



Mr Andrew Owens
Managing Director
Greenbox Architecture
25 Bligh Street
SYDNEY NSW 2000

13/06/2019

Dear Mr Owens

**Lane Cove West Data Centre (SSD-9741)
Response to Submissions**

The exhibition of the development application including the Environmental Impact Statement (EIS) for the above proposal ended on 13 May 2019. All submissions received by the Department of Planning and Environment (the Department) during the exhibition of the proposal are available on the Department's website at <https://www.planningportal.nsw.gov.au/major-projects/project/9381>.

Please be advised the Department is also awaiting formal submissions from the Department of Industry (Water) and the Department of Primary Industries (Fisheries). When comments from these public authorities are received, the Department will forward them to you for consideration.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environment Planning and Assessment Regulation 2000 (the Regulation). Please provide a response to the issues raised in these submissions by 7 August 2019. 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

Clarification of the details of the proposed development

1. The Department notes the development description provided in Section 3 of the EIS does not clearly delineate which elements of the data centre are included in the State significant development (SSD) application, and which elements are being sought through a separate approval process. The response to submissions (RTS) should include a clear description of the proposed development broken down into:
 - (i) those elements of the data centre which form part of the SSD application
 - (ii) those elements of the data centre which will be sought through a separate approval process.

Bulk and scale

2. Please provide further justification regarding the proposed bulk and scale of the development, given the concerns raised by Lane Cove Council, community organisations and the general public during the exhibition period. This justification should also clearly demonstrate that design variations have been considered with respect to the height and bulk of the development.

Existing native vegetation

3. Please provide further justification regarding the scale of native vegetation clearing required to facilitate the proposed development, given the concerns raised by Lane Cove Council, the Office of Environment and Heritage, community organisations and the general public during the exhibition period. In a similar manner to point (2) above, this justification should clearly demonstrate that design variations have been considered with respect to the development's footprint and provision of additional landscaping.

Construction staging

4. The Department notes construction of the data centre would be undertaken in three stages, being:
 - (i) Phase 1 – Bulk earthworks across the site, southern data halls and associated infrastructure, driveways and parking areas and the substation area
 - (ii) Phase 2 – Central data halls and associated infrastructure
 - (iii) Phase 3 – Northern data halls and associated infrastructure.

Given the constrained nature of the site, please provide further detail regarding how construction would be staged to minimise potential conflicts between on-going construction works and the operation of completed data halls. Consideration should also be given to the provision of parking for both construction and operational staff during this period.

Aboriginal cultural heritage

5. The following documents were provided to the Department on 2 May 2019:
 - (i) 1 Sirius Road, Lane Cove: Aboriginal cultural heritage assessment report, prepared by Biosis Pty Ltd, dated 18 April 2019 (Final version 01)
 - (ii) 1 Sirius Road, Lane Cove: Archaeological report, prepared by Biosis Pty Ltd, dated 18 April 2019 (Final 01).

The Department notes these documents include the personal contact details of a number of Aboriginal stakeholders, as well as information marked 'Not to be made public'. Please provide an updated version of these documents as part of your Response to Submissions (RTS), which has all personal and/or sensitive information redacted. These documents will then be made publicly available on the Department's Major Projects website.

Lane Cove Tunnel

6. Please provide additional information regarding the potential impacts of the proposed development upon the Lane Cove Tunnel's (LCT) Western Ventilation Shaft and the LCT Motorway Control Centre, given the comments provided by the Roads and Maritime Services in its submission dated 14 May 2019.

Fencing

7. While some plans within the EIS refer to the installation of 2.7 metre (m) high perimeter fence, others (such as the landscape management plan) refer to 1.8 m high fencing. Please clarify the intended height of the proposed perimeter fencing and include indicative plans of its design. Where fencing traverses the transmission line easement, it must be designed in accordance with the requirements of Ausgrid (refer to Ausgrid's submission dated 20 May 2019).