

15 December 2021

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DETAILED PROJECT DESCRIPTION – PROPOSED DATA STORAGE PREMISES AT 57 STATION ROAD, SEVEN HILLS

1 Introduction

This report provides an overview of the new data storage premises proposed at 57 Station Road, Seven Hills.

The proposed development will have a total power consumption which exceeds 10 megawatts (MW). It is therefore considered State Significant Development in accordance with State Environmental Planning Policy (State and Regional Development) 2011.

The report has been prepared following consultation with the Department of Planning, Industry and Environment (DPIE) and accompanies a request for the Secretary's Environmental Assessment Requirements (SEARs).

Given the project meets the criteria for Industry-Specific SEARs, it is requested that the SEARs be issued within 7 days of receipt of this Report.

1.1 Applicant's details

This report has been prepared by Patch Planning on behalf of the Applicant, whose details are provided in the table below:

Table 1. Applicant Details	
Descriptor	Proponent Details
Full name	Lehr Consultants International (Australia) Pty Ltd
Postal Address	Level 5, 73 Miller St, North Sydney
ABN	92124107973
Nominated Contact	Margaret Rozali
Contact Details	0456 456 392

2 The Site

2.1 Site Description

2.1.1. Site Location

The site is known as 57 Station Road, Seven Hills and is described as Lot B in DP 404669. In total, it has an area of approximately 2.57 hectares and is within the Blacktown LGA. It is also noted that the site is in the close vicinity of the Blacktown/Parramatta LGA boundary which occurs beyond McCoy Street to the south.

The site comprises a corner lot and has a frontage of 111 metres to Station Road (south) and a frontage to the McCoy Street road reserve (east) of 242 metres. The majority of the road reserve is unformed, with a formed 80m long driveway providing access to the adjoining McCoy Park.

The site is currently occupied by a range of buildings and other structures, including shipping containers, which were associated with the previous industrial use(s) of the site. The buildings occupy an area of approximately 3,000sqm. A HV transmission tower is also located on the land. Currently vehicular access is available via three two-way driveways off Station Road.

Surrounding development is mixed in nature, comprising varying industrial uses to the north and north-west including industrial unit complexes and landscaping material supplies, the Main Western Railway corridor to the south, Blacktown Creek to the north, and the McCoy Park access handle to the east. Beyond the access handle to the east exists a small neighbourhood centre and low-rise residential typologies.

Figure 1 below identifies the subject site and nearby surrounds, while figure 2 depicts the site within its broader context.

