



# Greystanes Employment Lands – Dexus Estate Modification 7

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State Significant Development Modification Assessment  
(MP08\_0259-Mod-7)

September 2022



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# Glossary

<b>Abbreviation</b>	<b>Definition</b>
<b>Applicant</b>	Fujitsu Australia Ltd
<b>Council</b>	Cumberland City Council
<b>Department</b>	Department of Planning and Environment (DPE)
<b>EPA</b>	Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2021
<b>EPL</b>	Environment Protection Licence
<b>FRNSW</b>	Fire and Rescue NSW
<b>LEP</b>	Local Environmental Plan
<b>Minister</b>	Minister for Planning
<b>Planning Secretary</b>	Secretary of the Department
<b>RtS</b>	Response to Submissions
<b>SEPP</b>	State Environmental Planning Policy
<b>SRD SEPP</b>	State Environmental Planning Policy (State and Regional Development) 2011

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# 1 Introduction

This report provides the NSW Department of Planning and Environment's (the Department's) assessment of an application to modify the State significant development (SSD) consent for Greystanes Employment Lands – Dexu Estate (08\_0259, as modified).

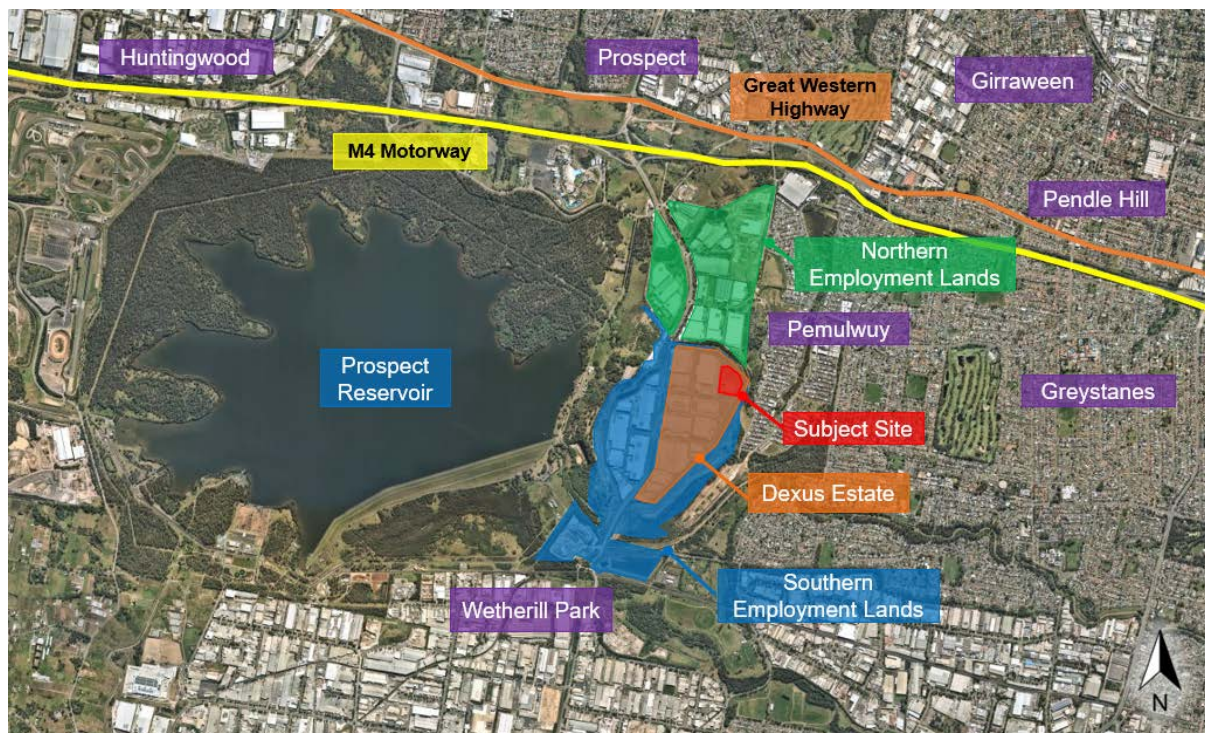
The modification application seeks consent to amend the site layout including relocation of a water tank, car parking, additional underground fuel tanks and reconfiguration of ancillary infrastructure and equipment.

The application (MP08\_0259-Mod-7) was lodged on 19 May 2022 by Fujitsu Australia Ltd (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

## 1.1 Background

The Applicant operates a data centre at 6 Bellevue Circuit, Pemulwuy in the Cumberland local government area, part of the Dexu Estate which is located within Greystanes Southern Employment Lands (SEL) (06\_0181), a 156-hectare (ha) site. Greystanes SEL was approved by the then Minister for Planning as a Concept Plan in July 2007 for industrial use.

