



Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

**707-711, 713-755 & 757-769 Mamre Road, Kemps
Creek**
(Lots X & Y DP 421633 and Lot 22 DP 258414)

Prepared by Willowtree Planning on behalf of
ARUP

October 2020

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

Document Control Table

| | | | |
|----------------------------|----------------|---------------|-------------------|
| Document Reference: | WTJ20-345 | | |
| Date | Version | Author | Checked By |
| 26/08/2020 | 1 | T Lythall | A Cowan |
| 31/08/2020 | 2 | T Lythall | A Cowan |
| 23/09/2020 | 3 | T Lythall | A Cowan |
| 30/09/2020 | 4 | T Lythall | A Cowan |
| 16/10/2020 | 5 | T Lythall | A Cowan |

© 2020 Willowtree Planning Pty Ltd

This document contains material protected under copyright and intellectual property laws and is to be used only by and for the intended client. Any unauthorised reprint or use of this material beyond the purpose for which it was created is prohibited. No part of this work may be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from Willowtree Planning Pty Ltd.

Request for Secretary’s Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

TABLE OF CONTENTS

| | | |
|---------------|--|-----------|
| PART A | PRELIMINARY | 4 |
| 1.1 | INTRODUCTION | 4 |
| PART B | SITE ANALYSIS | 5 |
| 2.1 | SITE LOCATION & EXISTING CHARACTERISTICS | 5 |
| 2.2 | LOCAL AND REGIONAL CONTEXT | 9 |
| PART C | PROJECT SUMMARY | 10 |
| 3.1 | AIMS AND OBJECTIVES OF THE PROPOSED DEVELOPMENT | 10 |
| 3.2 | DESCRIPTION OF THE PROPOSED DEVELOPMENT | 10 |
| 3.3 | DATA CENTRE OPERATIONS AND PROCEDURES | 12 |
| 3.4 | STAGING OF DEVELOPMENT | 12 |
| 3.5 | CONCURRENT DEVELOPMENT | 13 |
| 3.6 | CAPITAL INVESTMENT VALUE | 14 |
| 3.7 | CONSULTATION | 14 |
| PART D | JUSTIFICATION | 16 |
| PART E | LEGISLATIVE AND POLICY FRAMEWORK | 19 |
| 5.1 | ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 | 19 |
| 5.2 | A METROPOLIS OF THREE CITIES – GREATER SYDNEY REGION PLAN | 19 |
| 5.3 | WESTERN CITY DISTRICT PLAN | 21 |
| 5.4 | DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN | 22 |
| 5.5 | WESTERN SYDNEY EMPLOYMENT AREA | 25 |
| 5.6 | MAMRE ROAD PRECINCT STRUCTURE PLAN | 25 |
| 5.7 | ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 | 30 |
| 5.8 | ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000 | 30 |
| 5.9 | PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1979 | 30 |
| 5.10 | BIODIVERSITY CONSERVATION ACT 2016 | 30 |
| 5.11 | STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011 | 31 |
| 5.12 | STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007 | 31 |
| 5.13 | STATE ENVIRONMENTAL PLANNING POLICY NO. 33 – HAZARDOUS AND OFFENSIVE DEVELOPMENT | 32 |
| 5.14 | STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND | 32 |
| 5.15 | STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY EMPLOYMENT AREA) 2009 | 32 |
| 5.16 | PENRITH LOCAL ENVIRONMENTAL PLAN 2010 | 42 |
| 5.17 | DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS | 42 |
| 5.18 | PENRITH DEVELOPMENT CONTROL PLAN 2014 | 42 |
| 5.19 | SSD 9522 DEVELOPMENT CONTROL PLAN 2020 | 42 |
| PART F | ENVIRONMENTAL ASSESSMENT | 43 |
| PART G | CONCLUSION | 47 |

Figures

| | |
|---|----|
| Figure 1 Land Zoning Applicable to the Subject Site under State Environmental Planning Policy (Western Sydney Employment Area) 2009 (Source: NSW Legislation, 2020) | 6 |
| Figure 2 Site Context and Surrounding Area (Source: Nearmaps, 2020) | 7 |
| Figure 3 Existing Site Context and Surrounding Area (Source: SIX Maps, 2020) | 8 |
| Figure 4: Proposed Preliminary Site Plan (Source: Greenbox, 2020) | 15 |
| Figure 5 Metropolis of 3 Cities A Vision to 2056 (Source: Greater Sydney Commission, 2018) | 21 |
| Figure 6 Western Sydney Aerotropolis: Structure Plan (Source: Western Sydney Planning Partnership, 2020) | 23 |

Request for Secretary’s Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|---|----|
| Figure 7 Western Sydney Aerotropolis: Initial Precincts Plan (Source: Western Sydney Planning Partnership, 2020)..... | 24 |
| Figure 8 Land Zoning Map Applicable to the Mamre Road Precinct (Source: NSW Legislation, 2020)..... | 26 |
| Figure 9 Mamre Road Precinct Structure Plan (Source: NSW DPIE, 2020)..... | 29 |

Tables

| | |
|--|----|
| Table 1: Site Identification..... | 5 |
| Table 2: Existing Site Particulars | 9 |
| Table 3: Proposed Development Particulars | 13 |
| Table 4: Mamre Road Precinct – Aims and Objectives | 26 |
| Table 5: SEPP (WSEA) 2009 Provisions..... | 34 |

Appendices

| | |
|-------------------|-----------------------------------|
| Appendix 1 | Preliminary Architectural Plans |
| Appendix 2 | Preliminary Cost Report |
| Appendix 3 | SSD 9522 Stage 1 Subdivision Plan |
| Appendix 4 | SSD 9522 Stage 2 Subdivision Plan |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

PART A PRELIMINARY

1.1 INTRODUCTION

This Scoping Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of ARUP 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).

The Proponent is proposing to construct and operate a Data Centre on the Subject Site.

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

Additionally, the Proposed Development satisfies the definition of State Significant Development (SSD) pursuant to Schedule 1, Part 25 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) as the Capital Investment Value (CIV) exceeds more than \$50 Million.

This Scoping Report provides a brief overview of the Proposed Development and the relevant planning framework that applies to enable the issuance of the SEARs, which will guide the preparation of a formal Environmental Impact Statement (EIS) for future development of the land.

Environmental considerations relevant to the Proposed Development have been identified pertaining to the following parameters:

- Soil and Water;
- Noise and Vibration;
- Air Quality;
- Biodiversity;
- Waste;
- Traffic and Transport;
- Hazards and Risks;
- Energy Efficiency;
- Heritage, including Aboriginal Cultural Heritage and Non-Aboriginal (European) Heritage;
- Visual Amenity and Site Design;
- Infrastructure and Services;
- Social Impacts; and,
- Economic Impacts.

The Proposed Development would promote the enhanced development of the Sydney Metropolitan Region (primarily the Western Sydney Employment Area (WSEA)), ultimately providing for employment opportunities and an advanced data storage facility, via means of a Data Centre to support the growth and development of IT infrastructure across the State.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

PART B SITE ANALYSIS

2.1 SITE LOCATION & EXISTING CHARACTERISTICS

The identified portion of land, that is the subject of this Scoping Report is legally defined as 707-769 Mamre Road, Kemps Creek. The Subject Site comprises three (3) allotments as described in **Table 1** below.

| Table 1: Site Identification | |
|---------------------------------|-------------------|
| Street Address | Legal Description |
| 707-711 Mamre Road, Kemps Creek | Lot X DP 421633 |
| 713-755 Mamre Road, Kemps Creek | Lot Y DP 421633 |
| 757-769 Mamre Road, Kemps Creek | Lot 22 DP 258414 |

The entire Site comprises a total area of approximately 17.38 hectares (ha) and is subject to the applicable provisions outlined within SEPP (WSEA) 2009. Access to the Site is currently obtained via the proposed Estate Access Roads (**SSD 9522**), which are accessed from Mamre Road. Access into the Site is made possible via Mamre Road, which is subject to future road widening as part of the Mamre Road Widening Project (Transport for NSW).

The Site is situated approximately 40.26 km west of the Sydney CBD, 22.11 km west of Parramatta and 11.97 km southeast of Penrith. It is within close proximity to transport infrastructure routes (predominantly the bus network), as well as sharing direct links with the wider regional road network, including Mamre Road and both the M4 & M7 Motorways. All of which provide enhanced connectivity to the Subject Site and immediate vicinity, as well as the wider locality. Additionally, the Subject Site is located within close proximity to active transport links, such as bicycle routes, providing an additional mode of accessible transport available to the Subject Site.

In its existing state, the Subject Site comprises an undeveloped land portion; however, is subject to bulk earthworks and infrastructure works under a concurrent State Significant Development (SSD) Application – **SSD 9522**.

Land surrounding the Site comprises the following zoning categories, including:

- IN1 General Industrial;
- RE1 Public Recreation;
- RE2 Private Recreation;
- RU2 Rural Landscape – zoned under *Penrith Local Environmental Plan 2010* (PLEP2010);
- E2 Environmental Conservation – zoned under *Penrith Local Environmental Plan 2010* (PLEP2010); and
- SP2 Infrastructure.

The nearest sensitive land uses are comprised by the E2 Environmental Conservation, RE1 Public Recreation and RE2 Private Recreation zones located to the west of the Subject Site, which are noted to be appropriately separated from the Subject Site. Accordingly, mitigation and protection measures would be required as part of the future development proposed for the purposes of a Data Centre, in order to preserve the amenity of the Subject Site.

The Site is subject to the provisions outlined within SEPP WSEA, which is the primary Environmental Planning Instrument (EPI) and categorises the Site within the IN1 General Industrial zone, as displayed in **Figure 1** below. The Site and surrounding context are illustrated in **Figures 2 & 3** below.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

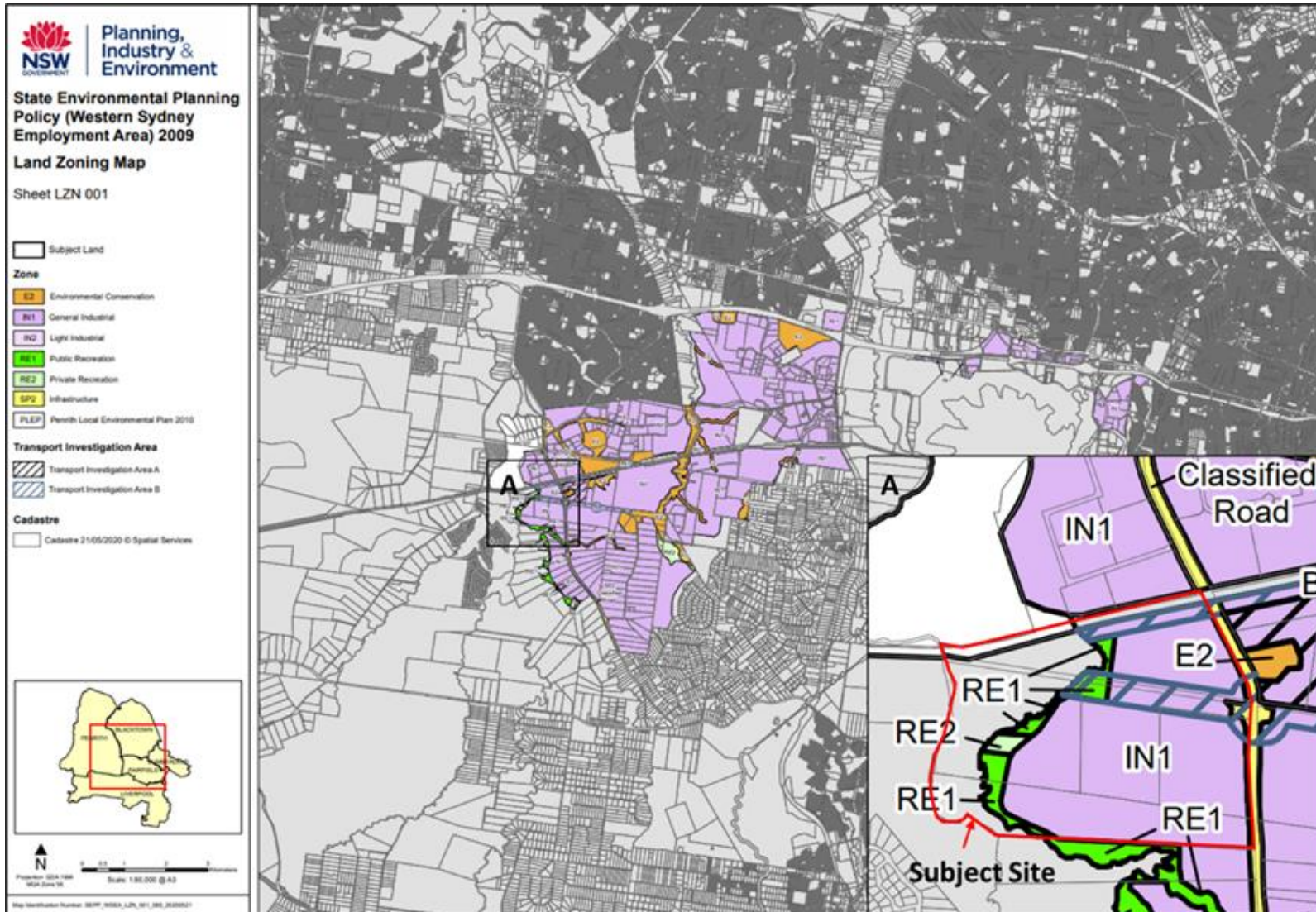


Figure 1 Land Zoning Applicable to the Subject Site under *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (Source: NSW Legislation, 2020)

