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SSDA SCOPING LETTER – STAGE 2 OF DATA CENTRE CAMPUS LOCATED AT 8 GRAND AVENUE, ROSEHILL

1 Introduction

This letter provides an overview of a new data centre proposed at 8 Grand Avenue, Rosehill and accompanies a request for Secretary's Environmental Assessment Requirements (SEARs) in relation to the project.

The proposed development will have a total power consumption which exceeds 10 megawatts (MW). It is therefore considered State Significant Development (SSD) in accordance with Schedule 1(25) Data Storage of the *State Environmental Planning Policy (Planning Systems) 2021*.

The letter should be read in conjunction with the following documentation provided as attachments:

- Attachment 1 – Indicative drawings
- Attachment 2 – Notice of Determination DA/751/2019/C including:
 - Approved architectural plans
 - Approved landscape plans
 - Approved civil plans
 - Approved remediation action plan

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
Applicant	Equinix Hyperscale 2 (SY10) Pty Limited
Postal Address	Barangaroo, 2000, New South Wales, Australia
Nominated Contact	Mason Stankovic, Patch Planning
Contact Details	0401 699 336

2 The Site

2.1 Site Description

2.1.1. Site Location

The subject site is known as 8 Grand Avenue, Rosehill NSW and legally referred to as Lot 10 DP1275083. The site is located in the City of Parramatta LGA on Burramuttagal Country (Nura).

The site is located on a land parcel approximately 1.906ha in size which is accessed via an adjoining site known as 8A Grand Avenue, Rosehill (Lot 9 DP1275083). This lot is approximately 2.396ha in size and occupied by a data centre operated by the Applicant of this SSDA.

The surrounding area is predominantly industrial in nature and generally consists of various industrial uses, supplier warehouses, distribution centres and motor repair workshops. The adjoining site at Number 4 Grand Avenue is currently being developed for the purpose of the Parramatta Light Rail stabling yard.

The subject data centre campus is depicted in Figure 1 below including both abovementioned lots, while the plan of subdivision is depicted in Figure 2.

