

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	<b>2018SNH049</b>
<b>DA Number</b>	<b>2018/273</b>
<b>LGA</b>	<b>Willoughby</b>
<b>Proposed Development</b>	<b>Construction of a high technology industrial building for use as a purpose built data centre</b>
<b>Street Address</b>	<b>3 Broadcast Way, Artarmon</b>
<b>Applicant/Owner</b>	<b>Lindsay Bennelong Developments Pty Ltd</b>
<b>Date of DA lodgement</b>	<b>22 August 2018</b>
<b>Number of Submissions</b>	<b>0</b>
<b>Recommendation</b>	<b>Approval</b>
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	<b>Capital investment value (CIV) of over \$30 million</b>
<b>List of all relevant s4.15(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• Willoughby Local Environmental Plan 2012</li> <li>• Willoughby DCP</li> <li>• State Environmental Planning Policy No.55-Remediation of Land</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No.33 – Hazardous and Offensive Development</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Architectural plans</li> <li>• Landscape plans</li> <li>• Stormwater plans</li> </ul>
<b>Report prepared by</b>	<b>John Mckee</b>
<b>Report date</b>	<b>12 December 2018</b>

## **SNPP REPORT**

---

**3 Broadcast Way, ARTARMON NSW 2064.**

**SNPP NO:** 2018SNH049  
**COUNCIL** WILLOUGHBY CITY COUNCIL  
**ADDRESS:** 3 BROADCAST WAY, ARTARMON NSW 2064.  
**DA NO:** DA-2018/273  
**PROPOSAL:** SNPP - CONSTRUCTION OF A HIGH TECHNOLOGY INDUSTRIAL BUILDING FOR USE AS A PURPOSE BUILT DATA CENTRE.  
**RECOMMENDATION:** APPROVAL/REFUSAL/DEFERMENT  
**ATTACHMENTS:**  

1. SCHEDULE OF CONDITIONS
2. SITE DESCRIPTION AND AERIAL PHOTO
3. DEVELOPMENT CONTROLS, STATISTICS, DEVELOPER CONTRIBUTION & REFERRALS
4. SUBMISSIONS TABLE
5. SECTION 4.15 (79C) ASSESSMENT
6. NOTIFICATION MAP
7. ARCHITECTURAL PLANS

  
**AUTHOR:** JOHN MCKEE – DEVELOPMENT ASSESSMENT CONSULTANT  
**DATE:** 12 December 2018

---

### **RECOMMENDATION:**

**LOCATION:** 3 BROADCAST WAY, ARTARMON NSW 2064.  
**OWNER:** GORE HILL DEVELOPMENTS NO 1 PTY LTD AND GORE HILL DEVELOPMENTS NO 2 PTY LTD AND GORE HILL DEVELOPMENTS NO 3 PTY LTD  
**APPLICANT:** LINDSAY BENNELONG DEVELOPMENTS PTY LTD  
**PROPOSAL:** SNPP - CONSTRUCTION OF A HIGH TECHNOLOGY INDUSTRIAL BUILDING FOR USE AS A PURPOSE BUILT DATA CENTRE.  
**DATE OF LODGEMENT:** 22-AUG-2018  
**REPORTING OFFICER:** JOHN MCKEE

---

## 1. PURPOSE OF REPORT

The proposal is regionally significant development as identified in Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011. It has a capital investment value (CIV) of over \$30 million and therefore Sydney North Planning Panel is the determination authority.

The proposal is regionally significant development as identified in Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011. It has a capital investment value (CIV) of over \$30 million and therefore Sydney North Planning Panel is the determination authority. The capital investment value (CIV) of the development is \$37,176,000.

## 2. OFFICER'S RECOMMENDATION

**THAT the Sydney North Planning Panel (SNPP) approve the development subject to the attached conditions and issue consent for the application DA-2018/273 for SNPP - CONSTRUCTION OF A HIGH TECHNOLOGY INDUSTRIAL BUILDING FOR USE AS A PURPOSE BUILT DATA CENTRE. at 3 Broadcast Way, ARTARMON NSW 2064.**

## 3. BACKGROUND

The site is located at No.3 Broadcast Way, Artarmon and is located in the Gore Hill Technology Park, formerly the ABC Gore Hill site. A description of the site and surrounding area, including an aerial photograph is contained in Attachment 2.

The development application was notified from 3 September 2018 to 17 September 2018. No submissions were received.

## 4. DISCUSSION

The application proposes construction of a four-storey industrial building for use as a data centre, including:

- Ground and lower ground floor: switch rooms, water tanks, mechanical plant rooms, offices, loading and garbage areas
- First & second floor: Data halls, with computer room air handler plant
- Third floor: Rooms housing UPS (uninterruptible power supply) and battery equipment
- Fourth floor: Data hall, buffer tanks and diesel generators, and
- Roof area: Mechanical plant room and cooling tower zone
- Provision for 1,802 data racks

The site is zoned IN2 –Light Industrial Zone under *Willoughby LEP 2012* and the proposal is defined as a '*high technology industry*' which is a permissible use in the zone with consent.

The development comprises 5,256m<sup>2</sup> (1.37:1) of gross floor area (GFA) and 7,293m<sup>2</sup> of floor area used for plant room and other associated mechanical services. The proposed FSR of 1.37:1 complies with the mapped FSR for the site of 1.5:1 under Clause 4.4A (22) of WLEP 2012 if all plant and mechanical services floor area is excluded.

### 3 Broadcast Way, ARTARMON NSW 2064.

The application is supported by legal advice, prepared by Addisons which provides justification for the exclusion of plant and floor area associated with mechanical services from gross floor area (GFA) calculations.

The proposal has a height of 31.6m (RL 118) which is compliant with the mapped height limit for the site of RL 118 under Clause 4.3 of Willoughby LEP 2012.

The proposal necessitates variations to car parking, landscaping and pedestrian link requirements under Part I of WDCP which applies controls to the Gore Hill Technology Park.

The controls and development statistics that apply to the subject land are provided in **Attachment 3**.

A detailed assessment of the proposal for approval under S4.15 (S79C) of the *Environmental Planning and Assessment Act 1979* is provided in **Attachment 4**.

## 5. CONCLUSION

The Development Application DA-2018/273 has been assessed in accordance with Section 4.15 (79C) of the *Environmental Planning and Assessment Act 1979*, *Willoughby Local Environmental Plan 2012*, *Willoughby Development Control Plan*, and other relevant codes and policies. It is considered that the proposal is acceptable in the particular location, subject to Schedule of Conditions outlined in **Attachment 1**.

## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

### Attachment 1: SCHEDULE OF CONDITIONS

#### SCHEDULE

**Conditions of Consent:** (Including reasons for such conditions)

#### CONSENT IDENTIFICATION

The following condition provides information on what forms part of the Consent.

##### 1. Approved Plan/Details

The development must be in accordance with the following consent plans electronically stamped by Council:

Type	Plan No.	Revision / Issue No	Plan Date (as Amended)	Prepared by
Cover Sheet	DA2000	A	02/08/18	Leffler Simes Architects
East & South Elevation	DA2150	D		
West & East Elevation	DA2151	D		
Finishes & Materials Schedule	EXFB	A		
Site & Site Analysis Plan	DA2050	A		
Ground & Lower Ground Floor Plan	DA2100	D		
Typical Floor Plan( First & Second Floor)	DA2101	D		
Third Floor Plan (Electrical Plant)	DA2102	D		
Fourth Floor Plan (Mechanical & Electrical Plant)	DA2103	D		
Roof Plant Enclosure Plan	DA2104	D		
Roof Plan	DA2105	B		
Lower Ground Plant and Ground Floor GFA Plan	GFA00	C		
First to Third Floor GFA Plan	GFA01	B		
Fourth Floor and Roof Plant GFA Plan	GF02	PA		
Site Coverage Area Plan	SC01	A		
Cross Section A and Long Section B	DA2160	D		
Section Through Carpark Looking North and East	DA2161	C		
Tree Planting Details	L2001	D	13.08.2018	Peter Glass & Associates Landscape Architects
Landscape Plan	L2002	D	13.08.2018	
Concept Stormwater Management Plan	C07	11	13.08.2018	Northrop
Cover Sheet, Drawing Schedule and Locality Plan	DAC01.01	01	13.08.2018	
Specification Notes	DAC01.11	01	13.08.2018	

## SNPP REPORT

### 3 Broadcast Way, ARTARMON NSW 2064.

Concept Sediment and Soil Erosion Control Plan	DAC02.01	01	13.08.2018	
Concept Sediment and Soil Erosion Control Details	DAC02.11	01	13.08.2018	
Siteworks and Stormwater Management Plan	DAC04.01	01	13.08.2018	
Details – Sheet 01	DAC09.01	1	13.08.2018	

the application form and any other supporting documentation submitted as part of the application, except for:

- (a) any modifications which are “Exempt Development” as defined under S.4.1(1) of the *Environmental Planning and Assessment Act 1979*;
- (b) otherwise provided by the conditions of this consent.  
(Reason: Information and ensure compliance)

#### 2. Building Height

No consent is granted to any development that will result in the erection of a building or other structures having a height greater than RL 118 AHD. This height limit applies to all structures including fencing, roof plants, antennas and other similar structures.  
(Reasons: Maintenance of Transmission Tower)

#### 3. Use of Floorspace Being Confined as Approved

All uses being confined strictly to the areas so designated on the approved plans. All designated plants and building services areas must not be used for any habitable purposes.  
(Reason: Control gross floor area, Ensure compliance)

### PRIOR TO MAKING AN APPLICATION FOR A CONSTRUCTION CERTIFICATE

**The following conditions are to be complied with before any Construction Certificate Application is made to the Certifying Authority.**

#### 4. Submit the Following Information to Willoughby City Council

Prior to the lodgement of an application for a construction certificate, the applicant shall submit plans and specifications satisfying the following requirements to Willoughby City Council for approval. Documentation confirming approval by Willoughby City Council shall then be submitted to the Certifying Authority for the application of a construction certificate.

Detailed stormwater management plans prepared by a suitably qualified and experienced civil engineer showing the installation of a **42 m<sup>3</sup>** rainwater re-use system in accordance with Council's rainwater re-use policy as per Technical Standard No. 2 (which is available on Council's website as Willoughby Development Control Plan Attachment 21), the approved Gore Hill Business Park Stormwater Management Guidelines, and the Gore Hill Community Management Statement. Runoff from all roof areas shall be directed to the tank(s). The rainwater reuse system shall be connected to supply non-potable

use including, but not limited to, toilet flushing and landscape irrigation. The rainwater tank shall be located within the front setback area of the building to which the tank is connected. Overflow from the rainwater tank shall be directed to the Gore Hill Business Park stormwater management system by gravity.

Plans and specifications shall also be submitted for the cooling tower backup water supply.

The rainwater reuse tank details shall include the following:

- (i) Detailed elevations showing:
  - 1) (Height and length and width), type, model and material of the required 42m<sup>3</sup> rainwater tank(s).
  - 2) all downpipes (size and invert levels)
  - 3) level of all roof gutter (in particular the level of the lower roof)
  - 4) internal details (eg float valve, air gap, etc)
  - 5) overflow drainage details
- (ii) Details and specifications to include:
  - 1) pump size and specification
  - 2) proprietary first flush device (location and type). An acceptable type of first-flush device would be a "ball-float system" or any other similar proprietary in-line first-flush system
  - 3) effective storage capacity
  - 4) proposed usage

(Reason: Ensure compliance)

## PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

**The following conditions of consent must be complied with prior to the issue of a construction certificate.**

### 5. Fixed Development Consent Levies

Prior to the issue of the Construction Certificate, a monetary contribution of \$371,760.00 (subject to indexing as outlined below) is to be paid in accordance with Section 7.12 of the *Environmental Planning and Assessment Act, 1979*.

This contribution is based on 1% of the estimated total development cost of \$37,176,000 at 22/08/2018 and the adopted Section 94A Contributions Plan.

To calculate the monetary contribution that is payable, the proposed cost of development is to be indexed to reflect quantity variations in the Consumer Price Index, All Groups, Sydney, as published by the Australian Bureau of Statistics (ABS) between the date the proposed cost of development was agreed by the Council and the date the levy is to be paid as required by this Plan.

---

### 3 Broadcast Way, ARTARMON NSW 2064.

To calculate the indexed levy, the formula used to determine the cash contribution is set out below.

$$\text{IDC} = \text{ODC} \times \text{CP2/CP1}$$

Where:

IDC = the indexed development contribution payable

ODC = the original development contribution determined by the Council as a percentage of the cost as set down in this contributions plan

CP2 = the quarterly Consumer Price Index, All Groups, Sydney, as published by the Australian Bureau of Statistics (ABS) immediately prior to the date of payment

CP1 = the quarterly Consumer Price Index, All Groups, Sydney as published by the ABS immediately prior to the date of imposition of the condition requiring payment of the contribution.

Prior to payment Council can provide the value of the indexed levy.

Copies of the S94A Contributions Plan are available for inspection online at [www.willoughby.nsw.gov.au](http://www.willoughby.nsw.gov.au)

(Reason: Statutory requirement)

### 6. Damage Deposit

Prior to the issue of the Construction Certificate, the applicant shall lodge a Damage Deposit of **\$11,000** (GST Exempt) as cash, cheque or an unconditional bank guarantee, to Council against possible damage to Council's assets and any infrastructure within the road reserve/footway during the course of the building works. The deposit will be refundable subject to inspection by Council after the completion of all works relating to the proposed development. For the purpose of inspections carried out by Council Engineers, an inspection fee of **\$165** (GST Exempt) is payable to Council. Any damages identified by Council shall be restored by the applicant prior to release of the Damage Deposit.

(Reason: Protection of public asset)

### 7. Temporary Ground Anchors

Obtain written permission from all private property owners affected by any encroachment either below ground or the air space above as a result of the above works prior to issue of the Construction Certificate. Copies of the permission shall be sent to Council. All works associated with the drilling and stressing of the ground anchors shall be installed in accordance with approved drawings.

(Reason: Encroachment of works)

### 8. Stormwater Management / Tree Protection

Prior to the issue of the Construction Certificate, amend the Stormwater Management Plan by showing all pipes, tanks, trenches and pits, outside the drip line of all existing protected trees, both within the site, on adjoining sites and the nature strip.

(Reason: Environmental protection)



#### 9. Detailed Stormwater Management Plan Including Rainwater Tank (SWMP)

Prior to the issue of the Construction Certificate, submit for approval by the Certifying Authority, detailed stormwater management plans for collection of stormwater drainage from the site and connection to the Gore Hill Business Park Stormwater Management system. The plans shall include a rainwater re-use tank(s) system with a minimum storage volume of 42 m<sup>3</sup> in accordance with Sydney Water's requirements, Part C.5 of the Willoughby DCP and Technical Standard No. 1 and 2, and the approved Gore Hill Business Park Stormwater Management Guidelines, in addition to the Gore Hill Community Management Statement. The rainwater reuse tank system shall be connected to supply non-potable use including toilet flushing and landscape irrigation. Overflow from the rainwater tank(s) shall be directed to the receiving stormwater-system by gravity. The rainwater re-use tank shall be located within the front setback of the building to which the tank is connected.

The construction drawings and specifications shall be prepared by a qualified and experienced civil engineer and shall be in accordance with the stormwater management plans. All drawings shall comply with Part C.5 of Council's Development Control Plan and Technical Standards, AS3500.3 – *Plumbing and Drainage Code*, Sydney Water's requirements and the National Construction Code.  
(Reason: Ensure compliance)

#### 10. Sight Lines

At the design stage, in order to ensure adequate sight distances for pedestrians and traffic in the frontage road, the boundary fence shall be designed and constructed by a 2m x 2.5m splay on both sides of the driveway exit. Details demonstrating compliance are to be submitted with the construction certificate application.

Alternatively if the height of front fence is reduced to a height of 1200mm or less, no splay will be required.  
(Reason: Pedestrian safety)

#### 11. Geotechnical Report

Submit to the accredited certifier a geotechnical engineer's report of the proposed geotechnical works including excavation, piling, and shoring. The report shall specifically address safety issues. A report from the Geotechnical Engineer shall be submitted to Council for record purposes.  
(Reason: Safety & Amenity)

#### 12. Vehicle Access – Engineer's Certification

The Applicant shall submit, for approval by the Principal Certifying Authority, certification from a suitably qualified and experienced traffic engineer. This certification must be based on the architectural drawings and the structural drawings, and must make specific reference to the following:

- (a) That finished driveway gradients and transitions will not result in the scraping of the underside of cars.
- (b) That a maximum gradient of 5% is provided for the first 6 metres from the property boundary to the basement.
- (c) That the proposed vehicular path and parking arrangements comply in full with AS2890.1 – 2004 in terms of minimum dimensions provided,

- (d) That the headroom clearance of minimum 2.2 metres between the basement floor and any overhead obstruction is provided which complies with Section 5.3.1 of AS 2890.1 and Section 2.4 of AS2890.6.
  - (e) That the headroom clearance of minimum 2.5 metres is provided to all parking spaces for people with disabilities which complies with Section 2.4 of AS2890.6.
  - (f) Minimum dimensions of 2.4m x 5.4m shared area shall be provided adjacent all disabled parking spaces to comply with AS2890.6. Bollards shall be provided at the location on each shared area specified in AS2890.6 which shall be clearly labelled and shown on plans.
  - (g) That the headroom clearance of minimum 4.5 metres has been provided for the loading area for Heavy rigid vehicles which complies with AS2890.2.
- (Reason: Ensure Compliance)

### 13. Building Ventilation

To ensure that adequate provision is made for ventilation of the building, mechanical and/or natural ventilation shall be provided. These shall be designed in accordance with the provisions of:

- (a) The National Construction Code:
  - (i) AS1668.1, AS1668.2 and AS3666.1 as applicable; and/or
  - (ii) Alternative solution using an appropriate assessment method

Details of all mechanical ventilation and exhaust systems, and certification provided by an appropriately qualified person verifying compliance with these requirements, shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

(Reason: Health and compliance)

## PRIOR TO COMMENCEMENT

**The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. All of these conditions are to be complied with prior to the commencement of any works on site, including demolition.**

### 14. Permits and Approvals Required

Application is to be made to Council's Infrastructure Services Division for the following approvals and permits as appropriate:-

- (a) Permit to erect Builder's hoarding where buildings are to be erected or demolished within 3.50m of the street alignment. Applications are to include current fees and are to be received at least 21 days before commencement of the construction.
- (b) Permit to stand mobile cranes and/or other major plant on public roads. Applications are to include current fees and security deposits and are to be received at least seven days before the proposed use. It should be noted that the issue of such permits may also involve approval from the NSW Police Force and the RMS. A separate written application to work outside normal

hours must be submitted for approval.

It should also be noted that, in some cases, the above Permits may be refused and temporary road closures required instead which may lead to longer delays due to statutory advertisement requirements.

- (c) Permit to open public roads, including footpaths, nature strip, vehicular crossing or for any purpose whatsoever. All applications are to include current fees.
- (d) Permit to place skip/waste bin on footpath and/or nature strip. (Maximum three (3) days).
- (e) Permit to work and/or place building materials on footpath and/or nature strip. (Maximum two (2) weeks).
- (f) Permit to establish Works Zone on Public Roads adjacent to the Development including use of footpath area. Applications must be received by Council at least twenty-one days prior to the zone being required. The application will then be referred to the Council's Local Traffic Committee for approval, which may include special conditions.
- (g) Permit to construct vehicular crossings over Council's footpath, road or nature strip.