Dexu Estate and Greystanes SEL are located within the former Prospect Quarry, adjacent to Prospect Reservoir. Directly to the north of Greystanes SEL is Greystanes Northern Employment Lands (NEL), (see **Figure 1**) developed prior to Greystanes SEL.



**Figure 1 | Local Context Map**

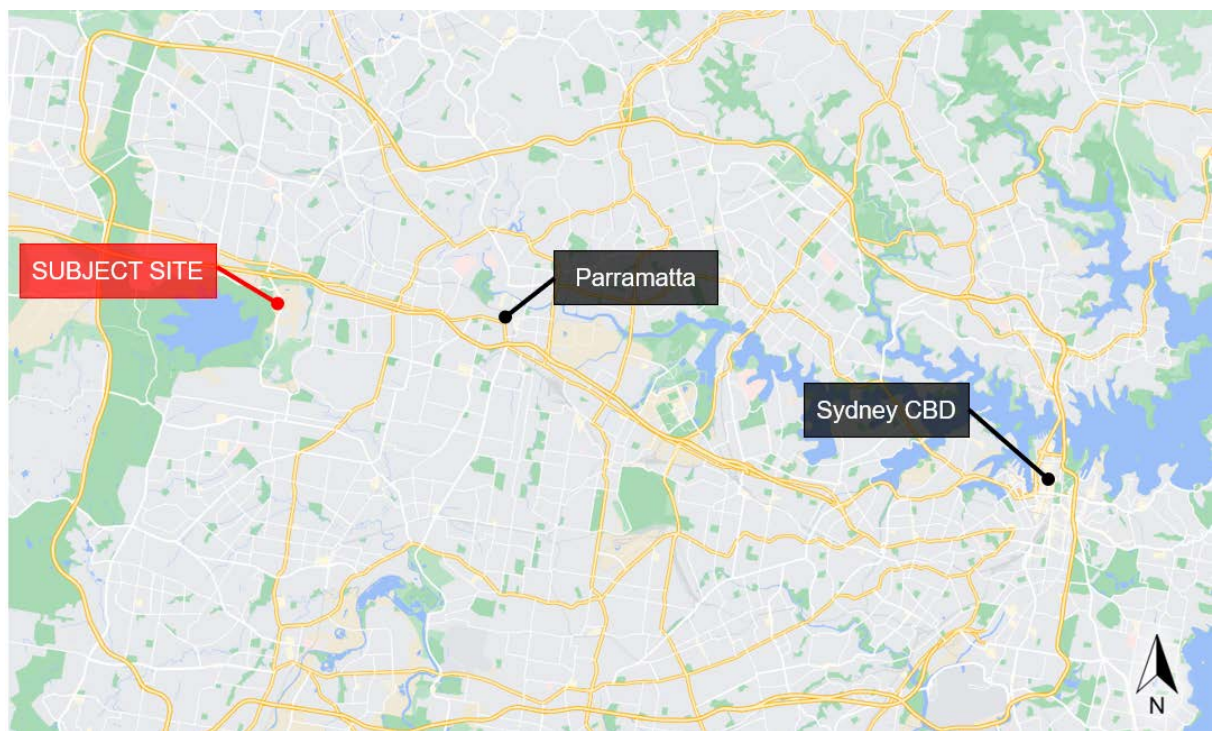
On 8 November 2011, the Applicant was granted project approval for Greystanes Employment Lands – Dexu Estate (08\_0259), a development consisting of an industrial park including warehouse and distribution centres with ancillary office space in a 47-ha portion of Greystanes SEL. Consent allows for

the construction and operation of a range of warehouse and storage/distribution facilities on three 'superlots'.

The Fujitsu Data Centre within the Dexu Estate includes the storage of the Applicant's data and the data of clients. The development is to be undertaken across four stages. Stage 1 of the data centre has been constructed and this modification relates to amendments to Stage 2 of the development including plant gantry structure and fire water tanks.

## 1.2 Subject Site

The site is located 27 kilometres (km) north-west of the Sydney Central Business District and 1.6 km from the M4 Motorway, covering approximately 3.85 ha of land zoned for light industrial uses (see **Figure 2**). The site is legally described as Lot 14 DP 270644 and the development lot for the proposal fronts Bellevue Circuit.



**Figure 2 | Regional Context Map**

Surrounding land uses include predominantly industrial activities and residential zoned land (see **Figure 3**):

- 140 m to the east of the site is residential zoned land, separated visually from the site by the quarry wall
- directly north of the site is Greystanes NEL
- Prospect Reservoir is located west of the site
- to the south developments within Dexu Estate including Symbion, Solar Paper and UPS.



