

14 May 2021

2200631

Chris Ritchie
Director - Industry Assessments
NSW Department of Planning, Industry and Environment
320 Pitt Street,
Sydney, NSW, 2000

Via Email: chris.ritchie@planning.nsw.gov.au

Dear Chris,

Huntingwood Data Centre – State Significant Development Application Scoping Report

1.0 Introduction

This Scoping Report has been prepared on behalf of LEHR Consultants International (Australia) Pty Ltd (LCI), and is submitted to the NSW Department of Planning, Industry and Environment (DPIE) in support of a formal request for Secretary's Environmental Assessment Requirements (SEARs) for a proposed Data Centre at 6 Honeman Close, Huntingwood within the Western Sydney Employment Area (WSEA).

The site is located within the Blacktown City Council Local Government Area (LGA) and is zoned IN1 General Industrial under the provisions of the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (WSEA SEPP).

Development for the purpose of a Data Centre is permissible with consent within the IN1 General Industrial zone pursuant to the provisions outlined with Part 3, Division 3, Clause 27 of *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP).

The proposed Data Centre satisfies the definition of State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (the Act) pursuant to Schedule 1, Clause 25 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) as the Capital Investment Value (CIV) exceeds more than \$50 Million (as amended under *State Environmental Planning Policy Amendment (Data Storage) 2019*).

The purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development.

To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

Environmental considerations relevant to the proposed development have been identified to include:

- Biodiversity;
- Heritage, including Aboriginal Cultural Heritage and Non-Aboriginal (European) Heritage;
- Urban Design and Visual;
- Soil and Water;
- Noise and Vibration;
- Traffic and Access;
- Air Quality and Odour;

- Hazards and Risk;
- Waste;
- Greenhouse Gas and Energy Efficiency;
- Ecologically Sustainable Development;
- Infrastructure Requirements;
- Social Impacts; and
- Economic Impacts.

This report includes the following information:

- An overview of the site and the proposed development.
- An outline of the key strategic and statutory planning framework.
- A preliminary assessment of the environmental issues associated with the proposal.
- Justification as to why the site was chosen and the wider benefits that will result from the proposal.
- An overview of consultation taken to date for the proposal with authorities.

2.0 Background

The Applicant (LCI), along with their appointed Planners (Ethos Urban) and Ecologist (Cumberland Ecology) met with the Department on 14 April 2021 to undertake a Scoping Meeting in relation to the proposed Data Centre at 6 Honeman Close, Huntingwood.

Attendees discussed the following as part of the scoping meeting:

- Nature and scale of the development.
- Assessment pathway.
- Engagement Approach.
- Level of assessment required.

Based on the information provided by the Applicant and the matters discussed at the Scoping Meeting, the Department recommended the proposal be assessed as SSD.

2.1 Existing Approval

As outlined in the Scoping Meeting, a Development Application (DA-17-01780) was submitted to Blacktown City Council on 24 August 2017 by Arcidiacono Family Trust for a Concept Development Application for:

“Stage 1 of a Stage Concept Development, seeks Torrens title subdivision into three lots, demolition of existing structures, tree removal, and construction of a service station with associated car wash, convenience store, café, road works, landscaping including 10m buffer along Honeman Close, drainage and earthworks on Lot 2 DP 229466, also known as 6 Honeman Close, Huntingwood”.

On appeal through the Land and Environment Court, the application was approved on 28 June 2019 (2018/00110060) subject to conditions.

The consent authorised the following development, subject to full compliance with all other conditions of the consent:

Staged concept plan under Section 4.22 of the Environmental Planning and Assessment Act 1979:

- *Stage 1*
 - *Subdivision of land into 3 lots, removal of vegetation and establishment of biodiversity conservation offsets, construction of service station with separate refuelling area for cars and trucks each with an all-weather canopy, convenience store and ancillary café, Car wash with associated landscaping and drainage work.*
- *Stage 2*
 - *Subsequent commercial/industrial development. This stage will be subject to a separate application.*

Future development applications are to be consistent with the approved Stage 1 concept plan.

The approval was subject to Deferred Commencement Matters as outlined within the Conditions of Consent for DA 17/01780:

1.2.1 A satisfactory arrangement for the provision of regional transport infrastructure and services under Clause 29 of the State Environmental Planning Policy (Western Sydney Employment Area) 2009 is required to be submitted to Council.

1.2.2 The applicant is required to enter into a planning agreement in accordance with the Applicant's letter to Council dated 2 October 2018 as no contributions plan applies to the site, in accordance with Clause 270 of the Environmental Planning and Assessment Regulation 2000. Pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, this

consent is not to operate until the planning agreement the subject of the offer made by the applicant to the Council has been executed by the applicant and delivered to the Council.

All matters listed above must be completed within the following nominated period from the date of this consent (28 June 2019) or this consent shall lapse.

Nominated period: 2 years (28 June 2021)

Both of the above matters have now been satisfied prior to completion of the nominated period (28 June 2021) with the provision of regional transport infrastructure and services at Reservoir Road endorsed by Blacktown City Council and Transport for New South Wales; and the endorsement of a Voluntary Planning Agreement by Blacktown City Council.

The above consent has now physically commenced and through the clearing of vegetation and bulk earthworks.

The site has been partially cleared in accordance with the existing approval and a future SSD Application will assess environmental impacts associated with the remaining vegetation on site.

3.0 Site Location and Context

The site is legally described as Lot 5, DP 1238405, with a street address of 6 Honeman Close, Huntingwood.

The site is located within the Western Sydney Employment Area and has a total area of 5.04 ha with frontage of 320 metres to the Great Western Highway (to the north), 55 metres to Reservoir Road (to the east) and 438 metres to Honeman Close (to the south west) as shown on **Figure 1** and **2** below. The site is conveniently located within close proximity to the Lighthorse Interchange, providing access to the M7 and M4 motorways.

The site falls from a high point of approximately RL 76 in the south eastern corner of the site (at Reservoir Road) to approximately RL 59 in the north western corner (at the Great Western Highway).

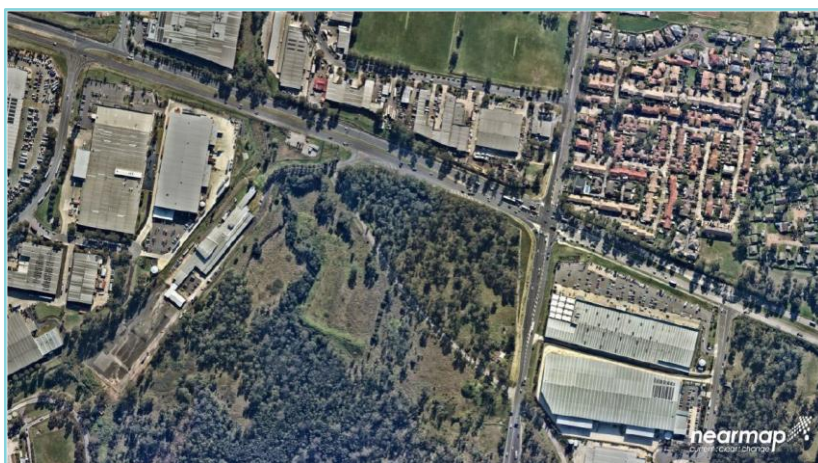


Figure 1 Site Aerial

NearMap



Figure 2 Site Boundary

SixMaps

The site is located within the Huntingwood Precinct of the Western Sydney Employment Area located approximately 4 km south of Blacktown CBD and 34 km west of the Sydney CBD.