The public footway must not be obstructed at any time unless written approval has been granted by Council. Council's footpath and footway shall be maintained in a safe condition for pedestrians and the general public at all times.

(Reason: Legal requirements)

#### 15. Application for Vehicle crossing

Submit an application with fees to Council for the construction of a plain concrete vehicular crossing.

(Reason: Protection of Gore Hill Community Association asset)

## DURING DEMOLITION, EXCAVATION AND CONSTRUCTION

**The following conditions are to be complied with throughout the course of site works including demolition, excavation and construction.**

#### 16. Hours of Work

All construction/demolition work relating to this Development Consent within the City, unless varied by an Out of Hours Work Permit, must be carried out only between the hours of 7 am to 5 pm Mondays to Fridays and 7 am to 12 noon on Saturdays. No work is permitted on Sundays or Public Holidays.

An application for an Out of Hours Work Permit to allow variation to these approved hours must be lodged with Council at least 48 hours prior to the proposed commencement of the work. The application must include a statement regarding the reasons for the variation sought, the type of work/s to be carried out, the additional time required, the anticipated impact upon the local amenity and how this will be minimized, and must be accompanied by the required fee. One (1) permit is required for each variation to the approved working hours within any 24 hour period.

If a variation to these approved hours for multiple or extended periods is sought, an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979* must be lodged with Council at least twenty-one (21) days in advance of the proposed changes to the hours of work. The application must include a statement regarding the reasons for the variation sought, the type of work/s to be carried out, the additional time required, the anticipated impact upon the local amenity and how this will be minimized, and be accompanied by the required fee. Note: This Section 4.55 application may require re-notification in some circumstances.

(Reason: Ensure compliance and amenity)

#### 17. Building Site Fencing

Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary safety fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5m). Temporary fences are to have a minimum height of 1.8m and be constructed of cyclone wire or similar with fabric attached to the inside of the fence to provide dust control.

Fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible. All parts of the fence, including the fencing blocks shall be located wholly within the property boundaries.

The public safety provisions and temporary fences must be in place and be maintained throughout construction.

(Reason: Safety)

#### 18. Provide Erosion and Sediment Control

Where work involves excavation or stockpiling of raw or loose materials, erosion and sediment control devices shall be provided wholly within the site whilst work is being carried out in order to prevent sediment and silt from site works (including demolition and/or excavation) being conveyed by stormwater into Council's stormwater system natural watercourses, bushland and neighbouring properties. In this regard, all stormwater discharge from the site shall meet the requirements of the *Protection of Environment Operations Act 1997* and the Department of Environment, Climate Change and Water guidelines. The control devices are to be maintained in a serviceable condition AT ALL TIMES.

(Reason: Environmental protection)

#### 19. Survey Certificate

Certification of the following shall be submitted to the Certifying Authority by a registered surveyor:

- (a) Prior to the construction of footings or first completed floor slab (i.e. prior to pouring of concrete) showing the area of the land, building under construction and boundary setbacks;
- (b) At each level indicating the level of that floor to Australian Height Datum;
- (c) Upon completion of the roof framing, before the roofing is laid, indicating the

ridge height to Australian Height Datum;

- (d) At roof slab level indicating the level of that slab to Australian Height Datum;
- (e) At completion indicating the relation of the building and any projections to the boundaries, and that the building has been erected to the levels approved in the Development Application.

(Reason: Ensure compliance)

#### **20. Temporary Toilet Facilities**

Temporary toilet facilities shall be provided to the satisfaction of the Certifying Authority.

The provision of toilet facilities must be completed before any other work is commenced on site. NOTE: Portable toilet facilities are not permitted to be placed on public areas without prior approval having been obtained from Council.

(Reason: Health and amenity)

#### **21. Construction Information Sign**

A clearly visible all weather sign is required to be erected in a prominent position on the site detailing:

- (a) that unauthorised entry to the work site is prohibited;
- (b) the excavator's and / or the demolisher's and / or the builder's name;
- (c) contact phone number/after hours emergency number;
- (d) licence number;
- (e) approved hours of site work; and
- (f) name, address and contact phone number of the Certifying Authority (if other than Council)

ANY SUCH SIGN IS TO BE REMOVED WHEN THE WORK HAS BEEN COMPLETED.

Council may allow exceptions where normal use of the building/s concerned will continue with ongoing occupation, or the works approved are contained wholly within the building.

(Reason: Ensure compliance)

#### **22. Temporary Ground Anchors – Supervision**

A professional Geotechnical Engineer shall be on site to supervise the piling, excavation and finally the installation and stressing of the ground anchors. On completion of these works, a report from the Geotechnical Engineer shall be submitted to Council for record purposes.

A Chartered Professional Engineer shall monitor adjoining public infrastructures to detect any ground heaving or settlement during and after the installation of the piling and ground anchors. A rectification report shall be submitted to Council should unacceptable displacements occur within the zone of influence.

(Reason: Protection of public assets)

#### 23. Sweep & Clean Pavement

Sweep and clean pavement surface adjacent to the ingress and egress points of earth, mud and other materials at all times and in particular at the end of each working day or as directed by Council.

(Reason: Legal requirement)

#### 24. Street Signs

The applicant is responsible for the protection of all regulatory / parking / street signs fronting the property. Any damaged or missing street signs as a consequence of the development and associated construction works are to be replaced at full cost to the applicant.

(Reason: Protection of public assets)

#### 25. Tree Protection

- (a) Retain and protect the following trees and vegetation throughout the demolition and construction period: All trees not indicated for removal or transplant on the approved plans unless exempt under relevant planning instruments or legislation.
- (b) The above trees must be clearly marked and protection devices in place to prevent soil compaction and machinery damage.
- (c) Tree roots greater than 50mm diameter are not to be removed unless approved by a qualified Arborist on site.
- (d) All structures are to bridge roots unless directed by a qualified Arborist on site.
- (e) Tree protection measures must comply with the AS 4970-2009 Protection of trees on development sites with particular reference to Section 4 Tree Protection Measures

(Reason: Tree management)

#### 26. Waste Classification – Excavation Materials

All materials excavated and removed from the site (fill or natural) shall be classified in accordance with the *Environment Protection Authority (EPA) Waste Classification Guidelines* prior to being disposed of to a NSW approved landfill or to a recipient site.

(Reason: Environment and health protection)

#### 27. Importation of Fill

Any material to be imported onto the site for levelling, construction or engineering purposes must satisfy the Office of Environment & Heritage (OEH) requirements for *virgin excavated natural material* (VENM), or *excavated natural material* (ENM). The determination of VENM or ENM must be made by suitable qualified consultant. Pre-certification of the imported material shall be made and details made available to Council upon request.

(Reason: Environment & Health Protection)

#### 28. Dust Control

The following measures must be taken to control the emission of dust:

- (a) Dust screens must be erected around the perimeter of the site and be kept in good repair for the duration of the work.
- (b) Any existing accumulation of dust (e.g. in ceiling voids and wall cavities) must be removed using an industrial vacuum cleaner fitted with a high efficiency particulate air (HEPA) filter.
- (c) All dusty surfaces must be wet down and any dust created must be suppressed by means of a fine water spray. Water used for dust suppression must not be allowed to enter the street or stormwater system.
- (d) All stockpiles of materials that are likely to generate dust must be kept damp or covered.
- (e) Demolition work must not be carried out during high winds, which may cause dust to spread beyond the boundaries of the site.

(Reason: Amenity)

#### 29. Construction Noise

Construction noise shall be controlled to comply with the requirements as set out in the EPA Interim Construction Noise Guideline. Noise levels shall not exceed the rated background level by more than 10dB(A) at the most sensitive receiver during the standard construction hours. A noise monitoring plan shall be implemented during construction. Where noise levels may be exceeded appropriate measures to control excessive noise shall be implemented immediately.

(Reason: Amenity)

### PRIOR TO OCCUPATION OF THE DEVELOPMENT

**The following conditions of consent must be complied with prior to the issue of an occupation certificate.**

#### 30. Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the *Sydney Water Act 1994* must be obtained prior to the issue of a Final Occupation Certificate. An application must be made either directly to Sydney Water or through a Sydney Water accredited Water Service Coordinator. For details go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or call 1300 082 746.

The Section 73 Certificate must be submitted to the Certifying Authority.

(Reason: Ensure statutory compliance)

#### 31. Electromagnetic Emissions

Upon completion of construction works, and fit-out and prior to the issue of any occupation certificate, real world readings within the approved tenancy to be occupied must be conducted to confirm that there is no deviation from preliminary findings of the EME/EMI Analysis Report prepared by Kordia, dated 25 July 2018, Version 2 for the Gore Hill Technology Park, in respect to the relevant Australian

### 3 Broadcast Way, ARTARMON NSW 2064.

Standards. Based upon the result of real world readings, mitigation strategies be developed for screening sensitive equipment if required. The real world readings and associated mitigation strategies must be documented and copies of the documents be provided to the principal certifying authority and Council.  
(Reason: Health & Safety)

#### 32. **Underground Petroleum Storage System-Mandatory Pollution Protection Equipment**

All minimum requirements of the Protection of the Environment (Underground Petroleum Storage Systems) Regulation 2008 shall be met. The underground petroleum storage system:

- (a) Must be appropriately designed, installed and commissioned by duly qualified persons in accordance with the UPSS Regulation;
- (b) Shall have minimum mandatory pollution protection equipment installed, consistent with the Regulation, comprising non-corrodible secondary containment tanks and associated pipe work and overfill protection devices;
- (c) Shall comply with AS4897-2008 The design, installation and operation of underground petroleum storage systems; and
- (d) Shall have a certificate showing that an equipment integrity test (EIT) has been carried out in line with the written directions of duly qualified persons.

A certificate from a duly qualified person that all requirements have been met shall be submitted to the Principal Certifying Authority.  
(Reason: Environmental Protection)

#### 33. **Access for the Disabled - Disability Discrimination Act**

The building/development must comply with the requirements of the Disability Discrimination Act.

It should be noted that this approval does not guarantee compliance with this Act and the applicant/owner should investigate their liability under this Act.  
(Reason: Access and egress)

#### 34. **Fire Safety Certificate Forwarded to NSW Fire and Rescue**

Prior to the issue of the Final Occupation Certificate and upon completion of the building work, a Fire Safety Certificate shall be furnished by the owner to Council, and the owner must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be forwarded to the Commissioner of New South Wales Fire and Rescue, and must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building in accordance with Clause 172 of the *Environmental Planning and Assessment Regulation 2000* in respect to each essential fire safety measure included in the Schedule attached to the Construction Certificate.  
(Reason: Safety)

#### 35. **Temporary Ground Anchors – Destressing**

Prior to the issue of any Occupation Certificate, all damages to Council's infrastructures due to the works associated with the piling and installation of the ground anchors shall be restored to the requirements of Willoughby City Council at



no cost to Council. All ground anchors shall be de-stressed by the removal of the anchor heads and protruding tendons on completion of the works. A certificate issued by a professional Geotechnical Engineer verifying that all ground anchors have been decommissioned shall be submitted to Council.

(Reason: Destressing of ground anchors)

#### **36. Grated Box Drain**

Prior to the issue of any Occupation Certificate and for stormwater control, a 300 mm wide grated trench drain with a heavy duty removable galvanised grate is to be provided in front of the basement parking slab to collect driveway runoff. The trench drain shall be connected to the main drainage system and must have an outlet of minimum diameter 150mm to prevent blockage by silt and debris.

(Reason: Proper disposal of stormwater)

#### **37. Rainwater Re-use – Major**

Prior to the issue of any Occupation Certificate, the applicant shall supply and install rainwater re-use tank(s) with a minimum storage volume of 42 m<sup>3</sup> in accordance with the approved stormwater management plans by Northrop, Sydney Water's requirements, the approved Gore Hill Business Park Stormwater Management Guidelines, the Gore Hill Community Management Statement, in addition to Council's DCP and Technical Standards. The rainwater reuse system shall be connected to supply non-potable use including, but not limited to, toilet flushing and landscape irrigation. The rainwater tank shall be located within the front setback area of the building to which the tank is connected.

(Reason: Ensure compliance and conserve natural resources)

#### **38. Sign for Rainwater Retention and Re-use Tank**

Prior to the issue of any Occupation Certificate, an aluminium plaque measuring no less than 400mm x 200mm is to be permanently attached and displayed within the immediate vicinity of the rainwater retention and re-use tank.

The wording for the plaque shall state "*This is the rainwater retention and re-use system required by Willoughby City Council. It is an offence to alter any part of the system without written consent from Council. The registered proprietor shall keep the system in good working order by regular maintenance including removal of debris*".

(Reason: Prevent unlawful alteration)

#### **39. Confined Space Sign**

Prior to the issue of any Occupation Certificate, securely install a standard confined space danger sign in a prominent location within the immediate vicinity of the point(s) of access to the rainwater retention and re-use tank.

(Reason: Safe access to tank)

#### **40. Certification of Rainwater Reuse System**

Prior to the issue of any Occupation Certificate and upon completion of the Rainwater Retention and Reuse System, a qualified and experienced civil engineer shall certify that the rainwater retention and reuse system has been constructed in accordance with the approved stormwater management plans and that the as-built system has been fitted with proprietary first flush device and connected to non-potable use

including toilet flushing and landscape irrigation. All plumbing/drainage works shall be carried out which comply with the current plumbing requirements of Sydney Water and the National Construction Code Volume 3.

(Reason: Record of works)

#### **41. Works-As-Executed Plans–Rainwater Reuse and Cooling Tower Backup Water Supply**

Prior to the issue of any Occupation Certificate and upon completion of the Rainwater Re-use System, the following shall be submitted to the Certifying Authority:

- (a) Work-as-executed plans based on the approved stormwater plans and plans for the cooling tower backup water supply tanks from a registered surveyor to verify that the volume of storage, invert levels of inlet, overflow pipes and discharge outlet are constructed in accordance with design requirements. Any minor changes or variations to the approved plans should be highlighted in red on the approved stormwater plans and cooling tower backup water supply plans.
- (b) Engineer's certification that the Rainwater Re-use system has been fitted with proprietary first flush device and connected to non-potable use including toilet flushing, laundry and landscape irrigation. The Certificate shall detail the number and type of fixtures connected to the tank.

All works completed shall comply with the current plumbing requirements of Sydney Water and the National Construction Code Volume 3.

(Reason: Record of works)

#### **42. S88B/S88E(3) Instrument**

Create Positive Covenant and Restriction on the Use of Land on the Title in favour of Council as the benefiting authority for the as-built rainwater retention and re-use system. The standard wording of the terms of the Positive Covenant and Restriction on the Use of Land are available in Council's Technical Standards.

The above instruments shall be created under Section 88B of the *Conveyancing Act 1919* for newly created lots. For an existing lot, the instruments can be created under Section 88E(3) of the *Conveyancing Act 1919* using Form 13PC and 13RPA respectively. The size and relative location of the rainwater retention and re-use system, in relation to the building footprint and property boundary, must be shown on the final plan of subdivision/strata plan or must be shown on the scale sketch, attached as an annexure to the request 13PC and 13RPA forms. The S88B instrument or 13PC/13RPA forms shall be lodged with Council's Standard S88B/S88E Lodgement Form with all supporting documentations listed in the Form. Council's Standard Form is available from Council upon requested.

Documentary evidence of registration of these instruments with the NSW Land Registry Services shall be submitted to the Certifying Authority and Council prior to issue of any Occupation Certificate.

(Reason: Maintenance requirement)

#### 43. Documentary Evidence of Positive Covenant, Engineers Certificate

Prior to the issue of any Occupation Certificate, the following documentary evidence of the completed drainage works shall be submitted to the Certifying Authority and Council: -

- (a) Registered Positive Covenant and Restriction on the Use of Land by way of the Title Deed.
- (b) Certification from a suitably qualified and experienced civil engineer (generally CP Eng. Qualification) for the as-built rainwater reuse system.
- (c) Work-as-Executed plans highlighting in red based on the approved stormwater management plans from a registered surveyor for the rainwater reuse system.

(Reason: Public record)

#### 44. Sight Lines

Prior to the issue of any Occupation Certificate and in order to ensure adequate sight distances for pedestrians and traffic in the frontage road, the boundary fence shall be designed and constructed by a 2m x 2.5m splay on both sides of the driveway exit.

Alternatively if the height of front fence is reduced to a height of 1200mm or less, no splay will be required.

(Reason: Pedestrian safety)

#### 45. Vehicular Crossing

Construct a new vehicular crossing including the replacement of the existing layback and/or gutter and any associated road restoration as directed by Council's Engineers. All works shall be carried out in accordance with Council's specification AUS-SPEC C271 and Council's Standard Drawing SD105 - Council Vehicular Footpath Crossing and Kerb and Gutter details and any approved longitudinal sections. A separate application for the crossing including current fees and charges is to be submitted for approval by Council.

The crossing is to be 5.5 metres wide with no splays and is to be constructed at right angles to the street kerb in plain concrete. The new crossing shall be located no closer than 1 metre from any power pole and 2 metres from any street tree unless otherwise approved by Council. The centreline of the new crossing shall be "in-line" with the centreline of the parking space(s).

For the design levels of the vehicular crossing at the property boundary, the following shall be complied with:

- (a) At back of layback – 100 mm above and parallel to the gutter invert.
- (b) At property boundary – to match existing levels.

The footpath which forms part of the proposed crossing shall have a maximum crossfall of 2.5%. The nature strip and footpath is to be adjusted for a minimum distance of 1.5 metres on both sides of the crossing to suit the new levels.

The suitability of the grade of driveway inside the property is the sole responsibility of the applicant and the required alignment levels fixed by Council may impact upon these levels.

All adjustments to the nature strip, footpath and/or public utilities' mains and services as a consequence of the development and any associated construction works shall be carried out at the full cost to the Applicant. All driveway grades and transitions must comply with AS/NZS 2890.1.

Vehicular Crossing Formwork Inspection Sheet shall be obtained from Council (attesting to this condition being appropriately satisfied) and submitted to the Certifying Authority prior to issue of any Occupation Certificate.  
(Reason: Public amenity)

#### 46. Removal of Redundant Crossings

Remove all redundant crossings together with any necessary works and reinstate the footpath, nature strip and kerb and gutter accordingly. Such work shall be carried out in accordance with Council's specification.

Vehicular Crossing Formwork Inspection Sheet shall be obtained from Council (attesting to this condition being appropriately satisfied) and submitted to the Certifying Authority prior to issue of any Occupation Certificate.  
(Reason: Public amenity)

#### 47. Turfing of Nature Strip

Prior to the issue of any Occupation Certificate and in the event of damages to the grass verge during works, trim the strip of land between the property boundary and the road, spread topsoil on top of the trimmed surface and lay approved turfing on the prepared surfaces. The turf shall be protected from vehicular traffic and kept watered until established.  
(Reason: Public amenity)

#### 48. Completion of Landscape Works

Prior to the issue of any Occupation Certificate, the approved landscape works shall be consistent with the approved design, completed to a professional standard, consistent with industry best practice and published standards.  
(Reason: Landscape amenity)

#### 49. Tree Planting

Prior to the issue of any Occupation Certificate, trees are to be planted in accordance with the following table:

No. Required	Species	Location	Min Pot Size
All trees	As indicated on the approved landscape plans	As indicated on the Landscape Plans	As indicated on the Landscape Plans

(Reason: Landscape amenity)

#### 50. Acoustic Works – Report

Prior to the issue of any Occupation Certificate, certification shall be provided upon completion of the works, accompanied with evidence from suitably qualified and practising acoustic engineer, to the effect that the acoustic attenuation has been carried out in accordance with the acoustic report 610.18264-R01-v0.1 by SLR dated July 2018.

