



Your ref: SSD-68013714
Our ref: DOC25/182740

Mr Shaun Williams
Senior Environmental Assessment Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2124

2 April 2025

Subject: Environmental Impact Statement – 43-61 Turner Road Data Centre (SSD-68013714)

Dear Mr Williams

Thank you for your referral received 3 March 2025 seeking comments from the Biodiversity, Conservation and Science (BCS) Group in the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) regarding the Environmental Impact Statement (EIS) for State Significant Development (SSD) 43-61 Turner Road Data Centre. Please note on 20 January 2025, BCS became the Conservation Programs, Heritage and Regulation (CPHR) Group.

CPHR has reviewed the EIS and relevant supporting technical reports and provides its comments and recommendations at Attachment A. In summary:

- the Flood Impact Assessment and Biodiversity Assessment have adequately addressed the Secretary's Environmental Assessment Requirements
- the proponent is to provide a Business Emergency Continuity Plan and consult with the owner of the affected downstream property
- the Biodiversity Assessment mitigation measures be included as conditions of consent
- further information is requested to understand why the landscape plan does not include proposed plantings for the northern section of the subject site.

Please note that CPHR should not be given a role in any conditions of consent without its prior agreement.

Should you have any queries regarding this matter, please contact Angela Stewart, Senior Conservation Planning Officer, at angela.stewart@environment.nsw.gov.au.

Yours sincerely

Louisa Clark
Director
Regional Delivery - Greater Sydney Branch
Conservation Programs, Heritage and Regulation Group

CPHR advice on EIS – 43-61 Turner Road Data Centre (SSD-68013714)Documents Reviewed

CPHR has reviewed the following reports:

- *43-61 Turner Road Data Centre EIS* (Arup, February 2025)
- *Appendix B – Architectural Drawings* (Greenbox Architecture, 27 September 2024)
- *Appendix E – Landscape Design Report* (Geoscapes Landscape Architects, 13 November 2024)
- *Appendix K – Biodiversity Assessment* (Niche, 6 November 2024)
- *Appendix O – Surface Water and Flood Impact Assessment* (Arup, 24 September 2024)
- *Appendix X – Design Report* (Greenbox Architecture, 3 October 2024)
- *Appendix Z – Early Works Development Application* comprising of *Statement of Environmental Effects* (Willowtree Planning, 18 November 2024).

Key Assessment Issues

CPHR notes the proponent's submission of a separate development application (DA/2024/616/1) for site preparation and early works to Camden Council. This DA includes clearing of existing vegetation, earthworks, and construction of roads and stormwater infrastructure. The proponent notes that the approval of this DA is required before this SSD can proceed.

Flooding

CPHR notes that the subject site is located within the Narellan Creek catchment, approximately 400 m from the upstream catchment boundary.

The Flood Impact Assessment (FIA) is based on the information from Council's adopted Nepean River Floodplain Risk Management Study and Plan (FRMSP) (Stantec, 2022), which provides the latest publicly available flood information for this catchment. The FRMSP identifies the subject site as impacted by overland flooding, contained within the natural gullies where multiple farm dams are located.


CPHR notes the following:

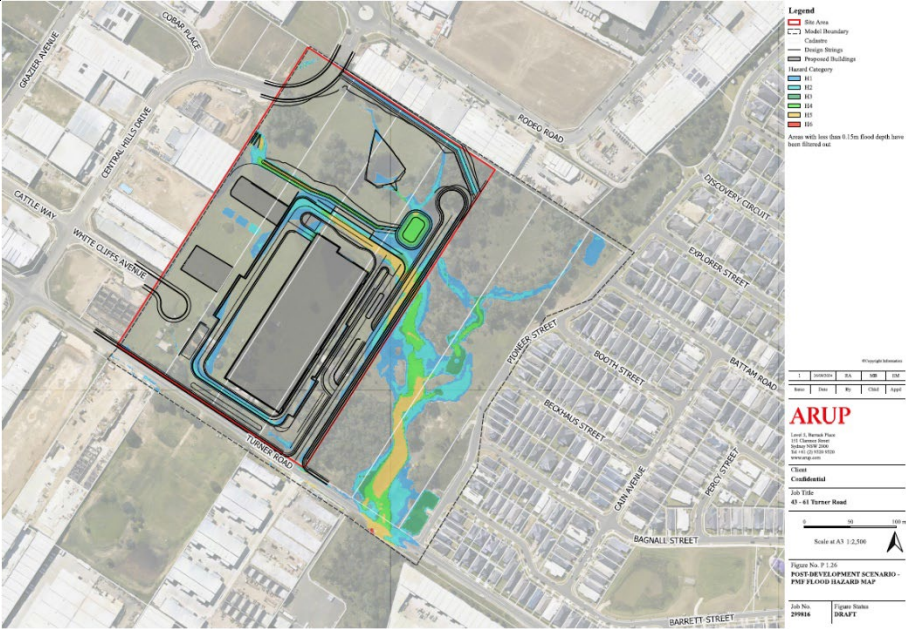
- the FIA established a TUFLOW model using parameters from Council's adopted Nepean River FRMSP
- the FIA identified existing flood behaviour and flood hazard for several events, including the 10% Annual Exceedance Probability (AEP), 5% AEP, 2% AEP, 1% AEP, 1% AEP plus climate change and the Probable Maximum Flood (PMF)
- the FIA modelled post-development conditions by incorporating the proposed development elements outlined in Section 7.3 of the report. It then identified post-development conditions flood behaviour and hazard for the 10% AEP, 5% AEP, 2% AEP, 1% AEP, 1% AEP plus climate change and the PM.
- climate change impacts were assessed for a 20% increase in rainfall for the 1% AEP flood
- the proposed post-development finished floor levels and entrance levels are above the PMF levels and the 1% AEP flood level, including climate change plus 500 mm freeboard as provided in Table 7-2 of the report.

