



Your Reference No: SSD-68013714
Our Reference No: SS/2025/1/1

1 April 2025

Mr. Shaun Williams
Department of Planning, Housing and Infrastructure

Email – shaun.williams@planning.nsw.gov.au

Dear Mr. Williams,

RE: Exhibition of State Significant Development Application – Proposed Data Centre Development (SSD-68013714)

**PROPERTY: 43-61 Turner Road, Gregory Hills
Lots 14, 15, 16 and 17 in DP 28024**

I refer to the exhibition of the abovementioned State Significant Development Application for a proposed data centre being assessed by the Department and thank you for the opportunity to comment.

It is noted that Council staff have been in discussions with the proponent following the issue of SEARs and prior to the lodgement of this SSD application. It should also be noted that the proponent has lodged a separate development application with Council (DA/2024/616/1) for the carrying out of early works construction for a future industrial development of the land, including demolition of existing structures, clearing of vegetation, bulk earthworks, remediation of land, dewatering of dams, provision of services, drainage and stormwater construction, road construction and all associated site works. Please be advised that the above development application remains under Council's assessment, however, the works proposed as part of that application are consistent with the layout and internal arrangements foreshadowed in the SSD application.

Council staff have undertaken a review of the SSDA and supporting information and this letter provides feedback on the proposed development for your consideration.

Building Height

It is noted that the proposed development has a maximum building height of “*approximately 23m*” and thereby contravenes the maximum prescribed building height development standard of 15m. It is considered that the Clause 4.6 written request should accurately identify, and not approximate, the maximum height of the proposed development.



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It is anticipated that the Department will closely consider the Clause 4.6 written request to determine if the development standard in “*unreasonable or unnecessary*” in the circumstance of the case and there are sufficient environmental planning grounds to justify the contravention.

Civil Engineering and Stormwater Drainage

Council’s Engineering Certification Team have considered the relevant material accompanying the SSD application and provide the following comments:

1. It is noted that a DA for the early works on the subject site are currently under assessment by Council which requires compliance with pre-development and post-development stormwater on site detention (OSD) and water quality requirements. The SSD for the for the proposed data centre is required to match the post-development state of the early works DA (as completed). The two development applications are required to be considered and assessed separately.
2. Water quality targets have not been clearly demonstrated. The pre-development state for the SSD application inaccurately represents the pre-development state for the early works DA. The water quality targets should be calculated on the basis that the early works on site have been constructed.
3. Amended DRAINS and MUSIC models are required to be provided once point 1 and 2 above are addressed to confirm accuracy and compliance with Council’s Engineering Design Specifications.

Flooding

Council’s Flooding Team have considered the relevant material accompanying the SSD application and provide the following comments:

1. The Stormwater Management Report and Flood Impact Assessment Report inaccurately identify the post-development stormwater flows. As highlighted in the above section of this letter, a DA for the early works on the subject site is currently under assessment by Council. The post-development flows of the early works DA would be considered as pre-development flows for the purpose of this SSD application. The reports are required to be amended to provide the correct assessment of pre and post stormwater requirements.
2. In Table 6.1 and 6.2 of the Stormwater Management Report and Flood Impact Assessment Report, main catchment 2 and external catchment 1 and 2 have not been included. The catchment discharge calculated for various flood events does not represent the correct scenario. The existing condition has been shown as pre-development which is incorrect.
3. Figure 6.4 - DRAINS model does not correspond to Figure 6.2 – Stormwater Catchment Plan within the Stormwater Management Report and Flood Impact Assessment.
4. Electronic versions of DRAINS and MUSIC models have not been provided to allow a proper and thorough assessment.
5. The proposal should clearly demonstrate that post-development stormwater discharge does not exceed pre-development stormwater discharge.

6. Is it noted that there should be no impact on the creek flowing to the east if post development discharge is restricted to pre-development level.
7. Due to the conceptual issues raised the flood maps cannot be accurately assessed as they require amendment.
8. The following information should be requested to be addressed:
 - a) Define pre and post-development stormwater flows clearly and how it relates to the SSD application.
 - b) Demonstrate that post development discharge does not exceed pre-development discharge.
 - c) All stormwater models must correspond to the respective civil engineering plans.
 - d) Anomalies in Tables 6.1 and 6.2 of the Stormwater Management Report and Flood Impact Assessment must be corrected and/or clarified.
 - e) Please provide an electronic version of the DRAINS and MUSIC models for Council review.
 - f) Amend flood maps as required to address the above points.

Building Certification

Council's Building Certification Team have considered the relevant material accompanying the SSD application. It is noted that the Building Code of Australia (BCA) report details the compliance status of the proposal and concludes that NCC Volume 1 BCA 2022 compliance is readily available.

