

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**TO ACCOMPANY  
A  
DEVELOPMENT APPLICATION  
FOR THE  
ERECTION  
AND  
USE  
OF  
PART  
OF AN  
EXISTING COMMERCIAL DEVELOPMENT  
CONTAINING  
COMMERCIAL  
PURPOSES  
AT**

**NO 639 GARDENERS ROAD MASCOT**

This Statement has been prepared by James Nangle  
of  
Planning Strategies Pty Ltd

**SEPTEMBER 2009**

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## Chapter 1

### INTRODUCTION

#### 1.1 Purpose of Statement

The Environmental Planning & Assessment Act prescribe that a development application that is not designated development be accompanied by a Statement of Environmental Effects which must demonstrate that the environmental impact of the development has been considered and steps taken to protect the environment and mitigate any harm.

The proposal for the ERECTION OF A BUILDING AND ITS COMMERCIAL USE is development by definition and requires a development application

Therefore the requirement for the submission of a Development Application and this accompanying **Statement of Environmental Effects**.

This Statement has been prepared by James Nangle of the firm Planning Strategies PS Pty Ltd, a town planning consultancy

The Statement should be read in conjunction with the architectural drawings prepared by DREW DICKSON ARCHITECTS PTY LTD and other documents and reports:-

- Transport Impact Assessment
- BCA Assessment Report
- Geotechnical Investigation Factual Report
- Acoustic Assessment Report
- Preliminary Arboricultural Report
- Landscaping Plan
- Contaminated Site Assessment Report
- Soil and Water Management Plan
- Perspectives
- Arboricultural Report
- Access Report

#### 1.2 Site Description

The property is located at number 639 Gardeners Road Mascot (Lots 1-3 SP 38125). The site is located at the south east corner of the intersection of Gardeners Road, Bourke Road and Church Avenue.

The site is generally level and is oriented in a northerly and easterly direction. The land contains an area of 16610 sq. metres with street frontage to Gardeners Road of 70.11metres; Bourke Road of 198.70 metres and Church Avenue of 76.53 metres. Contained on the land at present are:-

Two buildings containing two separate tenancies of part one/ part two storeys – Unit A (located in the north east corner) and SY1 and SY2

along the boundary with Bourke Road and the corner with Church Avenue

This application refers only to works proposed to Unit A along the northern boundary of the site with Gardeners Road

See photographs in the Appendix A1

The land is described as a rectangle oriented north/ south

### 1.3 Adjoining Land Uses and Scale

To the NORTH, across Gardeners Road, are –  
A large retail/ warehouse hardware store and other industrial/ commercial developments of between one to three storeys

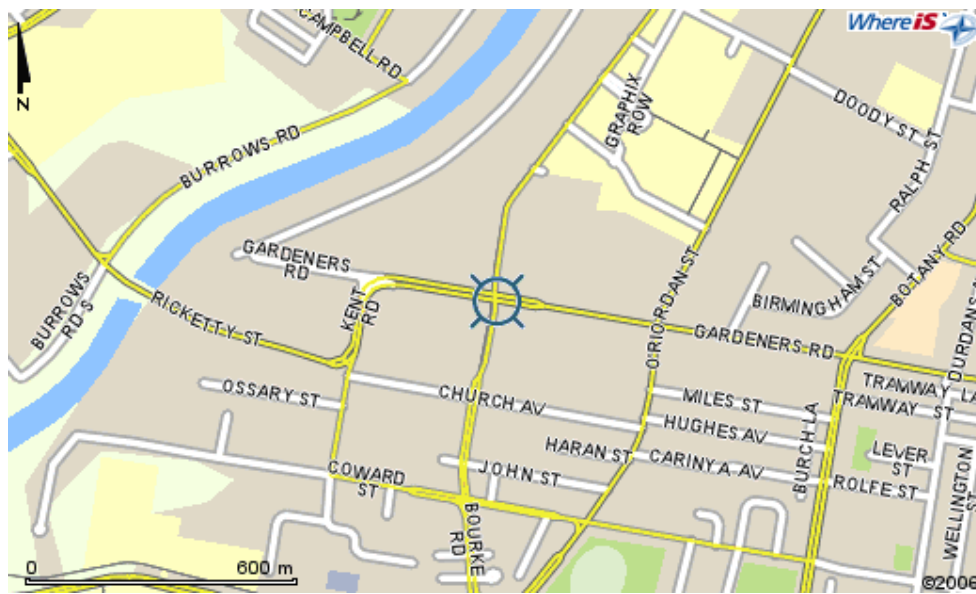
To the EAST are –  
A multi storey residential/ commercial development of five storeys and other commercial, industrial and residential uses of between one to five storeys