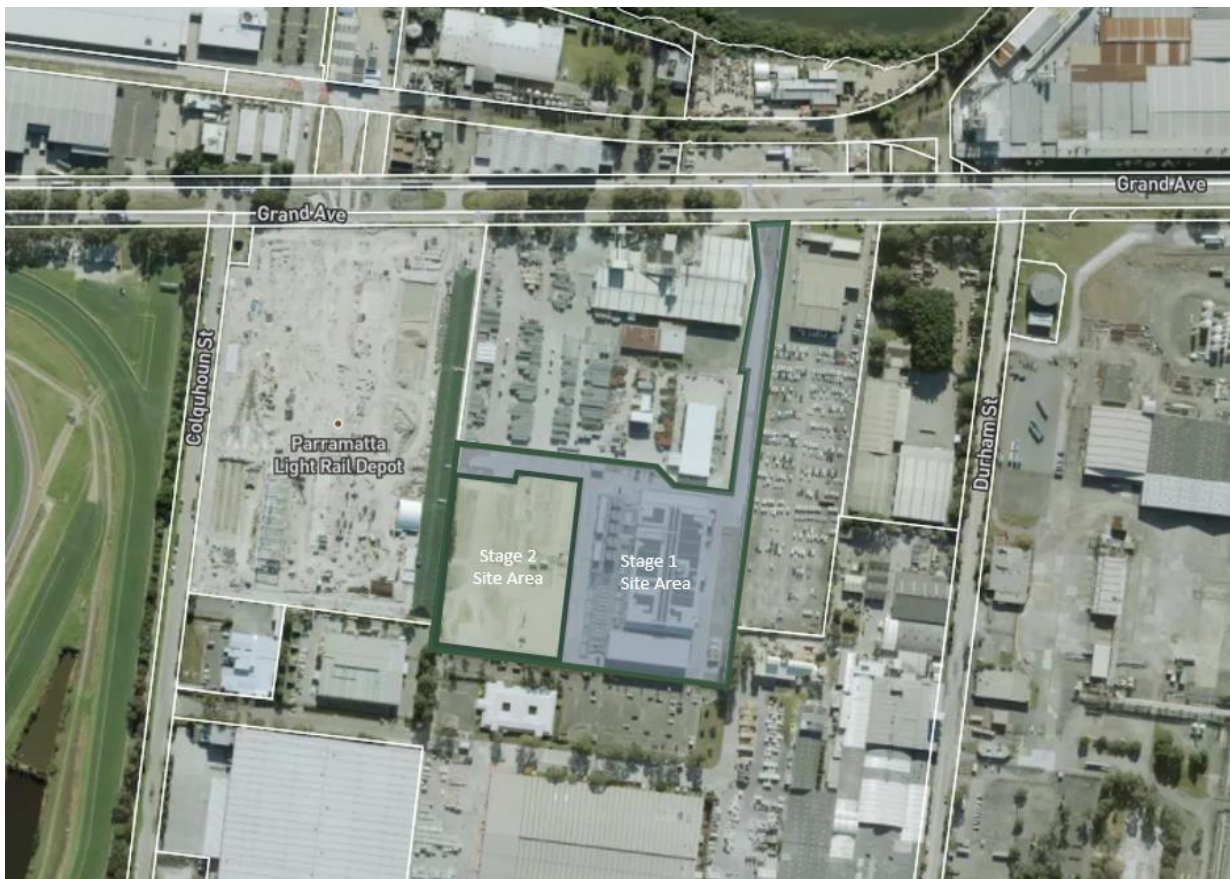


Figure 1: Site Aerial

Source: Metromap, modified by Patch

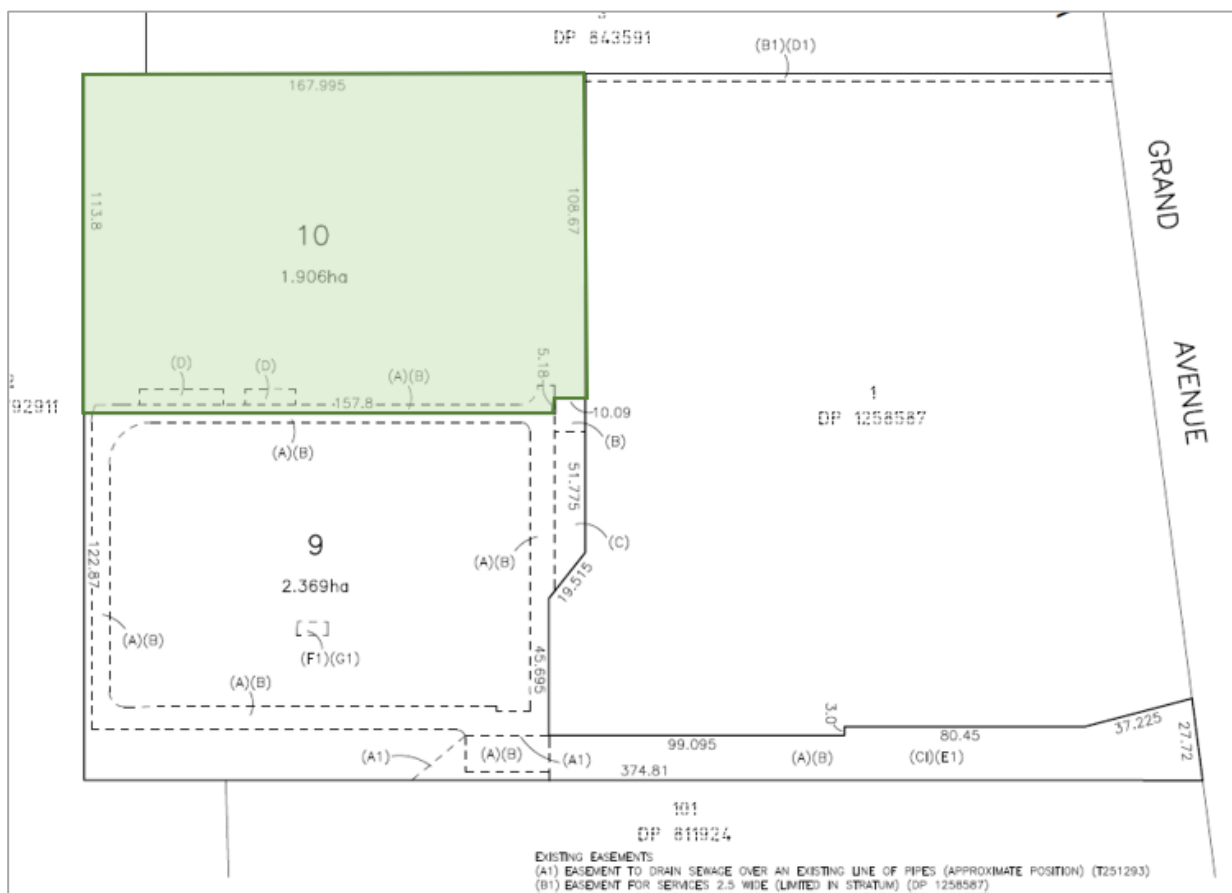


Figure 2: Plan of subdivision with SSDA site area outlined in green

Source: Land Partners

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 10 of DP1275083 (former under DA/271/2021).
Site Area	Approximately 1.906ha.
Street Frontage and access	The site is accessed via 8A Grand Avenue and has no direct frontage to Grand Avenue.
Topography	Relatively flat topography graded under a previous consent.
Previous uses	Vacant site, cleared under previous approval.
Regional Context	Greater Parramatta.
Transport Connectivity	<ul style="list-style-type: none"> Grand Avenue connects to James Ruse Drive to the west, which connects to the M4 (Western Motorway) to the southwest. The adjoining site at Number 4 Grand Avenue is currently being developed for the purpose of the Parramatta Light Rail stabling yard.

Table 2: Site Description	
Item	Description
Surrounding Development	<ul style="list-style-type: none"> Rosehill Gardens Races course to the west, existing data storage centre to the east, Parramatta River and Grand Avenue to the north with Rydalmere further and the suburbs of Clyde and Silverwater to the south. The adjoining site at Number 4 Grand Avenue is currently being developed for the purpose of the Parramatta Light Rail stabling yard.
Flora and fauna	No trees or substantial vegetation are located on the site.
Bushfire prone land	The site is not bushfire prone land.
Heritage	There is a local heritage item on Grand Avenue called "General (Local) - Tram alignment".

2.1.3. Statutory Planning context

The site is within the Parramatta Local Government Area (LGA) where the *Parramatta Local Environmental Plan 2011* is the applicable local planning instrument. A summary of key controls relating to the site are provided below:

- **Zoning:** The site is zoned IN3 Heavy Industrial;
- **Height of buildings:** The maximum building height control is 12m;
- **Floor space ratio:** The maximum floor space ratio is 1:1;
- **Heritage:** The site does not comprise any heritage items and is not within a heritage conservation area;
- **Acid sulfate soils:** The site is identified as Class 4 Acid Sulfate Soils.

