.
Noise, vibration and dust emissions	The scale and general form of the approved development remains unaltered. 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 will not have any impact in terms of storage of hazardous materials on the site.
Drainage and flooding	The scale and general form of the approved development remains unaltered 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 relatively 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.
Consultation	Community consultation was undertaken by Global Switch as part of the Project Application. The majority of the proposed modifications are both minor and occur wholly within the building. Whilst the deletion of the Pyrmont Street entry will result in a change in the external appearance of the building, this will be the subject of a future S75W application. Having regard to the above it was not deemed necessary to consult directly with external stakeholders or the wider community although it is anticipated that the Department will undertake notification / consultation in respect of this application.
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.

3.2.1 Summary

Having regard to the preceding assessment, it is concluded that the proposed modifications described in Section 2 of this submission will not have any substantive 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 the result of changes in the business environment and customer requirements as well as lessons learned as part of the delivery of Stage 1 of the project. Internal changes to the floor plate and the rationalisation of the plant and technical spaces will facilitate a more streamlined roll out of Stages 2 and 3 of the building. The proposed changes include the following:

- (i) reduction and reconfiguration of the Stage 2 basement footprint;
- (ii) deletion of passenger and goods lifts in Stage 2 which results in a reconfiguration of the core throughout Stage 2;
- (iii) a range of flow-on effects from the core reconfiguration on each level (Ground – L7) including deletion of toilet, reconfiguration of various services and plant;
- (iv) relocation of 2 x switch rooms from Stage 2 to Stage 3 (on Levels 1 – 3 inclusive). It is noted that the vacated space in Stage 2 will revert to “technical space” and that the space in Stage 3 where the switch rooms are being located was previously “technical space”;
- (v) inclusion of an additional set of double doors on Level 1 to connect from the loading dock in the existing building to the technical space in Stage 2;
- (vi) relocation of the switch rooms on the eastern side of Stage 2, Level 4 to the western side, which will provide a more regular floor space for the switch rooms. It is noted that this does not have any impact on the external appearance of the building;
- (vii) deletion of paved terrace area associated with breakout area (Level 7); and
- (viii) deletion of the Pymont Street building entry.

The proposed modifications do not alter the characterisation of the use as approved, nor will they result in any change in the scale, form, envelope or footprint of the building. Similarly the approved access, parking and loading arrangements remain unchanged. The modifications proposed as part of the current MOD result in a further minor reduction of 319m².

There is a change to the building’s external appearance via the removal of the ground floor entry and lobby on the Pymont Street frontage, however this will not compromise the quality of the architectural design or materials and finishes of the building.

Global Switch is cognisant of the need to maintain a suitable level of activation along the Pymont and Quarry Street frontages of the site. Accordingly it is proposed to introduce an active wall treatment in place of the previously proposed lobby which could potentially include a combination of moving light, colour and visual activity along the Pymont / Quarry street frontages.

However the design details of the proposed Pymont Street elevation have not been finalised at this time. Global Switch intends to submit a separate S75W application which will document a design solution which will enable assessment of this element of the project.

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 modifications will result in any additional environmental impacts.

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

APPENDIX 1

Architectural Package dem (Australia) Pty Ltd

APPENDIX 2

Director General's Requirements Department of Planning & Environment



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	The EA must address the following key issues: 1. Relevant Environmental Planning Instruments (EPIs) policies and Guidelines to be Addressed: • 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). 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. 2. Built Form, Architectural and Urban Design 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. Particular reference must be made to the following principles: • 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

	• drainage/flooding issues. 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. 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. 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. 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. 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>.
Deemed refusal period	60 days

Plans and Documents to accompany the Application

<u>General</u>	The Environmental Assessment (EA) must include: 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>	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating: • 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: • 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: • 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

	land; • 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. 5. Other plans (to be required where relevant): • 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.
<u>Documents to be submitted</u>	• 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.