To the SOUTH, across Church Avenue, are –  
A multi storey development of mixed use and further to the south is Mascot railway station

To the WEST, across Bourke Road, are –  
A part one/ part two storey industrial building (vacant) and further to the west are one and two storey industrial/ commercial developments

See photographs in Appendix A2

### 1.4 Locality Map



See photograph of locality at Appendix A3

## Chapter 2

### **ZONING**

#### 2.1 Use

The land is zoned 10(a) Mixed Use-Commercial/ Residential under the Botany Local Environmental Plan 1995 (LEP) which permits the following uses:-

*2. Without Development Consent -*

Development for the purpose of – Exempt development

*3. Only With Development Consent -*

Development for the purpose of – Building identification signs; business identification signs; child care centres; commercial premises; community facilities; convenience shops or facilities; educational establishments; health care professionals; hotels; motels; places of public worship; public buildings; recreation areas; recreation facilities; refreshment rooms; residential flat buildings; roads; serviced apartments; units for aged persons; utility installations; utility undertakings;

Subdivision;

Demolition of any building or work; archaeological site; potential archaeological site shown on the map; place of Aboriginal heritage significance, or potential place of Aboriginal heritage significance shown on the map

*4. Prohibited -*

Development for the purpose of – Any development other than development included in item 2 or 3

The proposed ERECTION AND USE OF A COMMERCIAL BUILDING at the northern part of the site is considered to be development and is permitted with consent.

#### 2.2 LEP Controls

Clause 12A – Floor space ratios-Mascot Station Precinct

Clause 13 – Aircraft noise

Clause 18A – Development in mixed use zones-Mascot Station precinct

#### 2.3 Heritage

Not applicable

#### 2.4 DCP

Mascot Station Precinct Development Control Plan June 2004

## Chapter 3

### **APPLICATION**

#### 3.1 Proposal

The application submitted to the council proposes:-

- Erection of a building known as SY3
- Use of the completed building for commercial purposes
- Carparking on the site for the use
- No vehicular entry/ exit from Gardeners Road
- Landscaping along the Gardeners and Bourke Road frontages

#### 3.2 Accommodation

The accommodation proposed includes –

Ground floor:

- Wind lock
- Reception
- Security office
- Waiting
- Meeting office
- Speedstiles
- Toilets
- Stairs
- Service corridors
- Service rooms
- Stair
- Co-location area
- Stair
- Stairs
- Secure corridor
- Man lock
- Lift
- Staging area
- Secure store
- Cleaner
- Loading dock
- Raised dock

Mezzanine floor

- Stairs
- LOCC
- Customer work area/ lounge
- Services mezzanine
- Stair

#### First floor

- Stair
- Battery palette access
- Service plant rooms
- Stair
- Plant room
- Stair
- Stair
- Stair
- Lift
- Chiller plant room

#### Second Floor

- Stair
- Plant room
- Genset
- Stair
- Stair
- Plant room
- Lift

The use of SY3 is as an internet exchange centre and will become part of the remainder of the site which is being used for the same purpose and is known as SY1 and SY2

### 3.3 Bulk and Scale

The proposed building is 20.58 metres high, contains three levels including a mezzanine, and proposes a floor space of 5462.0 sq metres which represents an additional floor space ratio on the site of 0.33:1

The Gardeners and Bourke Roads facades are well articulated with the inclusion of solids and void spaces, blade walls and coloured panel wall finishes

The eastern façade, adjacent to an existing multi level, mixed use development, including residential, is also divided into sections by means of materials, finishes in order to reduce the overall bulk of this façade

### 3.4 Access and Parking

All access to and from the site will be via Gardeners Road, Bourke Road and into Church Avenue

Parking associated with this specific use will be provided between the proposed building and existing building SY 1



Loading associated with this building can be made direct to the loading dock adjacent to the proposed reception area

Reference is made to the Traffic Report prepared by Arup

### 3.5 Materials

Floors – Concrete

Walls –

Coloured Vitrapanel

Precast concrete panels

Concrete

Weathered steel panels

Metal louvres

Roof – Curved Kingspan metal roof

### 3.6 Landscaping

The setback between the proposed building and Gardeners Road, Bourke Road and the eastern boundary is to be landscaped to soften the impact of the bulk and scale of this development from both the public and private domain.