Request for Secretary’s Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)



Figure 2 Site Context and Surrounding Area (Source: Nearmaps, 2020)

Request for Secretary’s Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

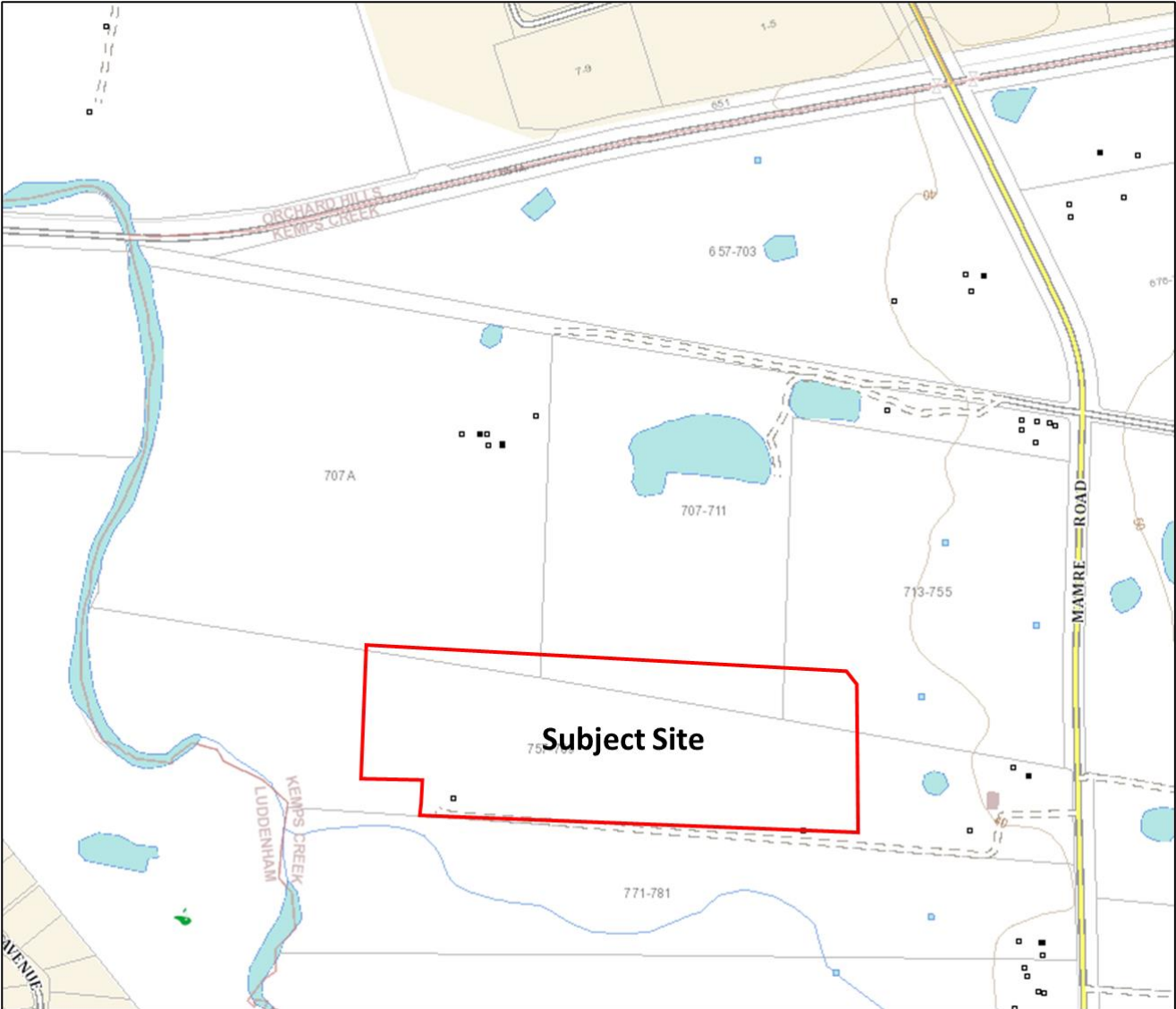


Figure 3 Existing Site Context and Surrounding Area (Source: SIX Maps, 2020)

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

The existing development particulars of the Subject Site are outlined in **Table 2** as follows:

| Table 2: Existing Site Particulars | |
|---|----------|
| Site Details | |
| Total Site Area | 17.38 ha |

2.2 LOCAL AND REGIONAL CONTEXT

The Subject Site is located in the suburb of Kemps Creek, which forms part of the wider Penrith LGA.

The immediate Site context exhibits an industrial character, being undeveloped; however, is zoned for industrial-related purposes pursuant to the provisions of SEPP (WSEA) 2009 and forms part of the wider Kemps Creek Industrial Estate subject to a concurrent SSD Application (**SSD 9522**) currently under assessment with the NSW DPIE.

Other land uses in the vicinity of the Site include:

- North – First Estate (Altis Property Partners), as well as the residential suburbs of St Clair and Erskine Park, comprising typical residential dwellings interspersed with pockets of open space – predominantly used for recreational purposes parks and sporting grounds. Additionally, the WaterNSW pipeline is located to the north running east to west.
- South – Rural-residential and industrial zoned landholdings within the Mamre Road Precinct.
- East – Industrial zoned land located within the Mamre Road Precinct, as well as Mamre Anglican School, Emmaus Catholic College and the Catholic Healthcare Retirement Living Community.
- Northeast – Erskine Business Park, comprising various warehouse / logistics and industrial facilities that operate on a 24-hours, 7-day basis, including CEVA Logistics, CSR, Woolworths and Alvaro Transport.
- West – rural-residential land holdings and Twin Creeks Golf and Country Club.

SEPP WSEA remains the primary EPI applicable to the Subject Site. It is noted, that the surrounding regional road network is located in close proximity to the Subject Site, which includes Mamre Road and both the M4 and M7 Motorways, providing enhanced connectivity to the wider Sydney Metropolitan Area.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

PART C PROJECT SUMMARY

3.1 AIMS AND OBJECTIVES OF THE PROPOSED DEVELOPMENT

The subject Proposal seeks Development Consent for the construction and operational use of a proposed Data Centre. The following objectives have been identified as forming the basis of the Proposed Development, as well as being consistent with the aims set out within SEPP (WSEA) 2009, including:

- Design the Site to achieve a viable economic return;
- Ensure minimal environmental and amenity impact;
- Ensure ongoing compliance with all operational legislative requirements;
- Provide for an employment-generating land use; and
- Ensure development is compatible with surrounding development and both the local and regional context.

The Site and proposed design are considered to meet the objectives of the Project, as it allows for development on a land portion that is currently undeveloped; would be suitably located; and is zoned accordingly for such permissible industrial-related purposes.

A preliminary Site Plan is illustrated below for reference (refer to **Figure 5** below).

3.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Site will form part of the new Kemps Creek Warehouse, Logistics and Industrial Facilities Hub being developed as a joint venture between Frasers Property and Altus Property Partner under **SSD 9522**, which is currently being assessed by the NSW DPIE. The Site subject to this Proposal is approximately 13.8 ha and subject to final Lot registration and boundary definition under **SSD 9522**.

The land is currently in a rural setting; however, zoned for industrial-related land uses pursuant to the provisions of SEPP (WSEA) 2009. It has a very modest cross fall in gradient NE to SW of approximately 1.2 m.

Consent is sought for the construction and operational use of a Data Centre, to achieve optimal efficiency outcomes in line with best practice. The Proposed Development is demonstrated in **Figure 5** below, whilst **Appendix 1** of this Scoping Report contains the detailed plans for the Proposed Development. These plans also demonstrate an indicative layout of the mechanical plant required to facilitate the proposed Data Centre. The overall scope of the Proposed Development is outlined as follows within **Sections 3.2.1-3.2.7**:

3.2.1 Data Centre Building

The Site layout has been developed for approximately three (3) x 36MW data centres. The proposed Site Plan is illustrated in **Figure 4** below, for which the Preliminary Architectural Plans are located within **Appendix 1** of this Scoping Report.

Accordingly, the Proposal will comprise a 2 x 2 storey building with roof mounted plant accruing a total of approximately 65,354 m² of Gross Floor Area (GFA) (over 59,308.96 m² building footprint area), 60 generators for the data halls, one (1) generator for the substation and a maximum overall height of approximately 17.5 m.

The proposal includes the provision of a new High Voltage (HV) switchyard to service the Site. Perimeter access roads will be provided to allow for direct servicing of the external plant and

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

equipment. Suitable screening to address acoustic requirements will be incorporated and generous landscape buffer zones in the setback areas (as described in **Section 3.2.5** below).

The fitout is excluded from the scope of works and will likely be undertaken via means of a Complying Development Certificate or Modification Application depending on the scope of works.

It is envisaged that the project will be built in relevant construction stages to meet end user demand for racking space.

3.2.2 Electrical Substations and Diesel Fuel Storage

The Site will be supplied by three (3) dedicated 132/11kV 100MVA oil filled transformers. These will be installed within the HV switchyard proposed on-site. It is noted, that building transformers are kiosk type and are distributed by the data halls on each level. There are 60 11/0.4kV 3.36MVA dry type transformers in total serving the data halls. There will also be two (2) smaller transformers serving the base-build.

Each generator will be provided with 48-hours of fuel storage. Each generator on the Ground Level will have a belly tank with two (2) fuel compartments, one supplying the Ground Floor generator and one supplying the Level 1 generator.

Additionally, there will be 30 belly tanks in total on the Ground Level, each belly tank will be able to support approximately 32kL of fuel, across two (2) separate compartments. There will also be two (2) smaller generator belly fuel tanks at the Ground Level serving the base-build.

A Dangerous Goods Report will be prepared to assess any potential requirements for an Environmental Protection Licence (EPL) required for the proposal pertaining to diesel fuel storage.

3.2.3 Office

The admin and support blocks contain key program elements such as the Facility Operations Centre (FOC), Security Operations Centre (SOC), Loading Dock, Staging, Storage and Open Office.