**Figure 3 | Subject site and surrounding area**

### 1.3 Approval history

#### Concept Plan and Project Application MP06\_0181

On July 2007, the Minister for Planning approved a Concept Plan and Project Application (MP06\_0181) from Boral Limited (Boral) for the SEL under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The concept plan approval permits the following works:

- a subdivision into industrial and business precincts
- a maximum gross floor area (GFA) of 493,215 m<sup>2</sup>
- a conceptual road design
- floor space ratio of 0.75:1 for development within the industrial precinct, and 1:1 for the hotel development
- urban design controls including height, landscaping and open space

The project approval permits the following works:

- a 75-lot community title subdivision
- creation of 3 lots for business park and service retail use
- construction of major infrastructure
- dedication of roads and transit corridor as public roads

The concept and project approvals have been modified on three occasions (see **Table 1**).

**Table 1 | Summary of MP06\_0181 Modifications**

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
<b>MOD 1</b>	Reconfiguration of super lots, revised design and management of stormwater and groundwater systems, amendments to heritage site and amendments to conditions.	Executive Director	s75W	11 January 2008
<b>MOD 2</b>	Minor subdivision adjustments, southern connection road alignment, transitway corridor amendment and amendments to statement of commitments.	Executive Director	s75W	21 August 2009
<b>MOD 3</b>	Importation of up to 350,000 m <sup>3</sup> of clean fill into the western precinct of the site.	Director	s75W	13 November 2014

*Project Approval MP08\_0259 DEXUS Industrial Park Estate*

On 8 November 2009, the then Minister for Planning for the development of the Greystanes Employment Lands – Dexus Estate 08\_0259. The Project Approval comprised a broad approval for:

- the construction and operation of a range of warehouse and storage/distribution facilities on three ‘superlots’; and
- building footprints, approximate floor space, site cover and landscaping provisions.

On 6 July 2010, the Department approved the pre-construction requirements for the Fujitsu Data Centre.

The approval has been modified on 6 occasions (see **Table 2**).

**Table 2 | Summary of Modifications**

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
<b>MOD 1</b>	Solaris Paper Facility – paper product manufacturing on Lots 8 and 9.	Executive Director	s75W	20 August 2010
<b>MOD 2</b>	Design Changes – amendments to super lot C layout, including deletion of the southern portion of Bellevue Circuit on the eastern side of the lot, and an ancillary estate manager’s office.	Director	s75W	14 March 2012
<b>MOD 3</b>	Further Design Changes – amendments to super lot A masterplan layout, including subdivision of two lots into four lots, new	Director	s75W	4 May 2012

<b>Mod No.</b>	<b>Summary of Modifications</b>	<b>Approval Authority</b>	<b>Type</b>	<b>Approval Date</b>
	access road and light industrial use of two facilities.			
<b>MOD 4</b>	Data Centre – amendments to building footprints and envelopes, GFA and FSR for the Fujitsu Data Centre.	Executive Director	s75W	6 March 2013
<b>MOD 5</b>	Design Refinements – amendments to building footprints to split one building into two on Lot 25 DP 270644 within super lot C and subdivision of proposed Lot 13 to creates proposed Lot 13 and Lot 14.	Director	s75W	22 May 2013
<b>MOD 6</b>	Further Design Refinements – amendments to super lot A including subdivision of Lot 4 into two lots, relocation of approved estate manager’s office and café and minor amendments to super lot C master plan.	Executive Director	s75W	10 July 2014

## 2 Proposed modification

### 2.1 Proposed Modification

The Applicant has lodged a modification application under Section 4.55(1A) of the EP&A Act to modify 08\_0259. The modification is described in full in the Statement of Environmental Effects (SEE) included in **Appendix A** and is illustrated on **Figure 4** to **Figure 5** and summarised in **Table 2**.

