

18 January 2024

TfNSW Reference: SYD23/01380/01
DPHI Reference: SSD-58601963



Ms. Kiersten Fishburn
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Bruce Zhang

**EXHIBITION OF ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR 96MW DATA CENTRE FACILITY
6 HONEMAN CLOSE, HUNTINGWOOD**

Dear Ms Fishburn,

Thank you for providing Transport for NSW (**TfNSW**) an opportunity to comment on the exhibition of Environmental Impact Statement (EIS) for the proposed 96MW data centre facility at 6 Honeman Close, Huntingwood.

TfNSW has reviewed the submitted EIS and provides comments in **TAB A**, which will require addressing as part of the Response to Submissions (RtS), noting that the Applicant will require to obtain TfNSW concurrence under section 138 of the *Roads Act, 1993* separately to the State Significant Development Application (**SSDA**) for the proposed civil works on Reservoir Road (classified road).

Should you have any questions relevant to the subject proposal, please contact Felix Liu, Land Use Planner, via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B. Pegg".

Brendan Pegg
Senior Manager Land Use Assessment Central and Western
Planning and Programs, Greater Sydney Division

TAB A – TfNSW comments to be addressed as part of the RtS

Proposed vehicle access on Reservoir Road (classified road)

Comment:

TfNSW has identified that the development proposes access on Reservoir Road, which is a state classified road. As such, separate TfNSW concurrence under section 138 of the *Roads Act, 1993* will be required. However, TfNSW will not support access on Reservoir Road when alternative local road access (via Honeman Close) can be achieved by the development.

TfNSW position is consistent with current practice to limit the number of vehicular conflict points along the arterial road network to maintain network efficiency and road safety, which is reflected in section 6.2.1 of the *Guide to Traffic Generating Developments*, which states ‘access across the boundary with a major road is to be avoided wherever possible’. Additionally, clause 2.119 2(a) of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* states that “The Consent Authority must not grant consent to development on land that has frontage to a classified road unless it is satisfied that:

(a) where practicable, vehicular access to the land is provided by a road other than the classified road”

TfNSW notes that existing approval for DA-17-01780 had vehicle access via Reservoir Road, however, advises that this development proposed a service station with ancillary uses. As the proposed development is not similar in terms of function, operation, TfNSW do not deem it appropriate to have the same vehicular access.

Recommendation:

TfNSW requires that the development amends the vehicle access to Honeman Close to align with current practice, which ensures a safe systems approach that is suitable for this type of development.

Honeman Close access arrangement

Comment:

TfNSW note that Honeman Close is under the care and control of Blacktown Council (Council). As such, the proposed design and operation should be to Council’s requirements.

Recommendation:

Council should be satisfied with the proposed design and the Applicant align with Council’s requirements.