



15 January 2013

Heather Warton
Director Metropolitan and Regional Projects North
Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attn: Ray Lawlor, Planning Officer

Dear Heather,

DEXUS ESTATE INDUSTRIAL PARK PROJECT (MP 08_0259 MOD 4) – FUJITSU DATA CENTRE FACILITY – ADDITIONAL INFORMATION – RESPONSE TO COUNCIL COMMENTS

I refer to the Department of Planning and Infrastructure's (the Department's) request for additional information dated 20 December 2012 seeking a response to Holroyd Council's (Council's) comments on the proposed modification to the Fujitsu Data Centre Facility, within the Greystanes Southern Employment Lands.

It is noted that Council's comments on the proposal are largely generic in nature, and similar to its comments on other developments in the DEXUS Estate. A response to each of the comments made is presented in the following table. The information is presented in a manner that follows the headings and/or comments made in Council's correspondence.

Revised architectural plans (Site Plan and Ground Floor Plan) for the proposed modification are attached in **Appendix A**. The minor changes to the plans from those submitted with the application are outlined in the following table.

Table 1: Response to Council Comments

Council Comment	Response
Planning Comments	
1. Floor Space Ratio	Noted. The FSR exceedances is discussed in detail in the MOD 4 documentation and the additional information letter (dated 5 December 2012)
2. Separate pedestrian access	The proposed modification does not involve any changes to the approved access to the site
3. Disabled parking spaces	Disabled parking spaces have been provided for the approved facility, and will be provided for the amended facility, in accordance with AS2890. The Site Plan and Ground Floor Plan for the proposal have been revised to show the disabled parking spaces (see Appendix A).
4. Bicycle parking racks	Bicycle parking racks/bars have been provided as part of the approved facility (5 racks for approx. 10 spaces), and an additional bike rack/bar will be provided for the amended facility (ie. a total of approx. 12 spaces). The Site Plan and Ground Floor Plan for the proposal have been revised to show the additional bike racks (see Appendix A).
5. Signage	The proposal does not involve any signage.



Traffic Comments

6. Off-street parking	Off-street parking provision complies with the applicable requirements (ie. 175 spaces required: 175 spaces provided). It is noted that on-site car parking design has been amended slightly, as discussed in point 12 below.
7. Road design	All parking spaces, driveways and loading areas have been designed, and would be constructed, in accordance with AS2890.
8. Disabled parking	Disabled parking spaces have been provided for the approved facility, and will be provided for the amended facility, in accordance with AS2890. The Site Plan and Ground Floor Plan for the proposal have been revised to show the disabled parking spaces (see Appendix A).
9. Pedestrian and cyclist requirements	The proposal does not involve any significant change to the existing approved pedestrian and cyclist facilities, with additional bike racks to be provided as discussed above. Paths, bike racks and amenities/showers have been provided for the approved facility.
10. Separation of heavy vehicle and light vehicle driveways	The proposal does not involve any change to existing access arrangements, which have already been constructed. Separate heavy vehicle and light vehicle driveways have been provided, as shown on the architectural plans
11. Driveway signage	The proposal does not involve any change to existing access arrangements. The existing driveways are appropriately signposted and linemarked.
12. Swept paths	Swept paths were addressed in the additional information letter dated 5 December 2012. That letter identified that vehicles up to Medium Rigid Vehicles would be accommodated on site.

Since this date, Fujitsu has identified an intention to accommodate Heavy Rigid Vehicles (HRVs) on site to service the main loading dock in the south-western corner of the site. Heavy Rigid Vehicles would access and egress the site via the south-western access point.

Additional swept paths for these vehicles are shown on the revised Site Plan in **Appendix A**. Accommodating these vehicles has required the removal of a small number of car parking spaces opposite the loading dock. The loss of these spaces has been offset through a minor reduction in car-parking space width (ie. to 2,400 mm), which still complies with AS2890. As a result, the revised plans do not alter the total number of car parking spaces on-site (or the total hardstand/pavement areas on site).