(Reason: Amenity, environmental compliance and health)

#### 51. Noise Emission – Equipment

Prior to the issue of any Occupation Certificate, certification shall be provided from a suitably qualified acoustic engineer certifying that the noise from all sound producing plant, equipment, machinery and/or mechanical ventilation system complies with the relevant noise criteria.

(Reason: Amenity, environmental compliance and health)

#### 52. Certification – Ventilation

Prior to the issue of any Occupation Certificate, certification shall be provided from a suitably qualified mechanical engineer certifying that all work associated with the installation of the mechanical and/or natural ventilation systems has been carried out in accordance with the relevant Australian Standards and or alternative solution.

(Reason: Amenity, environmental compliance and health)

### ONGOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

**The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land, and relevant legislation.**

#### 53. Annual Fire Safety Statement

Attention is directed to Clause 177 of the *Environmental Planning and Assessment Regulation 2000* regarding the submission of an Annual Fire Safety Statement in relation to each essential fire safety measure implemented in the building or on the land on which the building is situated.

(Reason: Safety)

#### 54. Signs

A separate Development Application shall be submitted to Council for approval in respect of any proposed advertising sign which will be visible from a public place to be designed to comply with Willoughby Development Control Plan. Please note that a separate DA is not required for signs which are “Exempt Development” as defined under S4.1(1) of the *Environmental Planning and Assessment Act 1979*.

(Reason: Ensure compliance)

#### 55. Vehicular Access and Garaging

Driveways and vehicular access ramps shall be designed to provide adequate ground clearance to the underside of B99 vehicles. In all respects, the proposed vehicle access and/or parking spaces shall be designed and constructed to comply

### 3 Broadcast Way, ARTARMON NSW 2064.

with the minimum requirements of AS/NZS 2890.1 and Council's standard specification.

(Reason: Vehicular access)

#### 56. Underground Utility Services

Where excavation is proposed, locate and establish the size and levels of all utility services in the footpath and road reserve (Community Lot 1), in addition to easements over the site. Contact "Dial Before You Dig" Service" prior to commencement of any works.

All adjustments to public utilities' mains and services as a consequence of the development and associated construction works shall be at the full cost to the applicant.

(Reason: Protection of utilities)

#### 57. Noise Control – Offensive Noise

To minimise the noise impact on the surrounding environment, the use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to an "offensive noise" as defined under the provisions of the *Protection of the Environment Operations Act 1997*.

(Reason: Amenity)

#### 58. Mechanical Ventilation Systems Comprising Water Cooling

Mechanical ventilation systems comprising water cooling, and/or evaporative cooling systems shall be registered with Council on completion of the installation in accordance with the requirements of the *Public Health Act 2010* and *Public Health Regulation 2012*.

(Reason: Health protection)

## PRESCRIBED CONDITIONS

The following conditions are prescribed by Section 4.17 of the Environmental Planning & Assessment Act for developments involving building work.

#### 59. Compliance with National Construction Code

All building works must be carried out in accordance with the performance requirements of the National Construction Code.

(Reason: Compliance)

### STATUTORY REQUIREMENTS

The following advisory notes are statutory requirements of the Environmental Planning & Assessment Act and the Environmental Planning & Assessment Regulations and are provided to assist applicants

#### 60. Construction Certificate Required

This consent IS NOT an approval to carry out any building works. A Construction Certificate may be required PRIOR TO ANY WORKS BEING COMMENCED.

Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 9777 1000.

(Reason: Ensure compliance and statutory requirement)

#### 61. Notify Council of Intention to Commence Works

In accordance with the provisions of Section 6.6 of the *Environmental Planning and Assessment Act 1979* the person having the benefit of the development consent shall appoint a Certifying Authority and give at least 2 days' notice to Council, in writing, of the person's intention to commence the erection of the building.

(Reason: Information and ensure compliance)

#### 62. Occupation Certificate

The building/structure or part thereof shall not be occupied or used until an interim occupation / final occupation certificate has been issued in respect of the building or part.

(Reason: Safety)

## ATTACHMENT 2: SITE DESCRIPTION AND AERIAL PHOTO

### SITE DESCRIPTION

The site is located at No.3 Broadcast Way, Artarmon and is located in the Gore Hill Technology Park, formerly the ABC Gore Hill site. The legal property description of the site is Lot 3 DP 270714.

The site is a vacant rectangular shaped lot with an area of approximately 3840m<sup>2</sup>. It has a frontage of 51m to Broadcast Way which is a private community title road. The site is burdened by a 10m wide electrical easement located along the rear eastern boundary.

The site comprises a higher southern portion with an RL 91.41 m and then slopes to a level northern area with an RL 86.00 m.

To the immediate south of the site on lot 5 is a similar data centre building with an identical height of RL 118m. The building comprises two separately tenanted data centres, one being occupied by the ASX. The Fox Sports Broadcast building is located to the south west of the site on lot 4. Immediately north of the site is No.1 Broadcast Way which is approved for a 10 storey Ausgrid depot and administration facility which has commenced construction. The heritage listed former ABC communications tower is located directly west of the site.

An aerial view of the site is contained in Figure 1 and photographs of the site and surrounds are contained in plates 1-7.



Figure 1 - Aerial Photo of the development site and its surrounds



## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

---



Plate 1-View of site facing north east



Plate 2-View facing north east across site towards Ausgrid site



Plate 3-View of site frontage from Broadcast Way

## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

---



Plate 4-View across site facing west towards former ABC Tower and northern side of Fox Studios



Plate 5-View facing south east across site and existing data centre building on Lot 5



Plate 6-View facing south towards existing data centre building on Lot 5 to south





Plate 7-View facing south along eastern rear boundary



Plate 8-View of existing data centre building on Lot 5 facing north west along Broadcast Way

## DESCRIPTION OF DEVELOPMENT

The application proposes construction of a four-storey industrial building for use as a data centre, including:

- Ground and lower ground floor: switch rooms, water tanks, mechanical plant rooms, offices, loading and garbage areas
- First & second floor: Data halls, with computer room air handler plant
- Third floor: Rooms housing UPS (uninterruptible power supply) and battery equipment
- Fourth floor: Data hall, buffer tanks and diesel generators, and
- Roof area: Mechanical plant room and cooling tower zone
- Provision for 1,802 data racks

The applicant has calculated that the development comprises 5,256m<sup>2</sup> (1.37:1) of gross floor area (GFA) and 7,293m<sup>2</sup> of floor area used for plant room and other associated mechanical services. In total the building has a floor area of 12,549m<sup>2</sup>. The proposed FSR of 1.37:1

## SNPP REPORT

---

### 3 Broadcast Way, ARTARMON NSW 2064.

complies with the mapped FSR for the site of 1.5:1 under Clause 4.4A (22) of WLEP 2012 if all plant and mechanical services floor area is excluded.

The application is supported by legal advice, prepared by Addisons which provides justification for the exclusion of plant and floor area associated with mechanical services from gross floor area (GFA) calculations.

The proposal has a height of 31.6m (RL 118) which is compliant with the mapped height limit for the site of RL 118 under Clause 4.3 of Willoughby LEP 2012.

The proposal provides for 17 car parking spaces and associated loading dock facilities to accommodate a 7.2m van/truck.

The data is proposed to operate 24hr x 7 days per week and will employ approximately 20 staff.

The proposed design is contemporary in design however 'box like' in appearance. The façade of the upper levels are clad with metal panels and frameless glass while the lower levels are proposed to be finished in pre-cast concrete panels with a chevron pattern.

Photomontages of the site are contained below:



Photomontage 1-View facing south east along Broadcast Way depicting proposal



Photomontage 2-View facing south east from the intersection of Campbell Street and Broadcast Way depicting proposal

### ATTACHMENT 3: CONTROLS, REFERRALS & DEVELOPMENT STATISTICS

#### Developer's Contribution Plans:

- a. S94A/s94: Yes
- a. Applicable rate (%):1%
- b. The cost of development: \$37,176,000
- c. Date of accepted cost of development: 22 August 2018
- d. The total contribution payable (subject to Building Price Indexing (Enterprise Bargaining Agreement)): \$371,760

#### Development Statistics

Controls and Classification	
Willoughby Local Environmental Plan 2012 ("WLEP 2012")	
Zoning	<p>IN2 –Light Industrial Zone-Proposal defined as a '<i>high technology industry</i>' which is permissible with consent and defined below.</p> <p><b><i>high technology industry</i></b> means a building or place predominantly used to carry out an industrial activity that involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) electronic or micro-electronic systems, goods or components,</li> <li>(b) information technology (such as computer software or hardware),</li> <li>(c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,</li> <li>(d) biological, pharmaceutical, medical or paramedical systems, goods or components,</li> <li>(e) film, television or multi-media technologies, including any post production systems, goods or components,</li> <li>(f) telecommunications systems, goods or components,</li> <li>(g) sustainable energy technologies,</li> <li>(h) any other goods, systems or components intended for use in a science or technology related field,</li> </ul> <p>but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.</p>
Primary Development Standards	<p><b>Clause 4.4A-Floor Space Ratio (FSR)- 1.5:1</b></p> <p>(22) The maximum floor space ratio for a building on land identified as "Area 19" on the <a href="#">Floor Space Ratio Map</a> may exceed 1:1 if:</p> <ul style="list-style-type: none"> <li>(a) the site area exceeds 1,000 square metres, and</li> <li>(b) the floor space ratio will not exceed <b>1.5:1</b>, and</li> <li>(c) the site coverage will not exceed <b>60% of the site area</b>.</li> </ul> <p>The proposed development is compliant with the FSR requirement of 1.37:1, excluding plant and equipment and has a site coverage of 51% which complies.</p> <p>Refer to comment below regarding FSR calculations.</p>

## SNPP REPORT

### 3 Broadcast Way, ARTARMON NSW 2064.

	<b>Clause 4.3-Height of Building-RL 118m AHD</b>  The proposed development has a maximum height of RL 118m and complies with mapped requirement.
Applicable DCP	Willoughby Development Control Plan (WDCP) Part I.5 - ABC Divestment Site (Locality controls for Gore Hill Technology Park)
Applicable SEPPs	<ul style="list-style-type: none"><li>• SEPP 55 – Remediation of Land</li><li>• SEPP 33 – Hazardous and Offensive Development</li><li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li><li>• SEPP (Infrastructure) 2007</li></ul>

#### Gross Floor Area/Floor Space Ratio (FSR)

The applicant submitted legal advice with the application, advising that the proposed plant rooms and other areas used exclusively for mechanical services should not be calculated as gross floor area (GFA) as defined below under WLEP 2012.

*gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:*

- (a) the area of a mezzanine, and*
  - (b) habitable rooms in a basement or an attic, and*
  - (c) any shop, auditorium, cinema, and the like, in a basement or attic,*
- but excludes:*
- (d) any area for common vertical circulation, such as lifts and stairs, and*
  - (e) any basement:*
    - (i) storage, and*
    - (ii) vehicular access, loading areas, garbage and services, and*
  - (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and***
  - (g) car parking to meet any requirements of the consent authority (including access to that car parking), and*
  - (h) any space used for the loading or unloading of goods (including access to it), and*
  - (i) terraces and balconies with outer walls less than 1.4 metres high, and*
  - (j) voids above a floor at the level of a storey or storey above.*

It is noted that the SNPP approved a larger scale data centre in the Ryde LGA (Panel No. 2017SNH049) for an 8 storey building to be used as a data centre and all GFA used for plant and mechanical services was accepted to be excluded from FSR calculations. Legal advice prepared by Addisons was prepared for consideration of the Panel prior to determination.

On the basis of the previous determination by the SNPP of the Ryde LGA data centre and also legal advice provided with the current application, the exclusion of plant and floor area associated with mechanical services is supported.

#### **State Environmental Planning Policy (Infrastructure) 2007**

The development does not meet the threshold for 'Commercial premises and industry purpose' under Schedule 3 of the Infrastructure SEPP and hence the application was not referred to the RMS for comment.

#### **State Environmental Planning Policy No.55-Remediation of Land**

## SNPP REPORT

### 3 Broadcast Way, ARTARMON NSW 2064.

*State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55)* provides controls and guidelines for the remediation of contaminated land. Clause 7 of the SEPP specifies that a consent authority must not consent to the carrying out of any development on land unless it has considered whether land is contaminated and if the land is contaminated, it is satisfied that the land is/ can be suitable for the proposed development.

Development of the Gore Hill Business Park has included removal of known contaminants, and progressive issue of Site Audit Statements. The proposal is supported by a Site Audit Report that confirms the site has been fully remediated and the site has been made suitable for future development as proposed. On this basis the proposal is consistent with the provisions of SEPP 55.

#### **State Environmental Planning Policy No.33 – Hazardous and Offensive Development**

The proposal does not constitute a hazardous or offensive development under State Environmental Planning Policy No.33 – Hazardous and Offensive Development.

#### **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

The proposal is not inconsistent with any provisions under the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

#### **Willoughby Development Control Plan (WDCP)**

Assessment of the proposal with WDCP is provided in the table below.

<b>Part C - General Development Guidelines</b>		
<b>Control</b>	<b>Comment</b>	<b>Compliance</b>
<b>C.3 Sustainable Development</b>	Sustainable development principles have been considered in the development design ensuring that the aims of the DCP are met which include good practice energy efficiency measures to achieve energy use targets in relation to building envelope, cooling, heating, lighting, hot water, management, and operations.	Yes
<b>C.4 Transport Requirements for Development</b>	The proposal is supported by Traffic Assessment Report which Council's Traffic Engineer has reviewed and advised that the traffic analysis submitted with the application indicates that the surrounding road network and key intersections will continue to operate with a satisfactory level of service with the development proposal in operation.	Yes
<b>C.5 Water Management</b>	WSUD principles have been incorporated into the development as per the DCP requirements. No adverse impacts upon local waterways and ecosystems are foreseen.	Yes
<b>C.6 Access, Mobility and Adaptability</b>	The design allows ease of access for staff and employees by providing continuous paths of travel, circulation spaces, and appropriate gradients.	Yes



<b>Part C - General Development Guidelines</b>		
<b>Control</b>	<b>Comment</b>	<b>Compliance</b>
<b>C.8 Waste Management</b>	Draft conditions of consent imposed ensuring Waste Management is undertaken in accordance with Council requirements.	Yes with condition
<b>C.9 Preservation of Trees or Vegetation</b>	The proposal does not necessitate removal of any vegetation.	Yes
<b>C.11 Safety by Design</b>	The principles of Safer by Design have been incorporated into the proposed development. The proposal includes Crime Prevention through Environmental Design principles relating to lighting, surveillance, access, landscaping, and territorial reinforcement.	Yes
<b>C.13 Contaminated Land</b>	As discussed under SEPP 55 considerations, the proposal is supported by a Site Audit Report that confirms the site has been fully remediated and the site has been made suitable for future development as proposed.	Yes
<b>C.14 Development near Railway Corridors or Busy Roads</b>	The site will not have any adverse impact on main roads or other key transport infrastructure subject to conditions.	Yes
<b>C.16 Development near Lane Cover Tunnel Ventilation Stacks</b>	The site is partly located within 800 metres of the Marden Street stack. As the stack is located greater than 160m the development is exempt from assessment. On this basis the proposal is consistent with relevant considerations.	Yes
<b>Part F ('Industrial Development')</b>		
<b>Part F - Control</b>	<b>Comment</b>	<b>Compliance</b>
<b>F.3 Development Controls</b>		
<b>F.3.1 Site Requirements Activity Location and Service Areas</b>	The size, configuration and internal layout of the building is suitable in that it complies with applicable statutory development standards and urban design controls. The proposal is compatible with the prevailing industrial context of the site.	Yes
<b>F.3.2 Facade Design</b>	The building incorporates an architectural design that responds to the configuration of the site and industrial setting.	Yes
<b>F.3.3 Roof Design and Building Height</b>	The proposal integrates within the Gore Hill Business Park, which is a precinct envisaged for industrial development. The site is not within proximity to residential receivers (therefore will not create adverse amenity impacts on residential areas).	Yes

<b>Part C - General Development Guidelines</b>		
<b>Control</b>	<b>Comment</b>	<b>Compliance</b>
<b>F.3.5 Setbacks</b>	The proposal complies with the provisions of the BCA. Setbacks are provided that respond to the character of the area and provide adequate space for landscaping.	Yes
<b>F.3.6 Landscaping</b>	The proposal provides landscaping that is appropriate for the proposed use and the context of the emerging industrial character of the Gore Hill Business Park.	Yes
<b>F.3.7 Car Parking and Vehicular Access</b>	The proposal provides on-site parking for operation/maintenance vehicles, visitors, and employees.	Yes
<b>F.3.8 Loading</b>  Loading and unloading areas must not impact on pedestrian or vehicular traffic.	The proposal will not impact local pedestrian or vehicle traffic.	Yes
<b>F.3.9 Planning Principles for Certain IN2</b>  Land in Artarmon and St Leonards  Development in Artarmon and St Leonards within Zone IN2 must achieve:	<p>The building incorporates suitable quality architecture, urban design, and landscaping that responds to the configuration and scale of the site. The proposal is appropriate within the IN2 Zone given that Council has approved other data centres in the Gore Hill Technology Park.</p> <p>The proposal is considered to satisfy general criteria and requirements applicable to development in employment zones. The proposal satisfies relevant design quality principles in that it facilitates industrial and business activity, improves existing urban form of the site, makes best use of currently under-utilised urban land, and does not compromise sustainable practices or environmental protection.</p>	Yes
<b>F.4 Environmental Controls</b>		
<b>F.4.1 Air Impurities/Odours and Waste</b>	A Waste Management Plan was submitted with the application.	Yes
<b>F.4.2 Acoustics and Hours of Operation</b>	The proposal is supported by an acoustic report which assesses the potential noise impacts arising from the operation of the proposal against statutory guidelines, being the EPA <i>NSW Industrial Noise Policy</i> and	Yes

## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

Part C - General Development Guidelines		
Control	Comment	Compliance
	Section F4.2.	
<b>F.5 Sustainable Development</b>		
	The proposal is supported by a Sustainability Management Plan.	Yes
<b>Willoughby DCP Part I ('Controls for Specific Areas Sites')</b>		
Part I - Controls	Proposed Development	Compliance
<b>Part I.5 (ABC Gore Hill Divestment Site - 219 Pacific Highway, Artarmon)</b>		
<b>I.5.1 Objectives</b>	The proposal allows for the orderly development of the Gore Hill Technology Park and is consistent with relevant objectives.	Yes
<b>I.5.2 Floor space, Height and Setbacks</b> Development is to be designed and sited to create an attractive streetscape and to protect the amenity of public domain areas within the site and adjoining uses.  Development should be an appropriate height to protect the transmission tower and communications facilities.  Setbacks are to be a minimum of 10 metres from the Pacific Highway, 7 metres from the Campbell Street site boundary, and 3 metres from internal roads and pedestrian paths/cycleways.	The proposal satisfies relevant design quality principles in that it facilitates development of an under utilised site for an appropriate use, improves the existing urban form of the site, improves the quality of the streetscape and does not compromise sustainable practices or environmental protection.  The proposal does not compromise the safety or operation of the transmission tower and associated communication facilities.  The proposed building setbacks comply with relevant minimum distances.	Yes  Yes  Yes
<b>I.5.3 Site Coverage</b>  Site coverage shall not exceed 60% of the site area.	The proposal provides 51% site coverage and complies.	Yes

## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

Part C - General Development Guidelines		
Control	Comment	Compliance
<b>I.5.4 Building Design Guidelines</b>  Development is to provide a cohesive architectural expression based on a high quality building design. Buildings over 4 storeys are to incorporate highly modulated and articulated facades to create a visually interesting character.	The proposed development although contemporary is restricted by its data centre use. Nonetheless it incorporates architecture design measures, and associated landscaping that responds to the configuration and scale of the site and the surrounding industrial area.	Yes
<b>I.5.5 Landscaping/ Open Space</b>  Fencing is not to be included within any part of the site.  Minimum 25% of the site area is to be designated for soft landscape area. At least 75% of the front landscape setback area between buildings and the street frontage is to consist of soft landscaping free of above or below ground structures.	The proposal does not incorporate any fencing to the boundaries.  The proposal provides for approximately 24.5% of the area as soft landscaped area and requires a minor variation.  The front landscape setback area between the building and Broadcast Way comprises a 1m wide landscape strip and variable with hardstand parking area located in front of the building. The proposal does not satisfy the 75% soft landscaping control.  2.4m high palisade style fence proposed along the site's frontage to Broadcast Way.	Yes  <b>No, Variation required. Refer comment below</b>
<b>I.1.6-Transport</b>  Applications must be accompanied by a traffic and transport report.  Pedestrian access links shall be provided in accordance with Attachment 25- Gore Hill Technology Park - Access, open space areas and building setbacks	Council's Traffic Engineer has recommended approval with conditions.  Part I.1.6 of WDCP requires a 3m wide pedestrian link to be provided along the northern side boundary of the subject site. The current proposal does not provide for the link. The applicant has advised that the link is not proposed for security/ safer by design reasons.	Yes  <b>No-Variation required. Refer comment below</b>

## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

Part C - General Development Guidelines		
Control	Comment	Compliance
<b>Car Parking</b> <p>A maximum of 1 car parking space per 100 sqm gross floor area (GFA) may be provided on site.</p> <p>Underground parking is required with the exception of external visitor parking.</p> <p>A Green Travel Plan is to be submitted and considered by Council which includes a new bus service to be provided by the development from the site to St Leonards Station.</p>	<p>Based on a maximum rate of 1 car space per 100m<sup>2</sup> and a GFA of 5,256m<sup>2</sup>, excluding plant and mechanical services equipment, 53 parking spaces are required. Seventeen (17) spaces are provided on the ground level at the frontage of the development and accordingly the proposal requires a variation to the car parking requirements.</p> <p>The applicant has provided a Traffic Engineering Report which provides justification for a variation to the proposed car parking based on only 20 staff being on site at any one time.</p> <p>Given the proposal will generate minimal amounts of traffic, Council's Traffic Engineer is supportive of the proposed car parking variation. It is also noted that the site does benefit from public transport and a Green Travel Plan includes a new bus service to the Gore Hill Technology Park.</p>	<b>No-Variation required. Refer comment below</b>
<b>I.5.7- Community Benefits</b> <p>The development is to provide facilities on the site for the benefit and use of the community including purposes such as a Community Radio Station; Home and Community Care Services or drama rehearsal with a minimum total area of (650m<sup>2</sup>).</p>	<p>Non-applicable to the subject site.</p>	<p>N/A</p>
<b>I.5.8 Development Heritage Interpretation Measures</b>	<p>Non-applicable to the subject site.</p>	<p>N/A</p>
<b>I.5.9 Contamination</b>	<p>As discussed under SEPP 55 considerations, the proposal is supported by a Site Audit Report that confirms the site has been fully remediated and the site has been made suitable for future development as proposed</p>	<p>Yes</p>

<b>Part C - General Development Guidelines</b>		
<b>Control</b>	<b>Comment</b>	<b>Compliance</b>
<b>I.5.10 Electromagnetic Emissions</b> The effects of the electromagnetic emissions are to be assessed and catered for in any use or development of the site.	Electromagnetic emissions report submitted in support of proposal. Matters relating to electromagnetic emissions have been previously considered by other development proposals on the Gore Hill Technology Park and are considered relevant and to apply to this development. Previous investigations concluded that there is no reason not to recommend any human habitation in the Gore Hill Technology Park. Some interference with electronic equipment is possible although this can be adequately attenuated through building construction and protection for sensitive equipment.	Yes
<b>Part H ('Heritage Items and Conservation Areas')</b>		
	The site does not contain any heritage items and is not within a heritage conservation area. However the site is located within the vicinity of the former ABC Communications Tower which is a listed heritage item. A heritage assessment report has been submitted in support of the proposal and has demonstrated that the proposal will have no adverse impacts upon the heritage qualities of the nearby heritage item.	Yes

## **Compliance with Plans or Policies**

### **Part I.5.6 of WDCP-Pedestrian link required -Gore Hill Technology Park**

Part I.5.6 (Gore Hill Technology Park) of WDCP requires a pedestrian link to be provided along the northern side boundary of the subject site as depicted below in Figure 2.

The proposal does not provide for the pedestrian link and the applicant has advised that the link is not proposed for security/ safer by design reasons.

The requirement for the Through Site Link came about in the initial planning for the Gore Hill site as a whole back in 2009 when it was envisaged that the site would contain a large commercial/office proportion of buildings along with a retail/dining plaza, community sports complex etc. At that time, a relatively large amount of foot traffic traversing the site and activating all areas of the site was envisaged.

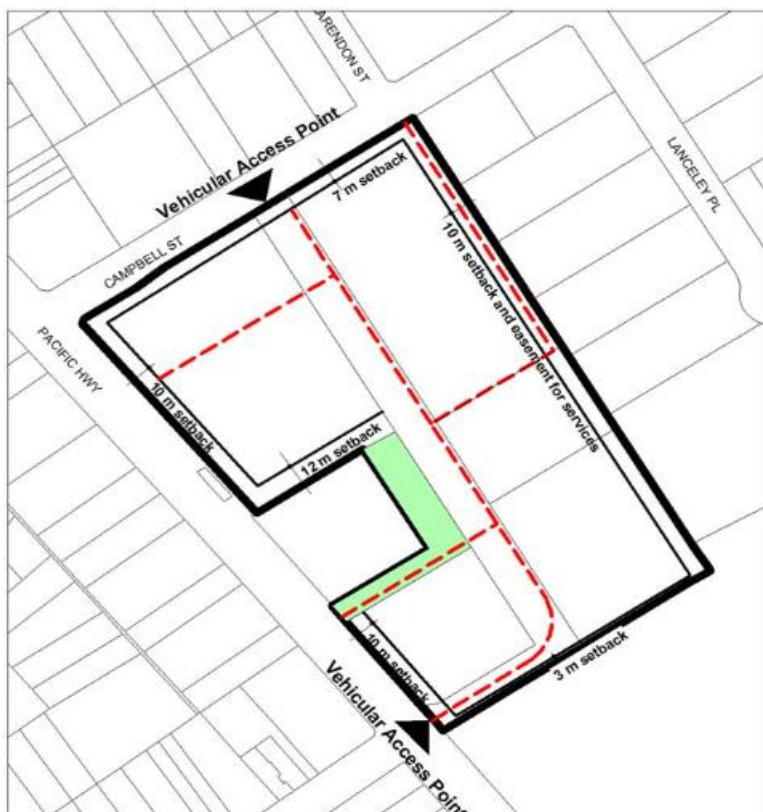
The Through Site Link was originally proposed to link up with the hospital/TAFE boundary in the South Eastern corner of the site. A lift was also envisaged at the southern end of Broadcast Way to access the TAFE grounds as part of the Building C (Fox Sports Building), however after many discussions with TAFE they issued a letter to the developer saying that

### 3 Broadcast Way, ARTARMON NSW 2064.

they did not want any access point through their property and hence no lift was ever installed as part of Building C. The applicant has submitted that by having access in the corner of the site to cross over into the TAFE or hospital grounds would create a 'black spot' where pedestrians could become trapped.

The applicant believes that with the existing data centre in the rear south eastern corner on lot 5 which is completely fenced off, and the Ausgrid depot currently being built to the North with fences and the proposed data centre in between with fences around it, that a through link would potentially create a serious security risk for the pedestrians as they could become trapped in the 10m easement zone. There is also no lighting in this area and as data centres generally have very low numbers of staff working in them, there wouldn't be any passive surveillance across this area either.

Given the Gore Hill Technology Park is primarily accommodating data centres and depots, the applicant has submitted that the level of pedestrian traffic is 'low to very low' as they are not big employment generators. On this basis the connection link is not warranted. This view is supported by Council staff.



**Figure 2-Extract from WDCP-Gore Hill Technology Park, Indicative access routes, open space areas and building setbacks**

**Car Parking-Part I.5.6 of WDCP** requires a rate of 1 space/100m<sup>2</sup> of GFA for high technology industrial uses which equates to approximately 54 car parking spaces being required. The proposal provides for only 17 on site car parking spaces and the applicant has submitted that as the data centre proposes to employ approximately 20 staff and that only 75% of the staff would be on site at any one time and the provision of 54 spaces is excessive and unnecessary. This view is supported by Council's Traffic Engineer.

**Landscaping-Part I.5.5 of WDCP** requires 25% (960m<sup>2</sup>) of the overall site to be landscaped and 75% of the site frontage between the building and front boundary to be landscaped. The

## SNPP REPORT

---

### 3 Broadcast Way, ARTARMON NSW 2064.

proposal is marginally deficient of the overall 25% requirement at 24.5% (942m<sup>2</sup>) and significantly below the 75% site frontage requirement.

The landscaping provision is limited at the site frontage however the directly adjoining data centre building on lot 5 to the immediate south also has limited landscaping provision along the site frontage. It is also noted that there is existing street frontage landscaping that assists to reduce the visual impacts of the proposal. Council's Landscape Officer has issued conditions of consent.

### PUBLIC SUBMISSIONS

The application was on notification for public comment from 3 September 2018 to 17 September 2018 and **no submissions** were received.

### REFERRALS

#### Landscape Officer

No objection subject to conditions.

#### Environmental Health Officer

No objection subject to standard conditions relating to acoustic measures and ventilation.

#### Building Surveyor

No objection subject to standard conditions.



## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

### ATTACHMENT 4: SECTION 4.15 ASSESSMENT

#### Matters for Consideration Under S.79C EP&A Act

Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A

(a)(i)	The provisions of any environmental planning instrument (EPI)	
	<ul style="list-style-type: none"> <li>State Environmental Planning Policies (SEPP)</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Regional Environmental Plans (REP)</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Local Environmental Plans (LEP)</li> </ul>	✓
(a)(ii)	The provision of any draft environmental planning instrument (EPI)	
	<ul style="list-style-type: none"> <li>Draft State Environmental Planning Policies (SEPP)</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Draft Regional Environmental Plans (REP)</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Draft Local Environmental Plans (LEP)</li> </ul>	N/A
(a)(iii)	Any development control plans	
	<ul style="list-style-type: none"> <li>Development control plans (DCPs)</li> </ul>	✓
(a)(iv)	Any matters prescribed by the regulations	
	<ul style="list-style-type: none"> <li>Clause 92 EP&amp;A Regulation-Demolition</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Clause 93 EP&amp;A Regulation-Fire Safety Considerations</li> </ul>	N/A
	<ul style="list-style-type: none"> <li>Clause 94 EP&amp;A Regulation-Fire Upgrade of Existing Buildings</li> </ul>	N/A
(b)	The likely impacts of the development	
	<ul style="list-style-type: none"> <li>Context &amp; setting</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Access, transport &amp; traffic, parking</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Servicing, loading/unloading</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Public domain</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Utilities</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Heritage</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Privacy</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Views</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Solar Access</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Water and draining</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Soils</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Air &amp; microclimate</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Flora &amp; fauna</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Waste</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Energy</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Noise &amp; vibration</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Natural hazards</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Safety, security crime prevention</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Social impact in the locality</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Economic impact in the locality</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Site design and internal design</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Construction</li> </ul>	✓
	<ul style="list-style-type: none"> <li>Cumulative impacts</li> </ul>	✓

## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

### Matters for Consideration Under S.79C EP&A Act

Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A

(c)	The suitability of the site for the development	
	<ul style="list-style-type: none"><li>Does the proposal fit in the locality?</li></ul>	✓
	<ul style="list-style-type: none"><li>Are the site attributes conducive to this development?</li></ul>	✓
(d)	Any submissions made in accordance with this Act or the regulations	
	<ul style="list-style-type: none"><li>Public submissions</li></ul>	
	<ul style="list-style-type: none"><li>Submissions from public authorities</li></ul>	
(e)	The public interest	
	<ul style="list-style-type: none"><li>Federal, State and Local Government interests and Community interests</li></ul>	✓

## SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

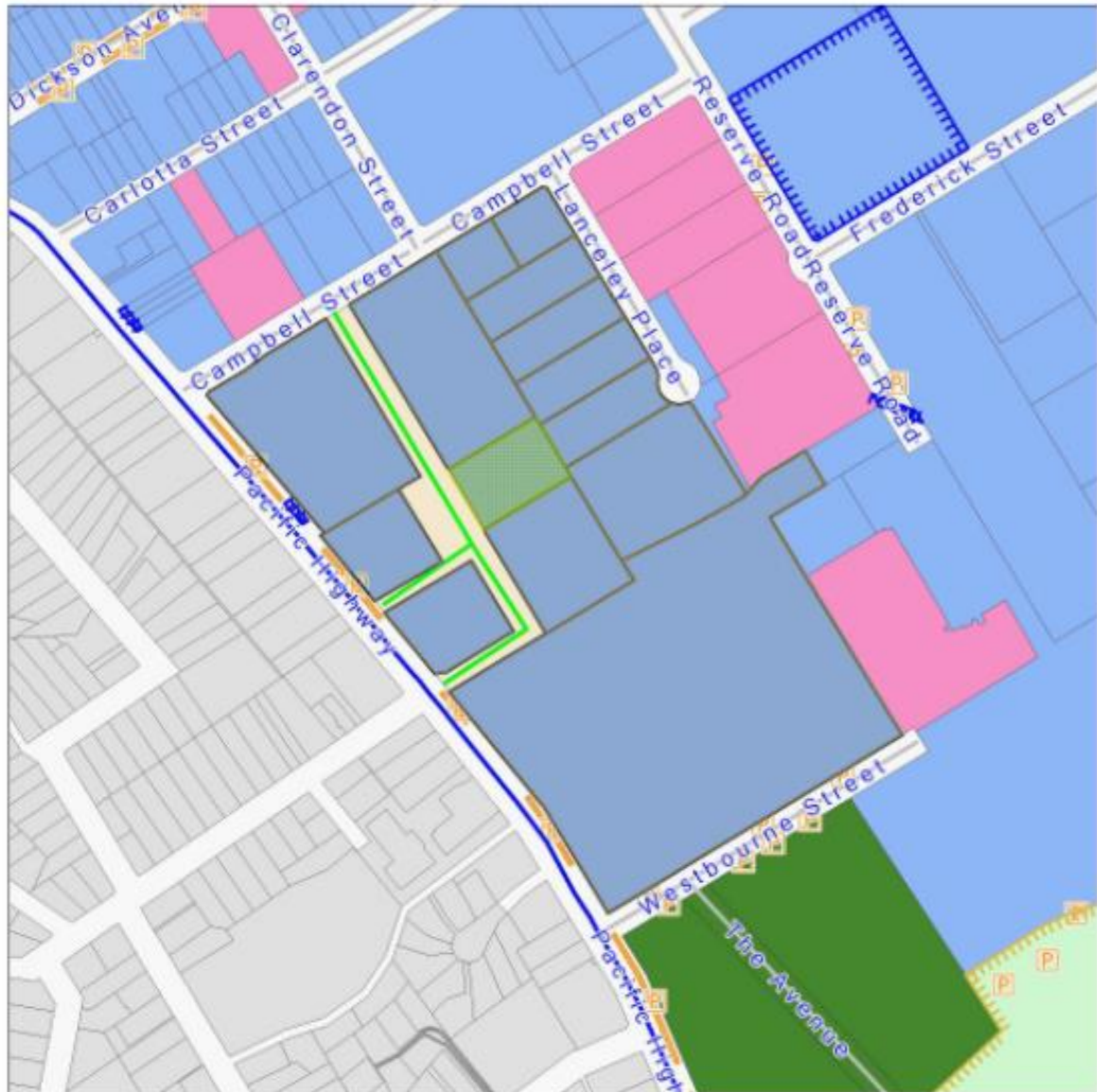
### ATTACHMENT 6: NOTIFICATION MAP



#### Record of Neighbour Notifications sent relating to:

DA: 2018/273

At: 3 Broadcast Way ARTARMON NSW 2064



Comments:

Created on : Thursday, 23 August 2018

Created by : VB

#### Caveat

The information represented in this map has been provided in good faith. Detailed records relating to this Development Application are recorded in Council's "Pathway" software application and this data should be seen as Council's official source of information relating to this Development Application.

