

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

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Urbis Pty Ltd  
ABN 50 105 256 228

16 October 2023

Mr Chris Ritchie  
Director – Industry Assessments  
NSW Department of Planning & Environment  
Locked Bag 4022  
Parramatta NSW 2124

Dear Chris,

## **REQUEST FOR INDUSTRY-SPECIFIC SEARS - S4 DATA CENTRE – 3-5 JOHNSTON CRESCENT, HORSLEY PARK**

This letter has been prepared by Urbis Pty Ltd (**Urbis**) on behalf of NEXTDC (**Proponent**) in support of a request for industry specific Secretary Environmental Assessment requirements (**SEARs**) for a proposed data centre development at 3-5 Johnston Crescent, Horsley Park.

This letter is accompanied by a Concept Design Report prepared by HDR dated 10 June 2022.

### **1. APPLICANT DETAILS**

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

<b>Descriptor</b>	<b>Proponent Details</b>
Full Name(s)	NEXTDC Limited c/o Urbis Pty Ltd
Postal Address	8/123 Pitt Street, Sydney NSW 2000
ABN	35 143 582 521
Nominated Contact	Christopher Croucamp – Senior Consultant (Urbis)
Contact Details	02 8424 5102

## 2. SITE DESCRIPTION

The site is located at 3-5 Johnston Crescent within the Fairfield Local Government Area (**LGA**). The site is legally described as Proposed Lot 305 in an approved (unregistered) subdivision of Lot 302 in Deposited Plan 1244594.

The development site for the subject SSD will be limited to Proposed Lot 305 which is zoned for industrial purposes. The development site does not comprise Proposed Lot 306, part of which is zoned E2 Environmental Conservation and includes existing vegetation to be retained and managed.

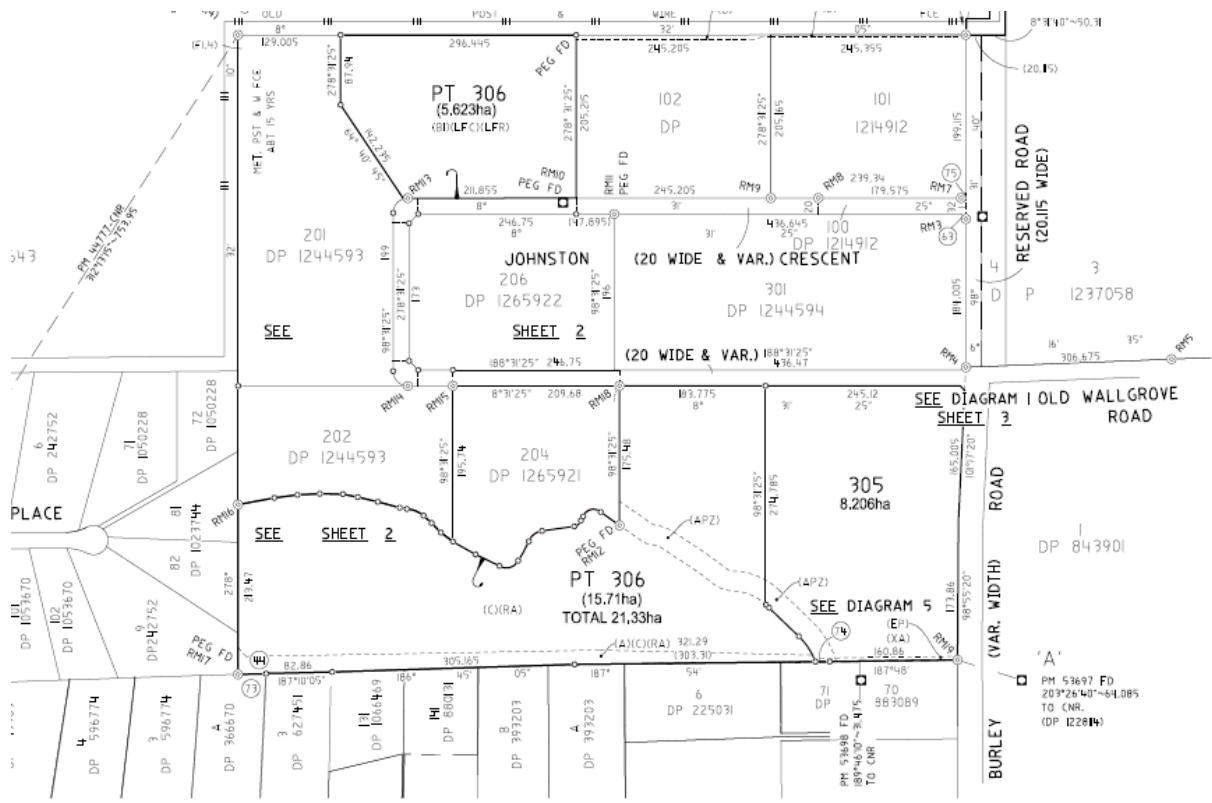
An aerial photograph of the site is provided at **Figure 1** and a copy of the approved subdivision plan for the site is provided at **Figure 2**.