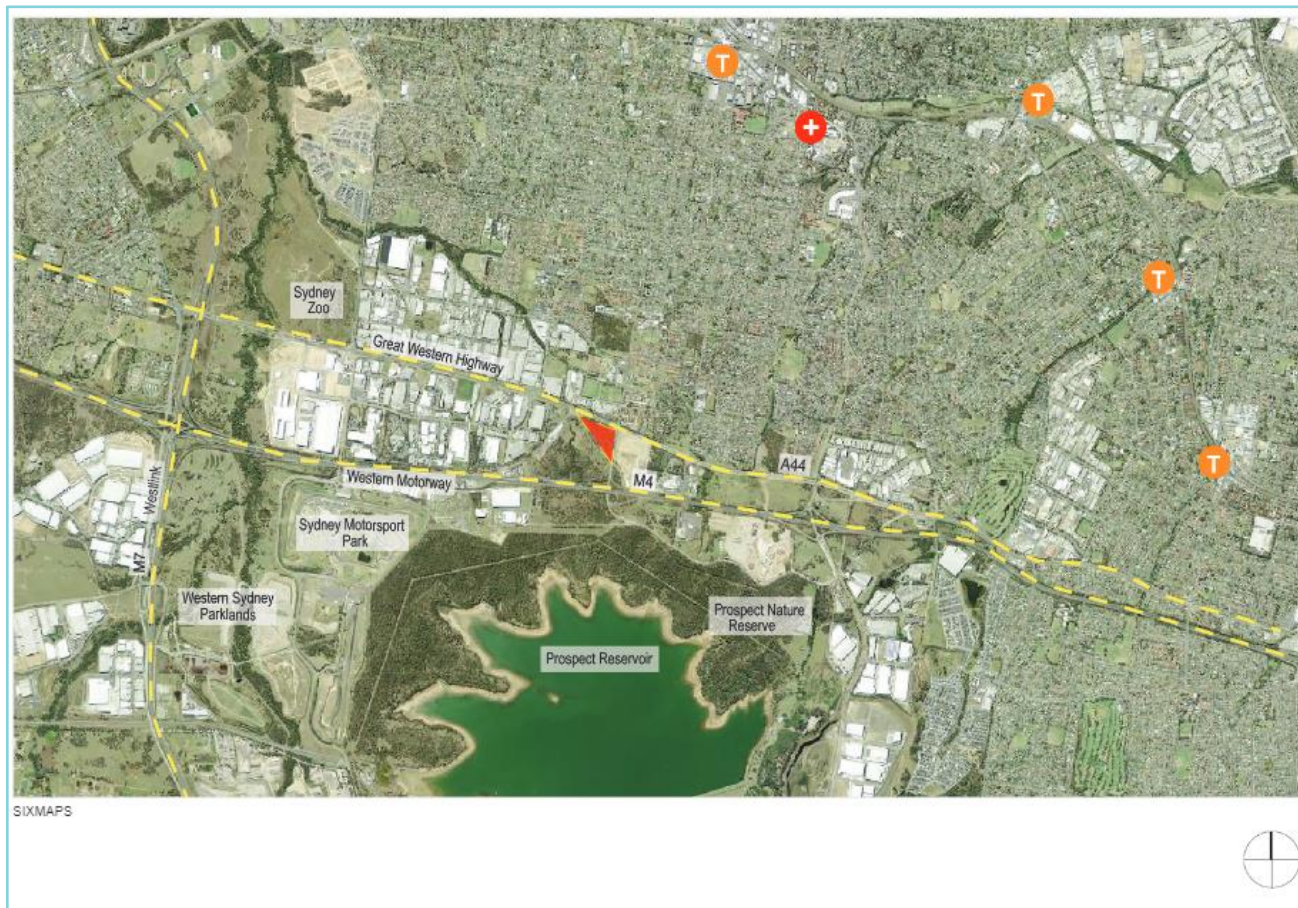


Figure 3 Site Context

DEM Architects

A residential precinct, located at No.179 Reservoir Road, Huntingwood, is located approximately 90 metres north-east of the site (diagonally opposite) on the corner of the Great Western Highway and Reservoir Road comprising single and two story attached dwellings.

Specialised retail/bulky goods development is located on the eastern side of Reservoir Road at the Blacktown Bunnings Warehouse, as well as the Huntingwood East Industrial Estate (with access via Oatley Close, Huntingwood) currently tenanted by Hitachi Transport System.



Figure 4 Site Analysis

DEM Architects



Figure 5 Bunnings Warehouse Blacktown – Reservoir Road

Google Maps

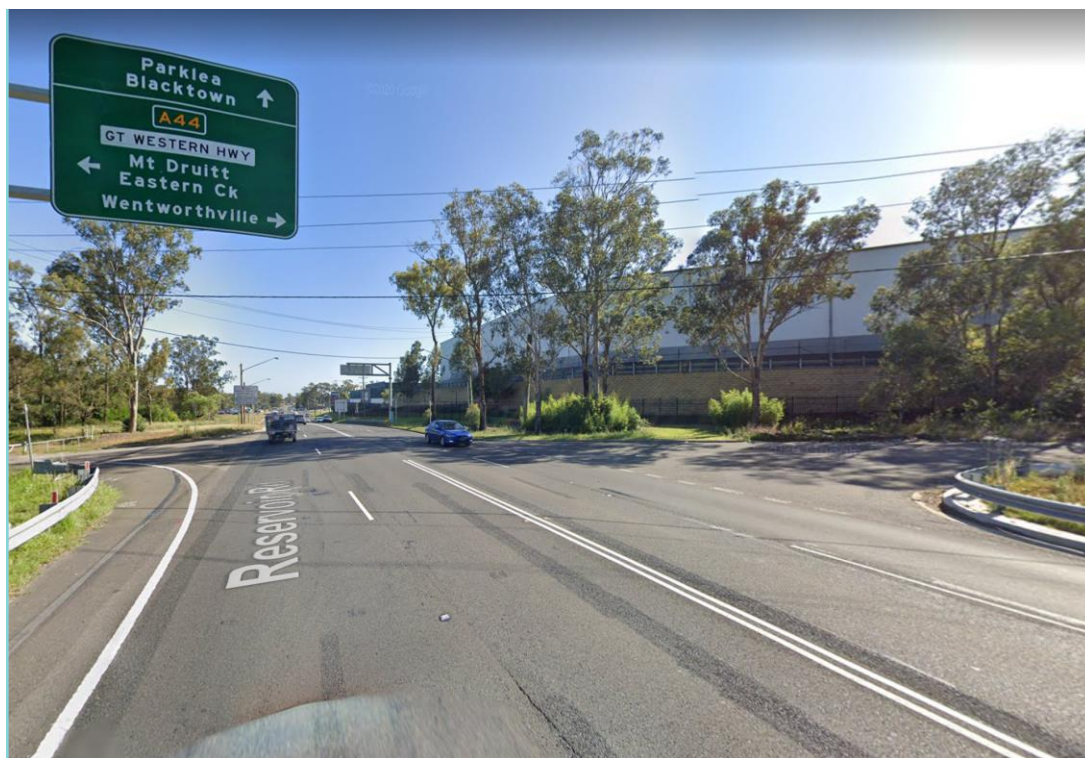


Figure 6 Hitachi Transport System (Huntingwood East Industrial Estate)