3 Project Overview

This scoping letter relates to a future SSDA, which would seek approval for the construction of a data centre at the site. The subject data centre would form a part of a broader data centre campus already partially established on adjoining land at 8A Grand Avenue.

The subject data centre would be designed to generally comply with an existing concept approval (as modified) under DA/751/2019/C approved by the Sydney Central City Planning Panel.

The table below provides a comparison of the existing and proposed data centre at the site as requested by DPE.

Table 3: Comparison Table			
Item	Existing Data Centre	Proposed Data Centre	Difference +/-
Power consumption (MW)	45MW (IT load 30MW)	45MW (IT load 30MW)	0
Indicative gross floor area (GFA)	14,806sqm	14,806sqm	0
Indicative number of back-up generators	19	19	0
Indicative volume of diesel fuel storage	290,000L	290,000L	0

3.1 DA/751/2019/C Overview

On 31 July 2020, the Sydney Central City Planning Panel granted development consent for DA/751/2019, which provides concept approval for a 2-stage data centre development, with detailed design and construction approval for Stage 1. Specifically, the consent provided approval for the following:

- Detailed design approval (Stage 1) for the following:
 - A 3 storey data centre development (Building A) with a maximum height of 20m and a total GFA of 14,806sqm (FSR of 0.367:1);
 - Western gantry comprising mechanical plant, cooling towers and electrical plant required for the proper functioning of the building;
 - Communal open space and a total landscaped area of 2,419.55sqm (5.8% of the site);
 - Internal road network including 105 car parking spaces to support both stages of the development;
 - Other associated infrastructure required for operations and 2,400sqm of PV solar panels; and
 - Space provisioning for private substations within the access handle and to the east of Building A.
- Concept approval (Stage 2) for the following:
 - Envelope approval for a further 3-storey data centre (Building B) with a maximum height of 20.1m and a maximum GFA of 14,806sqm (FSR of 0.367:1);
 - A total landscaped area of 1,895.85sqm (4.4% of the site) to be undertaken in

- o Civil and drainage design to be undertaken in accordance with the approved plans.

