

ASSESSMENT REPORT

**Global Switch Data Centre
273 Pyrmont Street, ULTIMO
MP 08_0222 MOD 6**

1. BACKGROUND

This report is an assessment of a request to modify the Project Approval (MP08_0222) for the construction of a data centre building at 273 Pyrmont Street, Ultimo in the City of Sydney local government area. The request has been lodged by Helen Mulcahy Urban Planning on behalf of Global Switch Property (Australia) Pty Ltd pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for internal and external modifications including deletion of the building entry at Pyrmont Street.

2. SUBJECT SITE

The site is located at 273 Pyrmont Street, Ultimo. The site is bound to the north by the Western Distributor, to the east by Pyrmont Street and to the south by Quarry Street. The site adjoins the existing Global Switch Sydney Data Centre at 400 Harris Street, Ultimo (Figure 1).

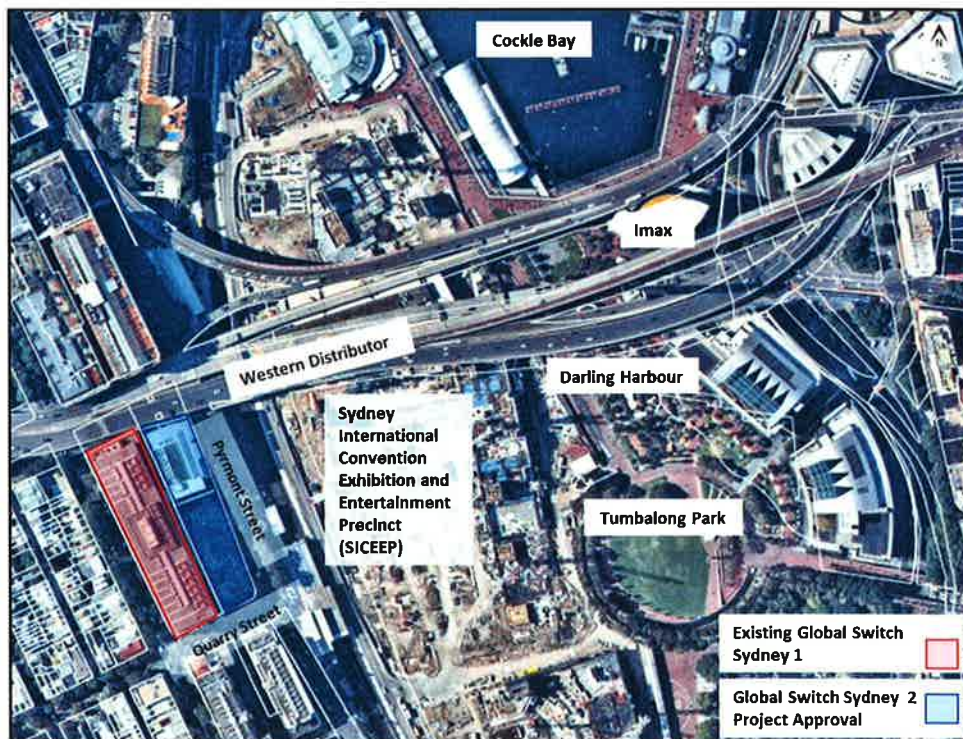


Figure 1: Site Location

3. APPROVAL HISTORY

On 16 November 2010, the then Deputy Director-General, Development Assessment and Systems Performance approved a Project Application (MP 08_0222) for a purpose built, six storey Data Centre comprising:

- 22,285m² of technical area and 15,227m² of plant area;
- a total of 12 at-grade car parking spaces with vehicular access off Pyrmont Street; and
- landscaping, street upgrade works and building identification signage.

The Department has modified the Project Approval on five occasions as follows:

- On 1 December 2010, MOD 1 was approved by the then Director of Government Lands and Social Projects to amend the 'Land' description of the subject site;
- On 15 March 2012, MOD 2 was approved by the then Acting Director, Metropolitan & Regional Projects South to remove two basement levels, introduce a staged construction and occupation process and changes to reduce the gross floor space of technical and plant areas;
- On 3 September 2013, MOD 3 was approved by the then Director Industry, Key Sites and Social Projects for minor changes to the approved layout and staged construction from two stages to three stages;
- On 12 June 2014, MOD 4 was approved by the then Director Industry, Key Sites and Social Projects to allow the issue of an Interim Occupation Certificate for Stage 1 of the Global Switch East building prior to completion of the Stage 1 public domain works; and
- On 5 March 2015, MOD 5 was approved by the Acting Director, Key Site Assessments for internal modifications to the fit out on the ground and second levels of the building.

