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5 February 2025

Kiersten Fishburn  
Secretary  
NSW Department of Planning, Housing and Infrastructure  
Submitted on the NSW Major Projects Portal

Dear Kiersten,

## **REQUEST FOR INDUSTRY SPECIFIC SEARS 1-5 KHARTOUM ROAD, MACQUARIE PARK – DATA CENTRE**

This letter has been prepared on behalf of Stockland (the Applicant).

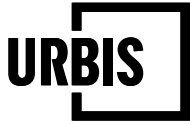
It provides a detailed description of the subject site and proposed project, and requests industry-specific Secretary's Environmental Assessment Requirements ('SEARs') from the NSW Department of Planning, Housing and Infrastructure (DPHI), as a precursor to an initial 'Scoping Meeting' with key Departmental staff.

Specifically, the proposal seeks to establish a new data centre development at 1-5 Khartoum Road, Macquarie Park. Further details of the site are provided in Section 2 and further details of the proposal are provided in Section 3.

The proposal is State Significant Development (SSD) because it is development for data centre purposes which has a total power consumption of more than 15 megawatts, in accordance with Section 25 of Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021*. Accordingly, a State Significant Development Application (SSDA) will be required to be lodged for approval via the DPHI.

The area of the site subject to this SEARs Request is zoned wholly E3 (Productivity Support). Under the *Ryde Local Environmental Plan 2014*, data centres, which are a type of 'high technology industry', which in turn is a type of 'light industry' are permissible with consent on E3 (Productivity Support) zoned land.

The project qualifies for 'Industry Specific' SEARs because it would not otherwise be classified as 'designated development', is not partly prohibited (or prohibited), and does not involve a Concept SSDA.



## 1. APPLICANT DETAILS

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

Table 1 – Applicant Details

Descriptor	Proponent Details
Full Name(s)	STOCKLAND DEVELOPMENT PTY LIMITED
Postal Address	Level 25, 133 Castlereagh Street, Sydney NSW 2000
ABN	59 004 027 749
Nominated Contact	Maud Garnier – Senior Development Manager
Contact Details	E: <a href="mailto:maud.garnier@stockland.com.au">maud.garnier@stockland.com.au</a>   P: 0466 775 255

## 2. SITE DESCRIPTION

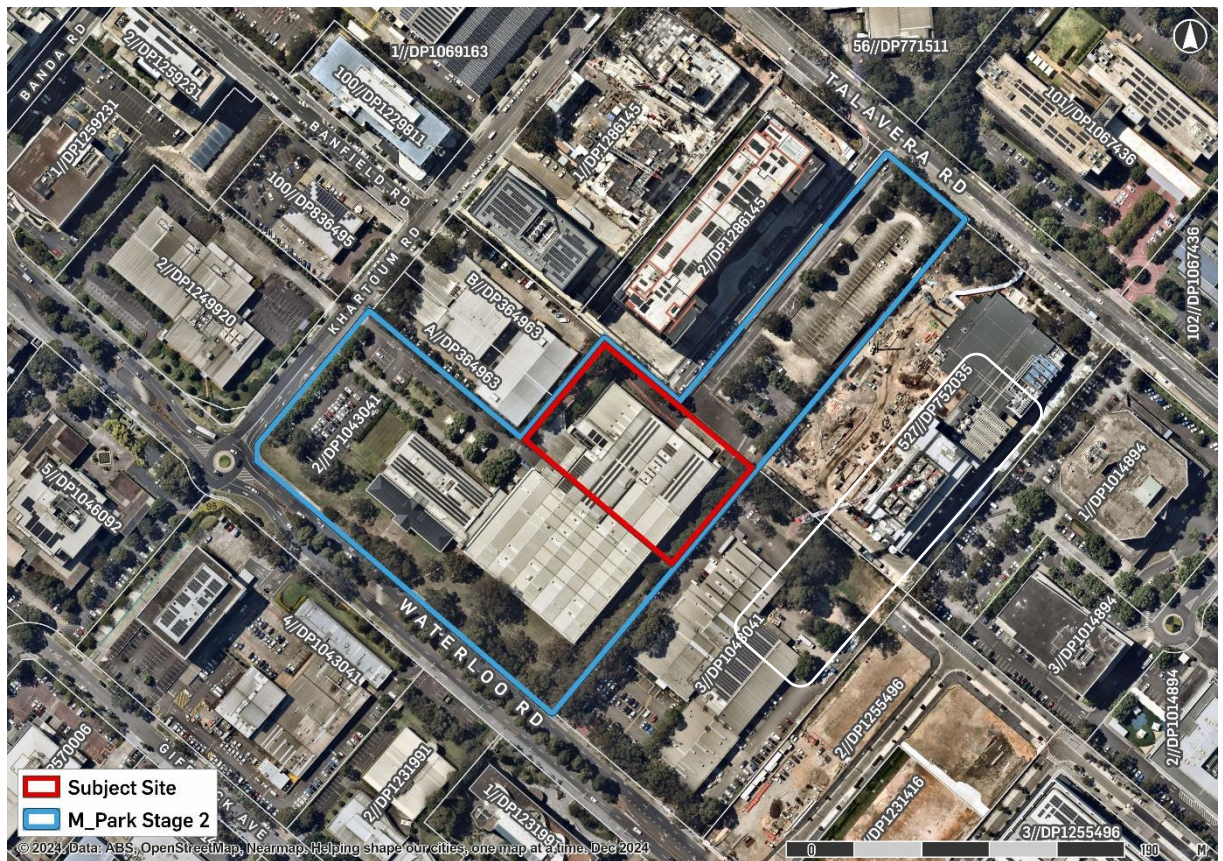
The site is located at 1-5 Khartoum Road, Macquarie Park, within the City of Ryde Local Government Area (LGA), approximately 12km north-west of the Sydney CBD and proximate to the commercial centres of Chatswood and Norwest.