Google Maps

4.0 Description of Proposed Development

4.1 Project Objectives

The proposal relates to the construction and operation of a Data Centre with the following objectives:

- Provide data storage for corporate and government entities within the Sydney Metropolitan Area.
- Connect this data storage with other facilities worldwide to increase both the volume and redundancy of data storage.
- Maintain compatibility with the surrounding environment and local context.
- Construct and operate the project in a sensitive and responsible manner.
- Maximise site potential of this currently underutilised site.
- Provide for an employment generating land use.
- Minimise environmental and amenity impact.

The proposed development is consistent with the overarching aim for the broader “Huntingwood Precinct”, which aims to promote economic growth and employment opportunities consistent with the objectives of the WSEA SEPP.

The proposal maximises the employment generating potential of the land to create an efficient, attractive and high-quality employment zone for Central Sydney.

4.2 Development Description

The proposal seeks the approval for the construction and use of a Data Centre. Specifically, the SSDA seeks consent for:

- Site preparation works comprising:
 - Site preparation and mobilisation.
 - Bulk and detail earthworks and support structures.
 - Estate stormwater management.
 - Construction of site access and estate internal roads.
 - Service and infrastructure augmentation.
 - Removal of trees.
 - Environmental protection and management measures.
- Construction of six (6) storey buildings for a 96 MW Data Centre with 24 hour/day, seven day/week operation, including:
 - Construction of plant rooms.
 - 47 x Diesel generators (with bulk fuel storage)..
 - Construction of two office/administration buildings.
 - Fit out of buildings.
 - Landscaping works to estate roads.
 - Construction of hardstand, loading and car parking.

The proposal does not involve the installation of any form of signage to the façade of the building.

Plans will be refined and amended as required to incorporate the findings and recommendations of the detailed investigations during the preparation of the Environmental Impact Statement (EIS) in accordance with the SEARs however the Concepts Plans for the proposed Data Centre are shown below in **Figure 7** and at **Appendix A**.



Figure 7 Concept Plan

LCI/DEM Architects

The proposal would positively impact on the social and economic conditions of the Blacktown City Council LGA and the wider WSEA with construction jobs expected to be in the order of approximately 300, whilst operational jobs would be expected to exceed approximately 50 future staff (which includes administrative, logistics and operational technicians, along with maintenance contractors).

The key features of the proposal are described as follows:

- **Built form:** future construction of Data Centre including:
 - 1 x 5 storey building with roof mounted plant consisting of approximately 32,925m² of Gross Floor Area.
 - The proposed top of building RL for the Data Centre is RL 101.875 (with a generous setback of the Data Centre from the Great Western Highway and Reservoir Road of between 21.5 and 65 metres.
 - The ground floor level has been set at RL 67.4 which is 7.65m below the level of Reservoir Road and results in a building height ranging between 12 metres and a maximum height of 39 metres.
 - Ancillary offices/administrative buildings to support the Data Centre use are proposed at the eastern end and western ends of the building.

- **Electrical Substations and Diesel Fuel Storage:** The site will be supplied by 3 dedicated oil filled transformer at the Utility Zone Substation. On site bulk fuel storage is approximately 1.5 ML (which is split over 16 x 4 hour fire rated bulk fuel tanks located above ground level).
- **Landscaping:** the peripheral of the site will be landscaped to complement the architectural design of the future Data Centre and present an attractive appearance within the site and to the streetscape. Through the retention of existing vegetation from key vantage points and incorporation of site landscaping, the proposal has sought to visually screen the buildings from the sensitive receivers.
- **Transport, access and car parking:** primary vehicle access to the development site is proposed from Reservoir Road. Any new internal roads required to service the proposed development will be designed to address Blacktown City Council requirements. Car parking will be provided across the site to facilitate both the construction and operational phases of the proposed Data Centre in accordance with the NSW Roads and Maritime Services (RMS) rates for industry (one (1) space per 300 m²) and office (one (1) space per 40 m²).
- **Stormwater management:** a comprehensive stormwater management system will be provided to manage the quality and quantity of water flows across the site, including mitigation measures to address potential flooding risk and avoid adverse impacts to the development potential of the upstream and downstream properties.
- **Biodiversity:** Given the previous site history, most of the original vegetation has already been cleared with the exception of woodland in the north-west corner of the site. Existing site vegetation will be assessed in further detail during the preparation of the SSDA.
- **Utility services:** the final siting and design of the proposed will incorporate any required augmentation of existing utility services to service the proposed development.

The detailed proposal will include the following early site preparation works:

- **Bulk earthworks:** cut and fill details for the future building pad sites to facilitate the future development of the site as a Data Centre.
- **Infrastructure:** provision of roads, utility services and stormwater works required to facilitate the future development of the site. The EIS and SSDA will include sufficient detail for the development that will enable a Construction Certificate (CC) to be issued without the need for further development consent.

4.3 Capital Investment Value

While costs have not yet been finalised, the CIV of this Project is expected to be approximately \$200 Million.

The costs will be finalised once the final design is confirmed. As this exceeds the \$50 Million threshold under Schedule 1, Part 25 of the SRD SEPP, the Proposed Development is considered SSD.

5.0 Project Justification

5.1 Project Need

The proposed Data Centre would provide data storage for customers within the Sydney Metropolitan Area and would assist in providing new employment opportunities and promote further industry diversification in the locality.

The proposed Data Centre would not alter the quantity or configuration of land currently zoned for industrial-related uses pursuant to the IN1 General Industrial zone under WSEA SEPP.

The proposed Data Centre is considered consistent with the strategic direction of A Metropolis of Three Cities and the Central City District Plan (Greater Sydney Commission). Additionally, the proposal will further contribute to the growth and knowledge of professional service jobs within the Blacktown City Local Government Area and the wider Central City District.

5.2 Do Nothing

The do-nothing approach would not fulfil LCI's objectives for the development of a Data Centre.

Specifically, it would not increase the volume of data storage, nor would it provide for local storage or enhanced resilience through the distributed storage of data.

In terms of the site, the 'do nothing' scenario would fail to contribute to the enhancement of the local area through the regeneration of this part of Huntingwood within the Western Sydney Employment Area.

This scenario would retain the vacant site and fail to contribute to growth of the Huntingwood Precinct as envisaged under the WSEA SEPP.

5.3 Development at an Alternative Site

A careful site selection process was undertaken for the development by LCI focused on the key requirements of this type of infrastructure, including proximity to physical services such as optic fibre networks, utilities and transport.