4. PROPOSED MODIFICATION

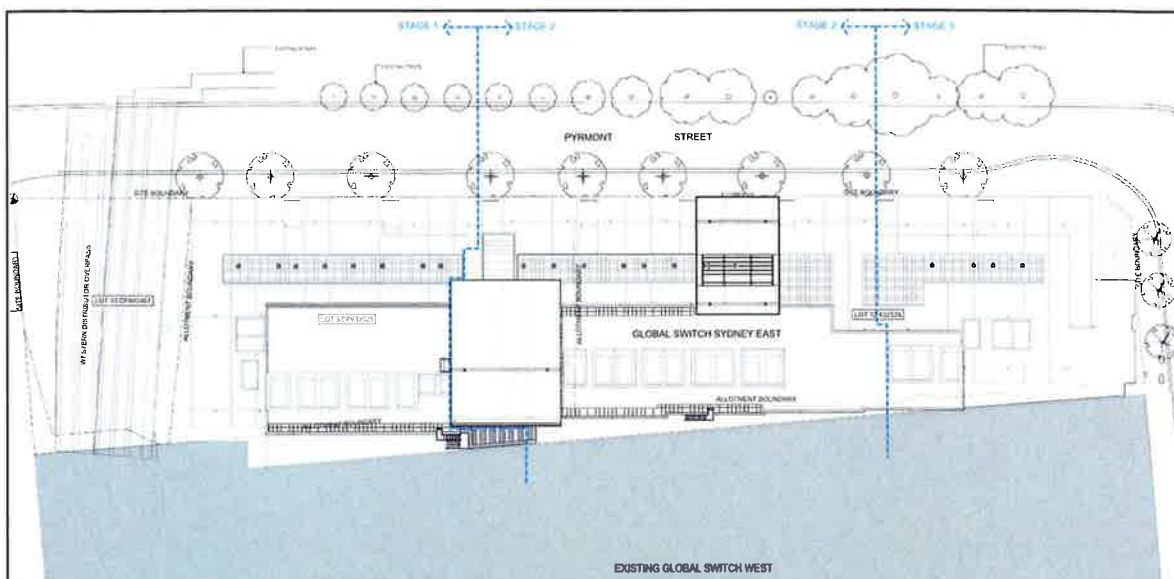
On 16 June 2015, the Proponent lodged a section 75W modification application (MP 08_222 MOD 6) seeking approval for internal and external modifications across Stages 2 and 3 of the approved building (**Figure 2**) as follows:

- deletion of the Pyrmont Street building entry and associated façade changes;
- lighting concept plan for the building elevation at ground level;
- minor internal amendments across Stage 2 and 3;
- reduction off gross floor area (GFA) by 319m²;
- reduction and reconfiguration of the Stage 2 basement footprint; and
- deletion of the paved terrace area associated with the breakout area at Level 7.

A change to the land description is also sought to reflect a recent consolidation of parcels on the site.

The approved building (Global Switch Sydney East) was originally intended to operate independently of the adjoining Global Switch facility fronting Harris Street (Global Switch Sydney West). The Sydney East building was designed with a separate entrance and lobby at Pyrmont Street enabling independent operation of both buildings.

However, this modification now seeks internal amendments to address the operational requirements of both buildings, including improved access between the two buildings, and to use the adjoining building's Harris Street entrance as the building's main entrance.



7. ASSESSMENT

The Department considers the key issue associated with the proposed modification relates to the potential streetscape / urban design impacts due to the proposed deletion of the Pymont Street building entry.

7.1 Urban design / streetscape impacts

The modification proposes to delete the approved building entry at Pymont Street and to utilise an alternate entry from the adjoining Global Switch Building located on Harris Street. This would integrate both buildings as a combined data storage facility.