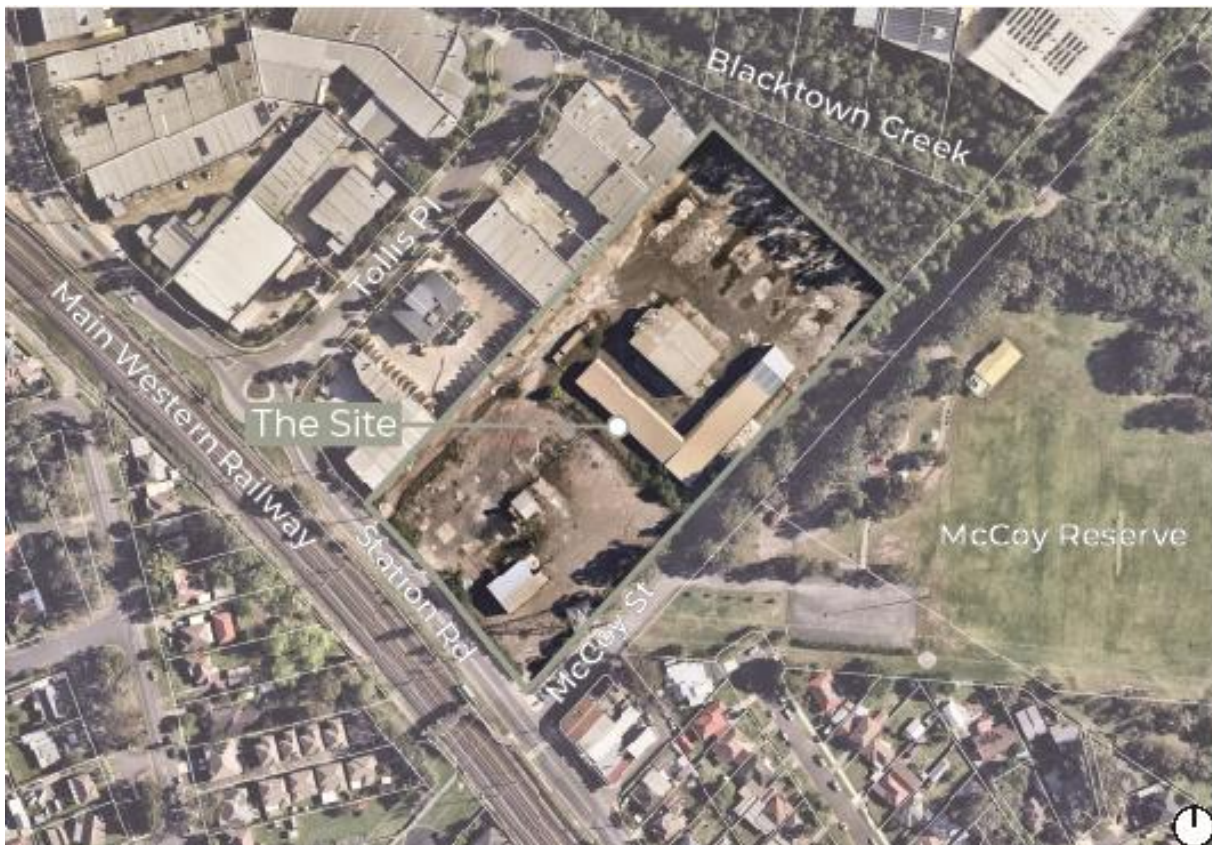


Figure 1 – Site map (Source: NearMaps, modified by Patch)