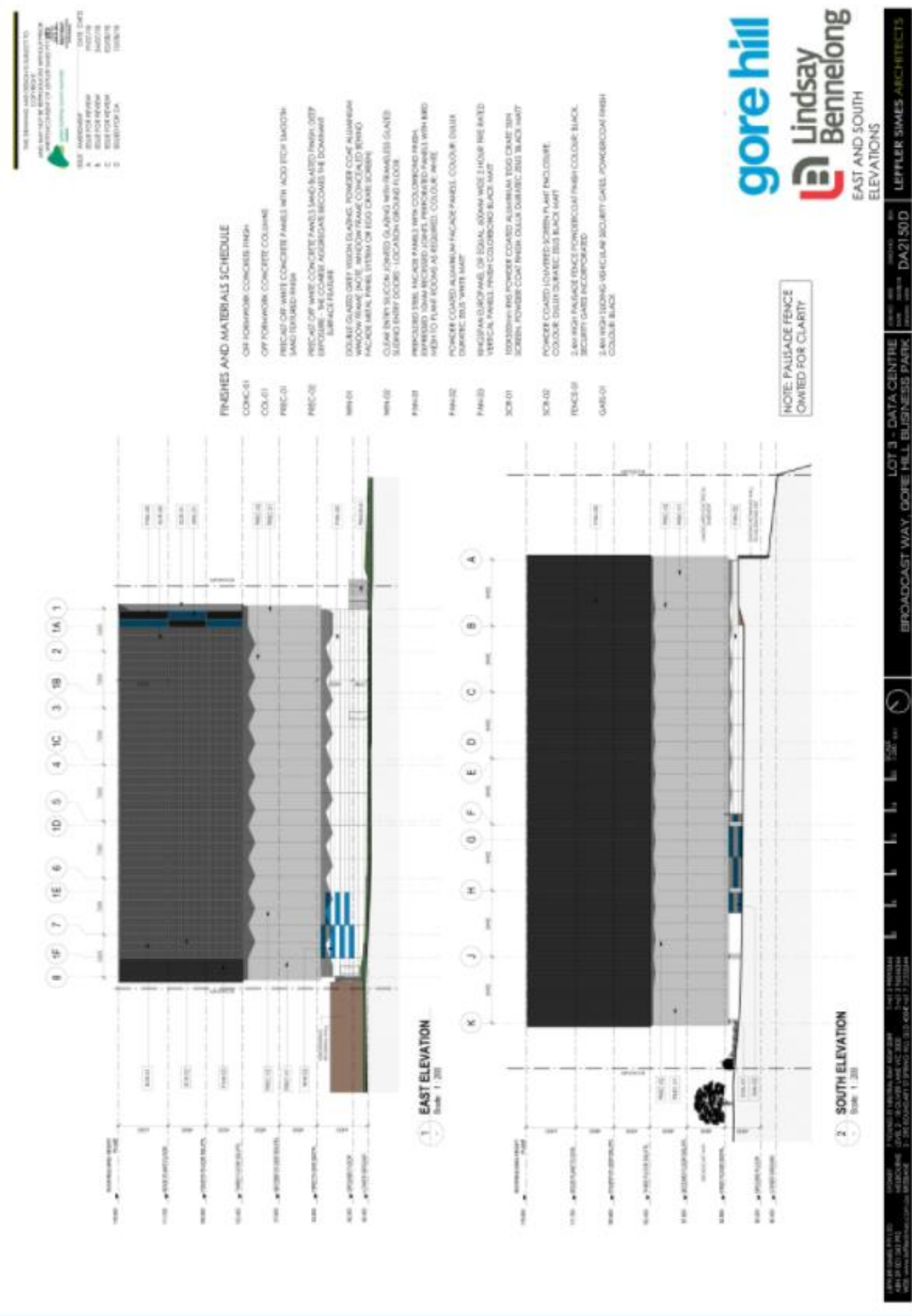
Willoughby City Council  
31 Victor Street  
Chatswood NSW 2067

PO Box 57 Chatswood NSW 2057  
[www.willoughby.nsw.gov.au](http://www.willoughby.nsw.gov.au)

Phone 02 9777 1000 Fax 02 9411 8309  
Email [email@willoughby.nsw.gov.au](mailto:email@willoughby.nsw.gov.au)  
ABN 47 974 826 099

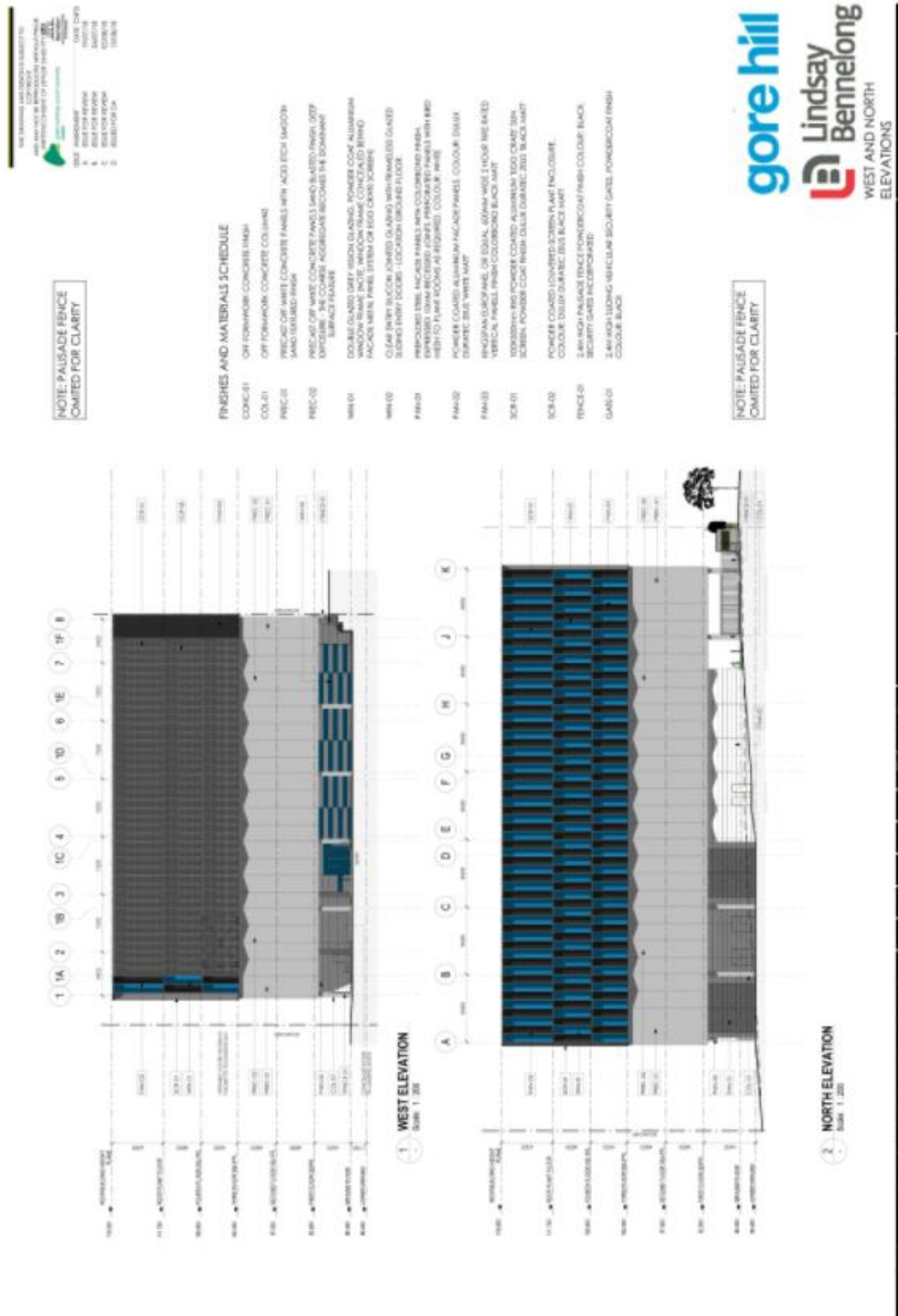
## ATTACHMENT 7: ARCHITECTURAL PLANS







**3 Broadcast Way, ARTARMON NSW 2064.**

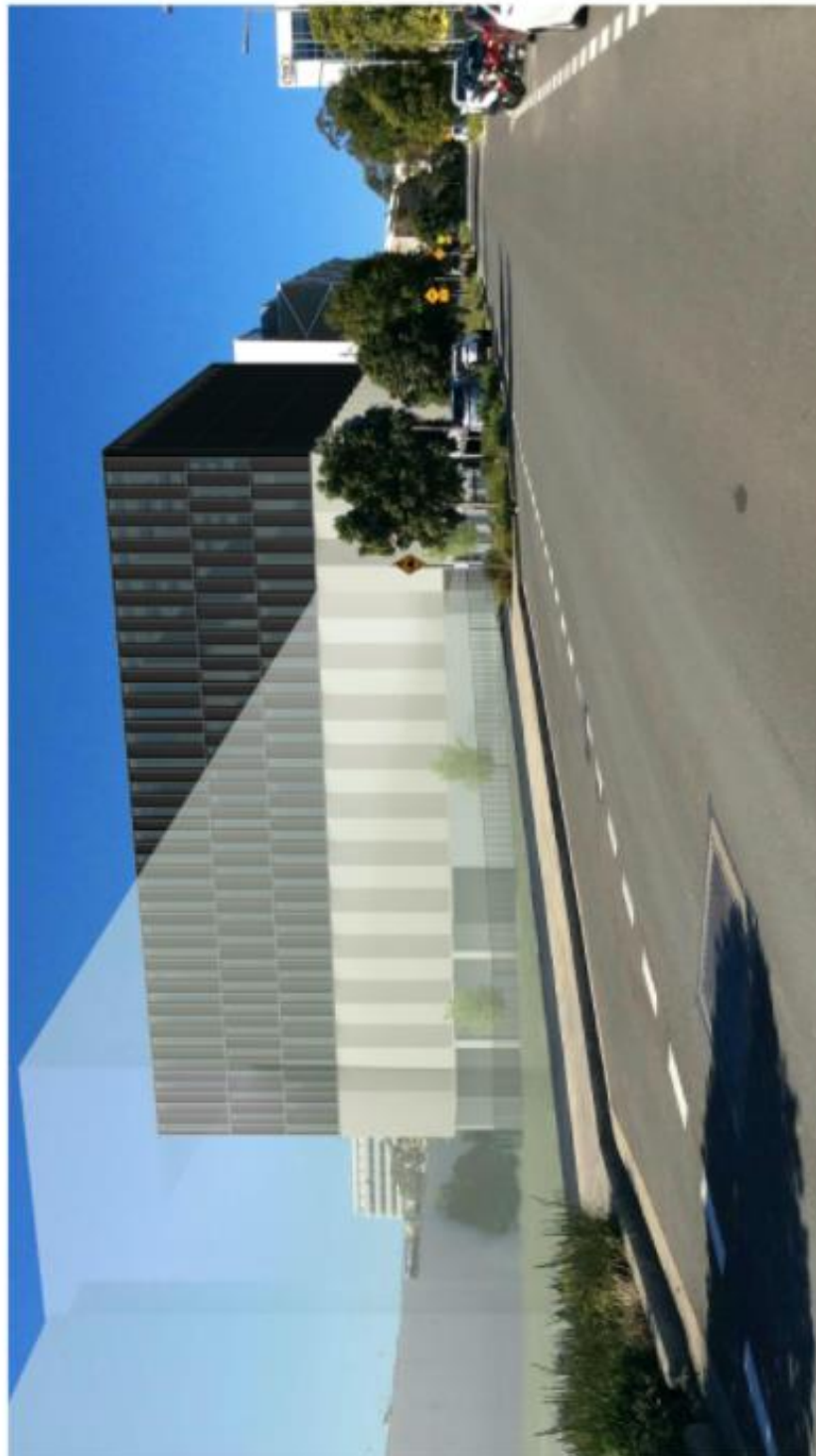


**3 Broadcast Way, ARTARMON NSW 2064.**

FINISHES AND MATERIALS SCHEDULE	
CONC-01	OFF FORMWORK CONCRETE FINISH
COL-01	PRECAST OFF WHITE CONCRETE PANELS WITH ACID ETCH SMOOTH SAND TEXTURED FINISH
PREC-01	PRECAST OFF WHITE CONCRETE PANELS WITH ACID ETCH SMOOTH SAND TEXTURED FINISH
PREC-02	PRECAST OFF WHITE CONCRETE PANELS WITH ACID ETCH SMOOTH SAND TEXTURED FINISH
WIN-01	DOUBLE GLAZED GREY VISION GLAZING, POWDER COAT ALUMINIUM WINDOW FRAME (NOTE: WINDOW FRAME CONCEALED BEHIND FACADE METAL PANEL SYSTEM ON BUILDING CORNER SECTION)
WIN-02	GLASS ENTRY SLUICHO JOINTED GLAZING WITH FRAMED GLAZED SLIDING ENTRY DOORS - LOCATED ON GROUND FLOOR
PAN-01	PERFOLING STEEL FACADE PANELS WITH CONTOURED FINISH, POWDER COAT ALUMINIUM WINDOW FRAME (NOTE: WINDOW FRAME CONCEALED BEHIND FACADE METAL PANEL SYSTEM ON BUILDING CORNER SECTION)
PAN-02	POWDER COATED ALUMINIUM FACADE PANEL, COLOUR: DUAL COLOUR (WHITE/WHITE)
PAN-03	POWDER COATED ALUMINIUM FACADE PANEL, COLOUR: DUAL COLOUR (WHITE/WHITE)
SCR-01	100% STEEL FACADE PANELS WITH CONTOURED FINISH, POWDER COAT ALUMINIUM WINDOW FRAME (NOTE: WINDOW FRAME CONCEALED BEHIND FACADE METAL PANEL SYSTEM ON BUILDING CORNER SECTION)
SCR-02	POWDER COATED ALUMINIUM WINDOW FRAME (NOTE: WINDOW FRAME CONCEALED BEHIND FACADE METAL PANEL SYSTEM ON BUILDING CORNER SECTION)
PAN-04	2.4M HIGH PAULISSEY PRINCE POWDER COAT FINISH COLOUR: BLACK, 800 RPT GATES INCORPORATED
GATE-01	2.4M HIGH SLIDING VEHICULAR SECURITY GATES, POWDER COAT FINISH COLOUR: BLACK

LOT 3 - DATA CENTRE  
BROADCAST WAY, GORE HILL BUSINESS PARK  
EXTERNAL FINISHES BOARD  
LEFFLER SIMES ARCHITECTS  
EXF-01 A

**3 Broadcast Way, ARTARMON NSW 2064.**



VIEW FROM BROADCAST WAY LOOKING EAST

ARTISTS' IMPRESSION

**gore hill**



PHOTOMONTAGE SHEET 1

LEFFLER SIMES ARCHITECTS

LOT 3 - DATA CENTRE  
BROADCAST WAY, CORE HILL BUSINESS PARK

LOT 3 - DATA CENTRE  
BROADCAST WAY, GORE HILL BUSINESS PARK



10

[illegible]



SEE SEPARATE DOCUMENTS SUBMITTED TO THE LOCAL GOVERNMENT FOR APPROVAL AND NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF LEFFLER SIMES ARCHITECTS

 CC BY-NC-SA

DATE: 2018/05/04

TIME: 10:00 AM



VIEW FROM CORNER OF CAMPBELL ST & BROADCAST WAY LOOKING EAST

ARTISTS IMPRESSION

 **gore hill**

 **Lindsay Bennelong**

PHOTOMONTAGE SHEET 2

LOT 3 - DATA CENTRE

BROADCAST WAY, GORE HILL BUSINESS PARK

DA2001A

**3 Broadcast Way, ARTARMON NSW 2064.**



VIEW FROM CORNER OF CAMPBELL ST & BROADCAST WAY LOOKING EAST

ARTISTS IMPRESSION



PHOTOMONTAGE SHEET 3

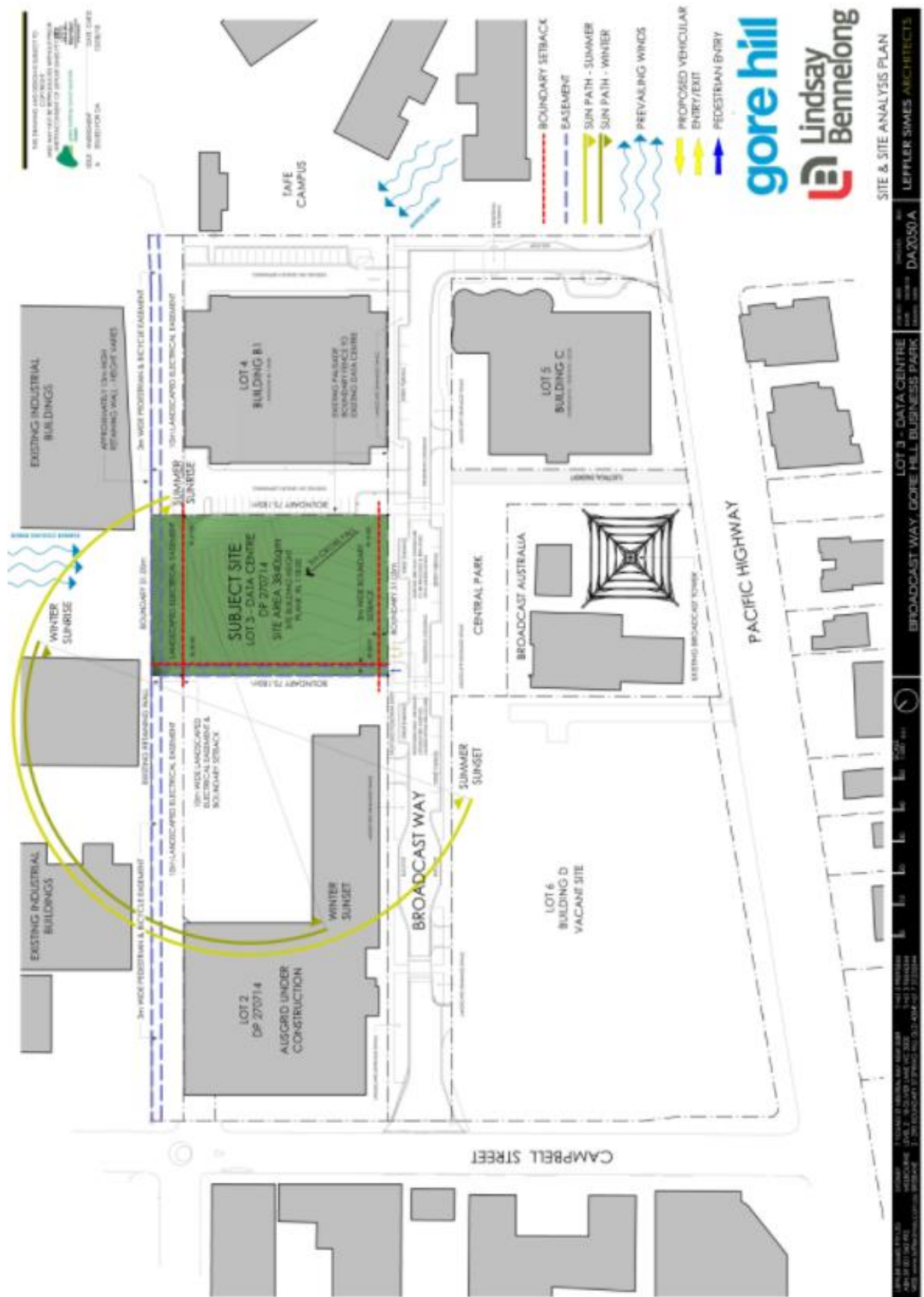
LEFFLER SIMES ARCHITECTS

LOT 3 - DATA CENTRE  
BROADCAST WAY, DORE HILL BUSINESS PARK



1-800-441-4641 (toll-free)  
 415-351-3011 (local)  
 FAX: 415-351-3012  
 E-MAIL: [info@hugoboss.com](mailto:info@hugoboss.com)  
 WWW: [www.hugoboss.com](http://www.hugoboss.com)