13. Sight lines	The proposal does not involve any change to existing access arrangements. Fencing and landscaping have been designed, and would be maintained, to ensure adequate sight lines are maintained.
14. Ramps and gradients	The proposal does not involve any significant change to existing approved internal circulation. All ramps and gradients have been designed, and would be constructed, in accordance with AS2890.
15. Traffic Management Plan	An Estate TMP has previously been approved for the DEXUS Estate, and a Construction TMP for the Data Centre Facility has been prepared. These plans address Council's requirements



Development Engineering Comments

16. No objection to proposed changes. Generic engineering conditions recommended	Noted. A revised Erosion and Sediment Control Plan and Stormwater Management Plan have been prepared for the proposal.
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Landscaping Comments

17. No objection raised	Noted.
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Environmental Health Comments

18-21. No objection raised. Acoustics and erosion comments.	Noted. A revised Erosion and Sediment Control Plan has been prepared for the proposal.
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Strategic Comments

22. Building Height	Building height was subject to detailed visual impact assessment in the original EA for the DEXUS Estate Project, including analysis of views from the east. This analysis demonstrated that buildings up to 40 metres in height could be built on the subject site without any adverse visual impacts, which led to the approval for buildings up to 40 metres on the site. The proposed height of the revised Data Centre Facility comfortably complies with this height limit (ie. 31.7 metres, or 36.7 metres including roof-top plant).
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Fujitsu and DEXUS trust that this additional information adequately addresses the Department's request.

Should you have any enquiries in relation to this matter, please do not hesitate to contact me on 0400 392 861.

Yours faithfully,
PJEP Environmental Planning

Phil Jones
Principal Environmental Planner

Cc: Fujitsu, DEXUS, Genton
Attachments: Appendix A: Revised Architectural Plans (Site Plan and Ground Floor Plan)



APPENDIX A



DEVELOPMENT DATA

SITE AREA	38500m2
WAREHOUSE AREA (note 1)	34530m2
PLANT (enclosed) (note2)	21886m2
OFFICE AREA	2384m2
TOTAL BUILDING AREA (note3)	40091m2
TOTAL BUILDING FOOTPRINT	22282m2
TOTAL LANDSCAPE AREA	6882m2 (17.87%)
SOFT LANDSCAPE AREA	3286m2
PERMEABLE LANDSCAPE AREA	3596m2
HARDSTAND AREA	9237m2
SITE COVER (note4)	57.8%
FLOOR SPACE RATIO (note5)	103.5%
NUMBER OF OFFICE LEVELS	3
BUILDING HEIGHT (note6)	31.7m
MINIMUM SETBACKS > 7.5m to Bellevue circuit (north)	
PARKING SPACES REQUIRED (note7)	175
PARKING SPACES PROVIDED (note8)	175
BICYCLE HOOPS PROVIDED	6 (FOR 12 BICYCLES)
EMPLOYEES	148 approx.

HOURS OF OPERATION 24 hours, 7 days

- NOTES:
- including loading dock, store and staging area, but excluding enclosed plant and circulation.
 - including ups plant and future tri-gen plant.
 - used for FSR calculation: excluding vertical circulation, storage, loading facilities, services and enclosed plant.
 - percentage of building footprint on site
 - includes warehouse and office.
 - excludes enclosed rooftop plant area
 - based on 1 space per 300m2 of warehouse floor space and 1 per 40m2 of office floor area.
 - All car spaces are 2400mm wide x 5400mm deep. Includes 5 accessible spaces

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING HARDSTAND AREA TO BE MAINTAINED
- PROPOSED NEW HARDSTAND AREA
- PERMEABLE LANDSCAPING
- LANDSCAPING

No.	Date	Description
A	16.10.12	REVISED DA
B	15.01.13	REQUEST FOR ADDITIONAL INFORMATION
		PROVIDED PARKING