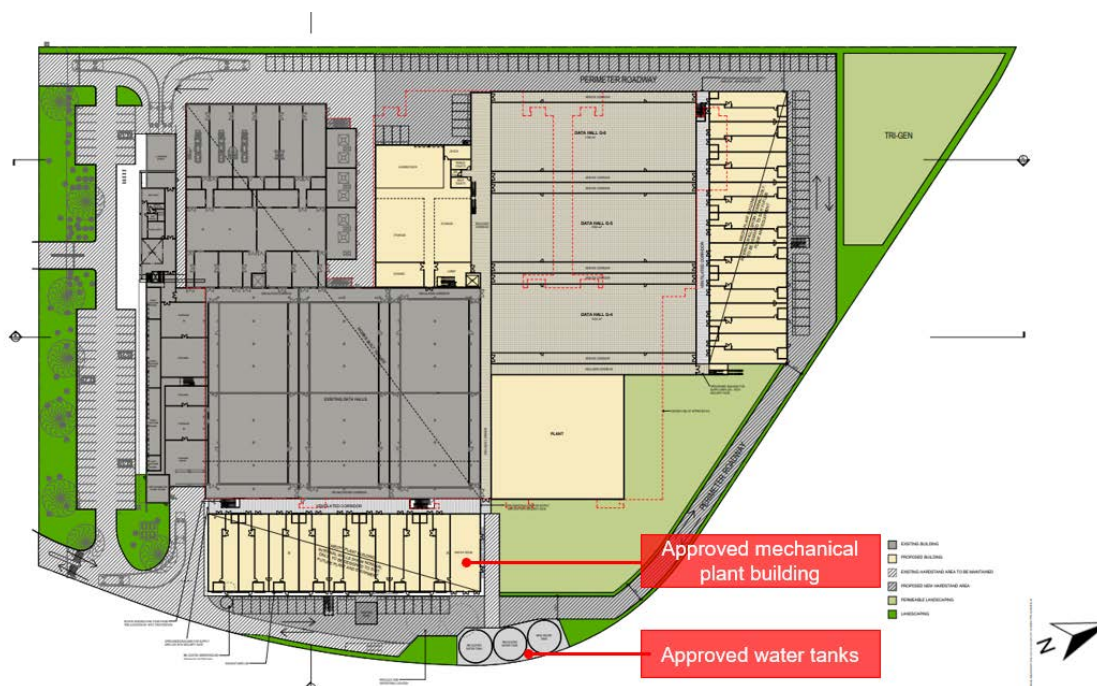
The modification seeks to make the following changes to the Fujitsu Data Centre:

- staged reconfiguration of approved plant and equipment building including reconfiguration of the approved plant building including:
  - conversion from a fully enclosed building to a semi-open gantry structure
  - new perforated metal screen to manage air flow/ventilation for plant and equipment
  - increase area by 665 m<sup>2</sup>
- site layout changes and infrastructure reconfiguration including layout changes and reconfiguration of the site including:
  - shift 21 car parking spaces to the east to accommodate the expanded plant gantry with no changes to the total number of spaces
  - relocation of the two fire water tanks, pump and pump house to the north of the site
  - an additional water tank in proximity to the relocated tank and pump
  - increase landscaped area by 48 m<sup>2</sup>
  - increase hardstand by 66 m<sup>2</sup>
  - four additional underground fuel tanks to east of proposed plant and equipment gantry
  - lithium-ion batteries

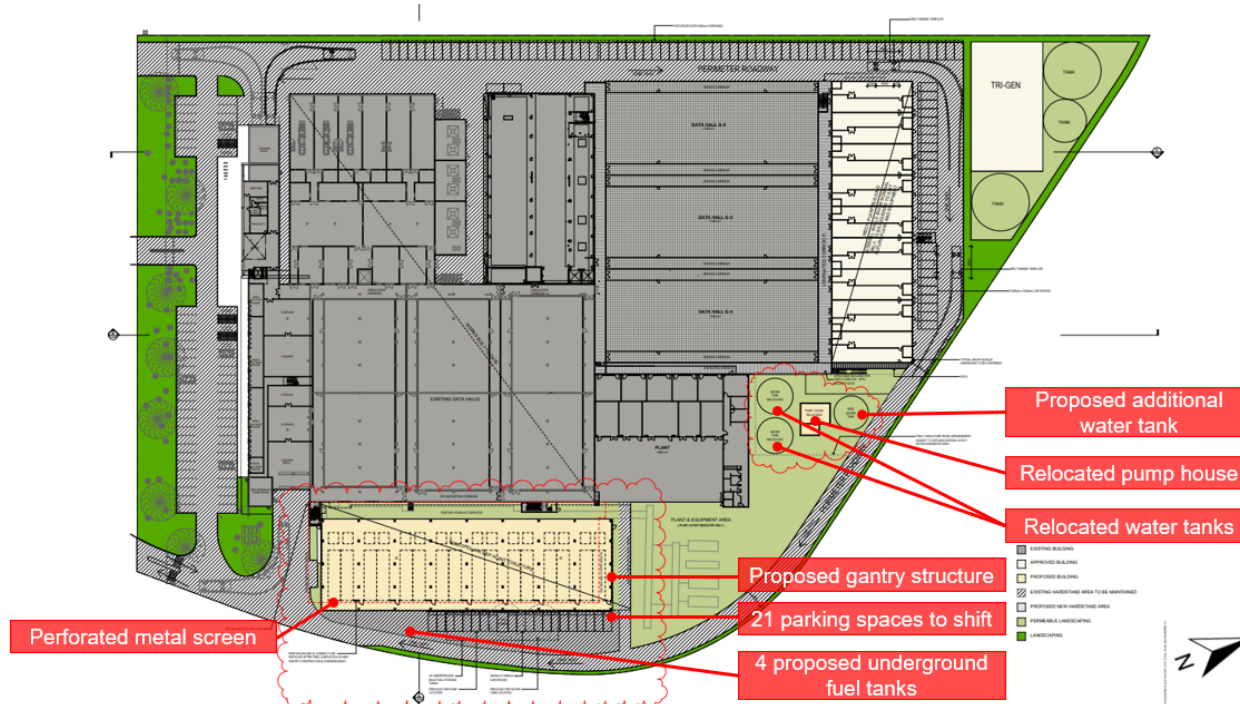
**Table 3 | Summary of Proposed Modifications**