Whilst other locations within the Sydney Metropolitan Area were shortlisted, these were not deemed to offer the benefits unique to this location, such as:

- The IN1 General Industrial zone pursuant to the provisions of WSEA SEPP which seeks to provide employment-generating land uses.
- Close proximity to future customers and the Western Sydney Employment Area.
- Availability of key services and infrastructure, particularly digital connections and proximity to the Great Western Highway.
- Market availability of a suitable development site.
- A local context with a range of similar existing development (Bunnings Warehouse, Huntingwood Industrial Estate).

5.4 Justification

Data Centres are recognised to be critical infrastructure, that provide a key service to the community and businesses as well as employment-generating opportunities within the Information, Communication and Technology sector.

The Western Sydney Employment Area was created to act as a long-term metropolitan land supply for industrial and employment activities. The site's location within the Huntingwood Precinct aligns with the aims of the Policy and the proposal will result in the delivery of key infrastructure to support of the growth of the area.

The proposal is deemed justified in this location and in this arrangement as it would:

- Support the growth of data storage and hosting.
- Provide critical infrastructure for the growth for the digital economy within NSW and more broadly.
- The Central City District is forecast to grow substantially, capitalising on its location close to the geographic centre of Greater Sydney. The proposal will aid in ensuring infrastructure aligns with the forecast growth to meet the future needs of the Central City is at the heart of the District Plan.
- Directly contribute to the important role that Western Sydney Employment Area plays to promote economic development and the creation of employment by providing for development of high technology in accordance with the aims of the SEPP WSEA Policy.
- Provide up to 300 jobs during construction and 50 jobs during operation.
- Be located within close proximity of key customers and utility and transport infrastructure.
- Present the most economical method of developing a new data storage facility.
- Provide for the advantageous, orderly and economic use of land in an area subject ongoing commercial regeneration.

6.0 Planning Framework and Context

The following current and draft Commonwealth, State, Regional and Local planning controls and policies have been considered in the preparation of this Report:

6.1 Commonwealth Planning Context

- *Environment Protection and Biodiversity Conservation Act 1999.*

6.2 State and Regional Planning Context

- The Greater Sydney Region Plan – A Metropolis of Three Cities.
- Central City District Plan.
- Blacktown Local Strategic Planning Statement 2020.
- *Environmental Planning and Assessment Act 1979.*
- *Biodiversity Conservation Act 2016.*
- *Heritage Act 1977.*
- *State Environmental Planning Policy (State and Regional Development) 2011.*
- *State Environmental Planning Policy (Infrastructure) 2007.*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development.*
- *State Environmental Planning Policy No. 55 – Remediation of Land.*
- *State Environmental Planning Policy (Western Sydney Employment Area) 2009.*

6.3 Local Planning Context

- *Blacktown Local Environmental Plan 2015.*
- Blacktown Development Control Plan 2015.
- Huntingwood Precinct Development Control Plan.

7.0 Preliminary Environmental Assessment

This planning framework is considered in detail in the following sections.

7.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* ('the EPBC Act') aims to protect the environment and matters of national environmental significance, including flora, fauna, ecological communities and heritage.

Based on the existing approval over the site, most of the original vegetation has already been cleared, with the exception of woodland in the north-west corner of the site.

Under the EPBC Act, any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment.

Under the previous approval, referral under the EPBC Act was undertaken. As part of the EIS, an assessment will be undertaken in accordance with the EPBC and relevant NSW Framework, to investigate the extent of potential native vegetation present and to inform an assessment of potential impacts to potential threatened species, their habitat and ecological communities (and whether further referral under the EPBC is required).

7.2 The Greater Sydney Region Plan – A Metropolis of Three Cities

The A Metropolis of Three Cities – the Greater Sydney Region Plan ('the Region Plan') was finalised and publicly released with the District Plans in March 2018. The Region Plan has been prepared in accordance with Section 3.3 of the Environmental Planning and Assessment Act 1979.

The proposed development complies with the provisions of the Region Plan as summarised below:

- **Infrastructure and collaboration:** the site is well-located regarding access to existing metropolitan road infrastructure and is considered suitable for its intended use. The proposal will utilise a current largely vacant land to generate income.
- **Liveability:** the proposed Data Centre encourages employment-generating opportunities and economic prosperity, which has positive influences on the wider locality.
- **Productivity:** the proposed development will deliver additional serviced industrial land and employment opportunities within the Central City. The site is well-located adjacent to the Great Western Highway and Reservoir Road and could potentially accommodate 24/7 operations required for modern Data Centre operators.

7.3 Central City District Plan

Our Greater Sydney 2056: Central District Plan – connecting communities ('the District Plan') was finalised by the GSC and publicly released with the Region Plan in March 2018.

The District Plan has been prepared in accordance with Section 3.4 of the Environmental Planning and Assessment Act 1979.

The proposed development complies with the provisions of the District Plan as summarised below:

- **Liveability:** the proposed development will deliver employment opportunities accessible to residents of the Central and Western Cities, with existing bus services available from the Great Western Highway.

- **Productivity:** the site is within the Western Sydney Employment Area (Huntingwood Precinct). The proposed development provides an opportunity to attract advanced innovation to a new industrial business hub within an established and growing industry cluster.
- **Sustainability:** the proposal includes a range of measures to mitigate, minimise or manage the potential environmental impacts of the proposal.

7.4 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 ('EPAA') outlines the strategic and statutory planning framework for the State, including the assessment requirements for development applications.

The proposal is classified as a State significant development (SSD) in accordance with State Environmental Planning Policy (State and Regional Development) 2011 ('the SRD SEPP').

The provisions contained within Division 4.7 of the EP&A Act provisions will apply to the proposal as outlined below:

- The proposed development is permitted with consent in accordance with the WSEA SEPP (development for the purpose of a Data Centre is permissible with consent within the IN1 General Industrial zone pursuant to the provisions outlined with Part 3, Division 3, Clause 27 of *State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)*).
- An EIS will be prepared in accordance with the relevant legislation and requirements as outlined within the SEARs.

7.5 Biodiversity Conservation Act 2016

The approved project was assessed by preparation of an SIS in accordance with the now repealed NSW Threatened Species Conservation Act 1995 (TSC Act), and Chief Executives Requirements (CERs).

The primary impacts to biodiversity as a result of the approved project were identified as the loss of Cumberland Plain Woodland (CPW), which is listed as a Critically Endangered Ecological Community under the NSW Biodiversity Conservation Act 2016 (BC Act) (and the former TSC Act) and River-flat Eucalypt Forest (RFEF) Endangered Ecological Community as listed under the BC Act (and former TSC Act).

Under the NSW Land Management and Biodiversity Conservation (LMBC) reform, the NSW Parliament passed the following two Acts in November 2016:

- BC Act, which replaces the TSC Act, the Nature Conservation Trust Act 2001 and parts of the National Parks and Wildlife Act 1974; and
- Local Land Services Amendment Act 2016, which replaces the Native Vegetation Act 2003 and the Native Vegetation Regulation 2005.
- The proposal includes additional clearing over and above the approved clearing and as such, the EIS will include an assessment under the BC Act. The BC Act aims to maintain a healthy, productive and resilient environment in accordance with ESD principles, including an assessment framework for determining the likely impacts of development on biodiversity and threatened species and a consistent methodology for calculating measures to off-set those impacts. The EIS will be accompanied by a Biodiversity Development Assessment Report to assess the additional clearing and demonstrate the way in which the proposal will avoid or minimise impacts to any retained biodiversity.

