

Mr Andrew Owens  
Managing Director  
Greenbox Architecture Pty Ltd  
Level 25, 25 Bligh Street  
SYDNEY NSW 2000

21/10/2020

**Attention:** Mr Travis Lythall, Willowtree Planning

Dear Mr Owens

**Lane Cove West Data Centre – Modification 2 (SSD-9741-Mod-2)  
Request for Response to Submissions**

The exhibition of the modification application including the Modification Report for the above proposal ended on Monday 12 October 2020. All submissions received by the Department of Planning, Industry and Environment (the Department) during the exhibition of the proposed modification are available on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/40016>

The Department requires you provide a response to all issues raised in the submissions by 4 November 2020. You are also requested to submit additional information that addresses the issues identified in **Attachment 1**.

If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Patrick Copas on (02) 9274 6273, or via email at [patrick.copas@planning.nsw.gov.au](mailto:patrick.copas@planning.nsw.gov.au).

Yours sincerely



**Chris Ritchie**  
**Director**  
**Industry Assessments**  
as delegate of the Planning Secretary

## **ATTACHMENT 1**

### **Department's Comments**

#### **Traffic and access**

1. Page 12 of the Traffic and Parking Assessment notes that the proposed driveway ramp from Apollo Place would be used to provide 'emergency' truck access to the approved data centre. Please clarify the definition of an 'emergency' in this context, along with what measures would be implemented to minimise access at other times.

#### **Biodiversity impacts**

2. Several submissions raised concern regarding whether the expanded footprint of the fire trail and the generator platforms would require the removal of additional trees. Please clarify whether additional trees would be removed as part of the proposed modification and, if so:
  - (i) at what ratio they be replaced
  - (ii) where the replacement trees would be located.

#### **GFA calculations**

3. The Department notes the Gross Floor Area (GFA) calculations for the proposed modification differ between the Modification Report and the architectural drawings. Please provide a detailed GFA breakdown (Table format is appropriate) which compares the development approved under SSD-9741 against the GFA associated with the proposed modification.

#### **Construction and operational jobs**

4. The original Environmental Impact Statement (EIS) noted the development would generate up to 320 construction jobs and 100 operational jobs. Please clarify whether the modification would result in any additional construction or operational jobs.
5. Please provide a breakdown of overall operational staff numbers by location (e.g. office space in the data centre building compared to the office space in 2 Apollo Place) and by type (e.g. data centre staff, tenant/customer staff, visitors, etc).

#### **Capital investment value**

6. Please clarify the additional cost of the works proposed under the modification, including the refurbishment and fit-out of 2 Apollo Place.

#### **Management and mitigation measures**

7. Please provide an updated list of management and mitigation measures which references the data centre's updated bushfire protection measures. This document should be provided as both a Microsoft Word document and a PDF.

#### **Land owner's consent**

Please provide updated land owner's consent for ALL lots subject to the modification application (including 2 Apollo Place). Each land owner consent letter must be prepared in accordance with [FS01 – Land Owner's Consent for State Significant Proposals](#) (DPE, 2015) and must reference the current modification application number (SSD-9741-Mod-2).