The development is considered acceptable based on the supporting documents, BCA & Access Consultants Report. However, while limited details are provided with the SSD application, Council advises that a detailed review at the Construction Certificate stage will be required to be undertaken to confirm the entirety of the BCA compliance issues. It is anticipated that Deemed to Satisfy or Performance Solution input will be required from the authorities, project engineer, BCA and Access Consultant during detailed design stages. The development and construction will be subject to the regulatory reviews, progressively undertaken as the design develops to ensure compliance is achieved.

Traffic

Council's Traffic Team have considered the relevant material accompanying the SSD application and provide the following comments:

1. The traffic report identifies that 93 car parking spaces are required and 70 car parking spaces are provided. The proposal presents a shortfall of 23 car parking spaces and Council staff submit that the development should achieve full compliance with the minimum car parking rate.
2. A swept path assessment has only been provided from the Eastern Access Road (as proposed for heavy vehicles). A swept path assessment is required which details access from the cul-de-sac and western end of Turner Road.
3. A detailed parking plan is required to be prepared in accordance with the Australian Standards including car space and aisle width dimensions, accessible parking and swept path assessment.



Landscaping Considerations:

Council's Landscape Team have considered the relevant material accompanying the SSD application and provide the following comments:

1. The car park design is required to be amended in accordance with the requirements of Camden Council's Development Control Plan 2019, Section 2.18.3 – Car Parking Design Criteria. As the car park is highly visible from the public domain, Council recommends that the proposal must comply with the following requirements:
 - a. Provide a 2.5m wide landscape bay between every 6-8 car parking spaces,
 - b. Provide a minimum 1m landscaping strip at the end of parking aisles, and
 - c. Be landscaped generally in accordance with the Figure 2-12.
2. The proposed car park landscape species of Cupaniopsis Anacardioides should be substituted to a larger canopy tree species (10-20m) selected from Camden Council's tree species list. This would assist in providing further shade of hard surfaced areas, combat urban heat from extensive hard surface areas and soften the built form of the building by creating extra screening.
3. A substitution of the Elaeocarpus Reticulatus species is required as this species has had low success of growth and under performs when used in new developments within the Camden Local Government Area.

Biodiversity Considerations

It is noted that the land consists of Eucalyptus tereticornis with an extensive cover of native grasses (Microeleana stipoides and Aristida sp) which is classified as native vegetation, and the land is non-certified. This correlates to PCT 3320 Cumberland Shale Plains Woodland. A perimeter road on the eastern boundary of the site and stormwater outlets on the adjoining Council reserve are proposed to be constructed under the early works DA. A Biodiversity Development Assessment Report (BDAR) has been requested by Council staff to be submitted for the early works DA (DA/2024/616/1). The report is currently outstanding and will require further assessment.

Environmental Health

Contamination and salinity have been assessed under the early works DA (DA/2024/616/1) and the site is deemed suitable for the intended use of the land for a data centre. However, it is considered that further information is required to be provided as part of a revised acoustic report which addresses the following:

1. A nearby approved child care centre at 36 Turner Road has not been identified in the submitted acoustic report. It is also noted that Council has provided Pre-DA advice on a proposed child care centre at 2 White Cliff Avenue.
2. Further consideration is required to be given with regards to the mitigation measures proposed for construction and operation works in the report to be submitted prior to commencement of works.



Waste Services

Council's Waste Services Team have considered the relevant material accompanying the SSD application and provide the following comments:

1. The bin storage area and bin locations are required to be demonstrated on the architectural plans.
2. The collection point for waste trucks and the bin path of travel from the storage area to the collection point are required to be demonstrated on the architectural plans.
3. The demolition and construction waste management plan are required to specify the name and location of the waste drop off/ recycling facility.
4. An ongoing waste management plan is required to be provided.
5. Waste generation rates are required to be calculated in accordance with Council's Waste Management Guidelines – Appendix 1 – Table 4. Based on the updated calculation, bin sizes and number of bins need to be determined.
6. Please note Council does not currently offer a Food and Garden Organics Waste service and a private contractor will need to be engaged for this.

Should you have any enquiries in relation to this matter, please do not hesitate to contact me on (02) 4645 5631.

Yours sincerely,

Jamie Erken

MANAGER STATUTORY PLANNING



Chinese (Simplified) | 简体中文

Chinese (Traditional) | 繁體中文

العربية | Arabic

Spanish | Español

Vietnamese | Tiếng Việt

Punjabi | ਪੰਜਾਬੀ

Italian | Italiano

Assyrian | ܐܡܝܪܝܐ

Nepali | नेपाली

Serbian | Српски

Hindi | हिन्दी

Croatian | Hrvatski

Greek | Ελληνικά

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