The Open Office is a touch down office space for single vendor use while supporting the proposed Data Centre. The office space includes non-dedicated, open workstations for use by operations personnel during peak deployments periods. The Security Operations Centre (SOC) serves as the access control point for the facility and is located directly adjacent to the Lobby so that personnel access can be monitored visually by security staff. Facilities Operations Centre (FOC) is a dedicated enclosed space for facilities monitoring, with operator consoles for Facilities Operations.

3.2.4 Access and Servicing

Access to the Site would be facilitated by the Estate Access Roads proposed under **SSD 9522**, for which afford connectivity with Mamre Road to the east of the Site. Servicing pertaining to the Subject Site is being investigated under **SSD 9522** with respect to the Estate; however, for the Proposal concerning the proposed Data Centre, provisions for a substation have been included to facilitate the increased energy requirements of the proposed land use.

Additionally, the Proposal includes provisions for internal access roads providing safe ingress and egress throughout the Site, including appropriate directional access and vehicular movement across the Site.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

3.2.5 Landscaping

A carefully selected landscape setting will be chosen comprising a mix of native and endemic plant species, shrubs, trees and grasses which will help to improve the aesthetic for workers and visitors, as well as exhibit an appropriate landscaping treatment for motorists traversing Mamre Road and the Estate access roads. Landscaping will aid the proposal by virtue of landscape screening ultimately improving the visual amenity of the Site. Accordingly, 24,186.34 m² of landscaping has been proposed for the Site.

3.2.6 Car Parking

Car parking has been provided across the Site to facilitate both the construction and operational phases of the Proposed Development. Parking has been provided in accordance with the SSD 9522 Development Control Plan and NSW Roads and Maritime Services (RMS) rates for industry (one (1) space per 300 m²) and office (one (1) space per 40 m²). Accordingly, 169 car parking spaces have been provided for the Proposed Development (including two (2) accessible spaces).

3.2.7 Employment Generation

The Proposal would positively impact on the social and economic conditions of the Penrith LGA and the wider WSEA, which are envisaged for employment-generation and economic growth and prosperity. Construction jobs are expected to be in the order of approximately 300, whilst operational jobs would be expected to exceed approximately 50 future staff (which includes maintenance contractors).

3.3 DATA CENTRE OPERATIONS AND PROCEDURES

Once the Proposed Development is fully commissioned and handed over to the operations team, staff and contractors will be responsible for managing the ongoing health and safety of the Site. This includes the implementation and management of a thorough maintenance program. Established robust tools and systems and well-documented procedures will ensure the Site remains compliant with State and Local government regulations and best in class global standards for Data Centre operations.

The main facets of the Data Centre operations are outlined as follows:

- Minimising unplanned outages and critical equipment failures through well documented management processes and procedures;
- Reducing operating risks including those related to security; and
- Providing continuous customer support on a 24x7x365 basis.

3.4 STAGING OF DEVELOPMENT

The approval strategy sought, seeks to obtain Development Consent to complete the construction works over three (3) construction phases; however, any such staging does not constitute staged development as defined under Section 4.22 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposed stages will be completed as demand for data storage and distribution of cloud-based data storage and services is required.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

3.5 CONCURRENT DEVELOPMENT

There is a concurrent SSD Application (**SSD 9522**) currently being assessed by the NSW DPIE, which is being undertaken as a Joint Venture between both Frasers Property Australia and Altis Property Partners, which includes provisions for:

3.5.1 Proposed Warehouse Logistics and Industrial Facilities Hub – SSD 9522

In a concurrent SSD Application (**SSD 9522**) currently being assessed by the NSW DPIE, Development Consent is sought for the construction, fitout and operational use of eight (8) warehouse buildings (comprising ten (10) potential tenancies), including ancillary offices and bulk earthworks. A two-stage Torrens Title subdivision of the land is proposed and consists of Stage 1, comprising five (5) residue allotments; and Stage 2, comprising 17 allotments, including eight (8) development allotments for built form. Proposed Lots 1 to 8 are to be designated for Warehouse development; Lots 9 & 10 will remain as residue allotments for future Warehousing development (as part of separate Development Applications); Lots 11-13 for bio-retention basins; Lots 14-16 for RE1 Public Open Space; Lot 17 for RE2 Private Recreation; and Lots 3-5 (Stage 1 Subdivision), adjacent to South Creek, are to remain undeveloped. The Proposal (**SSD 9522**) includes a total of 166,225 m² GFA proposed across Lots 1-8.

The particulars pertaining to **SSD 9522** are outlined in **Table 3** as follows:

| Table 3: Proposed Development Particulars | |
|--|--|
| Project Element | Development Particular |
| Site Area | - 118 ha |
| Developable Area | - 89.495 ha (construction of all roads and buildings). |
| Development Gross Floor Area | - 166,225 m ² |
| Subdivision | 17 lot Torrens Title Subdivision comprising two (2) stages: Stage 1: ▪ Five (5) residual allotments proposed. Stage 2: ▪ 17 development allotments proposed. Note: The subject Proposal would be located on Lot 2 Stage 1 Subdivision (refer to Appendix 3 & 4 of this Scoping Report). |
| Built Form | Eight (8) Warehouse buildings (comprising 10 potential tenancies), including ancillary offices, hardstand, car parking area and associated landscaping. |
| Primary Land Use | Lots 1-13 (including Stage 1 Subdivided Lot 2): ▪ Warehousing and Distribution. ▪ Note: Lots 11-13 comprise the proposed OSD basins. Lots 14-17: ▪ Public Recreation and Private Recreation. |
| Bulk Earthworks | ▪ Cut: -60,350 m ³ ; ▪ Detailed Excavation: -109,600 m ³ ; ▪ Fill: +2,072,750 m ³ ; and ▪ Balance: +1,902,800 m ³ (Import required). |
| Landscaping | ▪ New Vegetation Area: 91,700 m ² ; ▪ Number of New Trees: 1,250; and ▪ Approximate Canopy Cover (average): 141,250 m ² . |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|---|--|
| Site Access | <ul style="list-style-type: none">Access is achieved from Mamre Road and the Estate access roads. |
| Infrastructure and Services | Services to the Subject Site are able to be successfully augmented where necessary. |
| Biodiversity and Vegetation Clearing | 14.41 ha of Native Vegetation identified on-site: <ul style="list-style-type: none">9.29 ha proposed to be cleared. |
| Employment Generation | <p>SSD Application: 1,650 full time jobs, comprising:</p> <ul style="list-style-type: none">950 operational jobs700 construction jobs <p>Note: The Proposal will deliver 3,150 full time jobs, being 2,000 operational jobs and 1,150 construction jobs upon completion of the entire Estate.</p> |

3.6 CAPITAL INVESTMENT VALUE

While costs have not yet been finalised, the CIV of this Project is expected to be approximately \$302 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.

A Preliminary Cost Report is attached to verify the CIV (refer to **Appendix 2**).

3.7 CONSULTATION

Consultation is currently being undertaken with the following stakeholders:

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

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

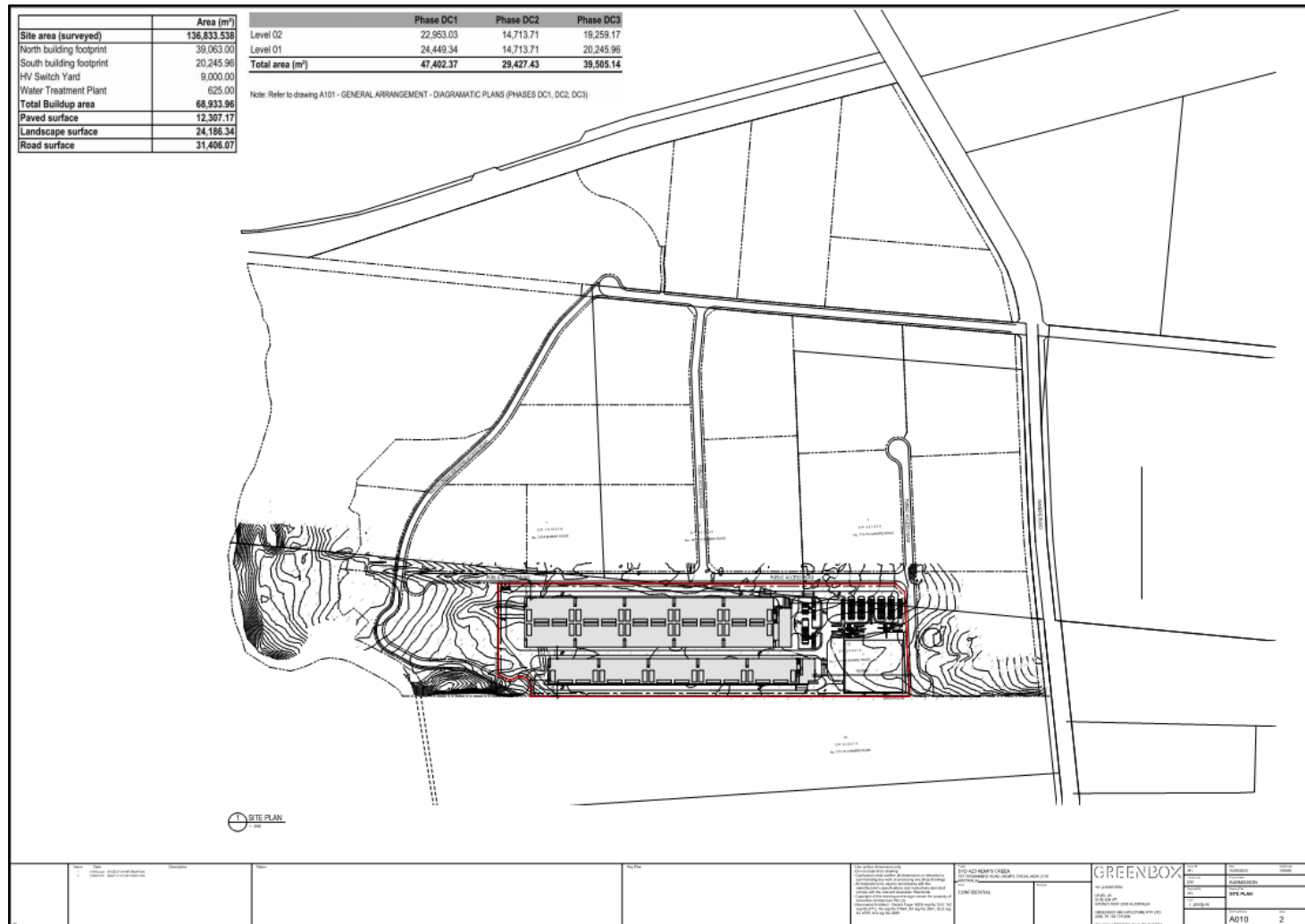


Figure 4: Proposed Preliminary Site Plan (Source: Greenbox, 2020)

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

PART D JUSTIFICATION

4.1 PROJECT NEED

Accordingly, the way data and records are stored is considered to be continually evolving. The storage of cloud and electronic data is now a fundamental piece of infrastructure and services for both business and consumer transactions. Data Centres are considered to be critical infrastructure, that not only provide employment-generating opportunities within the Information, Communication and Technology (ICT) sector, but also support the operation of business to business and business to consumer services.

The Proposed Development would assist in providing new employment opportunities and promote further industry diversification (i.e. ICT sector). Accordingly, this Proposal would not alter the quantity or configuration of land currently zoned for industrial-related uses pursuant to the IN1 General Industrial zone under SEPP (WSEA) 2009.

The Proposed Development, for the purposes of a Data Centre is considered consistent with the strategic direction of *A Metropolis of Three Cities*; the *Western City District Plan* (Greater Sydney Commission); and the Mamre Road Precinct. Additionally, the Proposed Development will further contribute to the growth and knowledge of professional service jobs within the Western City District; hence, contributing to the Western City District's economic growth, particularly supporting the Mamre Road Precinct, as well as the wider Penrith LGA.