The area subject of the data centre development is 8,093sqm (legally described as Part Lot 2 DP 1043041) and is contained within the broader 'MPark' landholding – see Figure 1.

The site is within convenient walking distance (800m) of both Macquarie University and Macquarie Park Metro Stations, which provide high-frequency rail connections to Chatswood, Sydney CBD and the Norwest Business Park. It also benefits from access to high frequency bus services along Waterloo Road, Khartoum Road and Talavera Road and is well connected to the regional road network via the M2 Motorway.

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. Photographs of the site are provided at Figure 2.

Figure 1 – Data Centre Site Identification



Source: Urbis

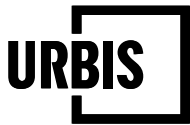
Figure 2 – Site Photographs



Source: Stockland

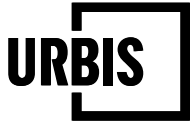
Table 2 – Site Description

Feature	Description
Street Address	1-5 Khartoum Road, Macquarie Park
Legal Description	Part Lot 2 DP 1043041
Land Configuration	The site has an area of 8,093sqm and slopes towards Talavera Road.
Land Ownership	The land is owned by Stockland.

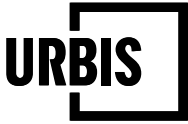


Feature	Description
Existing Development	<p>The broader MPark site is currently occupied by a double storey brick building, which includes office and warehouse components, together with various at-grade parking areas and a double storey concrete carparking structure.</p> <p>All street frontages are lined by mature trees, landscaped garden beds, hedging and turf, creating a vegetative buffer to the adjoining footpaths and cycleway. Some mature trees are present across the car parking areas and at the building entrances, with landscaping at the building edge predominantly comprising of hedging.</p> <p>The site subject of this SEARs Request is located in the position of the existing warehouse building, behind the Kennards Storage site (7-9 Khartoum Road) and adjacent to the existing double storey concrete carparking structure, where a new data centre is proposed under SSD-63235720.</p>
Local Context	<p>The site is surrounded by a range of office/warehouse building forms, which are predominantly low to medium rise with large areas of at-grade parking, consistent with Macquarie Park’s traditional campus-style function and character.</p>
Regional Context	<p>The site is located within Macquarie Park, which with approximately 894,000sqm of commercial floor space and approximately 140,000sqm of retail floor space, is the fourth largest employment centre in Greater Sydney by number of employees and the largest non-CBD office market in Australia. It is viewed as an innovative research, education, medical and technology employment centre.</p> <p>Macquarie Park is home to Macquarie University, Macquarie University Hospital, Macquarie University Incubator and more than 180 large international corporations (including Optus, Foxtel, Sonic Healthcare, Oracle, Schneider Electric and Astra Zeneca), together with over 200 small businesses.</p> <p>The area is well advanced in its transition from a campus-style industrial and business park into a denser, mixed-use urban centre with improved connectivity. This transition has been occurring for decades, led by events such as Macquarie University’s expansion and the opening of the M2 motorway, together with more recent factors such as investment in rail/metro services and the NSW Government’s 2024 <i>‘Macquarie Park</i></p>