The proposed combined built forms of the existing SY1, SY2 and the proposed SY3 are to be surrounded by a security type fence and security boom gates at the Church Avenue entry/ exit as shown on the Site Plan

Reference is made to the Landscape Design prepared by EDAW/ AECOM

### 3.7 Land Use

The lessee Equinix has obtained legal advice, a copy of which is attached, to confirm that the proposed use, as an internet exchange centre, is a commercial use as defined within the LEP

See advices at Appendix A4

### 3.8 Urban Design Panel

A meeting was arranged with the Council's review panel and took place on 21 May 2009

Matters discussed related to –

Context – site has important contextual opportunities inc relationship to public domain, pedestrian flow and significant trees/ positive contribution to the emerging character of locality is important including built form and landscape response

Built form – site planning is supported/ pedestrian access, activation at ground level/ relationship of proposed building to existing adjoining buildings needs resolution/ design of facades appear to adequately

respond to the context/ building appears to dark in tone/ height  
equivalent to 5/6 storeys is appropriate for context  
Density – complies/ visual density is appropriate  
Resource energy and water efficiency – need to incorporate  
appropriate measures  
Landscape – comprehensive landscape design required  
Amenity – possible pedestrian protection  
Aesthetics – signage needs to be discrete/ external materials should  
not be too dark  
Conclusion – preliminary scheme is supported with further  
consideration of issues discussed above

## Chapter 4

### **ENVIRONMENTAL IMPACT**

#### 4.10 Land Use

The use of the land for the purposes of commercial premises is permitted in this mixed use zone with consent.

The use is reasonable and will not create and adverse impacts to adjoining land and the public domain due to:

- similar uses on the remainder of the site
- uses have commenced operation on this site since 2000
- use is not a large traffic generator and will not create adverse traffic and parking issues on the site and in the locality
- proposal provides all vehicular access via Church Avenue
- proposed use will not create any material adverse amenity impacts such as solar access and overshadowing, visual and aural privacy, views or outlook issues, daylight and ventilation concerns

#### 4.11 Operation

The operation of the use is required 24 hours each day and for seven days per week

The operation of the premises will not cause any adverse amenity impacts to any other use due to:-

- unobtrusive office nature of the proposed use
- similar operation as SY1 within the complex
- low amount of deliveries to the proposed use
- availability of car parking on site and adjacent to the location of SY3
- use is permitted
- materials to be used will muffle any internal noise sources
- no unreasonable noise impacts due to the proposed use

#### 4.12 Site Analysis

A Site Context Analysis has been provided and is at Appendix A5

The conclusion of this analysis is that the use is permitted and is appropriate for the site and locality; there are no adverse bulk, scale, siting, form, mass and design issues

#### 4.13 Heritage

Not applicable

#### 4.14 Land Subdivision

Not applicable

#### 4.15 LEP Requirements

##### Plan Objectives –

The proposed erection and use of Building SY3 as part of this site will not compromise any of the relevant objectives of the Plan in that:

- the proposed land use is compatible with adjoining land uses in terms of environmental and aesthetic amenity
- the aesthetics of the proposed building will make the site a pleasant place to work and will be visually attractive
- proposed landscaping around the site softens the impact of the built form, particularly in relation to surrounding existing development
- the existing adjoining residential amenity, health and safety is respected and maintained with this use
- the proposal provides for an appropriate balance and distribution of land for residential, commercial and retail purposes in the locality
- the proposal does not prevent the long term future redevelopment of the site for appropriate mixed uses
- the proposal provides a greater diversity in the range of goods and services provided to cater for the commercial needs of the greater population of Sydney
- the proposal will help to contribute to the economic growth and employment opportunities within commercial centres and this area in particular
- the proposed development will not unduly affect the amenity of adjoining development by virtue of its use, design, bulk, scale and traffic
- the proposed development is well served by the surrounding road network and public transport links
- all required car parking can be accommodated on site
- the land is not contaminated

##### Zone Objectives –

The proposed erection and commercial use of Building SY3 satisfies the objectives of the zone in that –