CPHR accepts the FIA has adequately addressed the Secretary's Environmental Assessment Requirements (SEARs) for flooding.

CPHR requests the proponent consider the following flood risk management issues.

1.	<i>PMF flood risk</i>	<p>The post development flood modelling indicates that during the PMF, the hazard level reaches H5 within the proposed swale, the internal access road along the northern side of the proposed Data Centre building and the main road access off Turner Road.</p> <p>The NSW State Emergency Service (SES) encourages businesses and infrastructure operators in flood affected areas to have a site-specific action plan in place for flooding.</p> <p>It is important to incorporate appropriate emergency management measures, including safety signs and access control into a 'Business Emergency Continuity Plan' to ensure the safety of the users within the proposed development. The plan should also address the risk faced by the travelling users of the development and identify appropriate management measures to manage this risk.</p> <p>The NSW SES website provides an interactive, step-by-step Emergency Business Continuity Plan for business owners. These plans are designed to help businesses to prepare for and respond to flooding consistent with the responsibilities identified in NSW SES Local Flood Plan for the area.</p> <p>Recommended action:</p> <ol style="list-style-type: none"> 1. The proponent should consider providing a Business Emergency Continuity Plan that addresses the flood risk faced by users of the development and incorporates appropriate emergency management measures, including safety signs and access control.
	<i>Extent and Timing</i>	Post-determination/ prior to operation.

2.	<i>PMF flood impacts on adjacent areas</i>	<p>In the event of a PMF, the flood hazard at the downstream adjacent property increases from H2 to H4, as shown in the figures below.</p> 
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		 <p>Recommended action:</p> <p>2. CPHR requests the proponent consult with the owner of the affected downstream property.</p>
	<i>Extent and Timing</i>	Pre-determination

Biodiversity

CPHR highlights that the subject site is within biodiversity certified land under the *State Environmental Planning Policy (Western Parkland City) 2021*, which incorporates the former *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. The *Order to confer biodiversity certification on the State Environmental Planning Policy (Sydney Region Growth Centres) 2006* is due to expire on 30 June 2025. If the certification is not extended and consent has not yet been granted for the SSD by this date, the proposed development will need to be considered and assessed in accordance with the relevant provisions of the *Biodiversity Conservation Act 2016*.

3.	<i>Consent conditions</i>	<p>CPHR notes the Biodiversity Assessment has considered potential indirect impacts to the adjoining Council-owned reserve which is zoned Public Recreation RE1 under the Camden Local Environmental Plan 2010 and includes a riparian corridor. The report has adequately assessed these indirect impacts and outlined mitigation measures. CPHR is satisfied the EIS has adequately addressed SEARs Item 9 Biodiversity.</p> <p>Recommended actions:</p> <p>3. CPHR recommends the biodiversity mitigation measures outlined in the Biodiversity Assessment and EIS are included as consent conditions.</p>
	<i>Extent and Timing</i>	Determination

Landscaping

4.	<i>Landscape Plan</i>	<p>The SEARs requirements under Item 7 Trees and Landscaping includes the provision of a detailed site-wide landscape plan. CPHR notes the provided landscape plan only shows proposed plantings for part of the subject site. No plantings are proposed for the northern section of the subject site.</p> <p>Recommended actions:</p> <p>4. CPHR requests further information to understand why the landscape plan does not include proposed plantings for the northern section of the subject site.</p>
	<i>Extent and Timing</i>	<p>Pre-determination</p> <p>At Response to Submissions stage before determination.</p>

End of Submission