Furthermore, the Proposed Development could support the retention and maintenance of existing industrial land stocks and employment objectives, whilst promoting industry diversification (and generating new employment sources); and could generate more employment through the relevant planning, construction and maintenance stages.

Additionally, the Proposed Development at the Subject Site would generate a range of community need drivers, in particular the following:

- Reduced travel distances, leading to savings in time and fuel for local working residents, due to much better access to the Site, as opposed to other dense employment areas at the local level. It is noted, that a reduction in travel times and distances generates related benefits, including reduced vehicle wear and tear, reduced fuel costs, reduced pollution, reduced traffic congestion, reduced risks of car accidents and more time which can be spent either working, socialising or undertaking other activities;
- New employment opportunities from other industries, such as ICT businesses to operate within the Penrith LGA; and
- Providing jobs near people's homes and consequent economic multiplier impacts, which will boost the local economy.

4.2 CONSIDERATION OF ALTERNATIVES

The purpose of the Proposed Development is to contribute towards the intended industrial character and nature of the IN1 General Industrial zone; and provide a Data Centre, which provides secure, reliable and scalable solutions for cloud, content and large enterprise customers to house their high rapidly growing volumes of data and information. The Proposed Development seeks to ensure it:

- Is compatible with surrounding development and the local context;
- Would provide increased operational efficiencies for storage and distribution of data;
- Would result in minimal impact on the environment; and
- Would allow for the implementation of suitable mitigation measures, where required.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

Overall, the scale of the Proposed Development is considered suitable, and the built form proposed would completely enhance and renew an undeveloped and underutilised land portion completely, into a modernised, State-of-the-Art Data Centre, which will be completely consistent with surrounding industrial-related uses in close proximity to the Site and the wider Western Sydney Employment Area (WSEA). The Site design and layout of the built form proposed, seeks to maintain consistency with the zone objectives under SEPP (WSEA) 2009 and enhance the underlying industrial character intended for the identified land portion, which is zoned for such permissible land uses. Furthermore, this would be achieved by the resultant built form that would reinforce the nature of the land use and is sensitive to the surrounding environment.

The options considered and subsequently dismissed, in arriving to the current proposal with regard to the Proposed Development included:

(a) 'Do Nothing' Scenario

This option was dismissed as the objectives of the Project would not be met, including the objective of facilitating an employment-generating development. If the Proposed Development was not to proceed, the Site would continue to remain vacant, or be developed for another industrial-related development.

(b) Development on an Alternative Site

Consideration was given to carrying out development on alternate sites; however, these were dismissed as the Site resulted in the most beneficial outcomes for the Proposed Development as:

- It is located subject to the provisions of the IN1 General Industrial zone pursuant to the provisions of SEPP (WSEA) 2009, which seeks to provide employment-generating land uses;
- The Site is suitably located with respect to sensitive land activities, including residential development;
- All potential environmental impacts concerning the Proposed Development are able to be suitably mitigated within the Site;
- The proximity to the regional road network provides accessibility and linkages to the broader Sydney Metropolitan Region and regional areas of NSW;
- The Proposed Development demonstrates the capability for continued employment-generating opportunities, during both the construction and operational phases;
- Sufficient separation is maintained towards the interfaces of surrounding industrial zoned land and existing industrial development in close proximity to the Subject Site;
- The Proposed Development has not been identified as containing any items of Heritage significance, including Aboriginal Cultural Heritage and State or Local Heritage items, that require further consideration; and,
- The Proposed Development could be developed with appropriate visual amenity achieved given its surrounding context.

(c) Different Site Configuration

The configuration of the Proposed Development was chosen based on the Site's topography; street access (noting the concurrent SSD Application providing access to the Site); existing mature and proposed vegetation / landscaping; as well as the need to respond to the character of the surrounding IN1 General Industrial zone. It is noted, that a different site configuration would not have been able to respond to the abovementioned site opportunities and constraints. This option was therefore not considered appropriate.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

Notwithstanding, the Proposed Development is justified on the basis, that it is compatible with the locality in which it is proposed, resulting in positive social and economic benefits, whilst appropriately managing and mitigating any potential environmental impacts requiring consideration.

4.3 PROPOSED DATA CENTRE

From an operational perspective (as an owner / operator / landlord), the future end user provides a similar service to its tenants as any commercial landlord would. Notwithstanding, the point of difference is, that the tenants of the facilities are focused on the housing and delivery of cloud-based internet to service the global market.

The Data Centre proposed, commits to maintaining high levels of reliability through the provision of the Site's infrastructure, ultimately supporting the tenant's environment. This is accomplished through industry leading redundancy of mechanical cooling and power systems (including emergency backup power generators) serving the Data Centre along with the necessary and vital telecommunications links required for the Site to carry out an efficient and effective operation.

It is important to note, that in addition to deploying reliable infrastructure in secure facilities, the future end user invests in high performing 24x7 operational teams, whose sole focus is to ensure that the Site is never at risk.

From a locational perspective, the Subject Site was chosen as it would be able to accommodate an unconstrained platform and scale of development proposed. Accordingly, the Site's locality is considered satisfactory from a strategic standpoint, for which the Proposal responds to the industrial character intended for the Site and immediate locality; and the limited environmental constraints, which make the Site suitable for development, for the purposes of a Data Centre. Additionally, the Site's locality is reinforced by its close proximity to nearby regional road networks, such as Mamre Road and both the M4 & M7 Motorways, as well as available bus networks in close proximity to the Site (throughout Erskine Business Park), which are considered highly beneficial for the overall operations of the Proposal.

It is noted, that if the Proposed Development did not proceed, the Site would not provide employment opportunities for an employment sector. Additionally, it would not provide local employment opportunities, including achieving the '30-minute City' (as outlined in the Regional and District Plans) or generate construction and operational (including maintenance) jobs.

In light of the above information, which promotes an industrial-related development, for the purposes of a Data Centre at 707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414), this would allow for the delivery of more employment space and promotes the supply and competitiveness of the existing employment land floorspace within the immediate locality, for which is surrounded by existing industrial development.

Request for Secretary’s Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

PART E LEGISLATIVE AND POLICY FRAMEWORK

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

Commonwealth Planning Context

- *Environment Protection and Biodiversity Conservation Act 1999*

State & Regional Planning Context

- *A Metropolis of Three Cities – Greater Sydney Regional Plan*
- *Western City District Plan*
- *Draft Western Sydney Aerotropolis Plan*
- *Western Sydney Employment Area*
- *Mamre Road Precinct Structure Plan*
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2000*
- *Protection of the Environment Operations Act 1997*
- *Biodiversity Conservation Act 2016*
- *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*

Local Planning Context

- *Penrith Local Environmental Plan 2010*
- *Penrith Development Control Plan 2014*
- *SSD 9522 Development Control Plan 2020*

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

5.1 ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

Under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (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. The purpose of the referral is to allow a decision to be made about whether an action requires approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

Based on preliminary investigations carried out, the proposal does not warrant referral to the Commonwealth Minister for Environment. Additionally, the investigations undertaken for **SSD 9522** confirmed that there were no MNES identified on the Subject Site, which require concurrence with the Commonwealth.

5.2 A METROPOLIS OF THREE CITIES – GREATER SYDNEY REGION PLAN

A Metropolis of Three Cities – Greater Sydney Region Plan (Greater Sydney Commission, 2018) divides the Sydney Region into three (3) Cities, with a vision of growth until 2056 (refer to

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

Figure 5 below). The Plan aims to anticipate the housing and employment needs of a growing and vastly changing population. The overall vision pursues an objective of transforming 'Greater Sydney' into a Metropolis of Three Cities, including:

- The Western Parkland City;
- The Central River City; and,
- The Eastern Harbour City.

The division into three (3) cities puts workers and the wider community closer to an array of characteristics such as, intensive jobs, 'city-scale' infrastructure & services, entertainment and cultural facilities. By managing and retaining industrial land close to city centres and transport, this will ensure critical and essential services are readily available to support local businesses and community members and residents. Once constructed and operational, the Subject Site would achieve economic growth and prosperity, as well as encourage employment-generating opportunities within an area zoned for such permissible purposes, that is considered relatively close in conjunction to residential communities, providing an ease of commute. The Proposed Development across the Site considers the employment-generating outcomes that can be achieved for the immediate and wider localities.

The Proposed Development at 707-711, 713-755 & 757-769 Mamre Road, Kemps Creek also contributes to the four (4) standardised elements communicated across for all three (3) cities, including:

- Infrastructure and collaboration – the Proposed Development of the Site for the purposes of a Data Centre, would provide cloud storage to available clients, allowing for more efficient operations on end to end business models;
- Liveability – the Proposed Development encourages employment-generating opportunities and economic prosperity, which has positive influences on the wider locality;
- Productivity – the Proposed Development is situated within the *Western City District Plan* (refer to **Section 5.3** below); and,
- Sustainability – the Proposed Development would not exhibit or emit any detrimental impacts to its wider ecological surroundings.

In summary, the Subject Site contributes to the objectives set out in the *A Metropolis of Three Cities – Greater Sydney Region Plan* by promoting minor environmental impacts and the further promotion of employment-generating opportunities to the wider locality and community, positioned within the Penrith LGA.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

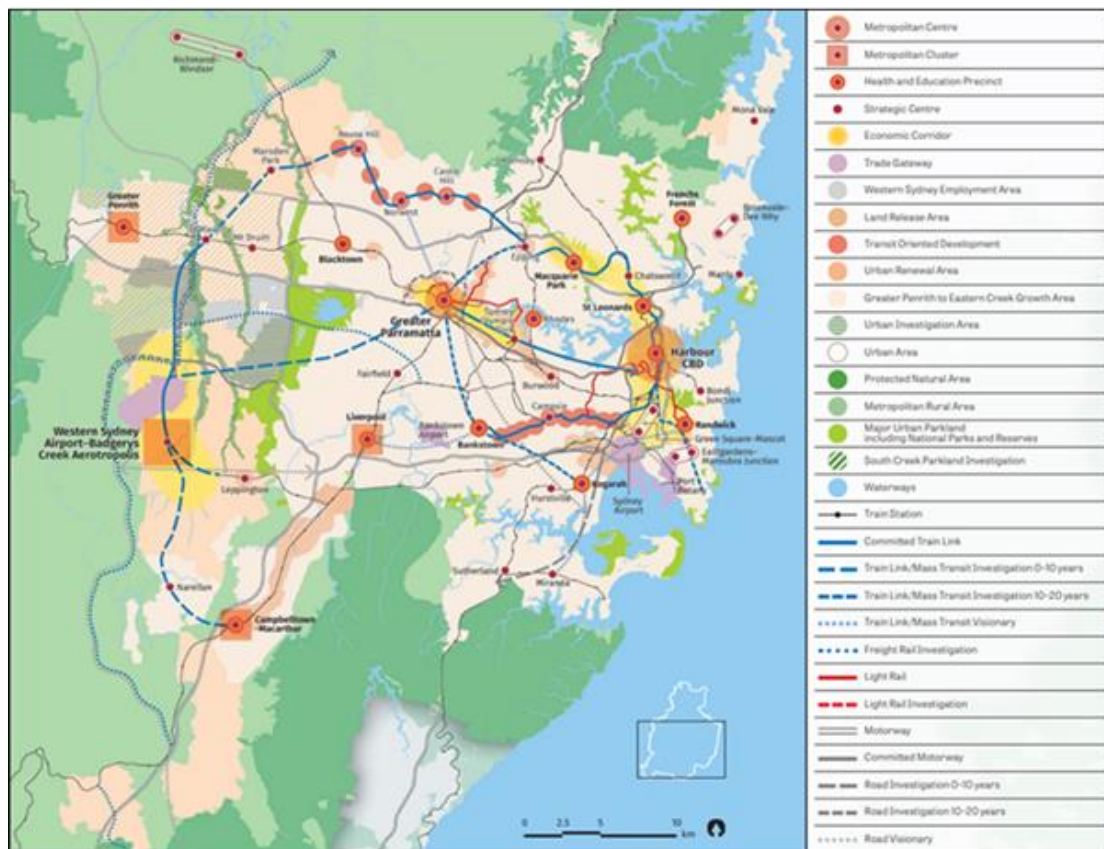


Figure 5 Metropolis of 3 Cities A Vision to 2056 (Source: Greater Sydney Commission, 2018)

5.3 WESTERN CITY DISTRICT PLAN

The *Western City District Plan* covers all of Metropolitan Sydney, including the Penrith City Council LGA in which the Subject Site is located. The Plan sets out a twenty-year vision to help achieve the goals contained in *A Metropolis of Three Cities* – the GSC vision for developing Sydney as a world-class future city. The Plan agglomerates City, Regional and Local planning.