7.6 Heritage Act 1977

The *Heritage Act 1977* (NSW) is a statutory act designed to conserve the environmental heritage of NSW and is used to regulate development impacts on the state's heritage places, buildings, works, relics, moveable objects or precincts that are important to the people of NSW.

These include items of Aboriginal and non-Aboriginal heritage significance. Where these items have particular importance to the state of NSW, they are listed on the State Heritage Register (SHR).

An approval under section 60 is required to impact SHR items. In addition to listed items, all historical archaeological sites (relics) of local or State significance are protected under the Heritage Act.

An Aboriginal Heritage Due Diligence Assessment was prepared in support of the existing approval of the site and did not identify any previously recorded Aboriginal objects or areas of Potential Archaeological Deposits within the project area however an updated Aboriginal Heritage Due Diligence Assessment would need to be prepared in support of a future application over the Site.

Honeman Close is listed as heritage item as follows:

- The State Heritage Register as part of the “Former Great Western Road, Prospect SHR 01911; and
- The Blacktown Local Environmental Plan 2015 (LEP) as part of the “Great Western Highway (former alignment), Reservoir Road/Tarlington Place/Yallock Place/Honeman Close (I60) (Blacktown LEP 2015)”.

Given the State and Local listing, a Heritage Impact Statement is to be prepared in support of a future SSD application over the site.

7.7 State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 (‘the SRD SEPP’) identifies certain types of development as State significant development.

Schedule 1 clause 25 ‘Data storage’ of the SRD SEPP (as amended under *State Environmental Planning Policy Amendment (Data Storage) 2019*) states the following constitutes as a state significant development:

Development for the purpose of storage premises used for the storage of data and related information technology hardware that has a capital investment value of more than \$50 million and includes development that is the subject of the following development applications—
(a) development application SSD-9741 in respect of the Lane Cove West Data Centre at 1 Sirius Road, Lane Cove West,
(b) development application SSD-10330 in respect of the Roberts Road, Data Centre at 17 Roberts Road, Eastern Creek.

The proposed development of the Site for the purpose of a Data Centre (if the capital investment value is greater than \$50 million) would be declared as a State significant development in accordance with Schedule 1 clause 25 of the SRD SEPP as amended under *State Environmental Planning Policy Amendment (Data Storage) 2019*.

7.8 State Environmental Planning Policy (Infrastructure) 2007

Development for the purpose of a Data Centre is permissible with consent within the IN1 General Industrial zone pursuant to the provisions outlined with Part 3, Division 3, Clause 27 of *State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)*.

The ISEPP aims to facilitate the effective delivery of infrastructure by providing a consistent planning framework that applies across NSW.

The SSDA may be referred to relevant utility service providers to confirm that the siting and layout of the proposed development will not impact on relevant easements and/or infrastructure corridors.

Schedule 3 of the Infrastructure SEPP identifies ‘traffic generating development’ which must be referred to the RMS for concurrence. The schedule includes development for the purposes of industry incorporating 20,000m² or more of gross floor area (GFA).

The SSDA will be referred to the Roads and Maritime Services (‘RMS’) based on the floor space of the proposed total development GFA (32,925m²).

The Site is located within Precinct 3 “Huntingwood” as shown below in **Figure 9** on the Land Application Map.

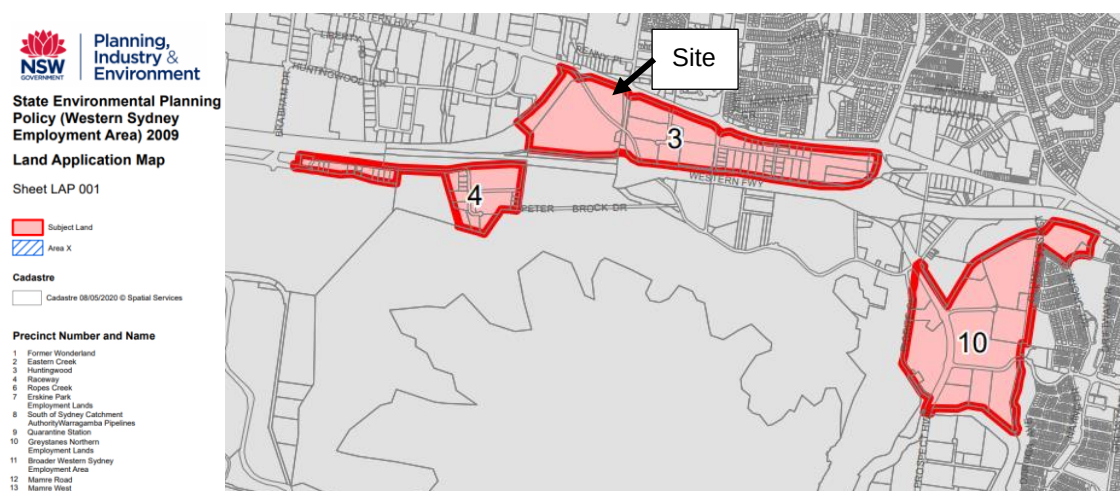


Figure 9 Land Application Map

WSEA SEPP

The objectives of the IN1 General Industrial zone are:

- To facilitate a wide range of employment-generating development including industrial, manufacturing, warehousing, storage and research uses and ancillary office space.
- To encourage employment opportunities along motorway corridors, including the M7 and M4.
- To minimise any adverse effect of industry on other land uses.
- To facilitate road network links to the M7 and M4 Motorways.
- To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment.
- To provide for small-scale local services such as commercial, retail and community facilities (including childcare facilities) that service or support the needs of employment-generating uses in the zone.

Development for the purpose of a Data Centre is permissible with consent within the IN1 General Industrial zone pursuant to the provisions outlined with Part 3, Division 3, Clause 27 of *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP).

The proposed development is consistent with the aims of the WSEA SEPP as summarised below:

- The proposal seeks to develop the site for employment-generating uses consistent with the Greater Sydney Region and District Plans and deliver social and economic outcomes for Western Sydney.
- The careful siting and design of the proposed development, including built form and landscaping, has taken guidance from the site's topography and sought to maximise the setback from the Great Western Highway to respect the natural features of the site, the surrounding locality and sensitive receivers on the opposite side of the Great Western Highway.
- The proposed development will be undertaken in an ecologically sustainable manner.

Below is a summary of the SEPP WSEA provisions as they apply to the proposal. Detailed assessment against these provisions will be discussed in the EIS.

