

Ref: OA2025/0005

5 June 2025

NSW Government - Planning Industry & Environment Locked Bag 5022 PARRAMATTA NSW 2124

Dear Sir/Madam,

Subject:	Request for Response to SSD-69223466
Application No:	OA2025/0005
Property:	132 McCredie Road, Guildford West NSW 2161
Proposal:	Construction of 2 storeys data centre comprising 9 data halls with ancillary office, at-grade car parking, signages and associated landscape and site works in 2 stages (Project Pluto Data Centre)

Reference is made to the Department of Planning, Housing and Infrastructure referral received on 9th May 2025 inviting Council's comments for the proposed demolition of existing structures, construction of new 2 storeys data centre comprising 9 data hall, ancillary office, at-grade car parking, associated landscaping and site works in 2 stages.

Council has reviewed the submitted information and the following response is provided.

1. Building design

Concern is raised in relation to the visual amenity of the future substation and the new data centre when viewed from Guildford West Sportsground. New industrial buildings shall be designed to avoid long blank walls and large blocks of one material.

As such, the façade of the development shall be reviewed to ensure the long blank concrete sheeting walls shall be redesigned to incorporate various architectural features, materials and finishing, design or potentially wall art to minimise visual impact of the proposed data centre building.

2. Front building façade

As shown on the architectural plans, glass walls will be used for the proposed new office area located to the front of the new data centre building which is be minimised and is not ideal for urban heat. Accordingly, it is recommended the external front façade of the office area to be amended to incorporate various architectural features, materials and finishing and design to minimise the use of reflective glass.

3. Car parking area

The proposal has been designed to provide a large car parking area located forward of the proposed data centre building. Accordingly, landscaping shall be planted in the rate of 1

16 Memorial Avenue, PO Box 42, Merrylands NSW 2160 T 02 8757 9000 E council@cumberland.nsw.gov.au ABN 22 798 563 329

Welcome Belong Succeed

shade tree for 10 spaces shall be planted within the large open car parking area for new industrial development.

4. Survey investigation plan showing the existing public stormwater pipelines.

A survey investigation plan shall be provided with locations, layout of the existing public stormwater drainage pipes showing the size, levels (invert levels, obvert levels, and existing ground levels), offsets from the adjacent boundaries (coordinates), at the intersection with the boundaries and at every change of directions (deviation from the preceding direction) for the protection measure.

5. Flooding Requirements

- a. The flood impact assessment (FIA) report version 05 dated 23 April 2025 prepared by BMT shall form part of the condition of consent.
- b. The proposed drainage swale work along the eastern boundary as stated in the FIA report as flood mitigation measure to encourage flow away from neighbouring properties to the east is recommended to convert to approx. 0.5m x 1m culvert. However, the dimension of the culvert must be determined by the applicant's consultant in consultation with the Council's Engineer. The culvert must be maintained by the property owner. In this regard a positive covenant and restriction on the use must be created for the maintenance.
- c. The proposed flood mitigation basin to be provided on the northern portion and at the south-eastern corner of the site (as outlined in section 4 of the report), to provide additional volume storage must also be maintained by the owner of the proposed development.
- d. Natural ground level external of the building must be maintained and it is recommended that any major cutting to change the ground levels of the site be avoided where possible.
- e. All southern and northern fencing along the overland flow path up to 1 % AEP flood level must be constructed of permeable pool type metal fence or with opening to provide passage for the free flow of flood water.
- f. Future occupants of the development must seek refuge in the area that is flood free or higher than PMF level inside the building unless otherwise directed by the SES or other emergency management personnel.
- g. A flood level monitoring gauge or device is recommended for the site and appropriate signage should be installed to make the future occupants aware of the flooding situation. An emergency flood evacuation plan must be prepared and made available for the future occupants.

6. Habitable floor level to be 500mm above the 1%AEP flood level.

The habitable floor level, i.e. the finished floor level of the buildings shall be at least 500mm above the associated 1% AEP flood level at the respective locations of the proposed buildings. The non-habitable area such as the garage, alfresco shall be at least 150mm above the associated 1% AEP flood level as per recommendation of the flood impact assessment report.

7. Stormwater management

a. For clarity a single drawing showing the entire stormwater drainage layout should be provided.

b. The OSD system should be account for the tail water level i.e. the predicted 1% AEP flood level at the point of discharge into the public drainage system. The flood report indicated the flood level at the point of disposal approx. 18.5m to 19m AHD. Hence, the OSD system will be unable to function as intended. The system needs redesign to account for the flood.

8. Water Sensitive Urban Design Measure/Stormwater Quality improvement Measure

a. Based on the Information provided the stormwater quality treatment system does not appear to function as intended. The overflow from the filtration chamber is likely to carry pollutants and bypass the treatment system. The treatment system should be designed as illustrated in the diagram below.



b. The details of the water quality treatment system should be provided for clarity and appreciate the functioning of the system.

Should you have any further enquiries please do not hesitate to contact Elizabeth Chan on 02 8757 9932 in relation to this matter between 8.30am and 4.30pm Monday to Friday.

Yours faithfully,

pr

Elizabeth Chan Senior Development Planner