Feature	Description
	<i>state-led rezoning</i> as a Transport Oriented Development (TOD) Accelerated Precinct.
Site Access	Murrell Street (Road 22) will provide access to the site, which was recently constructed as part of SSD-10467.
Easements and Covenants	<p>There are three matters affecting the broader lot (listed below for completeness); however, these are not located in the position of the subject site and do not impact the development proposal for a data centre.</p> <ul style="list-style-type: none"> <li>▪ The Waterloo Road frontage is impacted by a stratum lot, limiting excavation to no less than RL50m (which is approximately 10m below the existing ground level, within an approximate 10m setback from the boundary of Waterloo Road).</li> <li>▪ An easement benefitting Ausgrid for a substation, together with a right of way and an easement for electricity purposes is located along the eastern boundary.</li> <li>▪ An easement exists for the benefit of 1-5 Khartoum Road to drain water over the adjacent land to the east.</li> </ul>
Services	The site is in an urban area and has access to essential services. As part of the SSDA process, existing services will be capped, removed, retained or augmented as required.
Contamination	The site's previous use may have given rise to land contamination. As part of the SSDA process, a Detailed Site Investigation (DSI) will be provided, and a Remediation Action Plan (RAP) undertaken to identify whether the site is suitable for the proposal, and any remediation required.
Flood	The Macquarie Park Floodplain Risk Management Study (2010) shows the north-eastern end of the broader MPark site (adjoining Talavera Road) as potentially flood affected. Council has provided flood levels and figures confirming that a small portion of the site is affected by the 1% AEP and PMF events. It is noteworthy that this flood affectation does not affect the portion of the site relevant to this project.



Feature	Description
Flora and Fauna	<p>There are various trees on-site, mainly located along boundary interfaces, as well as scattered throughout the site.</p> <p>As part of the SSDA process, an ecologist will be engaged to undertake an assessment of the significance of this vegetation to determine whether a BDAR is required, or alternatively whether a BDAR waiver should be pursued and submitted.</p>
Aboriginal Archaeology	<p>An Aboriginal Objects Due Diligence Assessment was previously undertaken by Urbis (2022), which confirmed no further investigation is required on site and development works may proceed with caution due to the low likelihood of any Aboriginal objects being present.</p> <p>In accordance with the SSDA framework, an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared for the project, which will include the relevant stakeholder consultation.</p>
European Archaeology	<p>A Baseline Historical Archaeology Assessment was previously undertaken by Urbis (2022) which concluded there is:</p> <ul style="list-style-type: none"> <li>▪ Low/nil archaeological potential associated with the incorporation of the site within the Field of Mars Common (1804-1874).</li> <li>▪ Moderate potential for evidence of early land grants and farmsteads which were established on the site (1875-1960s); and</li> <li>▪ High potential for extant evidence of the commercial adaptation of the site from the 1960s onwards.</li> </ul> <p>To mitigate future archaeological impacts, a Historical Archaeological Impact Assessment will be undertaken as part of the SSDA.</p>
Other matters	<p>The site is not affected by the following environmental constraints:</p> <ul style="list-style-type: none"> <li>▪ Acid Sulfate Soils.</li> <li>▪ Bushfire.</li> <li>▪ Aviation impacts.</li> </ul>

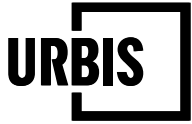


### 3. DEVELOPMENT DESCRIPTION

The key components of the proposed development are listed in the following table.