Table 1 SEPP WSEA Provisions

Clause	Comment
Clause 3 – Aims	The proposal seeks consent to plan and develop for employment uses, consistent with the overarching aim of the WSEA SEPP.
Clause 10 – Land Use Zoning	All works proposed under the SSDA are permissible in the IN1 zone, including the construction and use of the buildings for a Data Centre
Clause 18 – Development Control Plans	Clause 18 of SEPP WSEA requires that consent cannot be granted to development unless a Development Control Plan (DCP) has been prepared. Clause 18(6) identifies that the DCP to satisfy the requirement is taken to Huntingwood Precinct Development Control Plan. The proposed Data Centre has been designed to comply with the controls specified in the site specific Huntingwood DCP
Clause 20 – Ecologically Sustainable Development	An Ecologically Sustainable Development framework will be developed for the proposal, which combines all applicable initiatives and targets set within the following categories and will be implemented as part of the construction and ongoing operation phases of the development: - Energy efficiency - Water - Travel & Transport - Ecology - Management - Health & Wellbeing - Climate Risk & Adaptation - Pollution - Waste - Materials & Supply Chain An assessment of energy efficiency of the proposal will be addressed in the EIS, including an assessment of the emission during construction and operation.

Clause	Comment
Clause 21 – Height of Buildings	Clause 21 of the SEPP requires that consent must not be granted unless the consent authority is satisfied that: - Building heights will not adversely impact upon the amenity of adjacent residential areas; and - Site topography has been taken into consideration. The proposed Data Centre, ranging between 12 metres and 39 metres in building height, has been carefully designed in consideration of the site topography and to maximise the setback from the Great Western Highway in order to minimise adverse amenity impact on the nearest residential areas on the opposite corner of the Great Western Highway approximately 90 metres from the north eastern boundary of the site. Through articulation and modulation of the façade, along with the choice of materials and colours, the design has sought to break up the massing of the proposed Data Centre to reduce the visual impact and provide a built form in keeping with nearby industrial development in the Huntingwood Precinct of the WSEA. Where practical, existing mature vegetation will be retained and incorporated into the design to screen and soften the visual appearance of the proposal.
Clause 22 – Rainwater Harvesting	Rainwater harvesting will be provided for any future built form proposed, with re-use for non-potable applications incorporated into the overall design for built form characteristics. Internal uses will include such potable applications as toilet flushing, while external applications would be used for irrigation. Rainwater tanks would be provided as part of the development and detailed Stormwater Management Plan will be provided in the EIS. Details of the proposed rainwater tanks will be provided in the Civil Report.
Clause 23 – Development Adjoining Residential Land	Clause 23 stipulates requirements for development of land that is within 250m of land zoned primarily for residential purposes. The north-east portion of the site is within 250m from land zoned R2 Low Density Residential under <i>Blacktown Local Environmental Plan 2015</i>. <i>The consent authority must not grant consent to development on land to which this clause applies unless it is satisfied that:</i> - <i>wherever appropriate, proposed buildings are compatible with the height, scale, siting and character of existing residential buildings in the vicinity, and</i> - <i>goods, plant, equipment and other material resulting from the development are to be stored within a building or will be suitably screened from view from residential buildings and associated land, and</i> - <i>the elevation of any building facing, or significantly exposed to view from, land on which a dwelling house is situated has been designed to present an attractive appearance, and</i>

Clause	Comment
	- noise generation from fixed sources or motor vehicles associated with the development will be effectively insulated or otherwise minimised, and - the development will not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting or the like, and - the development will provide adequate off-street parking, relative to the demand for parking likely to be generated, and - the site of the proposed development will be suitably landscaped, particularly between any building and the street alignment. It is recognised that the site is located within 250 metres from land zoned R2 Low Density Residential however it is noted that the site is appropriately separated from the nearest residential development by the Great Western Highway. In the context of the site's location at the corner of the Great Western Highway and Reservoir Road, the proposal is considered to be of a compatible height and scale to the existing nearby industrial development (Huntingwood East Industrial Estate and Hitachi Transport System) and specialised retail (Bunnings Warehouse) within the Huntingwood Precinct. The proposal has designed and sited to maximise the setback from the Great Western Highway, a significant boundary to the nearest R2 Low Density Residential zoned land, to provide increased separation from sensitive receivers and minimise the potential for adverse amenity impacts. The potential visual amenity impacts resulting from the proposed Data Centre, will be carefully considered in the preparation of the EIS and a Visual Impact Statement to ensure key site lines, vantage points and sensitive receivers are duly considered.
Clause 24 – Development Involving Subdivision	The proposal does not include the subdivision of the site.
Clause 25 – Public Utility Infrastructure	All essential services would be required to be successfully augmented to the Subject Site for any future development, which include: - Potable water. - Wastewater. - Gas. - Electricity. - Telecommunications.
Clause 26 – Development on or in Vicinity of Proposed Transport Infrastructure Routes	The provisions of clause 26 apply to land which is situated on, or in the vicinity of a proposed transport infrastructure route illustrated on the 'Transport and Arterial Infrastructure Plan Map'. The Site is not located on, or in the vicinity of a proposed transport infrastructure route.
Clause 27 – Exceptions to Development Standards	There are no exceptions to development standards proposed under this SSD Application.

Clause	Comment
Clause 29 – Industrial Release Area	The Site is located within the Industrial Release Area and development of the site is subject to the levy of developer contributions under the <i>Blacktown Council Section 7.11 Contribution Plan – South Blacktown Release Area CP No. 1</i> and relevant contribution will need to be paid prior to the issue of construction certificate. A VPA for the site was recently endorsed by Blacktown City Council. Details of the existing VPA will provided within the EIS. It is considered that satisfactory arrangements will be finalised under this Site's VPA, in accordance with the SEPP as per Clause 29 of SEPP (WSEA) 2009. This process is considered consistent with other planning agreements within the surrounding WSEA and is considered acceptable to the NSW DP&E, for which the VPA would be registered on title and commitments secured before development can proceed.
Clause 31 – Design Principles	The proposal will be developed based upon a robust and iterative design process, underpinned by carefully considered design principles related to bulk and scale, accessibility and permeability, landscaping and public domain, materials and finishes and integration with the surrounding land use character and context. These principles and design responses will be discussed in the EIS and further articulated in the final architectural package.
Clause 32 – Preservation of Trees	An arborist report will be prepared to investigate the removal of trees and outline the tree protection specifications for retained and potentially impacted trees.
Clause 33A – Development near Zone Boundaries	The proposed Data Centre would not rely on Clause 33A of SEPP WSEA.
Clause 33B – Development of Land within or adjacent to Transport Investigation Area	The site is not identified as a Transport Investigation Area.
Clause 33C – Development within the Mamre Road Precinct	N/A.
Clause 33D – Development in Areas Subject to Aircraft Noise	The Subject Site is located outside of the Western Sydney Airport Aircraft Noise Exposure Forecast (ANEF) 2030 contours.
Clause 33E – Airport Operations	N/A.
Clause 33F – Development of Land Adjacent to Airport	N/A.
Clause 33G – Water Recycling and Conservation	The Proposed Development does not comprise a water recycling facility, nor are there provisions for a water recycling facility to service the Site requiring further consideration.
Clause 33H – Earthworks	The proposed Data Centre will consider any minor earthworks required to facilitate an appropriate pad level for future development.
Clause 33I – Development on Flood Prone Land	The site is identified as non-flood-prone land with only the north-west extremity of the site lying within the flood risk area. The proposed Data Centre will consider the pre and post-development flows as a result of the development.
Clause 33J – Heritage Conservation	Consideration of potential Historic (European) Heritage and Aboriginal Cultural Heritage attributed to the site will be undertaken in the assessment of the proposed Data Centre.