Figure 1 Site Aerial Photograph (Proposed Lot 305 - Development Site)



Source: Nearmap (2023)

Figure 2 Extract of Approved Subdivision Plan



Source: Kim Francis Murphy, 11 March 2021

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below.

Table 2 Key Features of Site and Locality

Descriptor	Site Details
Land Configuration	<p>The development site (Proposed Lot 305) has a total area of 8.206 hectares. Proposed Lot 305 is irregular shape with the following dimensions:</p> <ul style="list-style-type: none"> <li>North (Burley Road frontage): 338.87 metres</li> <li>West (Johnston Crescent frontage): 245.12 metres</li> <li>South-East (C2 Environmental Conservation interface): 114.5 metres</li> <li>South: 274.785 metres</li> <li>East: 160.86 metres</li> </ul>

Descriptor	Site Details
Land Ownership	The site is currently owned by CSR Limited. The site is under purchase by NEXTDC. Settlement is anticipated to occur at the end of 2023.
Existing Development	The site comprises vacant land which has been cleared of vegetation and does not contain any existing built form structures. Bulk earthworks approved under DA-893-201 are currently underway on the site.
Local Context	<p>The surrounding locality is described below:</p> <ul style="list-style-type: none"> <li>▪ <b>North:</b> The land to the north of Burley Road and Johnston Crescent comprises industrial and extractive industry activities, Oakdale East Industrial Estate (which is still under construction, with future development planned to the north and east) and Oakdale Central Industrial Estate (which has been completed). Burley Road currently comprises an unformed dirt track with a gate preventing through - access.</li> <li>▪ <b>East:</b> The land to the east along Burley Road comprises rural-residential land use activities. This area may be redeveloped in the future to accommodate long-term growth, including potential for residential development.</li> <li>▪ <b>South:</b> The area immediately south of the site (which comprises part of Proposed Lot 306) comprises industrial zoned land as well as natural bushland zoned C2 Environmental Conservation which will be required to be retained and managed. The land further to the south comprises rural-residential land use activities. This area may be redeveloped in the future to accommodate long-term growth, including potential for residential development.</li> <li>▪ <b>West:</b> Johnston Crescent runs along the western boundary of the site. The land on the opposite side of the road is proposed to be developed for industrial/employment purposes. The Jacfin land and Oakdale South Industrial Estate are located further to the west.</li> </ul>
Regional Context	<p>The site is located approximately 35 kilometres west of the Sydney Central Business District (<b>CBD</b>), 17 kilometres west of the Parramatta CBD and 10 kilometres north-east of the future Western Sydney International (<b>WSI</b>) airport. It is located within the Fairfield LGA, close to its boundary interface with the Penrith LGA.</p> <p>The site is within a developing employment precinct, including the ESR Horsley Logistics Park, Oakdale Central, Oakdale South and Horsley Park Employment Precinct. It is also close to other established and emerging</p>