Modification Components	Approved	Proposed	Difference
Site Area	38,500 m <sup>2</sup>	38,500 m <sup>2</sup>	-
Warehouse Area	34,530 m <sup>2</sup>	34,530 m <sup>2</sup>	-
Plant	21,886 m <sup>2</sup>	22,551 m <sup>2</sup>	+665 m <sup>2</sup>
Office Area	2,834 m <sup>2</sup>	2,834 m <sup>2</sup>	-
Total Building Area	40,091 m <sup>2</sup>	40,091 m <sup>2</sup>	-
Total Building Footprint (at ground level)	22,282 m <sup>2</sup>	22,2168 m <sup>2</sup>	-114 m <sup>2</sup>
Total Landscaped Area	6,882 m <sup>2</sup>	6,930 m <sup>2</sup>	+48 m <sup>2</sup>
Hardstand Area	9,237 m <sup>2</sup>	9,303 m <sup>2</sup>	+66 m <sup>2</sup>
Site Cover	57.8 m <sup>2</sup>	57.6 m <sup>2</sup>	-0.2 m <sup>2</sup>
FSR	103.5%	103.5%	-

<b>Building Height (excluding enclosed rooftop plant)</b>	31.7 m	31.7 m	-
<b>Car parking spaces</b>	175	175	-
<b>Bicycle parking spaces</b>	6	6	-
<b>Employees</b>	148 approx.	148 approx.	-
<b>Hours of Operation</b>	24 hours, 7 days	24 hours, 7 days	-



**Figure 4 | Approved site plan at ground level**



**Figure 5 | Proposed site plan at ground level**

## 2.2 Staging of Modification

The Applicant has proposed the modifications to the gantry structure to be staged to allow for flexibility in the installation of supporting infrastructure. The proposed staging of the modifications to the gantry structure are as follows:

- Stage 2A – construction of plant gantry required to service two data halls, and the extension of existing utilities to service this plant.
- Stage 2B – construction of the remaining plant gantry to service two more data halls and installation of in-ground fuel tanks to service the plant.
- Stage 2C – installation of screening to the finished gantry, following installation of all plant.

## 2.3 Applicant’s Justification for the Proposed Modification

The Applicant has advised the approved data centre design is based on now outdated plant and equipment design. As current plant and equipment technologies are provided in modular, pre-fabricated and containerised formats, the approved enclosed gantry, which would require plant to be built-in, would be redundant.

Therefore, the proposed modification to change the approved gantry to a semi-open gantry would allow for improved flexibility in the installation and removal of plant without the need to remove the structure or impact on adjacent plant. In addition, the modification would provide flexibility in the servicing and replacing plant, reducing the duration of planned outages and risk of plant failure.

The proposed increased density is required to compete in the current data centre market without increasing the site capacity of 35 Megavolts-ampere (MVA).

## 3 Statutory context

### 3.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved
- the primary function and purpose of the approved development would not change as a result of the proposed modification
- any potential environmental impacts would be minimal and appropriately managed through the existing or modified conditions of consent
- the modification is of a scale that warrants the use of section 4.55(1A) of the EP&A Act.
- is substantially the same development as last modified under the former section 75W of the EP&A Act
- would not involve any further disturbance outside the already approved disturbance areas for the development.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application (DA). Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new DA to be lodged.