Clause	Comment
Clause 33K – Consent for Clearing Native Vegetation	The site is not zoned E2 Environmental Conservation or RE1 Public Recreation. The site has been partially cleared in accordance with the existing approval however any additional clearing of native vegetation will be assessed as part of the EIS and consent sought through the consent authority.
Clause 33L – Stormwater, Water Quality and Water Sensitive Design	The proposed Data Centre would include a satisfactory stormwater management cycle which would include provisions for a Water Sensitive Urban Design (WSUD) strategy which achieves Council's stormwater and pollution reduction targets across the site.
Clause 34 – Savings Provisions	N/A.

7.12 Blacktown Local Environmental Plan 2015

The project is located within the Blacktown City LGA, which is subject to the application of the *Blacktown Local Environmental Plan 2015* (BLEP).

The Infrastructure SEPP and WSEA SEPP prevail over the BLEP to the extent of any inconsistencies. Notwithstanding, the aims and relevant clauses of the BLEP would be considered in the EIS to ensure that the Project is development in accordance with the relevant parts of the LEP.

The Applicant is committed to early engagement with Blacktown City Council.

7.13 Blacktown Development Control Plan 2015

The provisions of the Blacktown Development Control Plan 2015 do not apply to the site.

7.14 Huntingwood Precinct Development Control Plan

The Huntingwood Precinct Development Control Plan (DCP) outlines the provisions relating to development within the Huntingwood Precinct under *State Environmental Planning Policy (Western Sydney Employment Area) 2008* (SEPP WSEA).

This DCP aims to reinforce the provisions of the WSEA SEPP, by providing guidelines for the detailed planning and development of the Huntingwood Precinct. The specific objectives of the DCP are to:

- *Promote economic growth and employment opportunities consistent with the objectives of the Metropolitan Plan for Sydney 2036 and the WSEA SEPP.*
- *Ensure the orderly provision of infrastructure and services in a manner that minimises impacts on the environment.*
- *Ensure the orderly provision of infrastructure and services in a manner that minimises cost to government.*
- *Ensure ecologically sustainable development that actively anticipates and prevents damage to the environment.*
- *Conserve areas of core habitat and archaeological significance and minimise the impact of development in the Precinct on these areas.*
- *Ensure the traffic and public transport needs for the Precinct are achieved.*
- *Ensure high quality urban design outcomes are achieved.*
- *Allow for the provision of adequate landscaped areas for the use and enjoyment of the working population.*

Applicants are required to refer to the sections contained in this Plan prior to preparing a development application under Division 4.4 (Local Application) or a State Significant Development Application under Division 4.7 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act).

As outlined above, the proposed development of the site for the purpose of a Data Centre aligns with the objectives of the DCP in the establishment of a high quality industrial precinct that provides for diverse employment opportunities and economic development that benefit Blacktown and Western Sydney.

The proposal seeks to develop the site for an employment-generating use consistent with the Greater Sydney Region and District Plans and deliver social and economic outcomes for Western Sydney.

The proposal is an essential infrastructure to support technological evolution and the ongoing demand for internet usage and data storage across the Sydney region.

The proposed Data Centre will consider the relevant controls of the Huntingwood DCP, which will be articulated within the proposed built form design and further within the EIS to be prepared.

8.0 Key Environmental Issues

Environmental considerations relevant to the proposed development have been identified to include:

- Built Form, Urban Design and Visual Impact.
- Biodiversity.
- Heritage, including Aboriginal Cultural Heritage and Non-Aboriginal (European) Heritage.
- Transport, Access and Parking.
- Soil and Water.
- Stormwater Management.
- Noise and Vibration.
- Air Quality and Odour.
- Hazards and Risk.
- Waste.
- Greenhouse Gas and Energy Efficiency.
- Ecologically Sustainable Development.
- Infrastructure Requirements.
- Social and Economic Impacts.
- Construction Management.

8.1 Built Form, Urban Design and Visual Impact

The EIS will outline the proposal in detail, including site preparation works and the proposed building works.

The final architectural plans will detail the rationale for the siting and layout of the proposed Data Centre, ancillary buildings, and site landscaping.

Consideration will be given to the proposed building and their potential visual impacts when viewed from the surrounding areas, including the Great Western Highway, Reservoir Road and the residential precinct, located at No.179 Reservoir Road, Huntingwood, is located approximately 90 metres north-east of the site (diagonally opposite), including the proposed architectural appearance and landscape treatment to provide an attractive street presentation.

The early works proposed to facilitate the future development of the site, including bulk earthworks, infrastructure delivery (roads, utility services, stormwater and flood mitigation), will be addressed in detail, including consideration of the proposed levels and future building envelopes.

8.2 Biodiversity

In review of the existing approval, the relevant environmental planning instruments and the Huntingwood Development Control Plan, tree removal and biodiversity matters represent a primary consideration for any future development of the site.

Following the clearing of a significant portion of the vegetation on site, the remaining vegetation is made up of a number of remnant and non-remnant vegetation communities.

Generally, the condition of the remaining native vegetation ranges from medium to poor, and the patches occurring on site are fragmented and edge effected. The majority of the woody vegetation is made up of Cumberland Plain

Woodland, with smaller patches of River-flat Eucalypt Forest occurring in association with drainage lines. The remaining areas are generally comprised of planted native/exotic vegetation and exotic grasslands.

It is recognised that a new SSD application for the subject site, where any additional impact on the remaining vegetation is proposed, would require assessment under the Biodiversity Conservation Act in the form of a Biodiversity Development Assessment Report (BDAR) in accordance with the Biodiversity Assessment Method (BAM), and entry to the Biodiversity Offsets Scheme (BOS).

8.3 Heritage

An Aboriginal Heritage Due Diligence Assessment was prepared in support of the existing approval of the site and did not identify any previously recorded Aboriginal objects or areas of Potential Archaeological Deposits within the project area however an updated Aboriginal Heritage Due Diligence Assessment would need to be prepared in support of a future application over the Site.

Honeman Close is listed as heritage item as follows:

- The State Heritage Register as part of the “Former Great Western Road, Prospect SHR 01911; and
- The Blacktown Local Environmental Plan 2015 (LEP) as part of the “Great Western Highway (former alignment), Reservoir Road/Tarlington Place/Yallock Place/Honeman Close (I60) (Blacktown LEP 2015)”.

Given the State and Local listing, a Heritage Impact Statement is to be prepared in support of a future SSD application over the site.

8.4 Transport, Access and Parking

The EIS will provide a comprehensive assessment of the likely transport and traffic impacts of the proposal, including the likely traffic to be generated by the proposed Data Centre and any infrastructure improvements required to mitigate, minimise or manage the potential impacts of the proposal.