Descriptor	Site Details
	employment-generating precincts, including Eastern Creek to the north, Huntingwood to the north- east, Wetherill Park and Mamre Road West to the north-west and Wetherill Park to the east.
<b>Infrastructure</b>	The site will be well serviced by infrastructure. The signalised intersection of Lenore Drive and Old Wallgrove Road at Eastern Creek is approximately 2 kilometres to the north, providing access to Wallgrove Road and the Westlink M7 Motorway to the east and Erskine Park Road and Mamre Road to the west. Each of these roads provides access to the M4 Motorway to the north and M5 Motorway to the south. A utilities and site services report will accompany the EIS.
<b>Site Access</b>	Johnston Crescent, Old Wallgrove Road and Burley Road provide vehicular and pedestrian site access.
<b>Easements and Covenants</b>	<p>The development land contains the following easements and covenants:</p> <ul style="list-style-type: none"> <li>4.5 metre wide right of access (M)(EP)(XA) along the eastern boundary of Proposed Lot 305 from Burley Road to the existing vegetation on the eastern part of Proposed Lot 306.</li> <li>A positive covenant (APZ) along the southern-eastern boundary of the site which requires an Asset Protection Zone to be provided and maintained for bushfire protection purposes.</li> <li>Whilst not forming part of the SSD site, it should be noted that a restriction on the use of the developable part of Proposed Lot 306 (Z1) exists which states: <p><i>No further development on the lot burdened, being Part Lot 306 designated (Z1) on the plan, is to take place unless it is in accordance with Development Consent restricted to the type of development permissible in the zone.</i></p> <p><i>No development shall be permitted on the lot hereby burdened unless it is to be developed to the final levels in accordance with the development consent having Notice of Determination No: 893.8/2013 issued by the Council of Fairfield on 19 January 2021.</i></p> <p><i>Council will raise no objection to the extinguishing of this restriction in respect of a lot hereby burdened when development is completed on that lot in accordance with Determination No. 893.8/2013 dated 19 January 2021.</i></p> </li> </ul>
<b>Services</b>	Existing services will be retained or augmented. New services will be established as required.

Descriptor	Site Details
<b>Acid Sulfate Soils</b>	The site is not identified in the <i>Fairfield Local Environmental Plan 2013</i> as containing acid sulfate soils. The land is not affected by a policy adopted by Council or adopted by any other public authority that restricts development on the land because of the likelihood of acid sulfate soils.
<b>Contamination</b>	Remediation works will be completed by the current owner CSR prior to the settlement of land and purchase by NEXTDC. Settlement is anticipated to occur at the end of 2023. A contamination assessment will be prepared as part of the EIS. If required, a DSI and an RAP will be prepared.
<b>Stormwater and Flooding</b>	Part of the site is flood affected and a flood risk assessment will be prepared to accompany the EIS.
<b>Bushfire Prone Land</b>	The southern-eastern part of the site is identified as bushfire prone land as shown in the Bushfire Prone Land Map, including Category 1 and Vegetation Buffer. The site contains an asset protection zone ( <b>APZ</b> ) along the eastern boundary adjoining the C2 zoned land. A bushfire risk assessment will accompany the EIS.
<b>Natural Environment</b>	Based on a review of the site aerial photograph, the site has been cleared of all vegetation. The C2 zoned land does not form part of the site and will be retained and managed as a conservation area. A Biodiversity Development Assessment Report ( <b>BDAR</b> ) waiver will accompany the EIS.
<b>Topography</b>	The site slopes from the south-east to the northwest corner, with a fall of approximately 10 metres.
<b>Aboriginal Heritage</b>	The site is within or partly within a 'Potential Investigation Area' based on the findings of the Fairfield Aboriginal Heritage Study 2017. In accordance with the standard requirements of SSDs, an Aboriginal Cultural Heritage Assessment Report ( <b>ACHAR</b> ) will be prepared. The ACHAR will document the process of investigation, Aboriginal community consultation and assessment with regards to Aboriginal cultural heritage and Aboriginal archaeology.
<b>European Heritage</b>	There are no items of local or state heritage significance situated on the site. The site is not within a heritage conservation area. As such, a Heritage Impact Statement and Archaeology Assessment is not considered necessary.