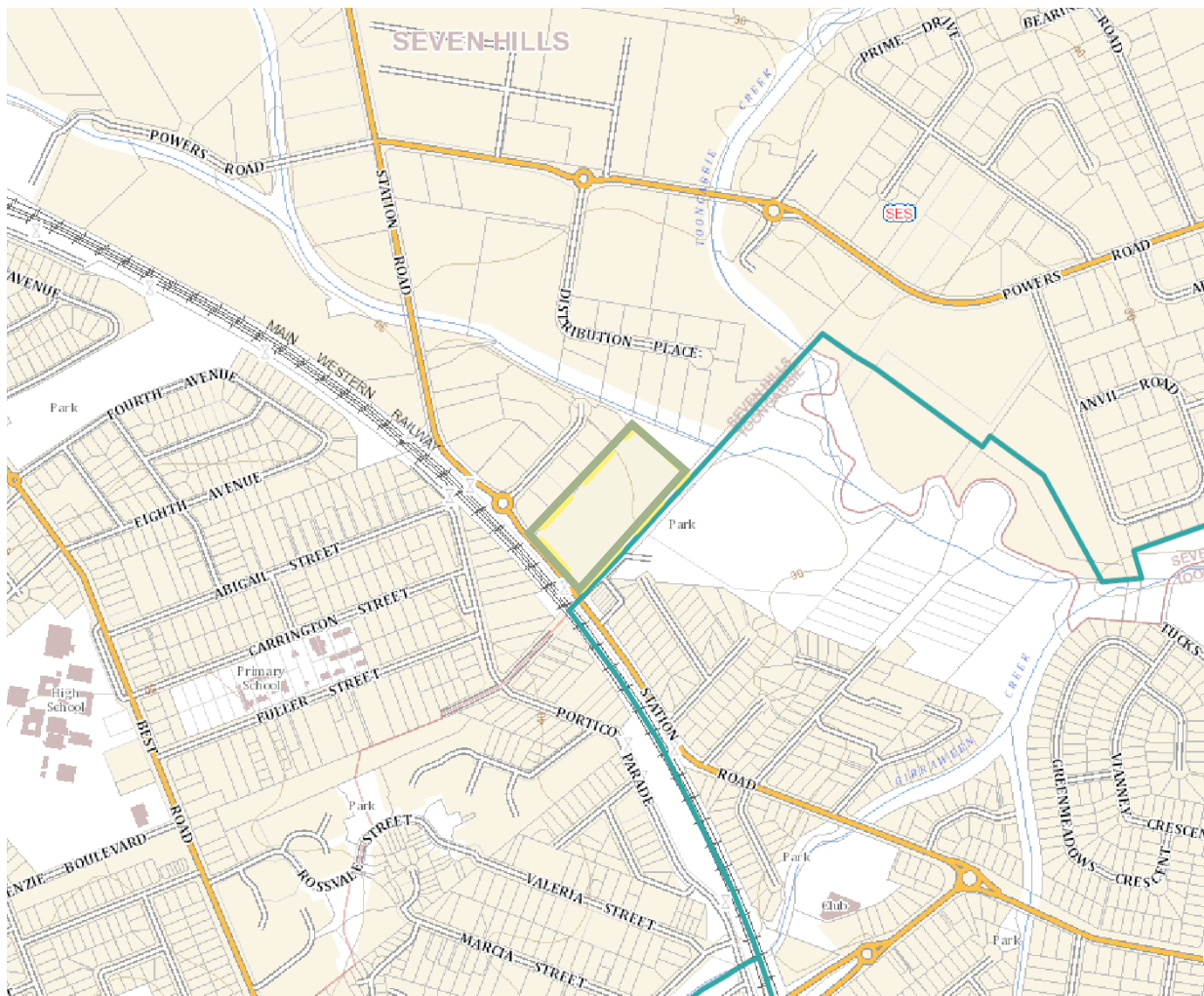


Figure 2 – Local context map (source: ePlanning, modified by Patch)

2.1.2. Site Description

The following table provides the legal description and a brief summary of the site and surrounding context.

Table 2. Site Description	
Item	Description
Legal Description	Lot B in DP 404669
Site Area	Approx. 2.57 hectares
Street Frontage	West – Approx. 111 metres to Station Road; and South – Approx. 80 metres to the formed portion of McCoy Street.
Topography	The site falls from south to north from approximately 36m AHD to 28m AHD.

Table 2. Site Description	
Item	Description
Previous uses	<p>It is understood that the front half of the site was previously used for an Auto Parts Yard known as 'Challenger Auto Parts', including one two storey building and a smaller single storey building.</p> <p>The northern (rear) part of the site was used as a Timber Yard known as 'Fraser Timber' and included a large central two storey building with another two storey 'L-shaped' building wrapping around it.</p>
Services	The site is served by existing services connections for power, water, sewer and telecommunications.
Current Access	Ingress and egress to the site is provided via three two-way driveways off Station Road.
Regional Context	<p>The site is located on the boundary of Blacktown and Parramatta Local Government Areas.</p> <p>It is located approx. 3.8km east of Blacktown CBD and 6.8km west of Parramatta CBD.</p>
Transport Infrastructure	The site is located adjacent to the Main Western Railway line. The M2 Motorway is 3.3km northwest of the site by road, and the M4 Motorway 6km south by road.
Surrounding Development	<p>Surrounding development is mixed in nature, comprising varying industrial, commercial and residential uses, as well as a creek corridor (zoned SP2) and transport corridor:</p> <p>North: Blacktown Creek corridor.</p> <p>South: Opposite McCoy Street, the Main Western Railway.</p> <p>East: The McCoy Park access handle, a neighbourhood centre and low-rise residential dwellings.</p> <p>West: Multiple industrial allotments developed for industrial unit complexes and landscaping material supplies.</p>
Public Transport	<p>The site is approximately 1km (12-minute walk) from Toongabbie Station and about 1.7km (20-minute walk) from Seven Hills Station and Bus Interchange.</p> <p>The closest bus stop to the site is in Carter Street, approximately 300m to the south-west, on the other side of the rail corridor but accessible via a pedestrian bridge. This bus stop is serviced by Bus Routes 705 and 711 which provides connections to Blacktown and Parramatta.</p>
Flooding	The rear half of the site is mapped as flood prone by Blacktown Council. As the site slopes towards Blacktown Creek, the flood risk increases, from low, medium and high.
Flora and fauna	The site is largely cleared and contains little native vegetation. In addition, a review of historical imagery from 1977 reveals that the entire site and adjoining creek corridor

Table 2. Site Description	
Item	Description
	were once cleared of vegetation. A BDAR Waiver or BDAR Report will accompany the EIS in relation to the proposed development.
Bushfire prone land	The subject site and immediately surrounding land are not identified as bushfire prone land.
Aboriginal Heritage	The site is heavily disturbed and has been used for industrial purposes since at least the 1970s. It is also noted that the adjoining Blacktown Creek corridor has been heavily disturbed and re-aligned previously. Taking into consideration the disturbed nature of the environment, it is unlikely that the site is of Aboriginal significance. Notwithstanding, an ACHAR will be submitted with the EIS for the proposed development.
European Heritage	The site is not located in proximity to any identified heritage items or within a conservation area.