**3 Broadcast Way, ARTARMON NSW 2064.**



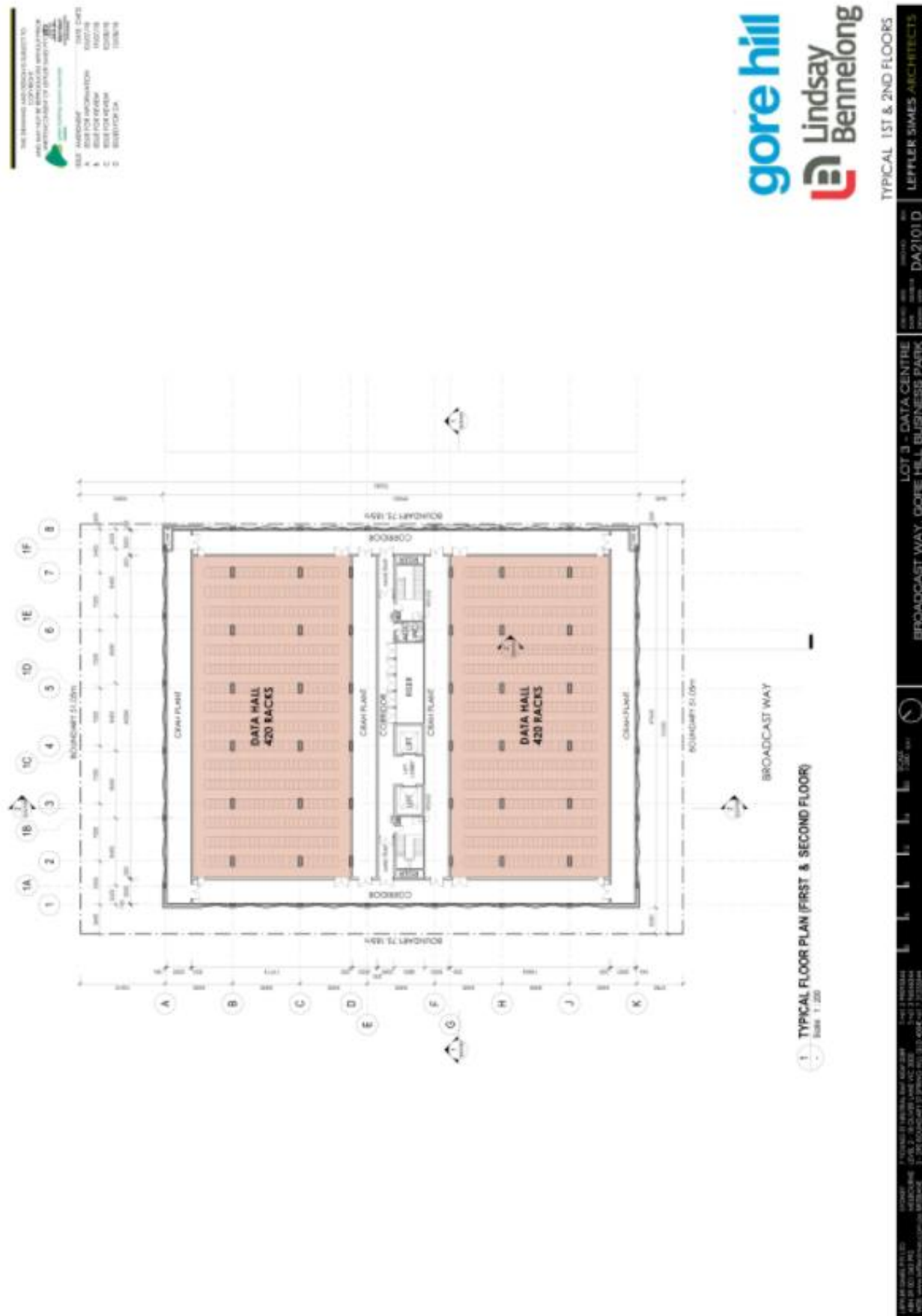
# SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