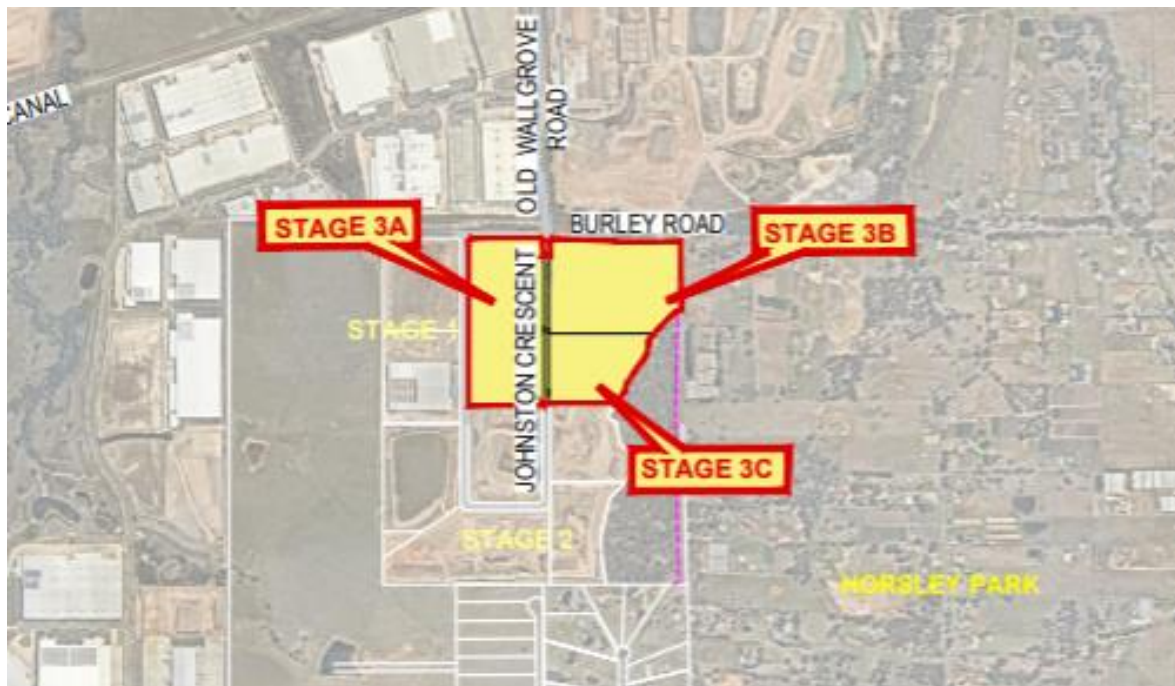


### 3. PLANNING HISTORY

A development application (**DA**) (DA893-2013) was determined by the NSW Land and Environment Court (**NSWLEC**) on 16 October 2015 relating to the land at 2 Jonston Crescent, Horsely Park. The approval facilitated a three staged subdivision DA of (the former) 327-335 Burley Road, Horsely Park being Lot 1 DP 106143 for the applicant (CSR Limited).

The three staged subdivision comprised the creation of 14 industrial lots and 1 lot for environmental conservation land. The DA has been modified numerous times with the most recent modification granted on 12 May 2021 for the further staging of Stage 3 into Sub-Stages 3A, 3B and 3C. As shown in **Figure 3**, the SSDA relates to land identified as Stage 3B and will be consistent with the relevant development consent conditions (as modified) under DA893-2013.