### 3.2 Consent Authority

The Minister for Planning (Minister) is the consent authority for the application under section 4.5(a) of the EP&A Act. Under the Minister's delegation of 9 March 2022, the Team Leader, Industry Assessments, may determine the application under delegation as:

- the application has not been made by a person who has disclosed a reportable political donation under section 10.4 of the EP&A Act
- there are no public submissions (other than a council) in the nature of objections, and
- Council has not made a submission by way of objection under the mandatory requirements for community participation listed under Schedule 1 of the EP&A Act.

### 3.3 Part 3A Transition to State Significant Development

On 27 October 2021, the Director, State Significant Acceleration (as delegate of the then Minister for Planning and Public Spaces), made an order under clause 6 of Schedule 2 to the EP&A (ST&OP) Regulation declaring that all project approvals classified as a Major Project under Schedule 1, clause 3 of the former State Environmental Planning Policy (Major Development) 2005 (the former Major Projects SEPP) to be SSD. The order was published in the NSW Government Gazette on 12 November 2021 and took effect from that date.

The project approval for the Greystanes Employment Lands – Dexus Estate (08\_0259) was originally classified as:

- a warehouse and distribution centre under Schedule 1, clause 12 of the former Major Projects SEPP
- a development for a purpose that the then Minister considered constituted a warehouse and distribution centre under Schedule 1, clause 12 of the former Major Projects SEPP.

Consequently, the effect of this order is that the project approval is taken to be a development consent under Part 4 of the EP&A Act for the carrying out of the development.

### **3.4 Biodiversity Conservation Act 2016**

Clause 30A(2)(c) of the Biodiversity Conservation (Savings and Transitional) Regulation 2017 specifies that if the determining authority is satisfied a modification will not increase the impact on biodiversity values, a biodiversity development assessment report (BDAR) is not required.

No vegetation is proposed to be removed as part of this modification and the proposed modifications to the development are considered to be minor in nature.

For the reasons discussed above, the Department's assessment concludes a BDAR is not necessary for the proposed modification.

## 4 Engagement

### 4.1 Department's Engagement

Section 105(2) of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) requires a section 4.55(1A) modification application to be notified or advertised if specified by a community participation plan. The Department's Community Participation Plan notes the exhibition requirements for such modifications are discretionary, and based on the urgency, scale and nature of the proposal.

Given the proposed changes would result in minimal environmental impacts (see **Section 4**), the application was not notified or advertised. However, it was made publicly available on the Department's website on 23 May 2022 and was referred to Council for comment.

### 4.2 Government Advice

Advice was received from Cumberland City Council. A summary of this advice is provided below.

**Council** requested further explanation be provided for acoustic non-compliances and if further noise mitigation measures had been considered. Council recommended a condition of consent be imposed for noise verification once the modified works have been completed. In addition, Council noted that engineering and design control details should be submitted to ensure the development will comply with the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP).

In addition, the Department issued a Request for Further Information (RFI) on 27 June 2022, including:

- information on the proposed additional lithium-ion batteries including peak discharge rate (MW) and location
- clarification on the source of identified noise exceedance
- details on the standard operational parameters of the approved plant and equipment to be located on the proposed gantry structure
- the identification of point source locations on noise contour diagrams.

### 4.3 Response to Request for Information

On 11 July 2022, the Applicant submitted a Response to the Department's RFI to address the Department's comments. The Applicant additionally submitted a Response to Submission (RtS) on 4 September 2022 to address the comments raised by Council. The RFI and RtS responses were made publicly available on the Department's website and referred to Council for comment. The RtS provided clarification on the occurrence of noise exceedance at residential receivers and noted the Resilience and Hazards SEPP was appropriately addressed in the Applicant's Preliminary Risk Screening report.

**Council** reviewed the response and advised that all previously raised matters had been addressed by the Applicant and that Council had no further comments to raise.

## 5 Assessment

The Department has assessed the merits of the proposed modification. During this assessment, the Department has considered the:

- Statement of Environmental Effects, RFI and RtS provided to support the proposed modification (see **Appendix A**)
- documentation and Department's assessment report for the original application and subsequent modification request(s) (see **Appendix A**)
- advice from State government authorities and Council (**Appendix A**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department's assessment of issues is provided in **Table 3**.