The Site is situated within the Western City District, which falls within the Western Parkland City.

The *Western City District Plan* reinforces the four (4) planning priorities of the GSC. The Plan establishes a number of priorities and actions to guide growth, development and change. It also emphasises connectivity to infrastructure, collaboration, liveability, productivity and sustainability. The GSC's mission statement further reinforces the Plan's concentrated aims by outlining its main strategies, namely:

- *Creating a once-in-a-generation economic boom with the Western Sydney Airport and Badgerys Creek Aerotropolis bringing together infrastructure, businesses and knowledge intensive jobs;*
- *Building on the Western Sydney City Deal to transform the Western City District over the next 20 to 40 years by building on natural and community assets and developing a more contained Western City District with a greater choice of jobs, transport and services aligned with growth;*
- *Delivering the first stage of the North South Rail Link;*
- *Collaborating and building strong relationships between Liverpool, Greater Penrith and Campbelltown-Macarthur reinforced by the emerging Badgerys Creek Aerotropolis forming a unique metropolitan cluster;*

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

- *Providing major transport links for people and freight by unprecedented transport investments;*
- *Developing a range of housing, providing access to public transport and infrastructure including schools, hospitals and community facilities;*
- *Linking walking and cycling paths, bushland and a green urban landscape framed by the Greater Blue Mountains World Heritage Area, the Scenic Hills and Western Sydney Parklands;*
- *Enhancing and protecting South Creek, Georges River and Hawkesbury-Nepean river systems;*
- *Mitigating the heat island effect and providing cooler places by extending urban tree canopy and retaining water in the landscape;*
- *Protecting the District's natural landscapes, heritage and tourism assets, unique rural areas and villages; and,*
- *Protecting the environmental, social and economic values of the Metropolitan Rural Area.*

The Proposed Development, would contribute to the objectives set out in the *Western City District Plan* (of which the Site forms a part), by promoting a greater range of land uses of benefit to the community, including the Proposed Development (Data Centre) and other associated land uses; facilitating the provision of greater and improved infrastructure; and promoting additional employment-generating opportunities, to the wider locality and community closer to home, whilst supporting economically and environmentally-sustainable development. These aims are specifically relevant to the Proposed Development.

5.4 DRAFT WESTERN SYDNEY AEROTROPOLIS PLAN

Following the formal exhibition of the draft *Western Sydney Aerotropolis Land Use Infrastructure Implementation Plan 2018* (LUIIP, 2018) (and the Submissions received), the Western Sydney Planning Partnership released an updated plan, titled the *Draft Western Sydney Aerotropolis Plan* (Aerotropolis Plan) (December, 2019) for exhibition and public comment.

The latest Aerotropolis Plan, has now been amended by the NSW DPIE to take cognisance of both the Submissions received from the draft LUIIP, 2018 and includes a summary of the overarching planning principles; distribution of land uses; the phasing of precincts; and further identification of the envisaged transport and infrastructure framework associated with the vision for the new Aerotropolis.

Since the exhibition of the LUIIP in 2018 and Aerotropolis Plan, the Subject Site has been located primarily within the Mamre Road Precinct as shown in both the Aerotropolis Initial Precincts Plan and corresponding Structure Plan (June 2020) (refer to **Figures 6 & 7** below). The Mamre Road Precinct (of which the majority of the Site is situated) has now been identified as part of the Initial Precincts earmarked as a "first release" by the NSW DPIE and clearly demonstrating its planning significance, as a large job-generating Precinct within the LUIIP. Under SEPP (WSEA) 2009, the Mamre Road Precinct has been rezoned to achieve the proposed employment generation outcomes envisaged.

Accordingly, as a result of the recently exhibited Aerotropolis Plan, the South Creek Precinct Boundary has been amended to follow the 1% AEP flood extent, which is now the border of the Mamre Road Precinct and the Wianamatta-South Creek Precinct. The Proposed Development would be entirely contained within the Mamre Road Precinct, with all built form outside the 1% AEP flood extent.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

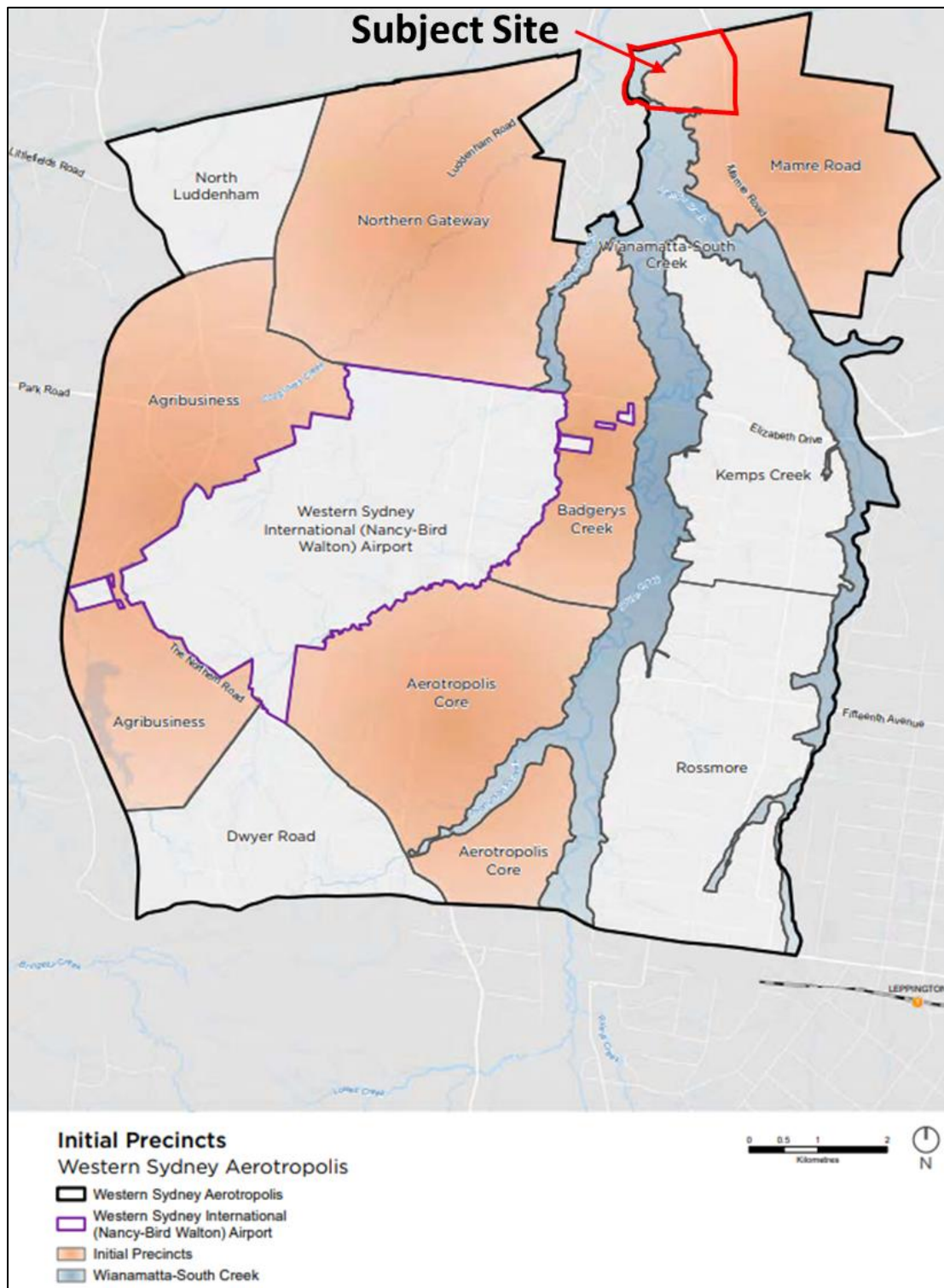


Figure 7 Western Sydney Aerotropolis: Initial Precincts Plan (Source: Western Sydney Planning Partnership, 2020)

The Preliminary Architectural Plans submitted in conjunction with this Scoping Report, take into account the Proposal's overall siting, layout and design, and has considered the key interfaces and contextual relationships between both the Mamre Road Precinct and the Wianamatta-South Creek Precinct.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

5.5 WESTERN SYDNEY EMPLOYMENT AREA

The Subject Site is located within the north eastern portion of the WSEA, within 'Precinct 12 (Mamre Road)'. The aims / objectives of the WSEA are summarised below, including:

- Promoting an economically sustainable development and reinforcing the status of an employment-generating development, that positively contributes to the WSEA;
- Encourages assurance for the coordinated planning and development of land within the WSEA;
- Ensures minimal environmental and amenity impacts – **Part F** of this Scoping Report accurately considers potential environmental parameters which will be considered within the ensuing EIS for the Proposed Development; and
- Ensures development is compatible with surrounding development and the local context.

As outlined in **Section 3.1** of this Scoping Report, the Proposed Development is considered to meet the objectives outlined above, as it enables development on land zoned for such permissible industrial-related uses.

5.6 MAMRE ROAD PRECINCT STRUCTURE PLAN

The majority of the Subject Site is now located within the Mamre Road Precinct Structure Plan. This Plan clearly seeks to provide the framework to amend SEPP (WSEA) 2009, so as to include an additional 800 ha of land for employment and open space development. This is entirely consistent with the intentions for the Subject Site, aiming to deliver some 950 operational jobs, once fully constructed.

Now that the Subject Site has been rezoned as IN1 General Industrial under SEPP (WSEA) 2009 (refer to **Figure 8** below), the Site is clearly suited for its proposed land uses, for which this SSD Application seeks Development Consent for.

Request for Secretary’s Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

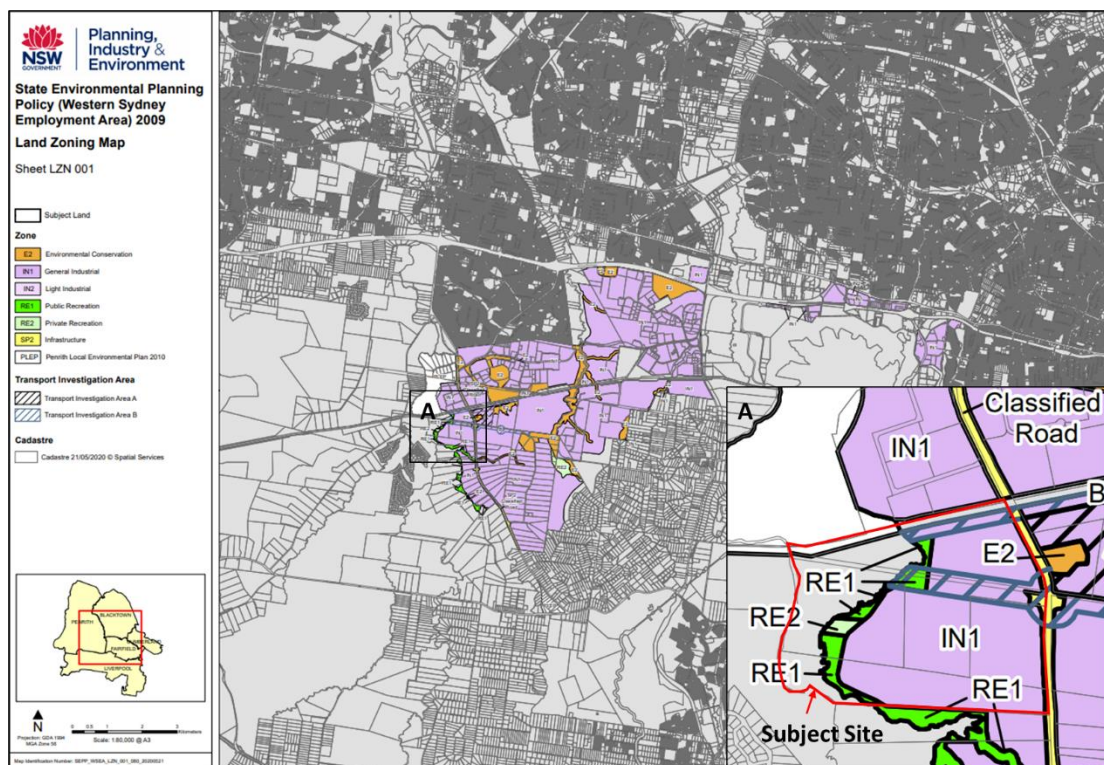


Figure 8 Land Zoning Map Applicable to the Mamre Road Precinct (Source: NSW Legislation, 2020)

In relation to **Figure 8** illustrated above, the Proposed Development would be entirely located within the IN1 General Industrial zone.