Figure 3 Approved Staging Plan

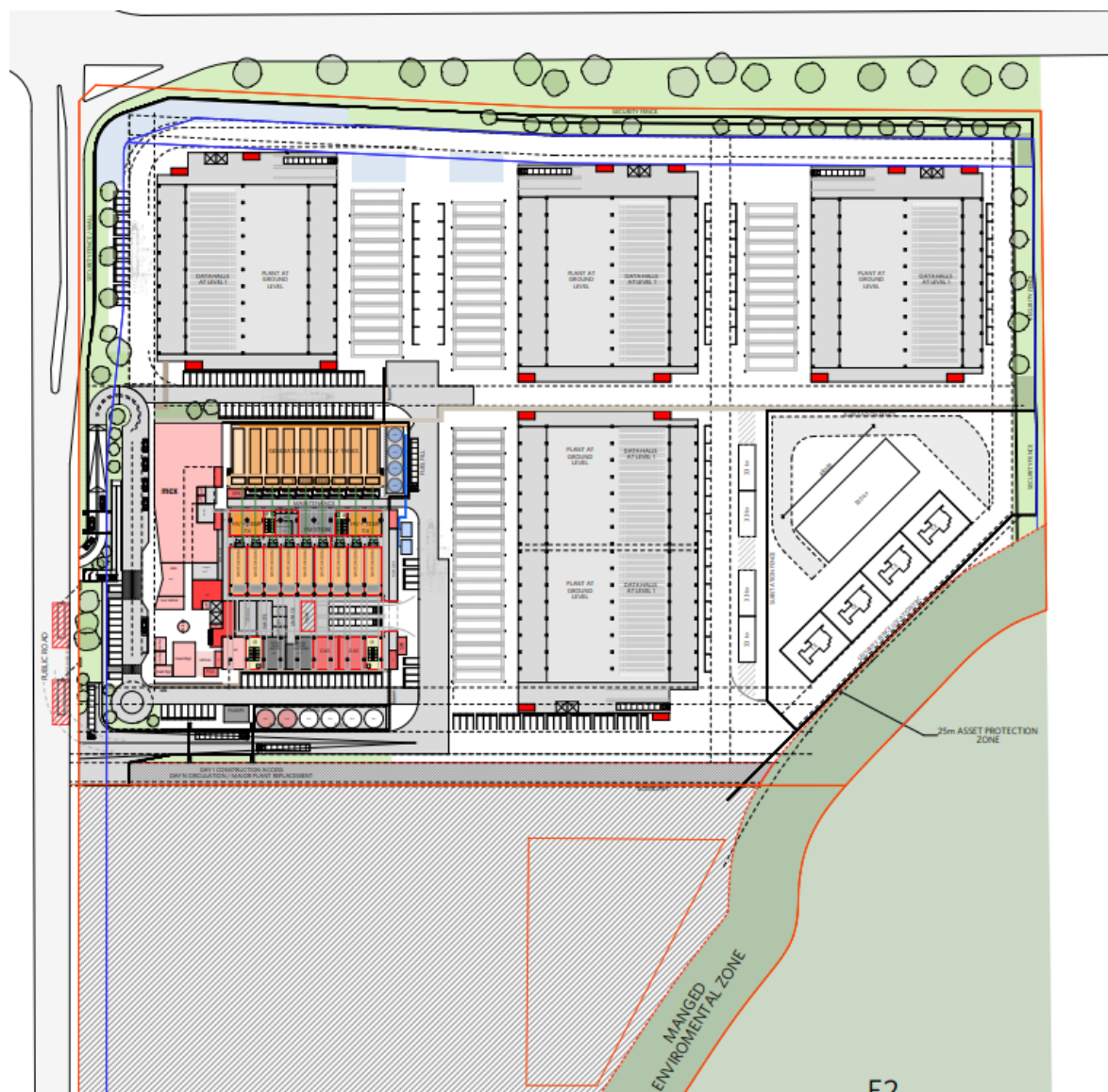


Source: CSR Limited

## 4. DEVELOPMENT DESCRIPTION

The key components of the proposed development are listed in **Table 3**. A copy of the architectural concept drawings is submitted with the request for SEARs. An excerpt of the concept masterplan is shown below at **Figure 4**.

