

**PLAN OF MANAGEMENT
FOR THE
ONGOING
OPERATIONS
AT THE
SITE
KNOWN AS
NO 639 GARDENERS ROAD MASCOT**

This Management Plan has been prepared
in conjunction with the
Management
of
Equinix Pty Ltd

DECEMBER 2009

INTRODUCTION

At a meeting held at Botany City Council in November 2009, between Council Officers, the lessee of the Site, Equinix Pty Ltd and its consultants, it was considered and agreed that a Plan of Management be prepared for the future ongoing management and operation of the Internet Exchange Centre for Equinix, known as SY1 and SY2 and include the possibility of the construction and future use of SY3, at the corner of Gardeners and Bourke Roads.

SITE

The Site is known as No 639 Gardeners Road and is bounded by Gardeners Road to the north, No 635 Gardeners Road to the east, Church Avenue to the south and Bourke Road to the west. The site contains an area of 16610 sq. metres and will contain three buildings known collectively as SY1 (centre of the site), SY2 (southern end of site) and SY3 (proposed at northern end of site)

All vehicular and pedestrian access to the site will be via Church Avenue where security access will be required for access for vehicles via a driveway along the eastern side of the site to parking areas for 68 vehicles

All access to SY1, SY2 and SY3 will be secure and entry to the facility requires initial entry to the reception area

MATTERS OF INTEREST

1. CUSTOMERS/ CLIENTS/ STAFF

This Plan encompasses all staff employed by Equinix and its subcontractors as well as all customers/ clients of Equinix and their subcontractors

Objective: Ownership of the Plan is within realm of all those involved within the facility

2. TRAFFIC/ PARKING

All vehicles are to be parked in the designated parking spaces

The driveway and entry/ exit point are to allow the free flow of traffic into and out of the facility and not to be blocked for any reason at any time

Designated access ways for emergency vehicles are not to be blocked

After hours, between 8.00pm – 6.00am, vehicles are to enter and leave the premises in a quiet and orderly manner

Objective: Minimise adverse impacts within the site and on adjoining residential accommodation

3. DELIVERIES

Deliveries shall be made to the loading docks within the facility between the hours of 7.00am – 7.00pm Monday to Friday and 9.00am – 1.00pm Saturday

Special deliveries required for specific customer equipment migrations who can demonstrate to Equinix that deliveries cannot be completed during aforementioned hours may be permitted from time to time. In these extenuating and exceptional circumstances, the driver will enter the loading facility and the roller door is to be closed before and during the loading/ unloading operations. The adjoining building manager (at No 635 Gardeners Road) is to be notified and Equinix contact numbers provided

24 hour security staff are to ensure external noise is kept to a minimum

Drivers making special deliveries will take care to drive responsibility and quietly

Objective: Minimise adverse impacts on adjoining residential accommodation

4. ROLLER SHUTTER DOORS

All roller doors within the facility are to be serviced to ensure there is minimal noise disturbance during their operation

Objective: Minimise adverse impacts on adjoining residential accommodation

5. LANDSCAPE MANAGEMENT

Any and all maintenance of the site including landscaping and other measures will be conducted between the hours of 7.00am – 5.30pm Monday to Friday

Motorised blowers are only to be used between the hours of 8.30am – 5.30pm Monday to Friday

All subcontractors to Equinix in relation to the above will be informed of this requirement

Objective: Minimise all adverse impacts on adjoining residential accommodation

6. PLANT AND EQUIPMENT

All plant and equipment associated with the use and operation of SY1, SY2 and SY3 will be maintained and operated in accordance with any conditions of consent relating to those premises

All plant and equipment will be serviced regularly in accordance with Equinix standards and manufacturers recommendations; a service manual is kept by Equinix

Objective: Minimise all adverse impacts on adjoining residential accommodation

7. WASTE/ RECYCLING

The collection of all waste and recycling is to be carried out after 6.00am; security is to ensure that no access via the boom gate will occur until after this time

Objective: Minimise all impacts on adjoining residential accommodation

8. NOISE

Equinix will ensure that all noise and/ or sounds are kept to a reasonable level in accordance with any conditions of consent relating to the use of SY1, SY2 and SY3

Equinix will ensure that any noise/ sounds not related to conditions of consent are also kept to reasonable levels

Objective: Minimise all impacts on adjoining residential accommodation and the environment

9. WATER VAPOUR

Equinix continue to maintain cooling towers to Council EPA requirements and ensure that there is no adverse environmental effect within or outside the boundaries of the site

Objective: Minimise and resolve all potential adverse impacts on adjoining neighbours, within the site and the environment

10. COMPLAINTS

All complaints received, whether written, verbal or by other means are to be logged into a Complaints Register providing –

- Name, address and telephone number (if possible) of complainant
- Nature of complaint including time and any other relevant and useful information
- Person notified of complaint
- Action taken
- Resolved or other
- Complainant notified (if possible)

24 hour contact telephone number – Security Office: 02 8337 2009

Objective: All complaints are dealt with in a timely and appropriate manner

11. STAFF

All staff are to be informed of the requirements set out in the Plan of Management and comply with each and every matter

All staff are to be informed of any changes undertaken to the Plan

A copy of this Plan is to be kept at reception, staff room and security office

All existing staff and new staff, as from January 2010, are to be given a copy of this Plan and requested to read and understand the contents from time to time

Any potential new matter is to be brought to the attention of management for possible inclusion in a revised Plan of Management

Objective: Staff understand and operate within the guidelines of the Plan

12. MANAGEMENT ACCOUNTABILITY

The management of Equinix is accountable for the knowledge, implementation and on-going review and updating of this Plan

The management will elect a member of the management team to supervise and direct the operation of this Plan (and including the Complaints Register)

The management will review the contents and effectiveness of this Plan and update it from time to time as need arises

Objective: All staff are aware that the Plan has the total commitment of the organisation

13. REVIEW

This Plan of Management is to be reviewed every two years commencing from January 2010 and updated periodically and/ or when required

Objective: To ensure Plan is relevant to the everyday operation of the facility