2.1.3. Planning Context

The subject site is located within the Blacktown LGA and subject to local planning requirements under the Blacktown Local Environmental Plan 2015 (BLEP 2015).

Under BLEP 2015, the site is zoned IN1 General Industrial, while surrounding land use zones vary substantially as depicted in the mapping extract below.

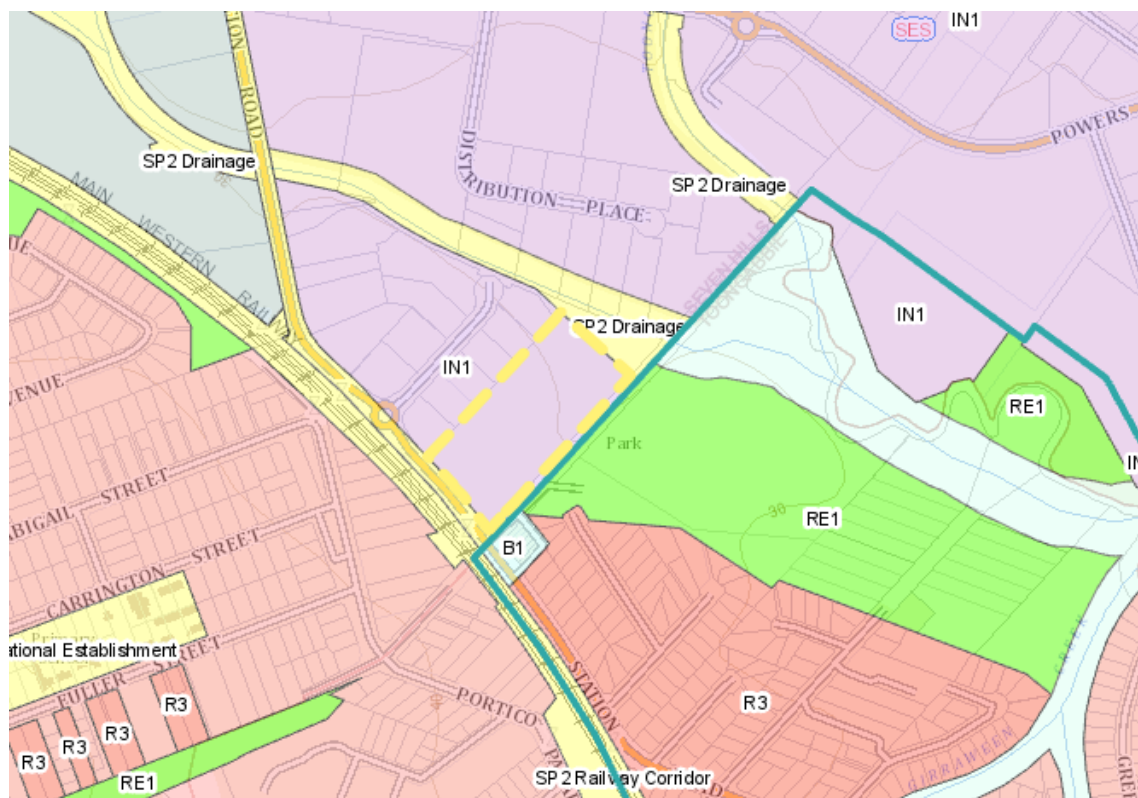


Figure 3 – Land use zoning map extract (Source: ePlanning)

2.1.4. Site Photographs

Photographs of the site are provided below as seen from Station Road.