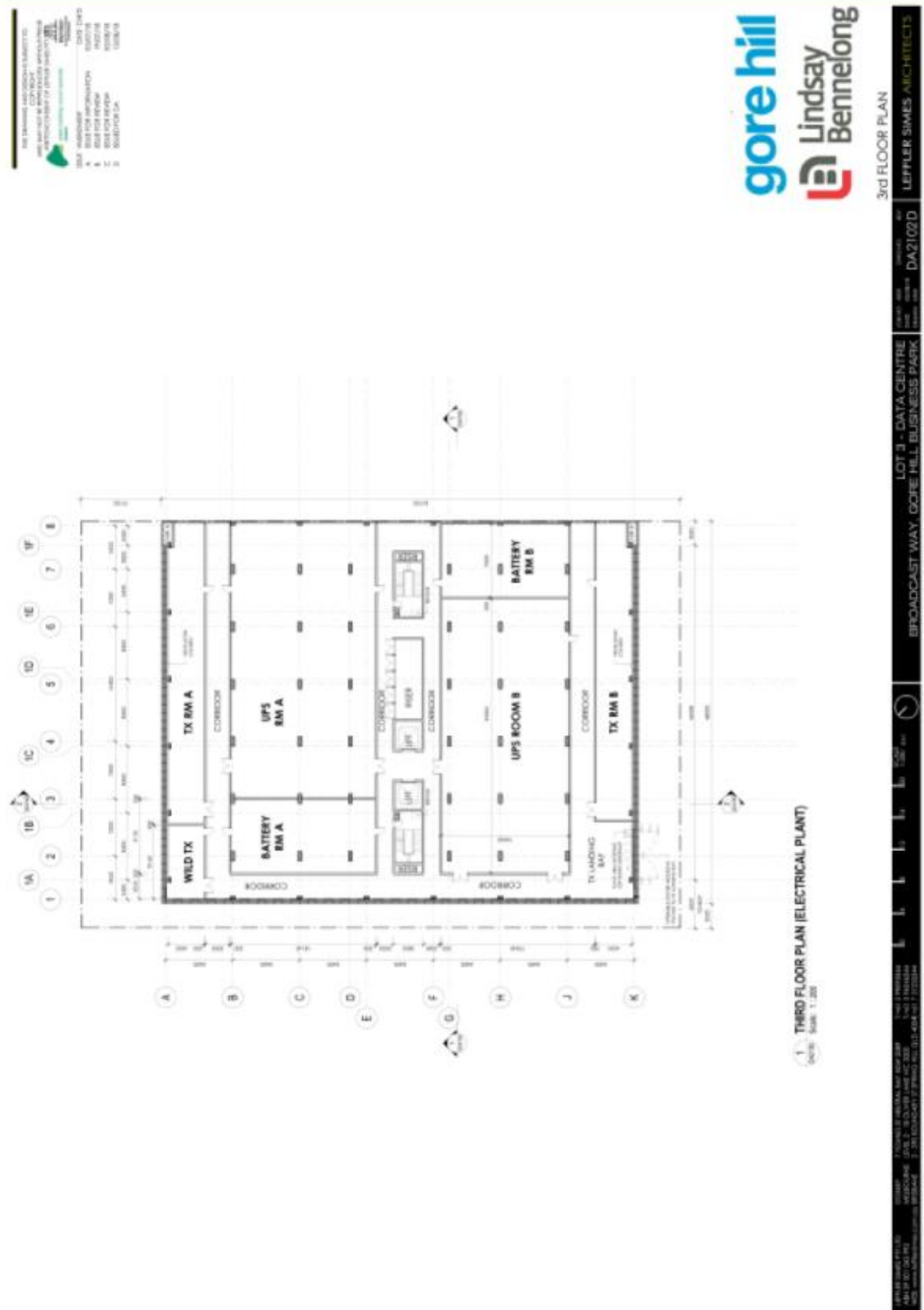




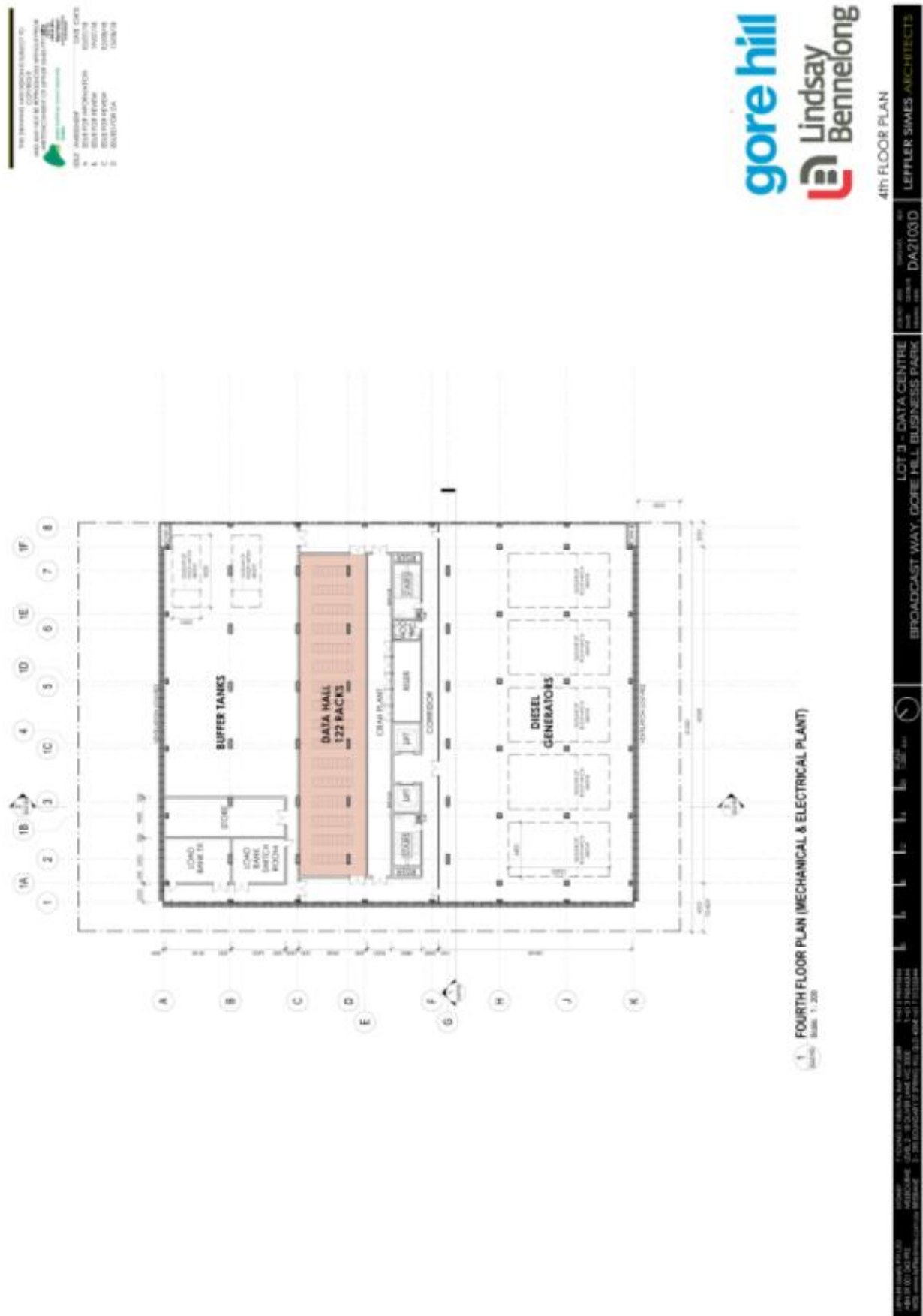
**3 Broadcast Way, ARTARMON NSW 2064.**



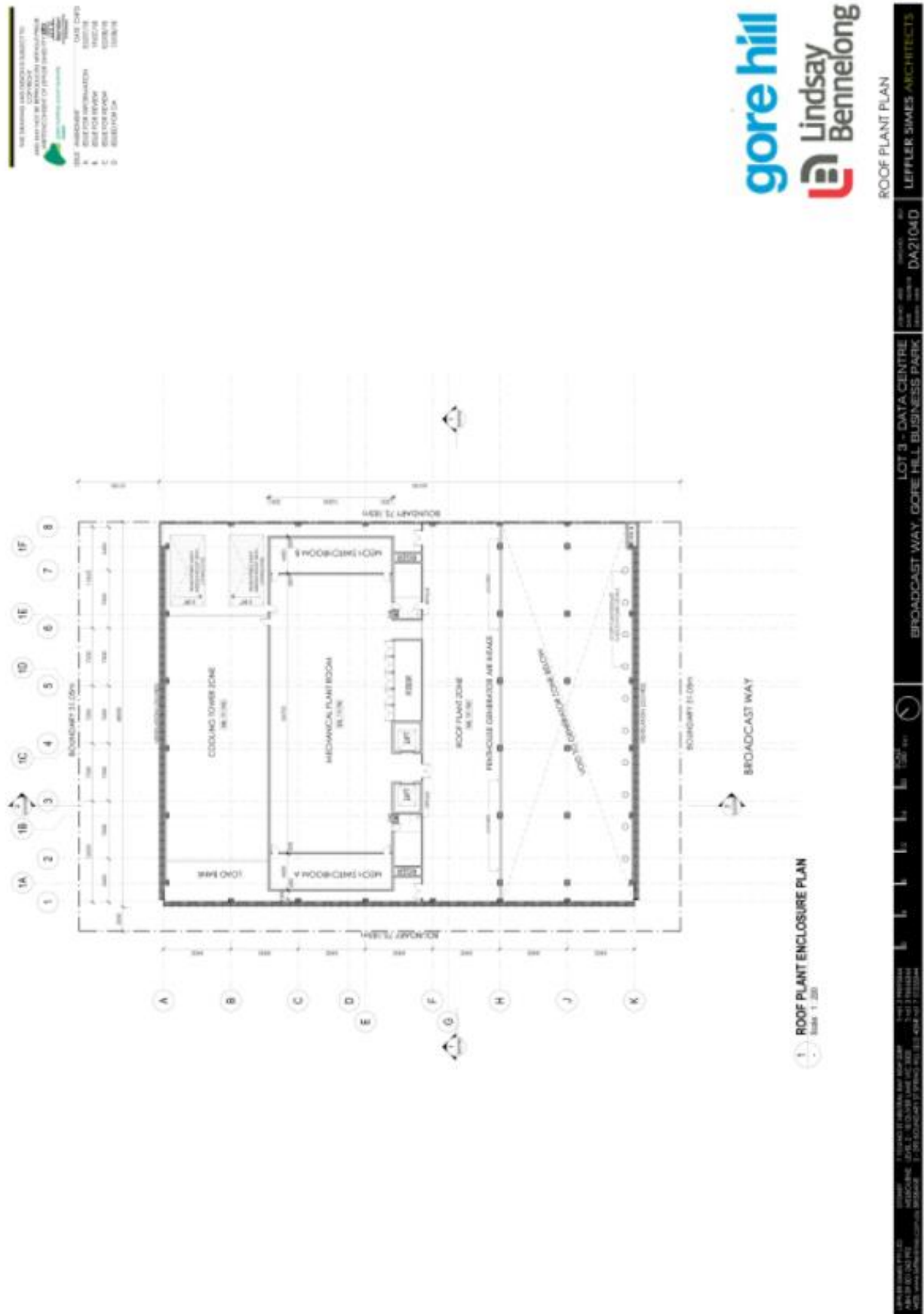
**3 Broadcast Way, ARTARMON NSW 2064.**



**3 Broadcast Way, ARTARMON NSW 2064.**

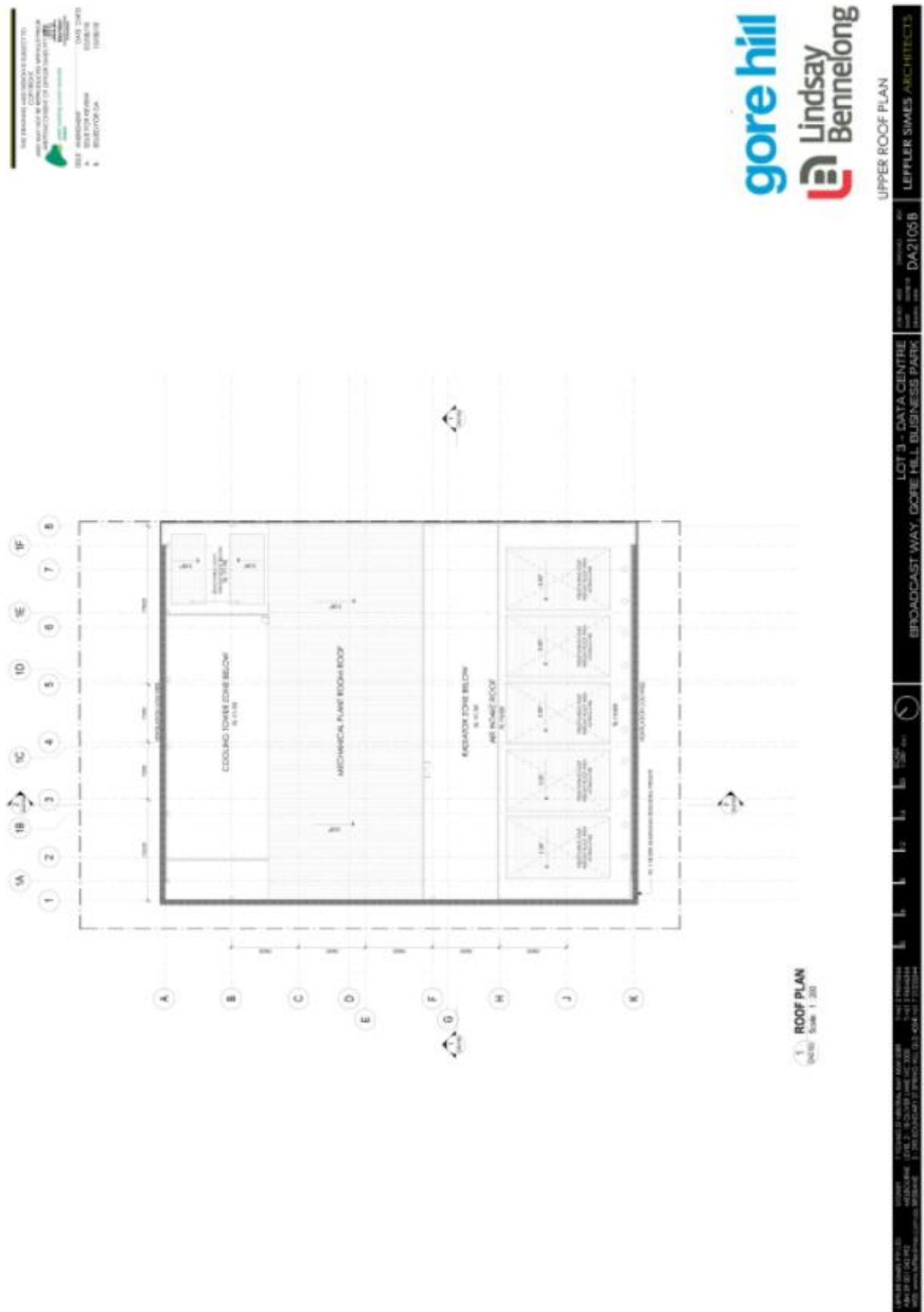


**3 Broadcast Way, ARTARMON NSW 2064.**

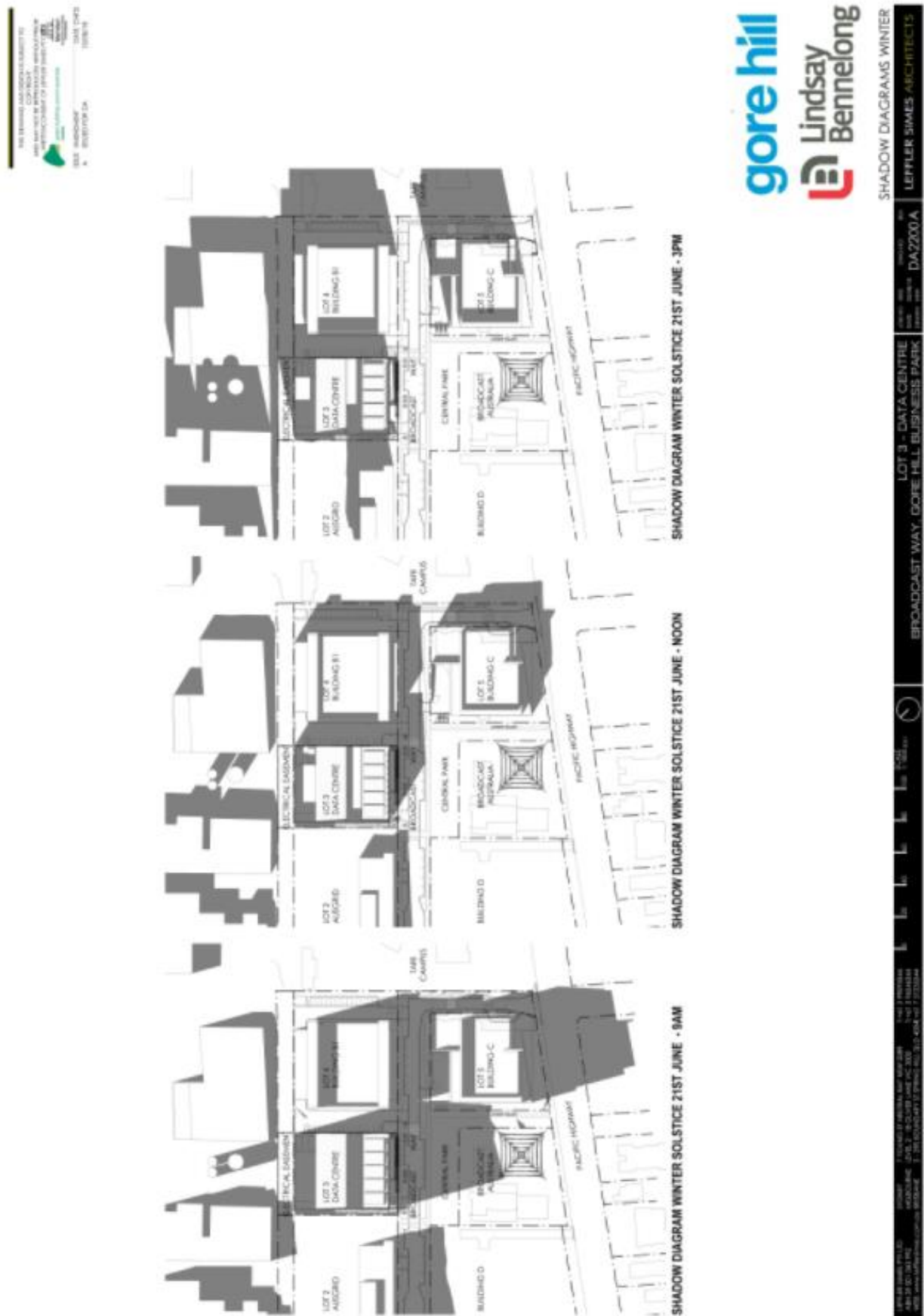




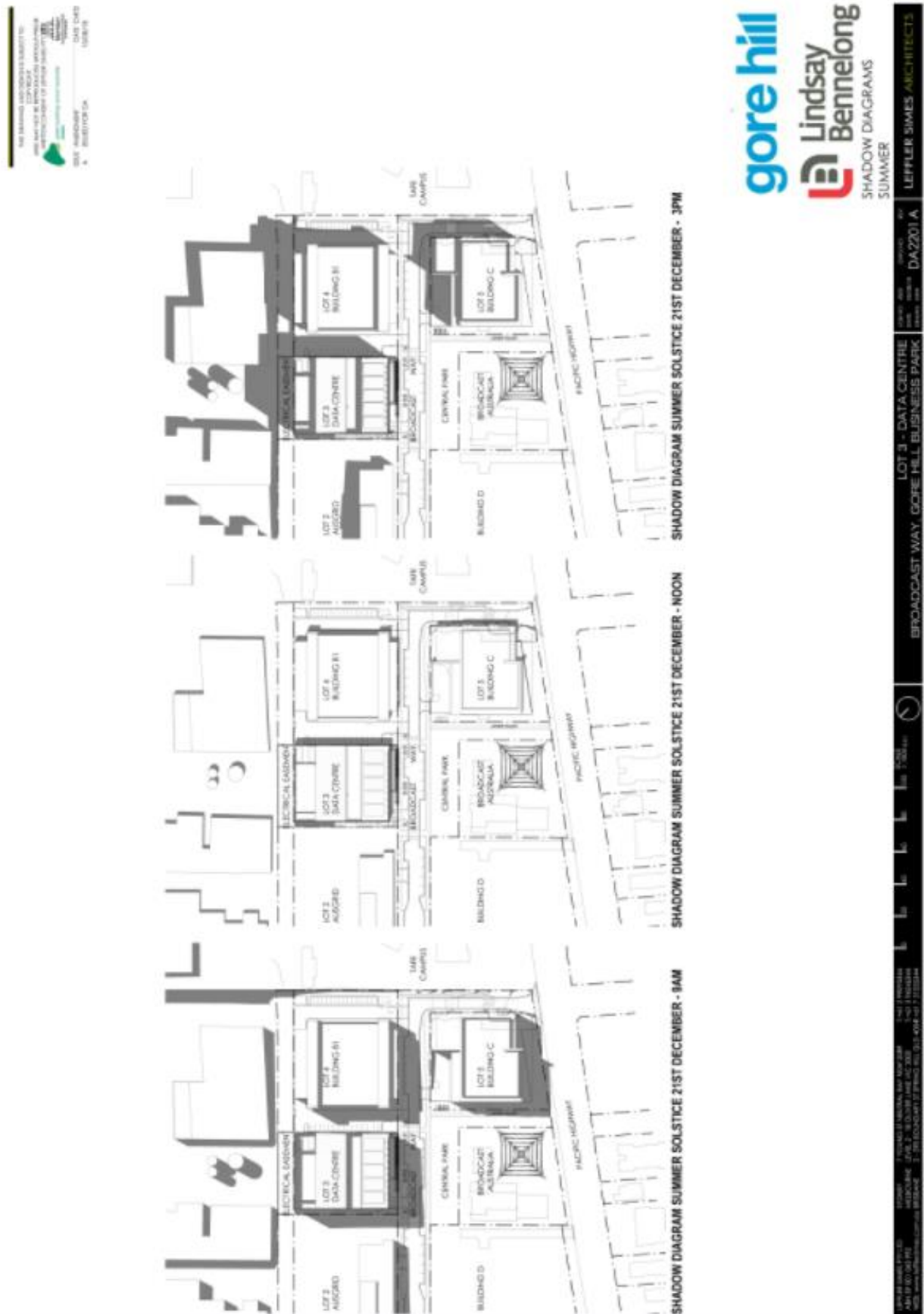
**3 Broadcast Way, ARTARMON NSW 2064.**



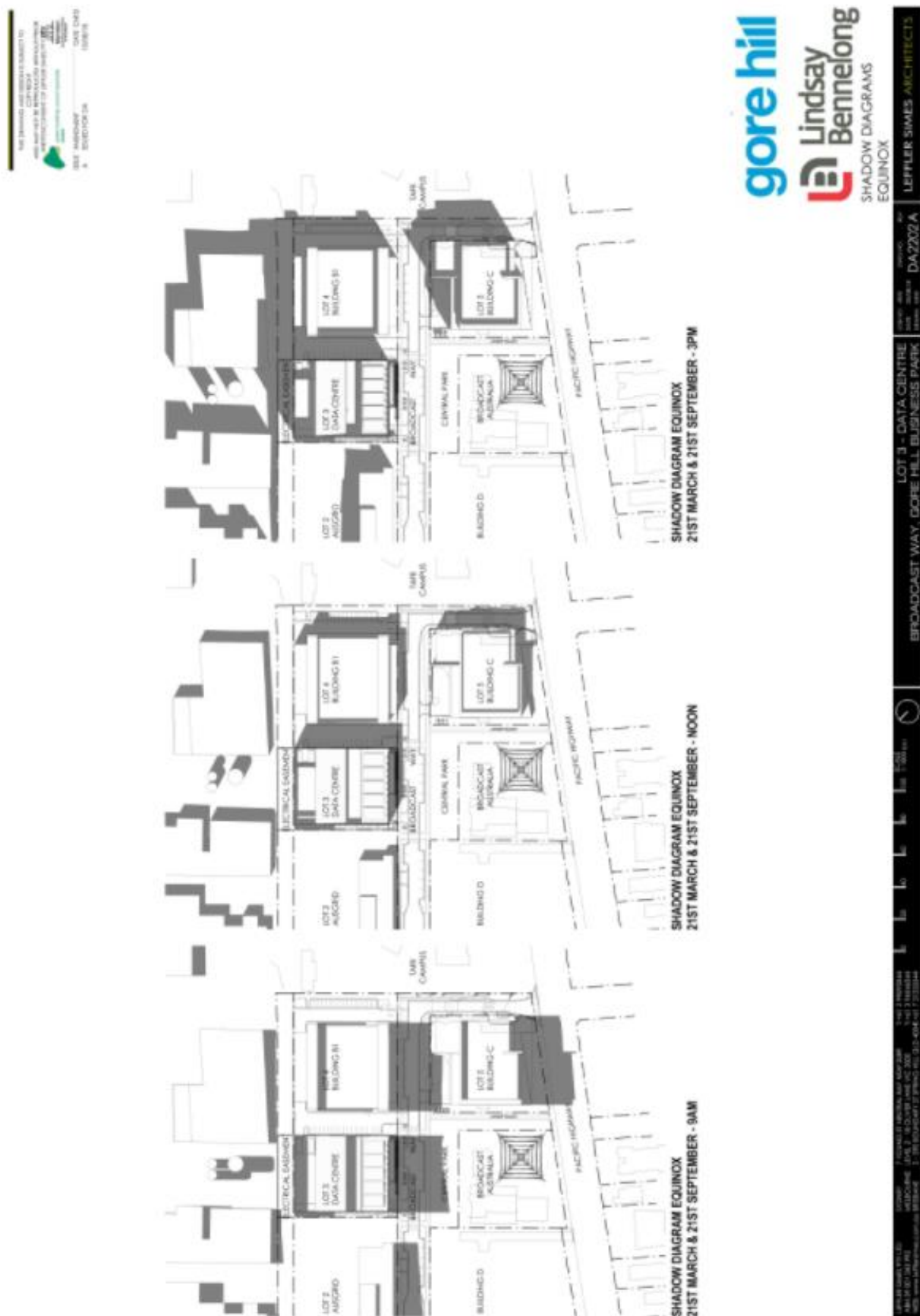
**3 Broadcast Way, ARTARMON NSW 2064.**



**3 Broadcast Way, ARTARMON NSW 2064.**



**3 Broadcast Way, ARTARMON NSW 2064.**



**3 Broadcast Way, ARTARMON NSW 2064.**



# SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

THIS DRAWING IS THE PROPERTY OF LINDSAY BENNELONG ARCHITECTS AND MUST NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LINDSAY BENNELONG ARCHITECTS.

DATE: 10/01/2018  
 DRAWN BY: J. BENNELONG  
 CHECKED BY: J. BENNELONG  
 PROJECT NO: 1001/18

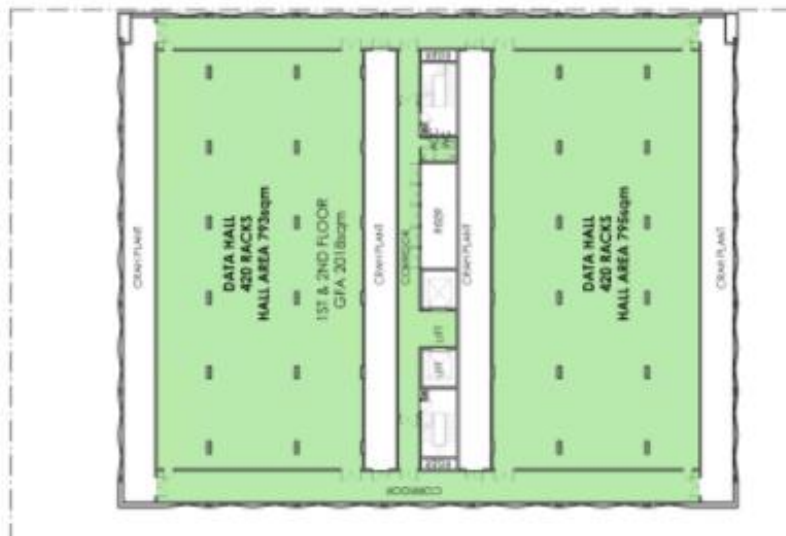
GFA SCHEDULE - N.E.C.	
Area (sqm)	Net GFA
1st Floor	1,200
2nd Floor	1,200
3rd Floor	1,200
4th Floor	1,200
5th Floor	1,200
6th Floor	1,200
7th Floor	1,200
8th Floor	1,200
9th Floor	1,200
10th Floor	1,200
11th Floor	1,200
12th Floor	1,200
13th Floor	1,200
14th Floor	1,200
15th Floor	1,200
16th Floor	1,200
17th Floor	1,200
18th Floor	1,200
19th Floor	1,200
20th Floor	1,200
21st Floor	1,200
22nd Floor	1,200
23rd Floor	1,200
24th Floor	1,200
25th Floor	1,200
26th Floor	1,200
27th Floor	1,200
28th Floor	1,200
29th Floor	1,200
30th Floor	1,200
31st Floor	1,200
32nd Floor	1,200
33rd Floor	1,200
34th Floor	1,200
35th Floor	1,200
36th Floor	1,200
37th Floor	1,200
38th Floor	1,200
39th Floor	1,200
40th Floor	1,200
41st Floor	1,200
42nd Floor	1,200
43rd Floor	1,200
44th Floor	1,200
45th Floor	1,200
46th Floor	1,200
47th Floor	1,200
48th Floor	1,200
49th Floor	1,200
50th Floor	1,200
51st Floor	1,200
52nd Floor	1,200
53rd Floor	1,200
54th Floor	1,200
55th Floor	1,200
56th Floor	1,200
57th Floor	1,200
58th Floor	1,200
59th Floor	1,200
60th Floor	1,200
61st Floor	1,200
62nd Floor	1,200
63rd Floor	1,200
64th Floor	1,200
65th Floor	1,200
66th Floor	1,200
67th Floor	1,200
68th Floor	1,200
69th Floor	1,200
70th Floor	1,200
71st Floor	1,200
72nd Floor	1,200
73rd Floor	1,200
74th Floor	1,200
75th Floor	1,200
76th Floor	1,200
77th Floor	1,200
78th Floor	1,200
79th Floor	1,200
80th Floor	1,200
81st Floor	1,200
82nd Floor	1,200
83rd Floor	1,200
84th Floor	1,200
85th Floor	1,200
86th Floor	1,200
87th Floor	1,200
88th Floor	1,200
89th Floor	1,200
90th Floor	1,200
91st Floor	1,200
92nd Floor	1,200
93rd Floor	1,200
94th Floor	1,200
95th Floor	1,200
96th Floor	1,200
97th Floor	1,200
98th Floor	1,200
99th Floor	1,200
100th Floor	1,200

**gore hill**  
**Lindsay Bennelong**  
 THIRD & FOURTH GFA FLOOR PLANS

LEFFLER SIMES ARCHITECTS



1. THIRD FLOOR GFA PLAN  
 Scale: 1:200



2. FIRST & SECOND GFA PLAN  
 Scale: 1:200

LOT 3 - DATA CENTRE  
 BROADCAST WAY, GORE HILL BUSINESS PARK

DATE: 10/01/2018  
 DRAWN BY: J. BENNELONG  
 CHECKED BY: J. BENNELONG  
 PROJECT NO: 1001/18



**3 Broadcast Way, ARTARMON NSW 2064.**



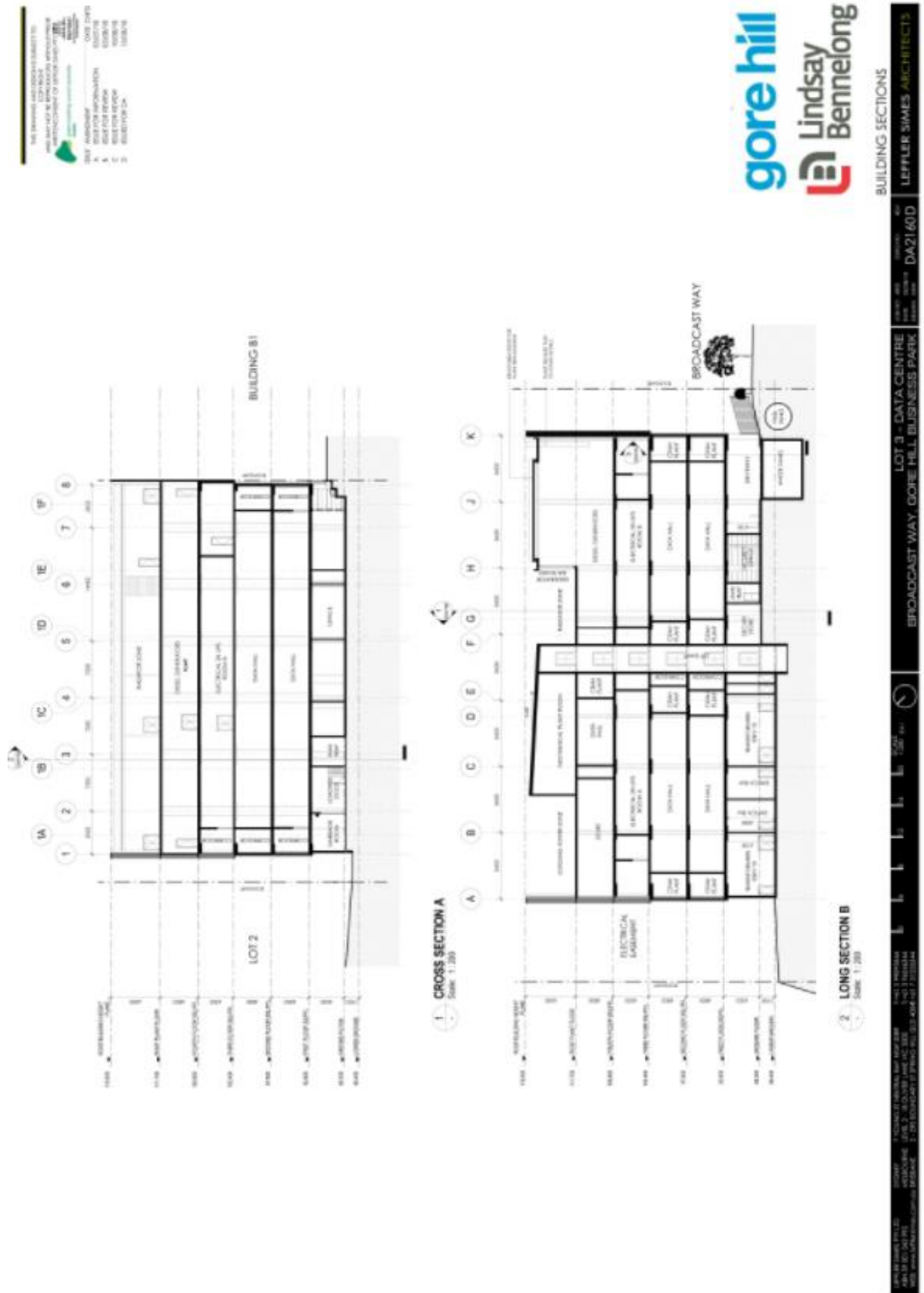
# SNPP REPORT

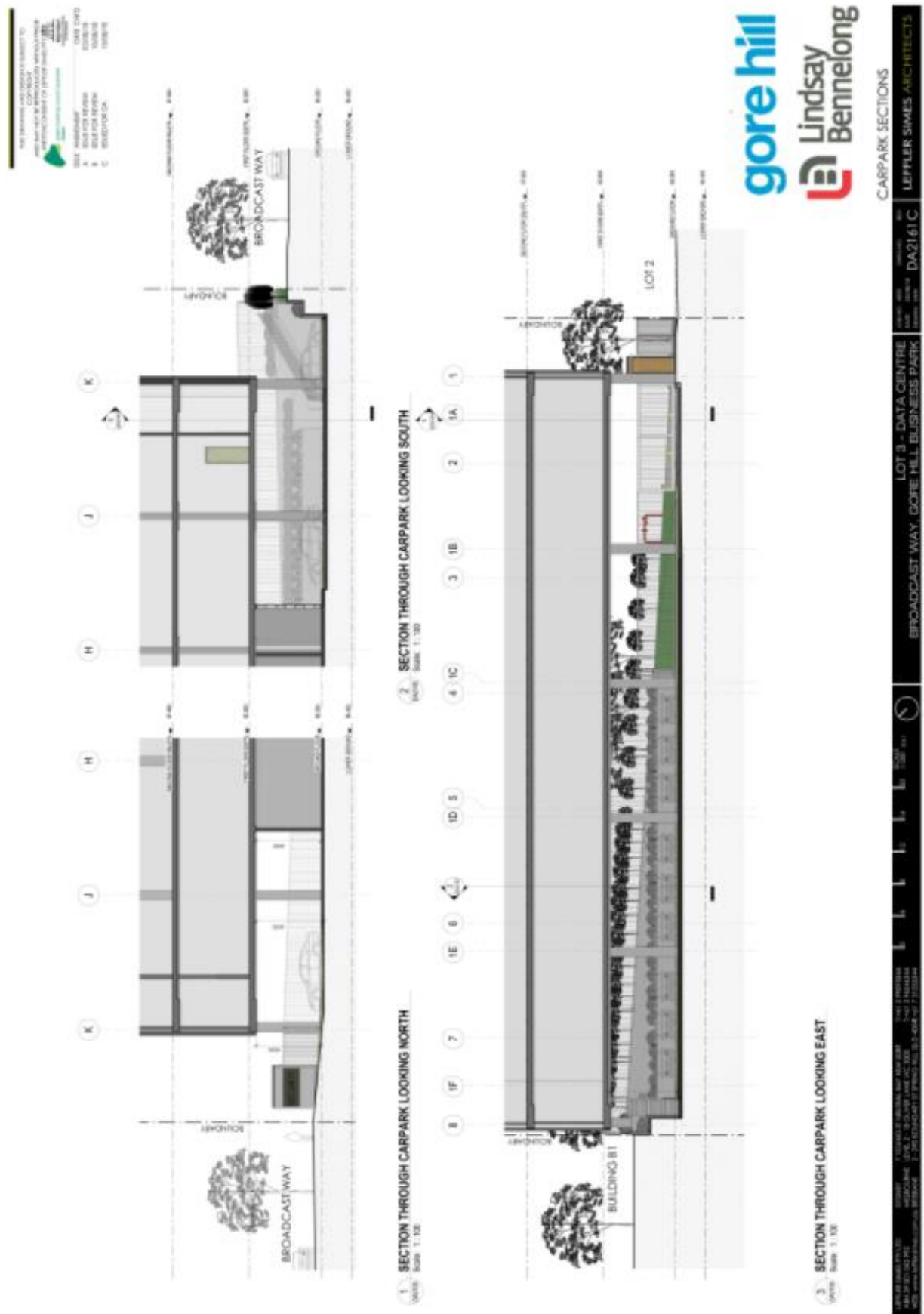
3 Broadcast Way, ARTARMON NSW 2064.

