



NSW GOVERNMENT
Department of Planning

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Rudi Valla
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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</p> <p>In consultation with relevant agencies, the EA shall address the requirements of the development for utilities and services, including water, waste water, energy and natural gas. The EA must identify any augmentation requirements and/ or any alternative servicing options.</p> <p>An Integrated Water Management Plan is to be prepared, including any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design and, any water conservation measures.</p> <p>The EA must also clearly identify any existing utilities, services and assets that could be potentially impacted by the development, including consultation with RailCorp and Sydney Water and other relevant service providers. The EA must describe how any such impacts will be managed, to the satisfaction of the relevant service provider or asset owner.</p> <p>11. Consultation</p> <p>Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</p>
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.
<u>Documents to be submitted</u>	<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.