Table 3 – Project Details

Descriptor	Project Details
Project Area	The data centre development relates to the central part of Lot 2 DP 1043041 and comprises an area of approximately 8,093sqm.
Project Description	<p>The project comprises the construction of a data centre including the following key components:</p> <ul style="list-style-type: none"> <li>▪ Site preparation and excavation works.</li> <li>▪ Construction of a new data centre development comprising approximately 13,920sqm of GFA. Indicative built form parameters include (<i>noting these are subject to design resolution as the project is progressed</i>): <ul style="list-style-type: none"> <li>- Circa 73.4m building height.</li> <li>- Circa 10 storeys</li> <li>- Circa 8 data halls on 4 levels (6.5 floor to ceiling height).</li> <li>- Circa 19 generators for backup power.</li> </ul> </li> <li>▪ Construction of part Road 1 (in DCP alignment) and part of Road 23 (in Macquarie Park TOD precinct alignment) as contained within the subject site.</li> <li>▪ At grade car parking within the building footprint.</li> <li>▪ Landscaping and associated public domain works.</li> <li>▪ Extension and augmentation of physical infrastructure and utilities, as required. <i>Note – this may include connections to infrastructure on Waterloo Road, with ‘lead in’ works required outside the nominated site boundary shown in Figure 1.</i></li> </ul>
Power Consumption	34.3 MW
Associated Development	<b>LDA2024/0199</b> (approved 13 November 2024) – Granted consent for the staged demolition of all buildings and structures on site, together with associated tree removal.



Descriptor	Project Details
	<p><b>SSD-63235720</b> 'Talavera Road Data Centre' (under assessment) – seeks consent for a data centre on the northern portion of the site.</p> <p><b>LDA2024/0255</b> (under assessment) – seeks consent for a one into two lot subdivision, enabling the Talavera Road Data Centre (being progressed under SSD-63235720) to be on a separate title to the balance of the site.</p>

## **4. SUMMARY OF STATUTORY PLANNING CONSIDERATIONS**

### **4.1. SSD QUALIFICATION**

The proposed data centre development will have a total power consumption of more than 15 megawatts, and accordingly it is SSD pursuant to Section 25 of Schedule 1 of the SEPP (Planning Systems) 2021.

While concept plans are yet to be developed, given the indicative footprint and GFA of the proposal (and based on the characteristics of comparable data centres), it will easily meet the SSD megawatt capacity 'trigger' noted above – refer to Appendix A.

### **4.2. PERMISSIBILITY**

The portion of the site relevant to this SEARs request is zoned E3 (Productivity Support) under the Ryde LEP 2014. Under the *Ryde Local Environmental Plan 2014*, data centres, which are a type of 'high technology industry', which in turn is a type of 'light industry' are permissible with consent on E3 (Productivity Support) zoned land.

### **4.3. INDUSTRY SPECIFIC SEARS QUALIFICATION**

As above, the proposal is permissible with consent and declared SSD. It is eligible for 'industry specific' SEARs because it:

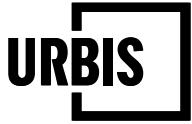
- Would not be categorised as 'designated development' under Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) – refer to indicative diesel fuel storage calculations at Appendix A.
- Is permitted with consent under the Ryde LEP 2014; and
- Is not a Concept SSDA.

### **4.4. KEY DEVELOPMENT STANDARDS & LEGISLATION**

Clause 7.7 of the Ryde LEP provides a maximum incentive height of 130m and FSR of 3:1.

The following legislation is relevant to the project, and will be considered as part of the SSDA:

- *Protection of the Environment Operations Act 1997.*
- *State Environmental Planning Policy (Planning Systems) 2021.*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021.*
- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *State Environmental Planning Policy (Industry and Employment) 2021.*
- Ryde Local Environmental Plan 2014.



## 5. OVERVIEW

I 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 to discuss.

Kind regards,

A handwritten signature in black ink, appearing to read "Croucamp". The signature is written in a cursive style and is enclosed within a hand-drawn oval shape.

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