Figure 4 – View from the Station Road from the southern corner



Figure 5 – View of the site from Station Road looking north west

2.1.5. Related Applications

DA-21-01058 is currently being assessed by Blacktown Council with approval expected imminently. Lodged on 7 June 2021, the DA proposes the following at the site:

- Demolition of existing buildings and structures across the site;
- Earthworks across the entire site to accommodate proposed and future development;
- Construction of a single storey data centre with a total GFA of 630sqm with the western portion of the site fronting Station Road;
- Landscaping, including the planting of 24 new trees;
- On site car parking for 17 vehicles;
- Associated stormwater works;

The data storage premises proposed in this SEARs request will be located on the rear portion of the site, with access to be provided via the driveway proposed under DA-21-01058.

3 The Project

3.1 The Proposed Development

The propose data storage premises comprises a two-storey data storage premises, associated plant and equipment, car parking and landscaping.

The proposed development is shown in the figures below with further details provided in the preliminary plans provided as **Attachment 1** of this report.

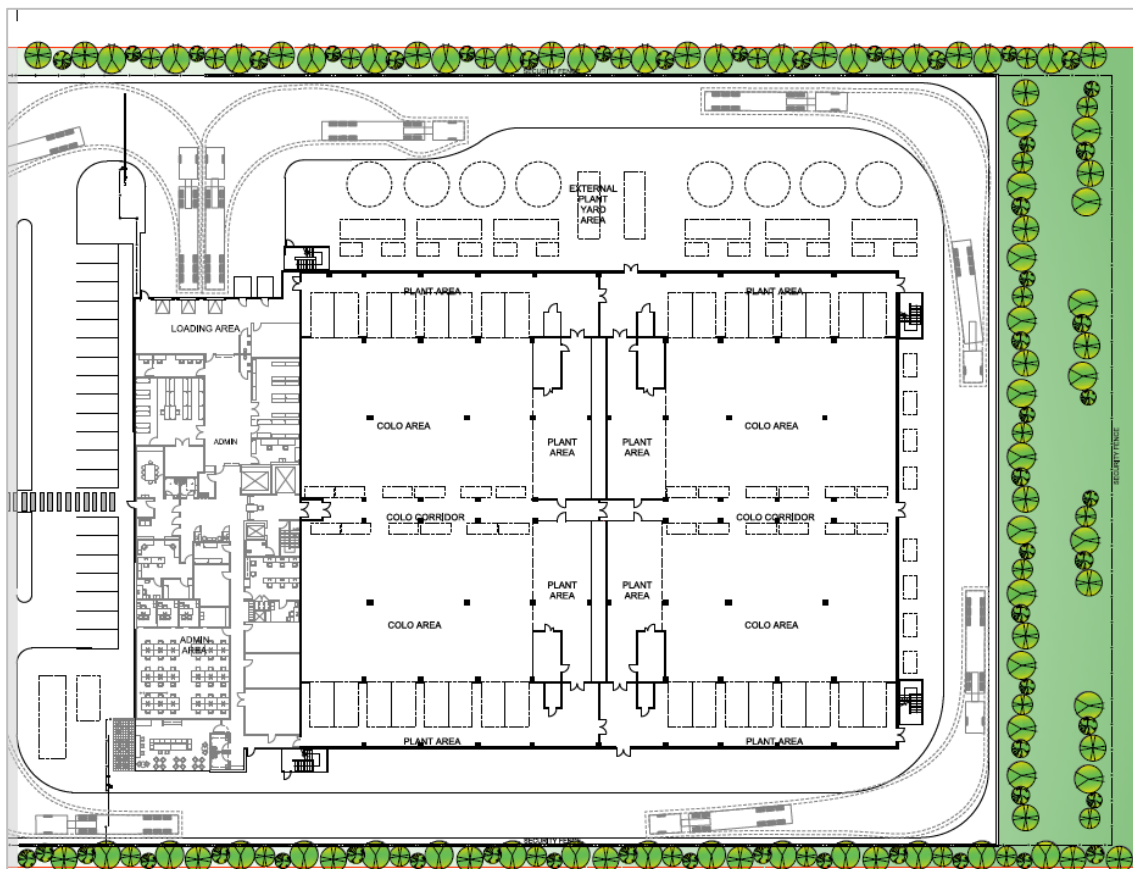


Figure 6 – Site Plan Extract showing the footprint of the data storage premises proposed