In accordance with the Discussion Paper accompanying the draft Mamre Road Precinct Structure Plan prepared by the NSW DPIE (November 2019), it is noted that the vision for the Mamre Road Precinct, is to “provide industrial sized floorplates which are necessary for freight and logistics uses.” The aims for the Mamre Road Precinct are identified by the NSW DPIE Discussion Paper and are outlined in **Table 4** as follows:

| Table 4: Mamre Road Precinct – Aims and Objectives | |
|---|--|
| Aims | Proposed Development Outcomes |
| <i>Delivers industrial land supply integrated with the existing zoned WSEA.</i> | The Subject Site has been recently rezoned for industrial-related and open space land uses pursuant to the amendments made to SEPP (WSEA) 2009. The Proposed Development is considered consistent with this objective, as it provides an employment-generating development through both its construction and operational phases (300 construction jobs and 50 operational jobs). In delivering new employment on industrially-zoned land, this Proposal delivers a land use such as a Data Centre that integrates perfectly with similar land uses in the WSEA and stimulates the NSW economy. |
| <i>Supports the development of the Western Sydney Aerotropolis.</i> | New employment only 8 km from the Aerotropolis, will be complimentary to the future Western Sydney Airport and its |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|--|--|
| | <p>functions, as it provides a Data Storage Premises that is able to support the main operations of the airport. It will also support the high-technology manufacturing and research support facilities, delivering future health, education and high technology uses proposed within the Aerotropolis.</p> |
| <p><i>Protects areas of environmental value including existing creeks and areas of vegetation.</i></p> | <p>Four-Star-Green-Star Ecologically Sustainable Development design measures targeted for the Site, will significantly reduce the urban footprint. By providing activated open space and the creation of a new public and private open space for workers and visitors, the Site seeks to preserve the natural character of the existing and proposed landscape setting. It also improves greatly the quality of stormwater runoff into South Creek in accordance with the WSUD Strategy proposed for the Estate under SSD 9522.</p> <p>The Site will include increased and densified landscape planting, which will create a new site aesthetic, that is visually and socially pleasing, as well as further reducing the potential impacts of the Urban Heat Island Effect. The Site's landscaping and replanting of new vegetation area, will undoubtedly, create a more vibrant and positive environment at the Site.</p> |
| <p><i>Creates a suitable transition to adjoining rural residential communities.</i></p> | <p>The adjoining rural-residential receivers will be further ameliorated given the recent rezoning of the Mamre Road Precinct for industrial-related and open space land uses. Accordingly, the Subject Site would be completely transitional with respect to the adjoining land uses, allowing significant landscaping setbacks to adjoining rural-residential and remain compatible with the strategic direction intended by the NSW DPIE for both the locality and the wider WSEA.</p> |
| <p><i>Preserves critical transport corridors and an opportunity for an intermodal terminal.</i></p> | <p>This Development will be important both to the functioning of the Aerotropolis and future planned infrastructure that will support efficient connectivity throughout Western Sydney.</p> <p>The Proposed Development has made full provision for all road, freight and rail upgrades, planned both regionally and at the Mamre Road Precinct. This includes the 10 m corridor for widening of Mamre Road.</p> |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|---|---|
| | Additionally, the Proposed Development will be designed to cater for and promote the use of public transport. |
| <i>Responds to Australian standards relating to noise sensitive uses.</i> | Compliance will be ensured for the proposed 24-hour operation of the Subject Site. Site-specific Management and Mitigation Measures will be formally adopted as part of the Development Consent for the Site's operations (including maintenance activities). |
| <i>Activates the South Creek-Wianamatta environment.</i> | The Proposed Development does not include any built-form or works under this SSD Application, within the South Creek Precinct or in close proximity of South Creek itself. |

As shown in **Table 4** above, the Site fully complies with all of the objectives set out by the NSW DPIE for the Mamre Road Precinct. Through the recent rezoning of the Mamre Road Precinct, the NSW DPIE allows for the provision of employment through warehousing and industrial-related development throughout Western Sydney, particularly the WSEA. This will in turn have positive social, economic and cultural benefits, not only to the immediate, but to the wider localities and community groups in the Penrith LGA and beyond. The Proposed Development, in its design and siting, is completely consistent with the recent rezoning of the Subject Site.

It is important to note that functionally, the Mamre Road Precinct, will remain a fundamental part of the wider Western Sydney Aerotropolis, zoned for employment and aimed at supporting the future Western Sydney Airport and wider Aerotropolis. Notwithstanding, as the Mamre Road Precinct has been zoned pursuant to the provisions of SEPP (WSEA) 2009, the Precinct demonstrates a great ability to complement both WSEA (and its current functions) as well as the Aerotropolis and its intended future functions. **Figure 8** above, illustrates the appropriateness of the Site's zoning, and the wider Mamre Road Precinct. This is demonstrated through the proximity of the new employment lands to both existing and future employment-generating land areas immediately to the North and North East. **Figure 9** represents the Structure Plan (June 2020) in its entirety and the location of the Site within the Structure Plan. It demonstrates both the Site's sensitivity to South Creek, as well as its compatibility with industrial uses to the north and north-east of the Site.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

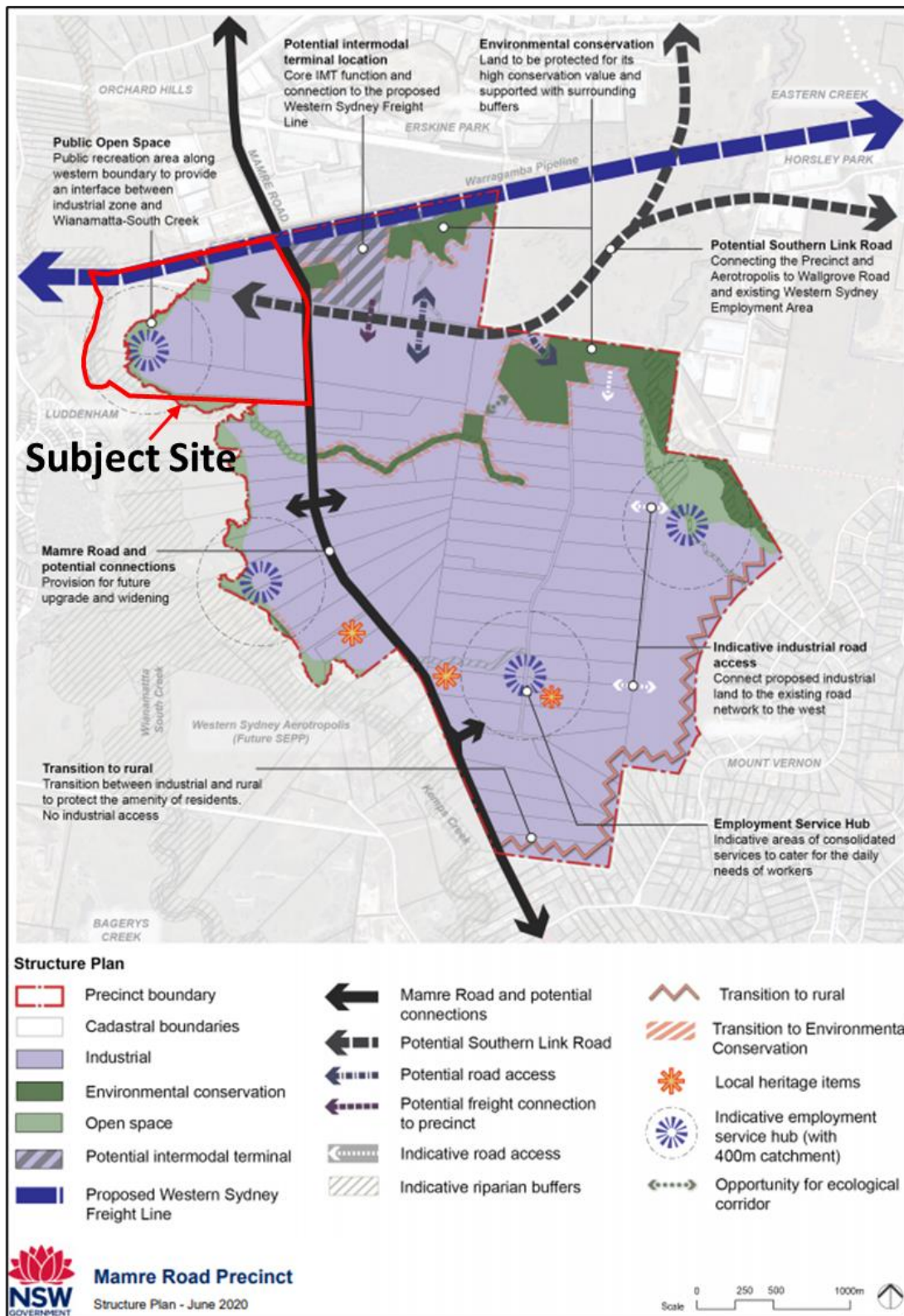


Figure 9 Mamre Road Precinct Structure Plan (Source: NSW DPIE, 2020)

As seen in **Figure 9** above, the Proposed Development is totally consistent with both the aims and provisions of the Mamre Road Precinct Structure Plan, which contains areas allocated for both industrial-related as well as open-space land uses. The Proposed Development, in demonstrating clear consistency with the Mamre Road Precinct Structure Plan (2020), also

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

caters for all planned State and Federal future infrastructure assets including the widening of Mamre Road and the Southern Link Road. By delivering 50 operational jobs and 300 construction jobs, the SSD Application for the Site, provides employment outcomes which designates the Subject Site as future employment and service hub.

Adjoining the Subject Site is Mamre Road, which is zoned SP2 Infrastructure. It earmarks Mamre Road as land for reservation and acquisition, to allow for future upgrades, proposed to Mamre Road in the future. The Proposed Development includes a 10 m setback along the entire eastern boundary of Mamre Road that is consistent with this SP2 zoned area, to account for the future widening of Mamre Road. This has already been discussed with and endorsed by the NSW Roads and Maritime Services (now part of Transport for NSW) under **SSD 9522**.

5.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act is the overarching governing statute for all development in NSW and pursuant to Section 4.36(2) provides that:

"A State environmental planning policy may declare any development, or any class or description of development, to be State significant development."

The Proposed Development has been identified as State Significant Development under the SRD SEPP.

5.8 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

Section 4(1) of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) states that:

"Development described in Part 1 of Schedule 3 is declared to be designated development for the purposes of the Act unless it is declared not to be designated development by a provision of Part 2 or 3 of that Schedule."