- the proposed commercial use will help to provide for compatible forms of development to residential, commercial and retail development which now exist to the north, east and south of the site
- the proposed architectural expression of the building will aid in the revitalisation of this specific locality
- the quiet and unobtrusive nature of the proposed use will not adversely affect the amenity of residents in the neighbourhood
- the overall employment provided by this site with this proposal will be a small increase on the existing workforce
- the proposed aesthetics of the building and including the landscaping will provide a positive contribution to the streetscape and public domain
- it is proposed to include energy efficient measures in the development

- best practice stormwater management will be incorporated into the development
- part of the reason for the location of this specific use is due to its location

#### Floor Space Ratios –

Maximum floor space ratio Permitted: 2.50:1

Existing: 0.64:1

Proposed: 0.97:1

This easily complies with the control and more importantly does not create any unreasonable bulk and scale issues, nor unacceptable traffic and parking impacts as the streets are wide enough to take the traffic and adequate parking is available on site; as well the bulk and scale do not create any material adverse amenity impacts to neighbouring properties and dwellings

#### Aircraft Noise –

The proposed building is 22.0 metres high and is in close proximity to flight paths into and out from Sydney Airport

The Council's Aircraft Noise DCP came into effect from 3 June 1998 and requires for commercial development that a noise level of below 25 ANEF is acceptable and between 25-35 ANEF will require conditions to meet the potential noise issues

The noise levels in the area are between 20-25 ANEF (based on maps at the Council) which is satisfactory for the commercial development as proposed

#### Noise and Vibration –

The location of the proposed building is close to the railway line linking the city with the airport and beyond. Although it is noted that there are only ground level footings and no basement floors

This matter is not considered to be an issue in relation to the use

#### Development and Obstacle Limitation Surfaces –

The site is within close proximity of Sydney Airport and the proposed building is 20.5 metres in height, considerably less than a number of other multi storey buildings in the locality

The application will be referred by the Council to Sydney Airports Corporation for comment

#### Development in Mixed use Zones (Mascot Station Precinct) –

The Council must consider the following matters in determining an application within this zone –

parking – acceptable for the use (see Traffic Report by ARUP)

loading/ unloading – all loading/ unloading and deliveries to be contained within a secure internal loading facility adjacent to the proposed reception/ waiting

area and all traffic movements are to be undertaken from Church Avenue onto the site

goods, plant and equipment – all proposed plant and equipment will be located within the proposed building in sound attenuated spaces and be appropriately screened from public view (see also Acoustic Report by ARUP)

road network – the proposed development has a low heavy vehicle useage but all deliveries are able to access the site via the existing road network and the site via Church Avenue;

adverse impacts – there will be a low volume of traffic movements onto the site for this use; there will be no discharge of pollutants or other emissions due to the proposed use; storage of waste will be contained within Building SY3 for pick up within the proposed secure loading facility; the use is to be similar to Building SY1 which has approval for a 24 hour seven day a week operation (see Traffic Report)

noise – all loading and unloading will occur within a secure internal loading facility; all plant and equipment will be screened and appropriately noise attenuate to ensure no adverse noise impacts external to the site

landscaping – this area of the site will be landscaped (see Landscaped Plan)

height, scale and design – the height and scale of the proposal is 22.0 metres which is considerably greater than the existing building A but less than the neighbouring multi storey development to the east

design – the architectural aesthetics and design of the proposed building will ensure an attractive inclusion at this corner of Gardeners and Bourke Roads (see perspectives at Appendix A6)

visual and aural amenity – noise attenuation measures will be applied to all plant, equipment and screens to ensure no unreasonable noise impacts external to the site and in particular to any residential use adjoining (see Acoustic Report by Arup)

contamination – the site has been occupied for commercial/ industrial processes for the last 25 years without any known contamination issues arising; a report has been prepared by Golders Associates who have concluded that the use is appropriate (see Report)

#### 4.16 DCP

Mascot Station Precinct Development Control Plan 2004 is applicable to this application for use of part of the existing complex

##### Context

The land is adjacent to Sydney Kingsford Smith Airport, a range of large and medium industrial uses, medium to high density residential, as well as retail, tourist, commercial and airport related activities

##### Topography, vegetation

The site is relatively flat, with vegetation surrounding the existing built forms; this will be retained and augmented

##### Roads/ Traffic Routes

Excellent vehicular access is available to the site from the north, east, south and west

##### Mascot Railway Station

The station is within close walking distance of the site

##### Buses

Bus services are available along Gardeners Road

##### Street pattern and Urban Form

The existing street pattern is based on a large grid pattern containing large blocks of land including the existing site of 1.66 Hectares