APPENDIX 3

BCA Advice
AED Group

16 June 2015



Project No: 1321-15

Area 3
Suite 3.01, 55 Miller Street
Pymont NSW 2009

Attention: Charles Penny
By Email: charles@area3.com.au

Dear Charles,

Re: Global Switch east – Stage 2 – BCA review

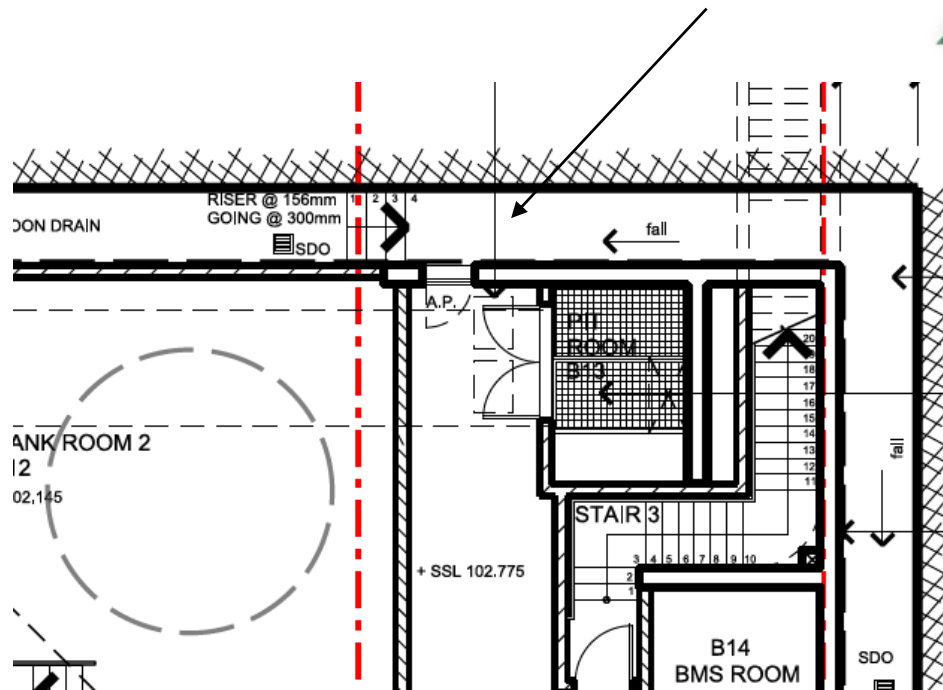
Reference is made to your submission to our office of the latest set of architectural plans:

Plans by DEM –

Drawing No.	Revision	Title	Date
ar-1202	B05	Basement Floor Plan	05/06/15
ar-1203	B07	Level 0 Floor Plan	05/06/15
ar-1204	B05	Level 1 Floor Plan	05/06/15
ar-1205	B06	Level 2 Floor Plan	05/06/15
ar-1206	B05	Level 3 Floor Plan	05/06/15
ar-1207	B05	Level 4 Floor Plan	05/06/15
ar-1208	B05	Level 5 Floor Plan	05/06/15
ar-1209	B05	Level 6 Floor Plan	05/06/15
ar-0200	B05	Site Plan	05/06/15
ar-2101	B06	Section 2	05/06/15
ar-2501	B05	East Elevation	05/06/15
ar-1211	B05	Roof Plan	05/06/15

In reviewing the plans we have noted the following

1. The design indicates access panel's within the basement that are hinged in nature not fixed. This would result in the plenum spaces being considered accessible from a BCA point of view. As such services would be required within these spaces, such as exit signage, emergency lighting etc. In addition travel distances would either need to be compliant or addressed via a performance based solution (noting it is circa 100-m between exits in the plenum on the eastern side.



2. A Section 75W submission would be required for the removal of the meeting room, entry lobby security, WC and replacing it with data suite – level 0.
3. The new corridor on level 1 appears to connect into GSW. If so two hour fire separation would be required (wall and doors).
4. All access panels to air-intakes etc, in plat areas are required to be fixed not hinged, this was an issue on stage 1, for instance level 5 – grids 11-16. Otherwise travel distances in these areas will need to be considered by the fire engineer as they will not comply.
5. We note that due to the low occupant load of the building that the toilet facilities provided are compliant for the proposed population.

The BCA report is not required to be updated, given the above advice, however the fire engineering report may need to be reviewed, depending on the resolution of the travel distance issues noted above.

Regards

Norman Rockwell

Nathan Halstead
Managing Director – AED