This is anticipated to include the construction of new internal roads and vehicle access from Reservoir Road (designed in accordance the land dedication to Transport for NSW to facilitate the road widening works along Reservoir Road). It is noted that the intersection of Great Western Highway and Reservoir Road has recently been upgraded by Transport for New South Wales with the layout as shown in **Figure 10** below.



Figure 10 Great Western Highway – Reservoir Road Intersection Existing Layout

Transport for NSW

Clause 101 of the Infrastructure SEPP applies insofar that the consent authority cannot permit access onto Great Western Highway if alternative practicable access is available. In this case, Reservoir Road can give access to the site.

The proposed access has taken guidance from the existing approved with no access proposed via the Great Western Highway and access from Reservoir Road restricted to left-in, left-out with a physical median to prevent right turn movements. The position of access from Reservoir Road was accurately determined, under the existing approval, as the sight distance along the road to the proposed intersection is compromised in the vertical plane.

It is anticipated that car parking associated with the proposed Data Centre will be provided in accordance with relevant rates prescribed by the RMS.

Existing and likely future sustainable transport modes will also be addressed as part of the Transport and Accessibility Assessment, including public transport, cycling and walking.

8.5 Soil and Water

The underlying geology and soils on the site will be detailed in the EIS and the geotechnical investigations undertaken, to identify acid sulfate soils, indications of salinity, erosion or other forms of land degradation.

Sediment and Erosion Control Plan will be prepared to detail measures and procedures to minimise and manage the generation and off-site transmission of sediment, dust and fine particles.

During construction and operation of the proposed Data Centre, surface water runoff from the site has the potential to affect nearby creeks via the stormwater system. During operation, surface runoff would derive primarily from hardstand areas or hard surfaced areas which would then be diverted to the local stormwater system.

These impacts would be appropriately managed through a number of standard mitigation measures that would be detailed within the EIS.

8.6 Stormwater Management

The proposal will be designed to address potential stormwater and flooding.

A stormwater management plan will be prepared to outline the way in which the quality and quantity of water will be managed across the site, including the proposed on-site detention basin to mitigate downstream impacts and rainwater tanks to capture water for potential re-use.

8.7 Noise and Vibration

The site is sufficiently separated from any noise sensitive receivers. Notwithstanding, the proposal would consider both construction and operational acoustic impacts (noise and vibration) having regard to the NSW EPA Industrial Noise Criteria, including the Noise Policy for Industry (NPI) document, the Interim Construction Noise Guideline (ICNG), as well as relevant controls articulated within Huntingwood DCP.

8.8 Air Quality and Odour

Given the nature of a Data Centre, air quality impacts would be considered accordingly, with particular consideration given towards air quality impacts from the use of proposed generators across the site.

It is noted, that the generators are for standby emergency backup power only and would be used only when required; thereby, the potential air quality impacts associated with the operational phase would be considerably low.

Notwithstanding, potential air quality impacts will be detailed within the EIS. During construction, air quality would be managed through appropriate dust mitigation measures. Accordingly, an Air Quality Impact Assessment would be prepared by a suitably qualified expert to accompany the EIS.

8.9 Hazards and Risk

As only diesel fuel is to be stored on-site, the provisions under SEPP 33 do not apply. Notwithstanding, a Preliminary Risk Screening will be undertaken in accordance with the relevant SEPP 33 thresholds to establish the storing of Dangerous Goods on-site. Lithium batteries are also proposed to be utilised throughout the proposed Data Centre; however, appropriate storage protocols would be implemented to provide a safe and efficient operation.

8.10 Waste

The proposal will provide indicative details regarding the way in which waste will be managed throughout the development of the proposed Data Centre. The EIS will also include detailed measures to avoid, minimise and/or manage waste generated during the site preparation and construction phases of the proposal.

8.11 Greenhouse Gas and Energy Efficiency

The EIS would provide a discussion on GHG impacts as a result of the Project and identify appropriate mitigation measures to reduce those impacts. The EIS would provide an assessment of the energy efficiency of the Project in relation to the National Australian Built Environment Rating System (NABERS), which provides a star rating system for energy uses of buildings.

8.12 Ecologically Sustainable Development

The EIS will demonstrate the way in which ESD principles have been incorporated into the siting and layout of the proposed Data Centre.

It will also identify potential measures to be implemented in the future building design and construction to minimise the environmental footprint of the development, including opportunities to avoid or minimise the demand for water, power, etc.

8.13 Infrastructure Requirements

The EIS will outline the adequacy of the existing potable water, sewer, power and telecommunications infrastructure to accommodate the proposed future development, including any necessary upgrades to meet the forecast demand.

The Applicant is currently engaging with Endeavour Energy in relation to the network capacity allocated for the proposed Data Centre and incoming supply connections.

8.14 Social and Economic Impacts

It is anticipated that the proposed Data Centre will deliver significant social and economic benefits associated with the delivery of serviced industrial land within proximity of the growing residential population, and creation of additional job opportunities.

The EIS will include further detailed analysis and assessment of the potential social and economic impacts of the proposal, including increased local spending and employment generation associated with the construction and operational phases.

8.15 Construction Management

A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Timing of construction works to be undertaken.
- Construction hours of operation and programme.
- Materials handling strategy.

- Construction traffic, noise, soil erosion, dust control and stormwater management.
- Environmental management strategies during construction.
- Waste management.

9.0 Consultation

Consultation is currently being undertaken with the following stakeholders:

- Department of Planning, Industry and Environment.
- Blacktown City Council.

Further consultation will be undertaken with the above stakeholders and additional stakeholders and could include:

- NSW DPI Water.
- Aboriginal Land Council.
- NSW Environment Protection Authority.
- Transport for NSW.
- Endeavour Energy.
- Water NSW.
- NSW Rural Fire Service.
- Fire and Rescue NSW.
- Office of Environment and Heritage (now Environment, Energy and Science Group).
- Surrounding landowners.

Consultation with relevant stakeholders will be undertaken whilst preparing a detailed Environmental Impact Statement in keeping with the Department's Major Project Community Consultation Guidelines.

10.0 Conclusion

This Scoping Report provides information to assist in the preparation of SEARs for the proposed development and construction of the Data Centre at 6 Honeman Close, Huntingwood.

The proposal consists of a six(6) storey structure up to 39 metres in height with associated vehicular circulation, landscaping and other ancillary infrastructure. Operational vehicular access to the Site would be via Reservoir Road.

The proposed Data Centre will provide up to 300 jobs during construction and 50 jobs during operation.

The estimated capital investment value of the Project is approximately \$200 million.

The proposed Data Centre is considered to align with the strategic objectives of WSEA SEPP and support employment-generating opportunities within the wider Sydney Metropolitan Region.

Furthermore, the Site is located within close proximity to housing and key infrastructure. In this respect, the Proposed Development would provide for economic growth and prosperity for the Blacktown City Council LGA.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS.

Should you have any further queries about this matter, please do not hesitate to contact me on 02 9956 6962 or ahalligan@ethosurban.com.

Yours sincerely,



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Encl.

Attachment A – Preliminary Architectural Drawings