Existing built forms on the site contain one and two storeys with open ground level parking and delivery areas

##### Air Traffic Noise/ Heights of Buildings

The scale of the proposed development will be 20.5 metres and this matter has been discussed or reported on above under 4.15 LEP Requirements

##### Existing Uses and Zoning

The site contains primarily commercial and some industrial uses based on the Council's earlier planning instruments

The proposed use of this site is considered to be commercial premises by definition and complies with the Council's current planning regime (see advices attached)

##### Contamination

A report has been prepared by Golders Associates Pty Ltd dated September 2009 assessing the potential contamination risks which concludes that:

- the site has been used for commercial/ industrial land uses for approximately 50 years, including a use selling engineers supplies including metal working equipment and steel

- site is located within Zone 2 of the Botany groundwater management area
- subsurface conditions can be described as a large 200 mm thick concrete slab underlain by silty sand fill with sandstone and igneous gravel and including some debris to a depth of 1.0 metre
- groundwater was encountered across the site
- considered that the presence of certain specific chemicals above adopted assessment criteria will not prevent the proposed land use

#### Objectives

Urban strategy – the proposed use will provide for employment opportunities, optimises the use of the railway station as well as bus transport and does not detract from or adversely affect adjoining existing and proposed residential buildings

Urban facilities – the plan does not propose any public domain features on this site

Traffic, transport and movement – excellent pedestrian and vehicular access is available to and from the railway station; workers are able to take advantage of the railway as well as bus services on Gardeners Road; the proposed use does not generate a large traffic impact both cars and trucks

Use – The proposed use can capitalise on its proximity to the Mascot railway station and bus links on Gardeners Road

Urban form – the scale of the proposed built form is three levels with a mezzanine; this proposal does not prevent redevelopment in the long term future for mixed uses including commercial, although commercial use is permitted within the zone; there are no adverse parking and servicing access issues

#### Urban Strategy

The proposed change of use is more akin to the current planning for the precinct and is permitted with consent

Sub-precinct No 6 – The proposed architectural built form will enhance the 'gateway' principle for the precinct via urban design and landscape features

The 'gateway' significance of the area is accentuated by the proposed built form

View lines and pedestrian links are not affected by the proposed development

The proposed built form will be enhanced and softened by landscaping within the two road setbacks

#### Urban Facilities



Streets – a proposed new street parallel to and midway between Gardeners Road and Church Avenue is not possible owing to existing and new developments within the block

Public open space – not required

Urban Form

The site is able to be redeveloped in the medium to long term future and this application does not prevent this redevelopment from occurring

The development of SY3 will mean the overall development of this site for one purpose

Floor space ratio – Maximum floor space ratio Permitted: 2.50:1  
Existing: 0.64:1  
Proposed: 0.97:1

The overall development of the site, with the inclusion of this development more than complies with the control and more importantly satisfies the objectives of the control

Heights – Maximum height of building Permitted: 8 storeys  
Existing: part 1/ part 2  
Proposed: part 3/ part 4

The proposed development complies with the control

The proposal also satisfies the objectives of the control in that –

- the scale of the development also helps to identify the 'gateway' at this intersection
- the proposed scale will not upset the balance with adjoining development in the locality which is between one and eight storeys
- the proposed height and scale is commensurate with the allowable FSR
- The scale of the proposal and its setback to Bourke Road is reasonable for this urban area

Site coverage – Maximum site cover Required: 55.0%  
Proposed: 63.3%

The proposed development complies with the floor space ratio and height controls for this sub-precinct

The proposal also satisfies the objective of the control in that –

- there are no material adverse amenity impacts occasioned to any adjoining property in terms of solar access and privacy, views, daylight and ventilation
- the proposal cannot be considered to be an overdevelopment as it complies with the floor space ratio and height controls which determine the bulk and scale of development

- the site is not excessively built upon by this addition as there are –
  - adequate areas of landscaped open space at the corner of Gardeners and Bourke Roads
  - there are landscaped areas at the corner of Bourke Road and Church Avenue
  - there is perimeter landscaping along the eastern boundary
  - there is adequate on ground carparking for the existing and proposed use

The site cover proposed for this site is reasonable in this instance

Apartment size and mix – No residential accommodation is proposed

Building separation – No residential accommodation is proposed however there will be variable setback between proposed SY3 and SY1 on the site which allows for landscaping, parking and access to the proposed building