**Table 4 | Assessment of Issues**

Assessment	Recommendations
<b>Noise</b>	
<ul style="list-style-type: none"> <li>• The proposed modification includes the change of the mechanical plant gantry from an enclosed structure to a semi-open gantry. The modification may reduce the noise mitigation of the approved mechanical plant and impact on the acoustic amenity of the location.</li> <li>• The amended gantry is proposed to consist of perforated screening and accommodate approved emergency back-up generators, diesel storage and associated plant and equipment to support the data centre.</li> <li>• The Applicant has provided a Noise Impact Assessment (NIA) prepared by SLR to assess the potential noise impacts of the operation of the development on nearby sensitive receivers located to the east.</li> <li>• The NIA modelled the predicted operational noise impacts of the development from all identified noise sources, particularly the semi-exposed plant and equipment to be located on the gantry structure, on 40 nearby residential receivers.</li> <li>• The NIA modelling considered the development operating during a worst-case scenario in which all plant and equipment located on the gantry structure would be operating at 100% capacity due to an emergency event such as a critical power failure.</li> <li>• The NIA assessed the predicted noise impacts against the assessment criteria of the EPA's NSW Noise Policy for Industry. The NIA demonstrated the development would comply with the assessment criteria at all sensitive receivers during the daytime and</li> </ul>	N/A

evening periods. However, an exceedance of the night-time criteria of 1dB was predicted at one receiver (R36).

- The NIA noted the exceedance is only predicted to occur during a worst-case operating scenario in the event of a critical power failure. The NIA also noted the likelihood of the scenario occurring would be highly unlikely and with a maximum 15-minute duration.
- Therefore, the NIA concluded the 1dB exceedance of the night-time criteria to be acceptable and considered the modified development to be generally in compliance with the relevant noise criteria at all but one receiver.
- The Department has reviewed the NIA and considered the Applicant has adequately demonstrated the development is capable of operating during a worst-case scenario with minimal impacts on nearby sensitive receivers.
- Further, the Department acknowledges the likelihood of a worst-case operating scenario occurring is highly unlikely and would be limited in duration. Therefore, the Department considers the exceedance of the night-time criteria of 1dB at one receiver to be acceptable in this instance.
- Council reviewed the SEE and recommended a condition of consent for a verification process by a suitably qualified consultant once all structures are completed to ensure compliance with the NPfl.
- The Department considered the Applicant to have satisfactorily demonstrated the worst-case operating scenario would be compliant with the relevant noise criteria during day, evening and night time periods with the exception of an exceedance of 1dB at one receiver during the night time period.
- Therefore, no additional conditions of consent are recommended to be implemented as the worst-case operating scenario is generally compliant and the likelihood of the scenario occurring is highly unlikely.
- The Department's assessment concludes the modified development would have an acceptable level of noise impact during a worst-case operating scenario.

## Hazards

- The proposed change of the mechanical plant gantry from an enclosed structure to a semi-open gantry and proposed underground fuel storage may impact on the potential hazard and risks of the development's storage of dangerous goods and hazardous materials. Require the Applicant to design and operate the facility in accordance with the relevant Australian Standards.
- The Applicant provided a SEPP 33 Preliminary Risk Screening Assessment (SEPP 33 Report) prepared by SLR Consulting Australia

## Assessment

## Recommendations

Pty Ltd. The SEPP 33 Report noted the gantry structure would accommodate the storage of 1,288,600 L of diesel and 179,200 kg of lithium-ion batteries.

- The SEPP 33 Report noted the site does not require an Environment Protection Licence (EPL) as the site would store less than 2000 tonnes of diesel and as diesel is not being stored with or in connection with any other class 3 flammable liquid, it is therefore not considered to be an offensive or hazardous development site.
- The Department reviewed the SEPP 33 Report and considered the modifications to the gantry and the storage of dangerous goods and hazardous materials would not present safety concerns for the development site.
- The Department recommends the imposition of additional conditions requiring design and operating standards be met in accordance with relevant Australian Standards for dangerous goods and hazardous materials storage.
- The Department's assessment concludes the modification is not likely to pose any additional hazards or risks other than those already assessed under the existing approval.

## Car Parking

- The proposed modification includes the relocation of 21 approved car parking spaces to the east to accommodate the proposed extension of the plant and equipment gantry. N/A
- The SEE notes the development currently has approval for 175 car parking spaces which is required to be retained on the site. The proposed plant and equipment gantry has been identified to encroach on the 21 car parking spaces approved under MOD 4 located directly east of the gantry location.
- The SEE stated the proposed relocation slightly north would enable the site to retain all approved car parking spaces with no further hardstand area required.
- Council reviewed the modification application and raised no concerns. Council recommended conditions of consent requiring car parking to be designed in accordance with the most up to date Australian Standards.
- The Department considers the relocation of car parking to sufficiently retain the number of approved car parking spaces without the requirement of additional hardstand construction.
- In addition, the Department notes the modified car parking spaces retain existing vehicle access as currently approved raising no concerns regarding access and manoeuvrability.

## Assessment

## Recommendations

- The Department notes existing conditions of consent require car parking to be undertaken in accordance with the most up to date Australian Standards for car parking design.
- Therefore, the Department does not recommend any further conditions of consent as carparking requirements are appropriately addressed under the existing conditions of consent.
- The Department's assessment concludes the modified car parking will have no impact on the car parking capacity requirements and on-site vehicle movements.