- Revised concept landscaping within the Stage 2 area;
- Revised civil and stormwater design within the Stage 2 area;
- Changes to the concept envelope to enable increases in building height to a maximum of 25.8m.

[illegible]

Source: Greenbox Architecture

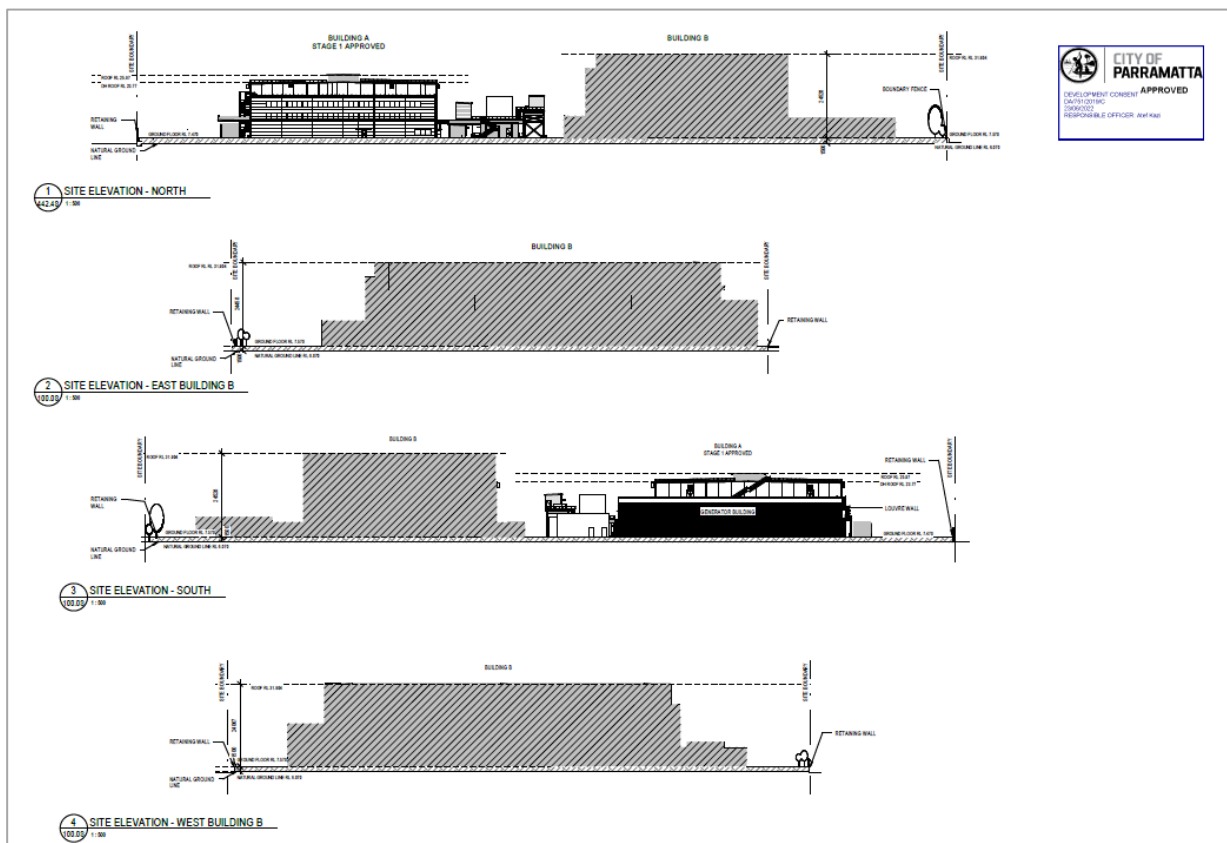


Figure 4: Approved Elevations with approved envelope shown hatched
Source: Greenbox Architecture, stamped by City of Parramatta Council

3.2 The Stage 2 Proposal

The SSDA will seek approval for a new 30MW data centre located on the land known as 8 Grand Avenue, Rosehill. The proposal will be designed to generally comply with concept approval conditions under Part A of DA/751/2019/C.

In summary, the proposal will comprise the following:

- A 30MW data centre with roof mounted plant comprising 14,806sqm of GFA and having a maximum height of 25.8sqm;
- A landscaped area not less than 2,057sqm along the western and southern boundaries and to the rear of the data centre;
- Associated infrastructure including generators, electrical infrastructure and water infrastructure required for the proper functioning of the facility; and
- Internal road to enable vehicular circulation around the building.

The figures below and preliminary plans provided as **Attachment 1** of this letter provide an indication of what is proposed at the site.