The nature of this building is unique in that it does not require the level of glazing and solar access associated with more traditional commercial buildings as it contains sensitive communication infrastructure, which cannot be exposed to sunlight for technical and security reasons.

This creates an urban design challenge to ensure the building:

- responds to the character of the locality;
- does not result in excessive bulk and scale; and
- makes a positive contribution to the streetscape.

Council raised concerns that the deletion of the entry would result in a loss of street activation and suggested opportunities to improve the design for both activation and security purposes should be explored.

The approved building entry at Pymont Street is shown below (**Figure 3**).



Figure 3: Approved Pymont Street building entry (Source: Proponent's PPR to original application)

In response to Council's concerns, the proponent advised that due to the security requirements of the site, it is not feasible to incorporate a glazed or transparent frontage.

In terms of security, the proponent notes that due to the sensitive nature of data stored on the site, the entire perimeter is fully covered by CCTV and lighting is provided to all external areas for both illumination and security purposes.

However, to assist with improving visual interest in the façade, sense of activation, and lighting for safety and security, the proponent proposes a high quality external lighting concept for the Pyrmont Street façade (**Figure 4**). The lighting scheme incorporates backlit perforated screen panelling, back lit wall lighting and flood lighting concealed behind the awning canopy.



Figure 4: Proposed lighting concept to replace Pyrmont Street building entry (Source: DEM)

The proponent advises that the proposed lighting concept would be further developed once a successful contractor for the construction of the building has been engaged, and could be fully resolved prior to the issue of the relevant Construction Certificate. Lighting would be designed to ensure there is no glare to nearby residential properties.

Given the unique nature of the building, the Department concludes that the proposed modification to delete the entry and install an alternative façade lighting treatment is acceptable in this case for the following reasons:

- it addresses Council's concerns by providing an alternative façade treatment which provides visual interest and a sense of activation;
- it maintains the integrity of the approved design elements of the building;
- it provides a contemporary design solution in keeping with the evolving nature of the character of the area;
- it provides additional lighting at the pedestrian level to improve night time security in the area, which in conjunction with security measures such as CCTV to the entire perimeter, would ensure an overall acceptable level of surveillance and security; and
- the future detailed design can incorporate measures to ensure no unacceptable light spill impacts to neighbouring residential properties or traffic safety.

A condition has therefore been recommended, requiring the proponent to submit a detailed design of the Pyrmont Street façade to the Secretary for approval, in consultation with

Council, prior to issue of the relevant Construction Certificate. The alternate design treatment required by the recommended condition should demonstrate:

- successful activation of the streetscape;
- prevention of unacceptable light spill impacts on surrounding residential properties; and
- no adverse traffic safety impacts.

7.2 Other Issues

Table 1: Assessment of Other Issues

Issue	Consideration	Recommendation
<i>Internal modifications</i>	<ul style="list-style-type: none">• The application proposes numerous minor internal modifications across all levels of the building including amended layout, deletion of lifts and amenities, re-location of switch rooms and basement re-design.• The internal modifications reflect the proposed integration of the building with the adjoining Global Switch Building to the west. The modifications result in a reduced gross floor area of 319m² and will not impact on the bulk and scale of the building.• The Department's assessment concludes that the internal modifications would improve the functionality of the building and are acceptable.	No additional conditions or amendments necessary.

8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is appropriate on the basis that:

- it improves the functionality of the building;
- it makes a positive contribution to the streetscape which responds to the unique nature of the building and the evolving character of the locality; and
- subject to conditions, would not result in any additional impacts beyond the approved development.

Consequently, it is recommended that the modification be approved subject to the recommended conditions.

9. RECOMMENDATION

It is **RECOMMENDED** that the Acting Director, Regional Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 75W, subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

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Natasha Harras
Team Leader
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 12/8/15

Anthony Witherdin
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Regional Assessments

APPENDIX A: NOTICE OF MODIFICATION

The notice of modification can be found on the Department of Planning and Environment's website at the following address:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7121

APPENDIX B: SUPPORTING INFORMATION

The following supporting documents and supporting information to this assessment report can be found on the Department of Planning and Environment's website as follows:

1. Modification request

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7121

2. Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7121

3. Response to Submissions

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7121