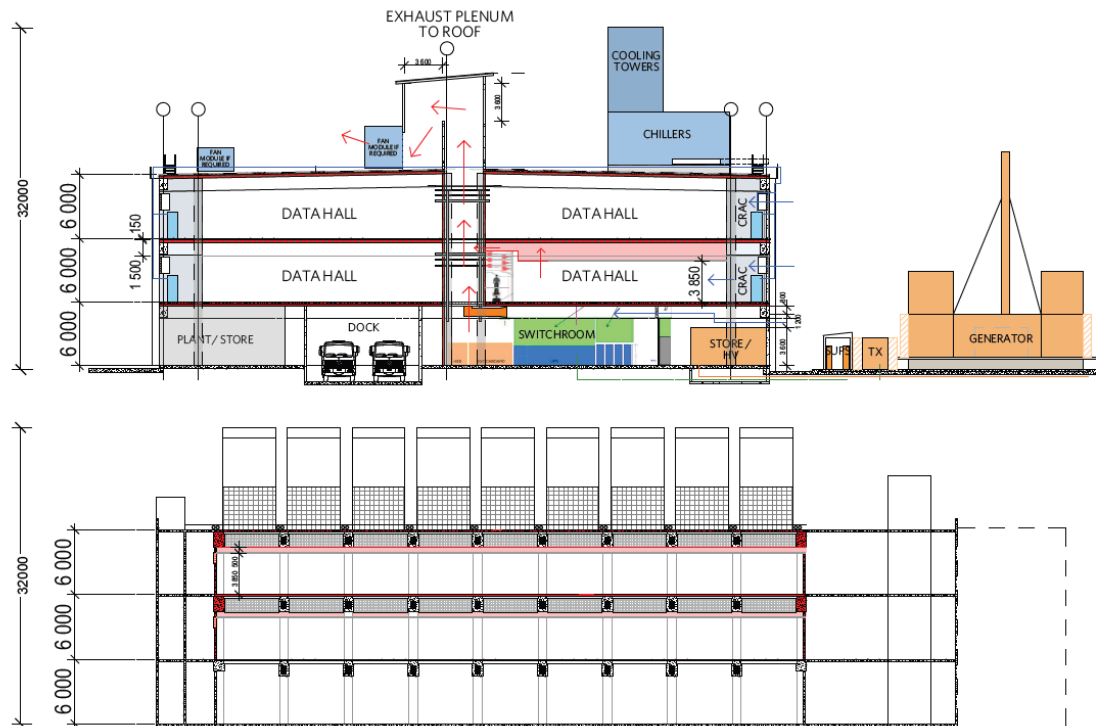
Figure 4 Concept Masterplan



Source: HDR (2023)

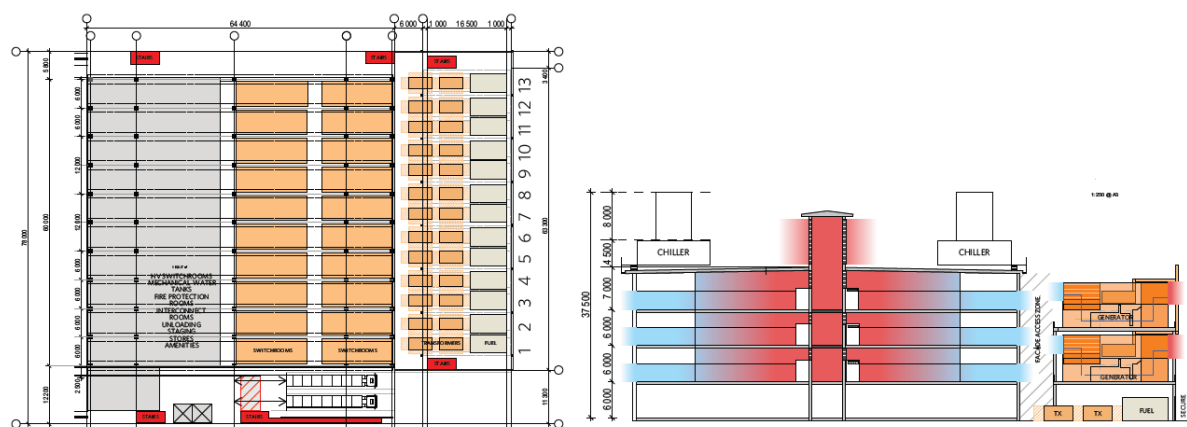


Figure 5 Enterprise Building – Section



Source: HDR (2023)

Figure 6 Hyperscale Typical Building – Section



Source: HDR (2023)