## Visual Impacts

- The modification application includes the change in design of the built form of the gantry structure and the relocation of water tanks adjoining a residential boundary. N/A
- The SEE stipulated the modified gantry is proposed to include perforated metal screening to reduce the visual exposure of plant and equipment.
- The SEE additionally noted the residential area directly east of the development site is screened by the existing quarry wall setting the site approximately 20 m below elevation of the residential area.
- The SEE concluded the built form and massing of the proposed modification would result in an acceptable outcome and not result in any adverse impacts.
- The Department notes the proposed modification would not result in an increase in building height in comparison to the existing approval. Furthermore, the Department notes the bulk and scale of the modified gantry remains consistent with the approved expansion under MOD 4.
- The Department considers that appropriate visual screening of the site is achieved by the eastern quarry wall which effectively mitigates visual impacts of the modified development on the adjoining residential amenity and any sensitive receivers.
- Furthermore, the Department considers plant and equipment located on the gantry structure will be appropriately screened by perforated metal screening.
- The Department's assessment concludes the modified development will not have adverse impacts on the visual amenity of the locality due to appropriate existing and proposed screening measures.

## 6 Evaluation

The Department has reviewed the SEE and advice, taking into consideration the relevant requirements of the EP&A Act and the objectives of the EP&A Act.

The Applicant is proposing to modify the consent to amend the site layout including relocation of a water tank, car parking, additional underground fuel tanks and reconfiguration of ancillary infrastructure and equipment

The modification application was not exhibited, however, was notified to Council and made publicly available on the Department's website on 23 May 2022. Council requested additional information in relation to the predicted noise impacts and hazards and risk compliance. In general, no concerns with the proposed modifications were raised by Council as the modification was considered to remain compliant with existing environmental performance limits.

The Department's assessment considered noise, hazards, visual and car parking to be the key matters for consideration. The Department is satisfied the impacts associated with the key matters are minor and have been appropriately addressed by the Applicant and can be suitably managed through existing conditions of consent.

The Department's assessment concludes the modification is appropriate on the basis that:

- the proposed changes will provide greater flexibility in the maintenance and replacement of the sites supporting plant and equipment
- it would not significantly increase the environmental impacts of the development beyond those assessed under the original development application.

Consequently, the Department is satisfied that the modification application should be approved, subject to the recommended modifying conditions of consent.

## 7 Recommendation

It is recommended that the Team Leader, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report
- **determines** that the modification application Greystanes Employment Lands – Dexus Estate (MP08\_0259-Mod-7) falls within the scope of section 4.55(1A) of the EP&A Act
- **forms the opinion** under clause 30A(2)(c) of the Biodiversity Conservation (Savings and Transitional) Regulation 2017 that a BDAR is not required to be submitted with this application as the application will not increase the impact on biodiversity values on the site
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modify** the consent MP08\_0259
- **signs** the attached approval of the modification (**Appendix B**).

**Recommended by:**




30/09/2022

**Shaun Williams**

Senior Environmental Assessment Officer  
Industry Assessments

## 8 Determination

The recommendation is **Adopted** by:



30 September 2022

**Joanna Bakopanos**  
Team Leader  
Industry Assessments

as delegate of the Minister for Planning

# Appendices

## Appendix A – List of Documents

The Department has relied upon the following key documents during its assessment of the proposed development:

### Modification Application

- Section 4.55(1A) Application to Modify Consent MP08\_0259 6 Bellevue Circuit Pemulwuy Statement of Environmental Effects prepared by Mecone Pty Ltd.

### Submissions and Advice

- All submissions and advice received from relevant public authorities.

### Response to Submissions

- Request for Additional Information MP08\_0259-MOD-7, prepared by Mecone Pty Ltd dated 11 July 2022.
- Response to Cumberland City Council Submission to MP08\_0259-MOD-7, prepared by Mecone Pty Ltd dated 31 August 2022.

### Department's Assessment Report for MP08\_0259

- <https://www.planningportal.nsw.gov.au/major-projects/projects/greystanes-employment-lands-dexus-estate>

All documents relied upon by the Department during its assessment of the application may be reviewed at: <https://www.planningportal.nsw.gov.au/major-projects/projects/mod-7-data-centre-site-layout>

## **Appendix B – Notice of Modification**

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-7-data-centre-site-layout>

## **Appendix C – Consolidated Consent**

<https://www.planningportal.nsw.gov.au/major-projects/projects/mod-7-data-centre-site-layout>