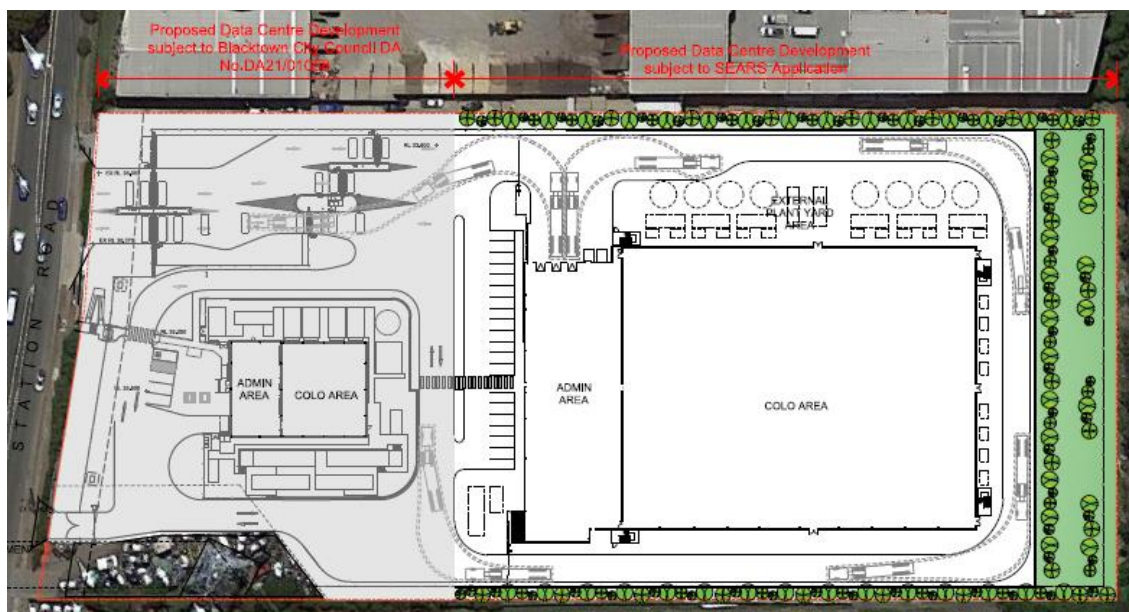


Figure 7 – Indicative overall site plan including development currently under assessment with Blacktown City Council.

3.2 Development Summary

A further summary of the development is provided in the table below.

Table 3: Development Summary	
Component	Proposed
Data Centre	Two storey data hall and associated office space with a total overall GFA of approximately 6,500sqm.
Plant and Equipment	External plant yard to the west, north and south of the data hall, as well as rooftop plant, which will be appropriately screened to ensure visual and acoustic impacts are managed.
Access and car parking	Access will be provided by the two-way driveway proposed under DA-21-01058, while a parameter road will be provided around the data centre. Car parking is proposed along the southern frontage of the data storage premises.
Landscaping	Landscaping is proposed around the perimeter of the site.
Power Consumption	19.2MW

3.3 Development Comparison

The table below provides a summary of the proposed SSD and development currently under assessment by Blacktown Council at the site under DA-21-01058.

Site Development Comparison Table			
Item	DA-21-01058 Proposal	SSD Proposal	Difference +/-
Power consumption (in Megawatts)	1.2MW	19.2MW	+ 18MW
Indicative gross floor area (GFA)	630sqm	6,500sqm	+ 5,870sqm
Number of back-up generators	2 x 1.5MW generators 1 x 1MW generator	8 to 12 generators (still being finalised in design)	TBC
Indicative volume of diesel fuel storage	40,000L	280,000L	+ 240,000L

4 Conclusion

This report has been prepared on behalf of the Applicant and provides a description of the subject site and data storage premises proposed.

In light of the information provided, it is requested that DPIE issue the relevant industry-specific SEARs for the project.

Should you wish to discuss any aspects of the proposed development please do not hesitate to contact me on 0401 699 336 or at mstankovic@patchplanning.com.

We look forward to hearing from you.

Kind Regards,



Mason Stankovic

Director

Attachments

Attachment 1 – Preliminary drawings



P A T C H

PLANNING & DEVELOPMENT

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