

Mr Edward Truong
Design Manager
Hindmarsh Construction Australia Pty Ltd
Level 27, 100 Miller Street
NORTH SYDNEY NSW 2000

Attention: Mr Murray Donaldson and Ms Anna Wang, Urbis

14/02/2020

Dear Mr Truong

**Roberts Road Data Centre (SSD-10330)
Response to Submissions**

The exhibition of the development application and Environmental Impact Statement (EIS) for the above proposal ended on 31 January 2020. All submissions received by the Department of Planning, Industry and Environment (the Department) during the exhibition period are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/12551>.

The Department requires you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000 (the Regulation). Please provide a response to the issues raised in these submissions within two months of the date of this letter. You are also requested to submit additional information that effectively addresses the issues identified in **Attachment 1**.

If there are any changes to the scope of the development which substantially change the environmental impacts of the development as outlined in the EIS, exhibition of the proposed changes may be required in accordance with Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

Note that under clause 113(7) of the Regulation, the days occurring between the date of this letter and the date on which your response to submissions is received by the Planning Secretary are not included in the deemed refusal period.

If you have any questions, please contact Patrick Copas, who can be contacted on (02) 9274 6273, or via email at patrick.copas@planning.nsw.gov.au.

Yours sincerely



Chris Ritchie
Director
Industry Assessments
as delegate for the Planning Secretary

ATTACHMENT 1

Department Comments

Relationship between SSD-10330 and 10_0142

1. Section 1.5.1 of the Environmental Impact Statement (the EIS) notes the proposed development and the existing data centre (approved under 10_0142) would form part of a combined facility operated by Canberra Data Centres Pty Ltd. It is subsequently requested the response to submissions (the RTS) clarify the relationship between 10_0142 and SSD-10330.

Consideration should also be given to surrendering the project approval 10_0142 and subsequent consolidation of the existing on-site data centre operations into any consent given to SSD-10330.

Potential noise impacts at Flavex Lane

2. Section 6.2.4 of the EIS describes a number of 'conceptual' mitigation measures which may be installed to ensure compliance with the project noise trigger levels (PNTL) at Flavex Lane.

The Noise Assessment predicts the night-time PNTL would be exceeded at Flavex Lane under temperature inversions. It is requested the RTS detail the specific mitigation measures which would be installed to ensure compliance with the PNTL. The effectiveness of these mitigation measures must be supported by additional noise modelling undertaken in accordance with the Noise Policy for Industry (EPA, 2017).

Landscaping

3. Given the comments provided by Blacktown City Council in its submission dated 31 January 2020, please update the landscape masterplan to replace:
 - (i) *Pyrus calleryana* 'Capital' trees with an alternative tree species (either native or exotic) which will provide a larger tree canopy along internal roadways to the north and south of the data centre building
 - (ii) *Elaeocarpus grandis* trees with an alternative tree species (either native or exotic) which is better suited to the local climate.

Consultation with the EPA

The Department recommends the Applicant consult with the Environment Protection Authority directly regarding the comments provided in its letter dated 22 January 2020, to ensure they are appropriately addressed as part of the RTS.