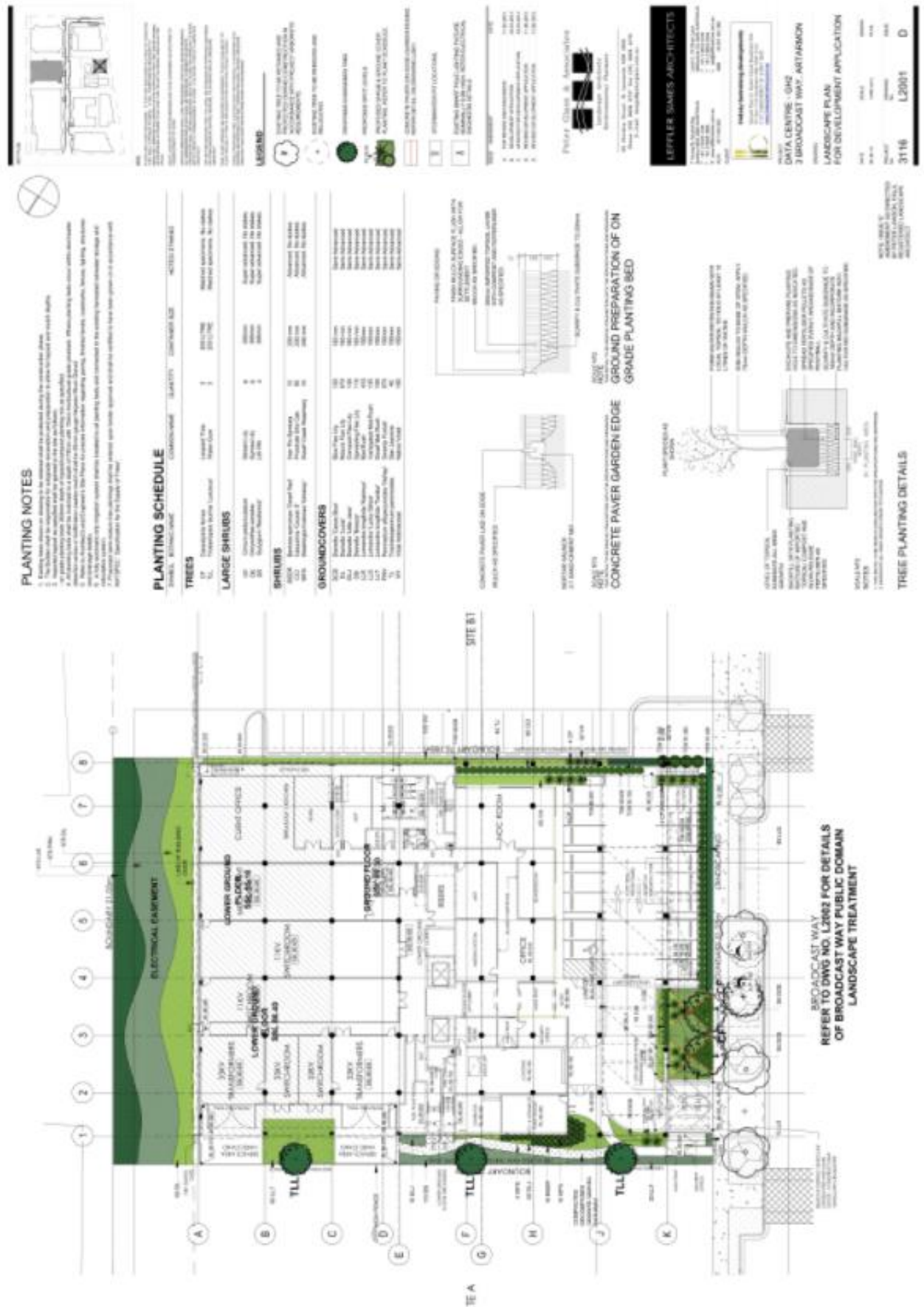


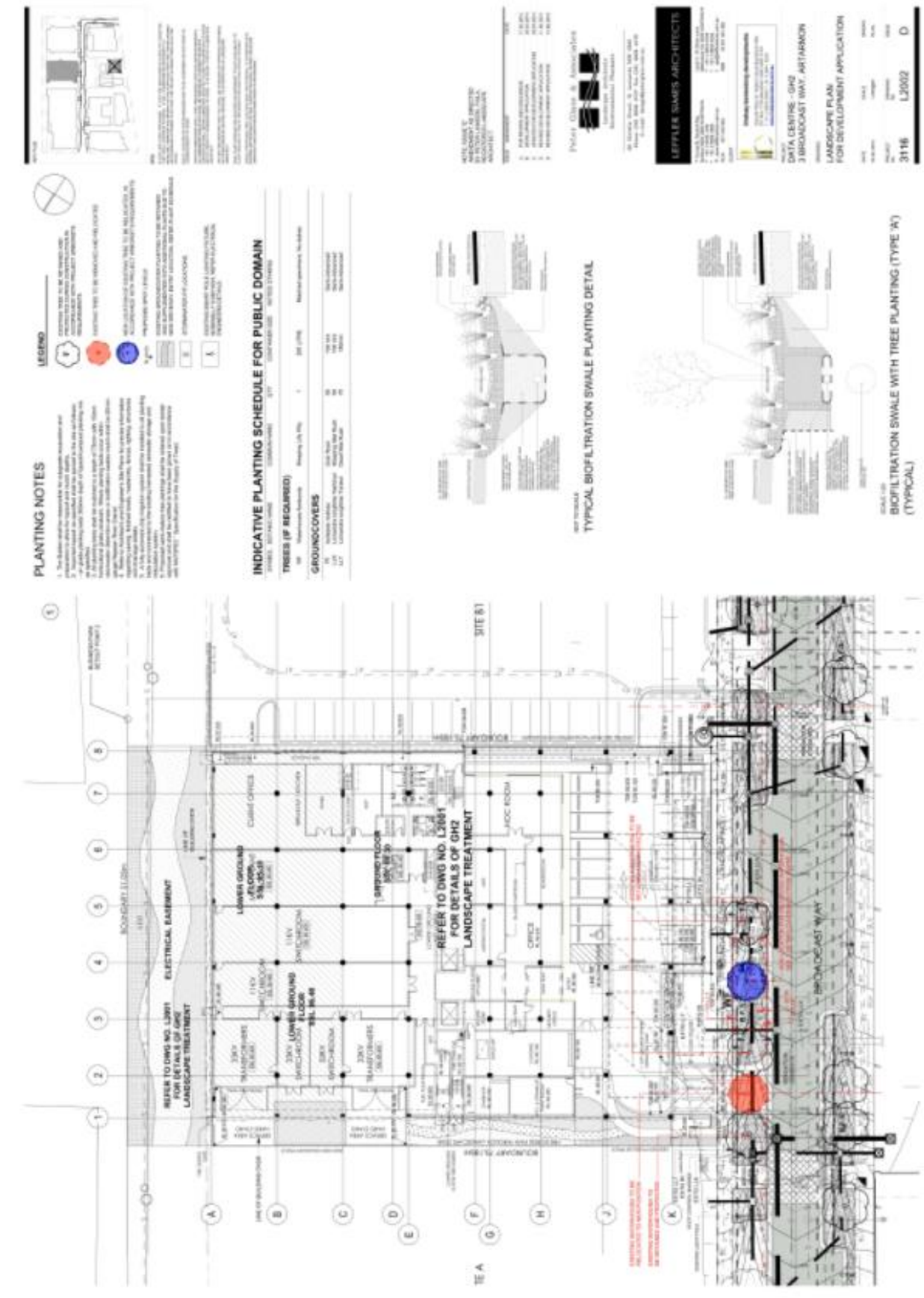


**3 Broadcast Way, ARTARMON NSW 2064.**













DRAWING SCHEDULE	
DWG. NO.	DRAWING TITLE
10-001	General Notes and Specifications
10-002	Site Plan
10-003	Foundation Plan
10-004	Floor Plan
10-005	Section A-A
10-006	Section B-B
10-007	Section C-C
10-008	Section D-D
10-009	Section E-E
10-010	Section F-F
10-011	Section G-G
10-012	Section H-H
10-013	Section I-I
10-014	Section J-J
10-015	Section K-K
10-016	Section L-L
10-017	Section M-M
10-018	Section N-N
10-019	Section O-O
10-020	Section P-P
10-021	Section Q-Q
10-022	Section R-R
10-023	Section S-S
10-024	Section T-T
10-025	Section U-U
10-026	Section V-V
10-027	Section W-W
10-028	Section X-X
10-029	Section Y-Y
10-030	Section Z-Z



### LOCALITY PLAN

**NOT FOR CONSTRUCTION**

COVER SHEET ORDERING SCHEDULES AND LOCALITY PLAN	DATE 18/01/01	REVISED 01
---	------------------	---------------

LOT 3 DATA CENTRE  
BRIDGECASE WAY, GORE HILL

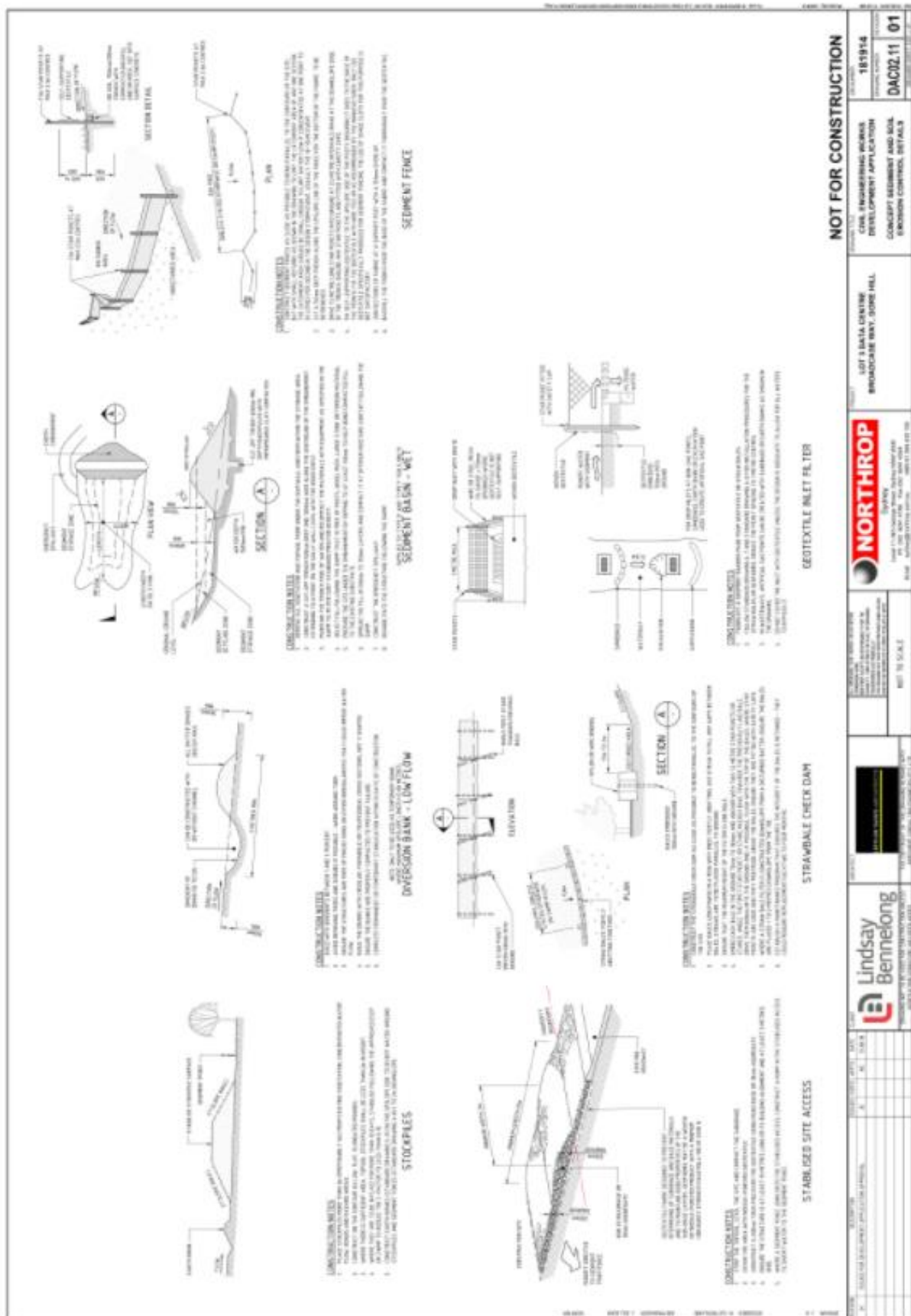


Page 71

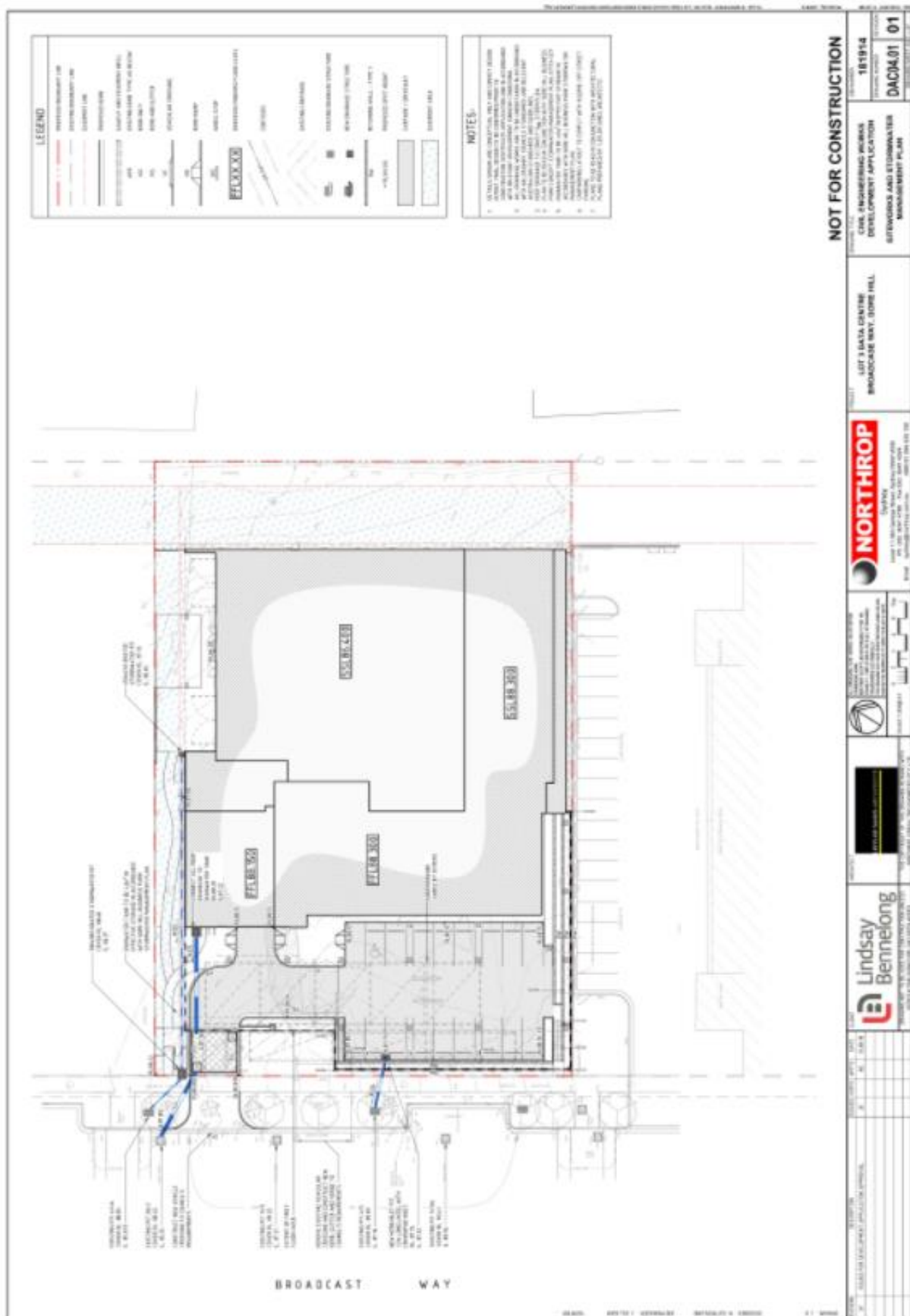
**3 Broadcast Way, ARTARMON NSW 2064.**







**3 Broadcast Way, ARTARMON NSW 2064.**



# SNPP REPORT

3 Broadcast Way, ARTARMON NSW 2064.