The Proposal being for a Data Centre does not trigger the Designated Development thresholds.

5.9 PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1979

Schedule 1 of the *Protection of the Environment Operations Act 1979* (POEO Act) contains a core list of activities that require a licence before they may be undertaken or carried out. The definition of an 'activity' for the purposes of the POEO Act is:

"an industrial, agricultural or commercial activity or an activity of any other nature whatever (including the keeping of a substance or an animal)."

The Proposed Development will include review of the relevant thresholds under Schedule 1 of the POEO Act with respect to Dangerous Goods, including provisions for Diesel Fuel storage, which may trigger the requirement for an Environmental Protection Licence (EPL).

5.10 BIODIVERSITY CONSERVATION ACT 2016

The *Biodiversity Conservation Act 2016* (BC Act) is the key piece of legislation in NSW relating to the protection and management of biodiversity and threatened species. The purpose of the BC Act is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. The BC Act is supported by a number of regulations, including the *Biodiversity Conservation Regulation 2017* (BC Regulation).

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

The BC Act requires consideration of whether a development or an activity is likely to significantly affect threatened species. **SSD 9522** includes provisions for native vegetation clearing on some 9.15 ha of native. Accordingly, there would be no such vegetation clearing required as a result of the Proposal.

5.11 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

Proposed developments involving activities that are listed in Schedule 1 of the SRD SEPP are identified as being State Significant Development (SSD). Schedule 1, Clause 25 of the SRD SEPP includes provisions for developments comprising Data Centres to be undertaken as SSD. Clause 25 states:

"25 Data Storage

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 CIV of the entire project is in excess of \$50 Million (~\$302 Million), thus the SSD provisions apply to the Proposal.

5.12 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) includes provisions to achieve permissibility for the development of certain activities for a range of infrastructure types. The ISEPP indicates whether an activity is permissible with or without consent on what land the activity is permissible.

In accordance with the meaning bestowed under the ISEPP, a Data Centre is defined as "*development for the purposes of storage premises used for the storage of data and related information technology hardware*". Furthermore, it is noted, that the IN1 General Industrial zone is identified as a Prescribed Zone pursuant to Part 3, Division 3, Clause 27(2) of the ISEPP.

Furthermore, the ISEPP repeals the former *State Environmental Planning Policy No 11 – Traffic Generating Development* and, pursuant to Clause 104, provides for certain proposals, known as Traffic Generating Development, to be referred to NSW Roads and Maritime Services (RMS) for concurrence.

Schedule 3 lists the types of development that are defined as Traffic Generating Development. The referral thresholds for 'Industry' are:

- *20,000 m² in area with site access to any road; or,*
- *5,000 m² in area where the site has access to a classified road or to a road that connects to a classified road (if access is within 90 metres of connection, measured along the alignment of the connecting road).*

The Subject Site attains an area greater than 20,000 m². Therefore, any such future development would require referral to the NSW RMS (now TfNSW).

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

5.13 STATE ENVIRONMENTAL PLANNING POLICY NO. 33 – HAZARDOUS AND OFFENSIVE DEVELOPMENT

To facilitate the operational use of the proposed Data Centre, there will be some diesel fuel stored on the Site for the back-up generators. However, there are no combustibles proposed to be stored, thus *State Environmental Planning Policy No 33 - Hazardous and Offensive Development* (SEPP 33) is not triggered. Notwithstanding, a Preliminary Risk Screening report would be undertaken and prepared and included within the EIS.

5.14 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

Under the provisions of *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55), where a Development Application (in this instance, SSD Application) is made concerning land that is contaminated, the consent authority must not grant consent unless:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Detailed environmental site investigations have been undertaken within **SSD 9522** with respect to contamination of the Site, including an assessment of the suitability of the Site for future industrial-related land uses. Notwithstanding, an addendum to support the previous findings will be provided for the Proposal to confirm the Site is suitable for the proposed land use for the purposes of a Data Centre.

5.15 STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY EMPLOYMENT AREA) 2009

The Site forms part of the Western Sydney Employment Area (WSEA) and is situated under the Land Application Area, Precinct 12 – Mamre Road of SEPP (WSEA) 2009. According to SEPP (WSEA) 2009, the Aims of the Policy are:

- (a) to promote economic development and the creation of employment in the Western Sydney Employment Area by providing for development including major warehousing, distribution, freight transport, industrial, high technology and research facilities,*
- (b) to provide for the co-ordinated planning and development of land in the Western Sydney Employment Area,*
- (c) to rezone land for employment or environmental conservation purposes,*
- (d) to improve certainty and regulatory efficiency by providing a consistent planning regime for future development and infrastructure provision in the Western Sydney Employment Area,*
- (e) to ensure that development occurs in a logical, environmentally sensitive and cost-effective manner and only after a development control plan (including specific development controls) has been prepared for the land concerned,*
- (f) to conserve and rehabilitate areas that have a high biodiversity or heritage or cultural value, in particular areas of remnant vegetation.*

SEPP (WSEA) 2009 was formulated in 2009 specifically to promote employment outcomes in the broader Western Sydney Region in proximity to where people live. The Proposed Development is highly consistent with the aims of SEPP (WSEA) 2009, in that it would strongly

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

promote economic development and employment opportunities, exactly as per the aims of the SEPP. Employment and Investment results anticipated for the Site, would be consistent with both short and long-term outcomes for Kemps Creek and the broader Region.

The aims of SEPP (WSEA) 2009 are addressed as follows:

"To promote economic development and the creation of employment in the Western Sydney Employment Area by providing for development including major warehousing, distribution, freight transport, industrial, high technology and research facilities."

Response: The Proposal will support future employment generation with regard to the Data Centre proposed under this SSD Application.

"To provide for the co-ordinated planning and development of land in Western Sydney Employment Area."

Response: The Proposal represents a logical and rational development with respect to the vision for both the WSEA and Aerotropolis with regard to industry and employment lands. In this respect, the same scale and form of development is proposed for the Subject Site in a coordinated and orderly manner. This logical extension proposed contributes to the provision of employment, in line with the aims of SEPP (WSEA) 2009. It is an appropriate form of development as the Mamre Road Precinct transitions from rural to industrial and supports the intended objectives of the Kemps Creek Industrial Estate proposed under **SSD 9522**.

The broader Aerotropolis Precinct and Western Sydney Airport would not be affected by the Proposal, given its location; and all planning for this broader area could proceed as planned and not impact on the operation proposed under this SSD Application.

"To rezone land for employment and environmental conservation purposes."

Response: Following the release of the Finalisation Report (June, 2020), the Mamre Road Precinct was rezoned pursuant to the provisions of SEPP (WSEA) 2009, for which the Proposed Development represents a permissible industrial-related land use for employment purposes. The proposed development does not affect the RE1 Public Recreation and RE2 Private Recreation zoned land to the west of the Site.

"To improve certainty and regulatory efficiency by providing a consistent planning regime for future development and infrastructure provision in the Western Sydney Employment Area."

Response: The Proposed Development would represent a logical extension to existing and operational employment lands within the WSEA, as well as an orderly and logical extension, via means of extension of existing and future industrial development to the north, northeast, east and south of the Site.

The scale of development proposed is deemed entirely consistent with the employment lands, that are in relatively close proximity to the Site, in terms of overall built-form, and intensity of operations.

"To ensure that development occurs in a logical, environmentally sensitive and cost-effective manner and only after a development control plan (including specific development controls) has been prepared for the land concerned."

Response: A site-specific Development Control Plan (DCP) has been prepared for this Site under **SSD 9522**. The Proposed Development has been designed to comply with the controls specified in the site-specific DCP.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

"To conserve and rehabilitate areas that have a high biodiversity or heritage or cultural value, in particular area of remnant vegetation."

Response: Areas of biodiversity will not be impacted by the Proposal as a result of the Proposed Development. Aboriginal Cultural Heritage will also be mitigated accordingly. Planned management and mitigation measures have been implemented for the Site under **SSD 9522**.

5.15.1 Permissibility under the SEPP

With respect to the Proposed Development, under SEPP (WSEA) 2009, the Subject Site is identified as IN1 General Industrial zoned land. Notwithstanding, as mentioned in **Section 5.12** above, permissibility for the Proposal would be achieved pursuant to Part 3, Division 3, Clause 27(2) of the ISEPP where Data Centres are permissible with consent within the IN1 General Industrial zone.

Below in **Table 5**, is a summary of all SEPP (WSEA) 2009 provisions (Clauses 11-34), as they apply to the Proposed Development.