Landscaping/ Private and communal open space/ Public facility dedications – Not applicable

The application does propose the dedication of land along Church Avenue for road widening purposes to help realize the Council's expressed intention in the DCP of widening Church Avenue from Bourke Road to O'Riordan Street

There is no substantial change to the existing on site drainage system – details have been provided

#### Environmental Issues

An acoustics report prepared by Arup has been submitted with the application which assesses the acoustic environment and concludes that '...it is not considered feasible or reasonable to meet the night time noise criteria of 40 dB L(Aeq, 15 min) from the City of Botany Bay Standard Noise Criteria, or the night time amenity criterion from the NSW Industrial Policy for SY3....Given the proposed SY3 is an expansion to an existing operation and therefore does not represent the introduction of a completely new noise source to the area, it is considered reasonable for the negotiated INP "criteria" to be applied to the SY3 centre....The resulting "negotiated INP" criterion of 46dB(A) is more stringent than the conditions of consent imposed on Equinix's SY1 and SY2 operations. This is in keeping with the broad principles of the INP in that new or expanded noise sources in an area receive more stringent criteria than existing sources....In predicting noise levels from Equinix SY3, noise mitigation measures are in the range 44 dB(A) to 46 dB(A) for the nearest residential receivers....The predicted noise levels from Equinix SY3 are approximately at the same level as the existing background noise levels at the nearest receivers....Therefore Equinix request a noise criterion of 46 dB(A) L Aeq, 15 min to be applied to the operation of SY3 in Unit A of 639 Gardeners Road at night (2200-0700)

Off Street Carparking/ Loading, Unloading and Storage Areas  
Commercial car parking spaces

A report has been prepared by Arup concerning the transport impact assessment for site SY3

This report identifies that after demolition of Building A in the north east corner of the site, 68 car spaces will be available on the site for the benefit of Equinix Pty Ltd and its visitors with all visitors arriving at the site off Church Avenue at a boom gate are required to state their business to security prior to entry onto the site

The report concludes that '....the forecast vehicular traffic generated by the proposed development site SY3 is relatively low and can be accommodated by the surrounding road network with minimal impact. In fact, the forecast traffic generation for the development will be less than the existing situation....Parking for all the site related vehicles will be accommodated within the site and there will be minimal on-street parking impact....All the new parking spaces associated with the development of site SY3 will be designed according to the Council code and relevant standard (AS 2890)....The site is well served by public transport. It is located within 250m of Mascot station and is close to a number of bus routes.'

See report submitted as part of application

Due to the secure nature of the facility, boom gates are erected at the Church Avenue entry/ exit; this will not cause any traffic or parking issues within surrounding streets or inside the property

An internal secure loading/ unloading facility is proposed

It is not considered that there are any adverse traffic and parking issues occasioned by this proposal

#### Urban Design

The proposed bulk, scale, design and finish of the proposed building as seen from Gardeners and Bourke Roads with the ancillary landscaping treatment will provide for an interesting form in the landscape

The proposed large building mass has been well articulated in order to reduce the overall bulk and scale of the form by using different materials, colours and finishes to great effect

The proposed development will represent a good urban design statement at this gateway location (see Perspectives at Appendix A6)

#### Accessibility

The application will enable access for people with disabilities to all levels of the building via a lift

#### Services

All services are currently provided to the existing complex and are proposed to be extended to this facility

Other Controls  
Not applicable

#### 4.17 Landscaping

A preliminary arboricultural report has been prepared by Stuart Pittendrigh Consulting Arborist about the species, condition, suitability and quality assessment of the existing on site landscaping and provides a table of all trees assessed

A landscape design has also been prepared as part of the completed development by EDAW/ AECOM which proposes the retention of a number of trees as well as native grasses and Melaleucas along the Bourke Road setback and the retention of an existing eucalypt tree along with proposed eucalypts, native grasses and an Acmetta hedge along the gardeners road frontage with bollards as an artwork display

#### 4.18 Parking & Traffic

See above under Off Street Car parking, loading, unloading and storage areas at 4.16 DCP

Reference also the Transport Impact Assessment for Site SY3 dated September 2009 and prepared for Equinix Australia Pty Ltd by Arup

#### 4.19 Bulk & Scale

The overall bulk and scale of the proposed development is reasonable, particularly when viewed along Gardeners Road and Bourke Streets. The proposal has a good scale relationship with the mixed development adjoining to the east and with other developments in the locality

