

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The applicant proposes a partial demolition of the existing data hall building and the construction of an 8-storey building extension to be used as a data centre.

2 Demolition

- 2.1 The proposed partial demolition consists of demolition to the following existing components:
- offices
 - loading dock and handling areas
 - carpark, hardstand area and landscaping.

3 Tree removal

- 3.1 The demolition plan also includes the removal of 6 trees along the proposed main building entry on the northern boundary adjoining Peter Brock Drive, and the removal of 1 tree on the southern side of the boundary in the existing batter zone.

4 Construction of an 8-storey data centre as an extension of the existing building

- 4.1 The proposed 8 storey extension (Building F) will accommodate:
- new office space and future plant and services area on the ground floor
 - loading and handling facilities
 - 7 levels of separately leased out data hall
 - a top floor for future plant and services
 - a total of 80 car parking spaces for employees, contractors and visitors for the whole site
 - excavation works, construction of retaining walls and stormwater treatment works.
- 4.2 The proposed extension is for a shell building only with separate future fitout applications to be lodged with Council. Further specific infrastructure requirements may also be required for individual future tenants.
- 4.3 The proposed extension building height is 54 m.
- 4.4 A variety of material finishes are proposed, including a combination of timber grain and grey concrete finishes, with clear glass curtain wall, metal louvre screens and anodised perforated metal screen to the rooftop plant areas.

5 Operational matters

- 5.1 The existing data centre (Buildings C, D, G, L, M and N) will continue to operate as per the previous approval, noting that the proposal also includes an additional 18 employees and utilising the proposed ground floor area for offices.
- 5.2 The proposed total number of staff will therefore increase from 17 to 35 in the existing data centre operation.
- 5.3 However, it is intended that the remaining 7 levels of the data centre complex will be leased out to private or public authorities to cater for their storage of electronic data to meet new Federal laws. The end users are not known at this stage as they will be subject to separate lease agreements and their fitout needs will not be known until then. However, there will only be 45 car spaces left to share among the 7 floors of data hall, so this parking will be allocated to each lease based on their intended staffing and visitor demands which may have to be limited to ensure the staff and visitor parking is adequately catered for on this site.
- 5.4 An existing vehicular access on the north-eastern side of the property from Peter Brock Drive will be maintained. The existing internal access road is also maintained in this proposal.

6 Associated documents

- 6.1 The proposal is accompanied by the following reports:
 - Statement of Heritage Impact to Prospect Reservoir, prepared by Eco Logical Australia dated 31 July 2019.

The report concludes that the proposed development will not impact on the heritage curtilage of the Reservoir. As many trees as possible shall be retained between the subject site and the Prospect Nature Reserve (which the architectural plans have demonstrated) to preserve the existing vegetation buffer.
 - Bushfire Risk Assessment report prepared by BPAD Bushfire Planning and Design dated 17 August 2019

The report concludes that all proposed building extensions are outside of the Asset Protection Zone. The additions are also separated from the bushfire vegetation by a wide power line easement. The report recommends the provision of fire hydrants and static water supply on the site.
 - Traffic Impact Assessment report prepared by TTW dated 14 August 2019

The report concludes that trip generation will increase up to 14 vehicles per hour (or 1 vehicle every 4 minutes) which is considered a negligible impact to the existing road network. Parking demand is calculated for the whole site to be at 31 spaces, and up to 80 spaces in peak times.
 - Acoustic report prepared by Arup dated 14 August 2019

The report mainly provided an acoustic assessment during the construction phase, as the proposal is only for a shell building. Operational acoustic assessment will therefore be subject to future fitout DAs of this shell building.
 - Arborist Report prepared by Sturt Noble Arboriculture dated 29 August 2018.

The proposed trees to be removed under this report relate to the existing trees along the southern side of the property within the buffer zones, which is inconsistent with the site/demolition plan which indicates the removal of only 1 tree within this buffer zone. The application of this arborist report will be only for the removal assessment of a Eucalyptus Tree (no. 12 as stated in the Report).