



Your ref: SSD -70889211
File no: MC-24-00001

11 December 2024

NSW Department of Planning, Housing and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Recipient Delivery: Shaun.Williams@planning.nsw.gov.au

Attention: Shaun Williams

Dear Sir

SSD 70889211 – Marsden Park Data Centre

Thank you for your correspondence dated 12 November 2024 requesting our advice for Marsden Park Data Centre at 105 Hollinsworth Road, Marsden Park which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

The submitted documentations related to the Environmental Impact Statement have been reviewed by our officers and we object to the proposal as outlined in the summary of issues in Attachment A. We will provide more detailed comments and elaborate on these issues in a separate follow up addendum submission to you by 6 January 2025.

If you would like to discuss this matter further, please contact Bertha Gunawan, our Senior Town Planner, on 9839 6134.

Yours faithfully

Judith Portelli
Manager Development Assessment

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

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All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

Blacktown City Council's submission to SSD-70889211- Marsden Park Data Centre (SSD-70889211) (Blacktown) – at 105 Hollinsworth Road, Marsden Park

1. Development Engineering Issues

1. Clarify this proposal's relationship with other approvals - front portion of land development under DA-24-00542 (5MW data centre) and its subsequent MOD-24-00615. The swept path analysis and sight distance should have been assessed in this DA.
2. Provide cross sectional diagrams to illustrate the height of retaining walls, batters and offset of RW from adjoining neighbour's property boundaries.
3. Clearly show the design surface levels within the subject site in relation to adjoining lot surface levels.
4. Submit the On-site Detention tank calculations to demonstrate compliance with Council's OSD requirements. Reference is made to a notation on sheet 46 of 58 in the civil plans package which state "OSD tank sized from previous phase of the development". In this regard, the notation is not accepted and actual calculations to demonstrate that the OSD calculations are in accordance with Council's policies are required for this assessment.
5. In drawing no. DG-0526-03 rev C, show the invert level of the 1200-mm dia outlet pipe (Section A) and the 1500mm-dia inlet pipe (Section B).
6. Provide additional levels along the drainage easement to demonstrate the proposed invert levels of the OSD outlet is suitable for the existing conditions.
7. In drawing no. DG-0526-03 rev C –
 - a) clearly show the finished surface levels of the detention tank in relation with the existing natural surface levels and adjoining lot surface levels. Note that details of this outlet are not present in nominated plan.
 - b) show details of the outlet pipe to existing pipes within the drainage easement.
8. Provide typical road cross section diagrams.
9. Provide long-sectional diagram of the Central Road, from the site entry/exit point to chainage 600 (at Road Link North and South intersection).
10. Submit the DRAINS model for the site including OSD system.

2. Asset Design Issues

1. The proposal is to match Hollinsworth Road levels which are currently under construction through a WIK with Sydney Business Park and match the constructed

downstream stormwater drainage lines in Langford Street. Details are required on the civil design plans particularly for the drainage outlet.

3. Drainage Issues

1. Compliance with Part J – Water Sensitive Urban Design and Integrated Water Cycle Management of Blacktown DCP 2015 is required.

4. Planning Issues

1. Consistency of cut and fill and vegetation management as approved under DA-24-00452 (5 MW data centre) and DA-24-00386 (bulk earthworks).
2. Extent of retaining walls specifically along the northern boundary of the site.
3. Provision of landscaping buffers specifically along the retaining walls, including additional planting around the site as a genuine attempt for landscape screening independent from other surrounding structures and properties.
4. Provision of sufficient car parking spaces for the data centre use, and provision of additional car parking for future change of use feasibility.
5. Potential bulk and scale impacts to the surrounding properties and public domain arising from the proposed acoustic treatments and building height, materials and finishes.