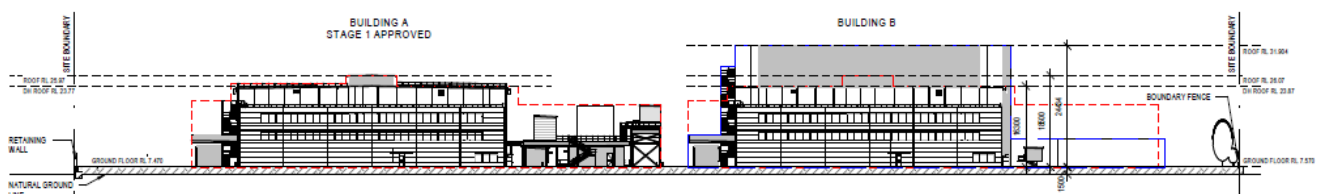


Figure 5: Northern elevation showing the variance in built form between the constructed Building A (left), and proposed Building B (right) which will be the subject of the SSDA

Source: Greenbox Architecture

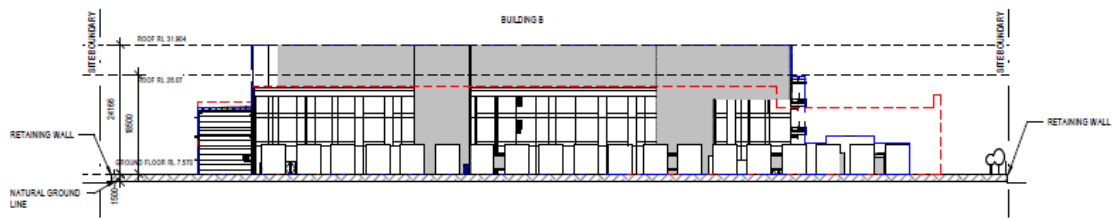


Figure 6: Western elevation of Building B
Source: Greenbox Architecture

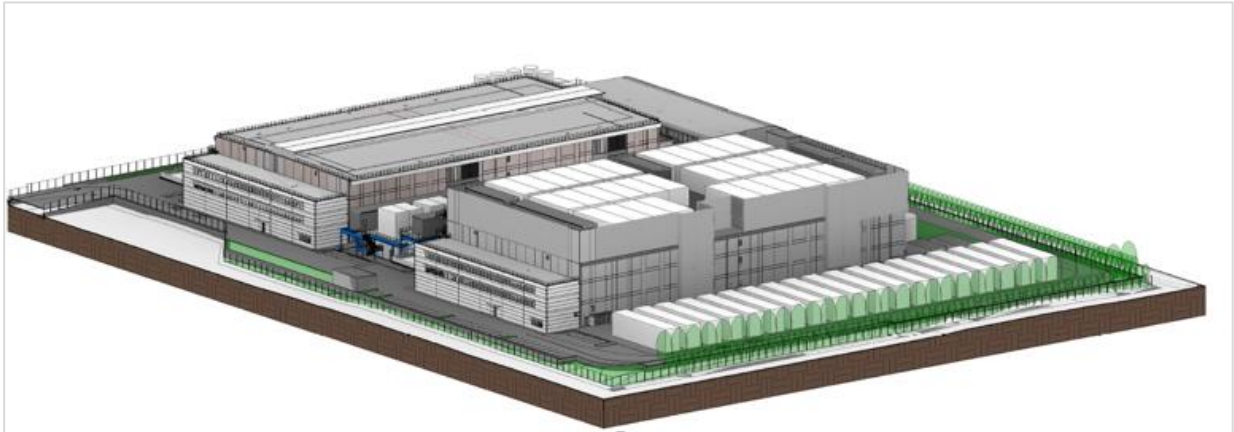


Figure 7: Aerial view of the proposal viewed from the northwest
Source: Greenbox Architecture

4 Conclusion

This letter has been prepared on behalf of the Applicant and provides a description of the subject site and data centre proposal proposed by Equinix.

It is considered that the letter provides sufficient information to enable the SEARs for the project to be issued, however, should you require any further information please do not hesitate to contact me on 0401 699 336 or at mstankovic@patchplanning.com.au.

We look forward to hearing from you.

Kind Regards,



Mason Stankovic
Director

Attachments

Attachment 1 – Preliminary drawings

Attachment 2 – DA/751/2019/C



P A T C H

PLANNING & DEVELOPMENT

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