#### 4.20 Urban Design

See above under 4.16 DCP – Urban Design

#### 4.21 Overshadowing

The diagrams prepared show the proposed development in midwinter:

9.00 am

Shading will occur across Bourke Road and onto the adjoining property to the west for a period of 1.5 hours maximum. This adjoining property contains a commercial type use

There will be some internal shading between proposed building SY3 and existing building SY2

There will be no adverse impact

12 Noon

Shading will occur over part of SY2 and the parking and entry between the two built forms

This will not create an unacceptable impact

3.00 pm

Shading will occur over the rear western portion of the adjoining mixed development to the east for a maximum of two hours which will affect one residential unit only at each level of the rear section of this building. This is considered to be reasonable and will not create a material adverse impact

It should be noted that the shadow diagrams provided are at the worst case in the year and in midsummer and the equinoxes the shading will be less

It is considered that the shadow impact of the proposed development is reasonable in this instance

#### 4.22 Privacy

Visual –

The proposed development will be an airconditioned secure commercial use with no opening windows or balconies and therefore there will not be any adverse visual privacy impacts; it being noted in particular that there are no windows proposed in the east elevation which is adjacent to the mixed commercial/ residential use to the east

Aural –

See the Acoustic Report prepared by ARUP submitted with the application

#### 4.23 Views

Due to the setback of the proposed building from the mixed use building to the east, scale and orientation, it is not considered that there will be any material impacts on views or outlooks toward the west

#### 4.24 Pedestrian Amenity

The pedestrian will see a well designed architectural statement behind a landscape setback from both road frontages; the existing car park off Gardeners Road is to be removed – all to the positive from a pedestrian's perspective (see Perspectives at Appendix A6)

#### 4.25 Waste Products

All waste products will be located together in one place for collection by a private contractor

#### 4.26 Air Conditioning

The new premises are to be airconditioned and plant and equipment will be located to minimise any adverse aural privacy issues external to the site.

(See Acoustic Report)

#### 4.27 Drainage

A stormwater plan and other details have been provided as part of the application submission

#### 4.28 BCA Report

A Building Code of Australia Assessment Report has been prepared by Blackett Maguire & Goldsmith which concludes '....it is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA, by virtue of compliance with BCA deemed-to-satisfy provisions and Alternative Solutions demonstrating compliance with the BCA performance requirements. In this regard we are of the opinion that any amendments required to the design documentation in order to comply with the BCA will generally be minor. Furthermore, it is considered that these matters could be resolved at Construction certificate stage without necessarily giving rise to a Section 96 modification.'

#### 4.29 Geotechnical Investigation

Golder Associates was commissioned to provide geotechnical and environmental services for the proposed Equinix SY3 data centre building, located at 639 Gardeners Road Mascot

The results of this testing show:

- subsurface detail conditions
- groundwater levels and soil permeability
- laboratory test results
- soil and water aggressivity

See report as part of application submission

#### 4.30 Access Evaluation

A Report has been prepared by Accessibility Solutions (NSW) Pty Ltd which concludes that –

- there will be appropriate access to the principal building entrance
- development proposes appropriate number and design of parking spaces
- development can provide appropriate internal and vertical access to all areas for people with a disability
- provides an accessible toilet
- overall access is consistent with Council's DCP and BCA

## Chapter 5

### **CONCLUSION**

This proposal for the erection and use of a proposed commercial building parallel with Gardeners Road will be a very positive inclusion at the junction of Gardeners and Bourke Roads at this 'gateway' site into the suburb

The design of the street elevations will create a very interesting and arresting façade treatment to the proposed built form, partly with a view to articulating and modulating the surfaces

The proposed development complies with the floor space and height controls and the non compliance with the site cover requirement can be justified as it does not create any adverse impacts to the public or private domain

The proposal does not create any adverse environmental or amenity impacts within the development, or to the public domain and other existing developments in the locality

The use is similar to that currently residing at SY1 and SY2; that of an internet exchange centre with minimal operational issues

The proposal as submitted is commended to the Council and the community

## **APPENDIX**



## Appendix A1 - Photographs of Site

## Appendix A2 – Photographs of Adjoining Development

## Appendix A3 – Photograph of Locality

#### A4 – Legal Advices

## A5 – Site Context Analysis

## A6 – Perspectives