Table 3 Project Details

Descriptor	Project Details
Project Area	8.206 hectares
Proposed Use	Data centre with ancillary office and innovation space.
Project Description	<p>The Project includes construction and operation of a data centre comprising:</p> <ul style="list-style-type: none"> <li>▪ Earthworks, excavation and retaining walls.</li> <li>▪ Construction of a data centre development: <ul style="list-style-type: none"> <li>– (6x) data centre buildings with the following indicative maximum heights: <ul style="list-style-type: none"> <li>• ‘Hyperscale 1 Typical Building’ = 38 metres</li> <li>• ‘Hyperscale 2 Typical Building’ = 38 metres</li> <li>• ‘Enterprise Building’ = 32 metres</li> </ul> </li> </ul> </li> <li>▪ Vehicle access via Johnstone Crescent.</li> <li>▪ On-site car parking and loading within at-grade hardstand areas.</li> </ul>
Gross Floor Area	<p>Total GFA of 46,000 m<sup>2</sup>, broken down as follows:</p> <ul style="list-style-type: none"> <li>▪ Data halls/technical: 40,000 m<sup>2</sup></li> <li>▪ MCX office and front of house areas: 6,000 m<sup>2</sup></li> <li>▪ Total number of data houses: 34 data houses</li> </ul>
Floor Space Ratio	0.56:1
Deep Soil Area	10,000 m <sup>2</sup>
Car Parking	200 spaces
Utilities	<p>Diesel Fuel Tanks:</p> <ul style="list-style-type: none"> <li>▪ Enterprise building: 10 x Belly tanks (approx. 25kL each), integral to generators, self banded double skinned.</li> <li>▪ Hyperscale Buildings: 30x Bulk tanks (110kL each), above ground, self-banded double skinned (x 6 per building).</li> </ul> <p>Industrial Water:</p>

Descriptor	Project Details
	<ul style="list-style-type: none"> <li>Enterprise Building - 4 x 150kL above ground water tanks. Estimated at 4.5m (h) x 8m (w) x 5m (l).</li> <li>Hyperscale buildings – 20 x 500kL above ground water tanks (x4 per building). Estimated at 4.5m (h) x 10m (w) x 12m (l).</li> </ul> <p>Fire Water:</p> <ul style="list-style-type: none"> <li>Enterprise Building: 2x 390kL above ground water tank.</li> <li>Future Hyperscale Buildings: 4x 300kL above ground water tanks (total).</li> </ul> <p>Substation:</p> <ul style="list-style-type: none"> <li>330kV substation plus x4 33kV switching station on site (subject to TransGrid approval).</li> </ul>
<b>Power Consumption</b>	250 megawatts
<b>Operations and Management</b>	The facility would be constructed and operated by NEXTDC. The site would be operated on a 24-hour, 7 day a week basis.
<b>Existing Services and Infrastructure</b>	Existing services and infrastructures will be extended, adapted and augmented to meet the demands of the Project.
<b>Expected Capital Investment Value</b>	\$2 - \$4 billion (excluding GST)
<b>Staging/Phasing</b>	<p>The project is proposed to be staged as follows:</p> <ul style="list-style-type: none"> <li>Stage 1: Demolition: removal of existing buildings and structures.</li> <li>Stage 2: Remediation: if required</li> <li>Stage 3: Site Preparation</li> <li>Stage 4: Construction</li> <li>Stage 5: Operation</li> </ul> <p>A future stage of development to be located on the developable portion of Proposed Lot 306 will be subject to a separate SSDA.</p>
<b>Jobs</b>	<p>Construction: Approximately 250-300 full-time equivalent employees</p> <p>Operation: Approximately 160 specialist and related full-time roles</p>

## 5. STATE SIGNIFICANT DEVELOPMENT ASSESSMENT

Pursuant to Schedule 1, Clause 25 of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*, development for the purpose of 'data centres that has a total power consumption of more than the relevant amount' is considered State Significant Development (SSD). where the relevant amount is:

*(a) for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023 – 10 megawatts.*

*(b) for any other development – 15 megawatts*

The proposed development is classified as an SSD given the proposed development is for the purposes of a data centre with a total power consumption of 250 megawatts.

The proposal is eligible for industry-specific SEARs as the proposal is:

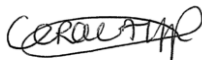
- wholly permissible
- does not meet thresholds for designated development; and
- does not comprise a concept development application.

## 6. CONCLUSION

We trust the information provided with this letter provides sufficient details to provide the Department with a comprehensive understanding of the proposed development to facilitate the issue of industry-specific SEARs.

If you require any further information, please do not hesitate to contact me on the details below to discuss.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Croucamp", with a stylized flourish at the end.

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