| Table 5: SEPP (WSEA) 2009 Provisions | |
|---|--|
| Clause | Comment |
| Clause 11: Zone objectives and land use table | <p>(2) <i>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.</i></p> <p>Zone IN1 General Industrial</p> <p>1 Objectives of Zone</p> <ul style="list-style-type: none"> ▪ <i>To facilitate a wide range of employment-generating development including industrial, manufacturing, warehousing, storage and research uses and ancillary office space.</i> <p>Response: The proposal includes provisions for the construction and operational use of a Data Centre within a zone designated for employment generation.</p> <ul style="list-style-type: none"> ▪ <i>To encourage employment opportunities along motorway corridors, including the M7 and M4.</i> <p>Response: The Subject Site is suitably located in close proximity to key infrastructure corridors including the M4 and M7 Motorways, as well as being located alongside Mamre Road, which is due to be upgraded as part of the TfNSW Mamre Road Widening project. Additional infrastructure such as of the Southern Link Road will better service the Subject Site encouraging improved access for employees.</p> <ul style="list-style-type: none"> ▪ <i>To minimise any adverse effect of industry on other land uses.</i> ▪ <i>To facilitate road network links to the M7 and M4 Motorways.</i> <p>Response: The Proposal would support industry and other land uses by distributing cloud-based products from a range of end</p> |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|--|---|
| | <p>users that provides economic growth and support in the immediate and wider localities. Additionally, the Proposed Development has been set back from Mamre Road to allow for future road widening.</p> <ul style="list-style-type: none"> ▪ <i>To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment.</i> <p>Response: There would be no adverse impacts on adjoining land uses or the environment as a result of the Proposed Development. The Proposal includes provisions for the construction and operational use of a Data Centre which is considered commensurate with surrounding industrial development within the Kemps Creek Industrial Estate (SSD 9522) and the wider WSEA.</p> <ul style="list-style-type: none"> ▪ <i>To provide for small-scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of employment-generating uses in the zone.</i> <p>Response: As mentioned above, the Proposal includes provisions for the construction and operational use of a Data Centre within a zone designated for employment generation. The Proposal would be appropriately co-located in close proximity to existing industrial developments which generate significant employment outcomes throughout the WSEA.</p> |
| <p>Clause 18: Requirements for Development Control Plans</p> | <p>A site-specific Development Control Plan (DCP) has been prepared for this Site under SSD 9522. The Proposed Development has been designed to comply with the controls specified in the site-specific DCP.</p> |
| <p>Clause 20: Ecologically Sustainable Development</p> | <p>Future development on the Subject Site, for the purposes of a Data Centre would incorporate a number of Ecologically Sustainable Development (ESD) initiatives to reduce the consumption of potable water and greenhouse gas emissions of future built form. Initiatives relate to:</p> <ul style="list-style-type: none"> ▪ Energy & Greenhouse Gas Emissions; ▪ Potable water reduction; ▪ Minimising waste to landfill; ▪ The Indoor Environment; ▪ Occupant amenity and comfort; ▪ Land Use & Ecology; ▪ Emissions; and ▪ Building Management. |
| <p>Clause 21: Height of Buildings</p> | <p>No maximum building height has been adopted under SEPP WSEA.</p> <p>However, the consent authority must be satisfied that:</p> <ul style="list-style-type: none"> (a) <i>Building heights will not adversely impact on the amenity of adjacent residential areas, and,</i> (b) <i>Site topography has been taken into consideration.</i> |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|---|--|
| | <p>Notwithstanding, the maximum building height with respect to the Proposed Development would be approximately 17.5 m. For consistency and completeness, a Landscape and Visual Impact Assessment will be prepared to justify the proposed building height in the Site context.</p> |
| Clause 22: Rainwater Harvesting | <p><i>"the consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that adequate arrangements will be made to connect the roof areas of buildings to such rainwater harvesting scheme (if any) as may be approved by the Director-General."</i></p> <p>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.</p> |
| Clause 23: Development Adjoining Residential Land | <p>In consideration of Clause 23 of SEPP WSEA, the potential visual impact of any built form would be considered for any future SSD Application / DA undertaken on the Subject Site in accordance with the provisions outlined under Clause 23, which state:</p> <ul style="list-style-type: none"> (a) <i>wherever appropriate, proposed buildings are compatible with the height, scale, siting and character of existing residential buildings in the vicinity, and</i> (b) <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> (c) <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> (d) <i>noise generation from fixed sources or motor vehicles associated with the development will be effectively insulated or otherwise minimised, and</i> (e) <i>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</i> (f) <i>the development will provide adequate off-street parking, relative to the demand for parking likely to be generated, and</i> (g) <i>the site of the proposed development will be suitably landscaped, particularly between any building and the street alignment.</i> <p>It is noted, that the potential visual amenity impacts as a result of the Proposed Development, will consider the residential suburb of Prospect to the north of the Site.</p> |
| Clause 24: Development involving Subdivision | <p>SSD 9522 included provisions for subdivision of the Site, creating a 17 lot Torrens Title Subdivision comprising two (2) stages:</p> <p>Stage 1:</p> <ul style="list-style-type: none"> ▪ Five (5) residual allotments proposed. <p>Stage 2:</p> |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|--|--|
| | <ul style="list-style-type: none"> ▪ 17 development allotments proposed. <p>The Proposed Subdivision satisfies Clause 24 of SEPP (WSEA) 2009 as:</p> <ul style="list-style-type: none"> ▪ The subdivision of land would not undermine the supply of employment lands, it would increase it; and ▪ Reasonable access to roads and services would be preserved and enhanced. <p>It is important to note, that the Subject Site for the Proposed Development is located on Lot 2 of the Stage 1 Subdivision (refer to Appendix 3 & 4).</p> |
| Clause 25: Public Utility Infrastructure | <p>All essential services would be required to be successfully augmented to the Subject Site for any future development, which include:</p> <ul style="list-style-type: none"> ▪ Potable water; ▪ Wastewater; ▪ Gas; ▪ Electricity; and ▪ Telecommunications. |
| Clause 26: Development on or in the Vicinity of Proposed Transport Infrastructure Routes | <p>The Site is within proximity of a proposed transport infrastructure route (being the Southern Link Road).</p> <p>SSD 9522 allows for the Southern Link Road and has based its alignment on the designs prepared for the NSW DPIE by AECOM. The alignment shown, demonstrates sound planning, combining three (3) infrastructure corridors (Southern Link Road, Sydney Water Pipeline, Western Sydney Freight Rail Corridor). This alignment is consistent with the Mamre Road Precinct Structure Plan.</p> |
| Clause 27: Exceptions to development standards | <p>There are no exceptions to Development Standards proposed under this SSD Application.</p> |
| Clause 28: Relevant acquisition authority | <p>The Subject Site accounts for additional setbacks along Mamre Road in accordance with the future Mamre Road Widening envisaged adjoining the Site, which is zoned SP2 Infrastructure.</p> |
| Clause 29: Industrial Release Area satisfactory arrangements for the provision of regional transport infrastructure facilities | <p>The Site is identified within an Industrial Release Area pursuant to Clause 29 of SEPP (WSEA) 2009.</p> <p>This Site's VPA is currently being finalised between the Minister for Planning, Frasers Property and Altis Property Partners under SSD 9522.</p> <p>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.</p> <p>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.</p> |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|--|---|
| Clause 31: Design Principles | The Proposed Development will consider the following design principles, as they apply to Clause 31 of SEPP WSEA, including: <i>(a) the development is of a high quality design, and</i> <i>(b) a variety of materials and external finishes for the external facades are incorporated, and</i> <i>(c) high quality landscaping is provided, and</i> <i>(d) the scale and character of the development is compatible with other employment-generating development in the precinct concerned.</i> |
| Clause 32: Preservation of Trees or Vegetation | SSD 9522 includes provisions for native vegetation clearing on some 9.15 ha of native. Accordingly, there would be no such vegetation clearing required as a result of the Proposal. |
| Clause 33A: Development Near Zone Boundaries | The Proposed Development would not rely on Clause 33A of SEPP WSEA. |
| Clause 33B: Development of land within or adjacent to transport investigation area | Concurrence has been undertaken with TfNSW under SSD 9522 to discuss the alignment of the future SLR. Notwithstanding, further consultation would be undertaken with TfNSW to discuss the Proposal. |
| Clause 33C: Development within the Mamre Road Precinct | Due to the CIV for the Proposed Development being for more than \$200,000, concurrence with Transport for NSW would be required. |
| 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. Notwithstanding, a Noise Impact Assessment will consider Clause 33D in further detail. |
| Clause 33E: Airspace operations | It is noted, that Table 3.3 of AS 2021:2015 sets limits for noise intrusion when a new development is located in an area within the ANEF contour 20 and 25. Accordingly, the Site is located outside of the 20-25 ANEF contour with respect to Western Sydney Airport; therefore, satisfying Clause 33D of SEPP (WSEA) 2009. |
| Clause 33F: Development of land adjacent to Airport | The Proposed Development is for the purposes of a Data Centre and is not likely to attract birds or animals in numbers that are likely to increase hazards of operating an aircraft. Therefore, further consideration with regard to Clause 33F is not considered to be required. |
| 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 | <i>(1) The objectives of this clause are as follows—</i> <i>(a) to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land,</i> <i>(b) to allow earthworks of a minor nature without separate development consent.</i> <i>(2) Development consent is required for earthworks unless—</i> <i>(a) the work is exempt development under this Policy or another applicable environmental planning instrument, or</i> <i>the work is ancillary to other development for which development consent has been given.</i> |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|--|---|
| | <p>(3) Before granting development consent for earthworks, the consent authority must consider the following matters—</p> <ul style="list-style-type: none"> (a) The likely disruption of, or detrimental effect on, existing drainage patterns and soil stability in the locality, (b) The effect of the proposed development on the likely future use or redevelopment of the land, (c) The quality of the fill or the soil to be excavated, or both, (d) The effect of the proposed development on the existing and likely amenity of adjoining properties, (e) The source of fill material and the destination of excavated material, (f) The likelihood of disturbing relics. (g) The proximity to and potential for adverse impacts on a waterway, drinking water catchment or environmentally sensitive area, (h) Appropriate measures proposed to avoid, minimise or mitigate the impacts of the development, (i) The proximity to and potential for adverse impacts on a heritage item, an archaeological site, or a heritage conservation area, (j) The visual impact of earthworks as viewed from the waterways. <p>SSD 9522 has considered earthworks across the Subject Site; however, the Proposed Development will consider any minor earthworks required to facilitate an appropriate pad level for future development, for the purposes of a Data Centre.</p> |
| <p>Clause 33I: Development on flood prone land</p> | <ul style="list-style-type: none"> (1) This clause applies to development requiring consent that is carried out on flood prone land. (2) Consent is not to be granted to the carrying out of development to which this clause applies unless the consent authority has taken into consideration whether or not— <ul style="list-style-type: none"> (a) the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and (b) the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain, and (c) the development will enable safe occupation of the flood prone land, and (d) the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse, and (e) the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding, and (f) the development is compatible with the flow conveyance function of the floodway, and (g) the development is compatible with the flood hazard, and (h) in the case of development consisting of the excavation or filling of land, the development— <ul style="list-style-type: none"> i. will detrimentally affect the existing drainage patterns and soil stability in the locality, and |

Request for Secretary’s Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|--|---|
| | <p><i>ii. will adversely impact or alter flood behaviour.</i></p> <p>SSD 9522 has considered the potential flooding impacts and behaviours as a result of the post-development flows of the Kemps Creek Industrial Estate. Notwithstanding, the Proposed Development will consider the pre and post-development flows as a result of the Proposed Development for the purposes of a Data Centre.</p> |
| Clause 33J: Heritage conservation | <p>(1) Objectives <i>The objectives of this clause are as follows –</i></p> <ul style="list-style-type: none"> (a) <i>To conserve the environmental heritage of the Western Sydney Employment Area,</i> (b) <i>To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i> (c) <i>To conserve archaeological sites,</i> (d) <i>To conserve Aboriginal objects and Aboriginal places of heritage significance.</i> <p>SSD 9522 has considered potential Historic (European) Heritage and Aboriginal Cultural Heritage affectations attributed to the Subject Site. Accordingly, the Proposed Development would not impact any identified Aboriginal Cultural Heritage in close proximity to the Site. Where required, existing recommendations and mitigations measures would be continued to apply to the Site.</p> |
| Clause 33K: Consent for clearing native vegetation | <p>SSD 9522 includes provisions for native vegetation clearing on some 9.15 ha of native. Accordingly, there would be no such vegetation clearing required as a result of the Proposal.</p> |
| Clause 33L: Stormwater, water quality and water sensitive design | <p>(1) <i>The objective of this clause is to avoid or minimise the adverse impacts of stormwater on the land on which development is to be carried out, adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems.</i></p> <p>Response: The Proposed Development 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 and is consistent with the WSUD strategy proposed under SSD 9522.</p> <p>(2) <i>Before granting development consent to development on land to which this Policy applies, the consent authority must take into consideration whether—</i></p> <ul style="list-style-type: none"> (a) <i>water sensitive design principles are incorporated into the design of the development, and</i> <p>Response: The Proposed Development 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 and is consistent with the WSUD strategy proposed under SSD 9522.</p> <ul style="list-style-type: none"> (b) <i>riparian, stormwater and flooding measures are integrated, and</i> |

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|--|---|
| | <p>Response: The Site would be implemented with appropriate drainage and landscaping measures to satisfactorily capture runoff and any adverse flooding affectations. The on-site stormwater detention basin(s) would act as an appropriate Stormwater Treatment Measure for the Site.</p> <p><i>(c) the stormwater management system includes all reasonable management actions to avoid adverse impacts on the land to which the development is to be carried out, adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems, and</i></p> <p>Response: All reasonable and feasible recommendations and mitigation measures including landscaping provisions; and incorporation of erosion and sediment controls would satisfactorily avoid adverse impacts on adjoining properties and demonstrate an environmentally sustainable development.</p> <p><i>(d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems, and</i></p> <p>Response: There are no environmental impacts anticipated as a result of the Proposed Development, for which the EIS to be prepared would satisfactorily demonstrate.</p> <p><i>(e) the development will have an adverse impact on—</i></p> <ol style="list-style-type: none"><i>i. the water quality or quantity in a waterway, including the water entering the waterway, and</i><i>ii. the natural flow regime, including groundwater flows to a waterway, and</i><i>iii. the aquatic environment and riparian land (including aquatic and riparian species, communities, populations and habitats), and</i><i>iv. the stability of the bed, banks and shore of a waterway, and</i> <p>Response: As mentioned above, the Proposed Development includes a satisfactory stormwater management cycle which includes a Water Sensitive Urban Design (WSUD) strategy which achieves Council's stormwater and pollution reduction targets across the Site and is consistent with the WSUD strategy proposed under SSD 9522. There are no adverse impacts anticipated to the water quality or downstream flows as a result of the Proposed Development.</p> <p><i>(f) the development includes measures to retain, rehabilitate and restore riparian land.</i></p> <p>Response: The Subject Site does not adjoin a riparian corridor. Notwithstanding, landscaping provisions have been included</p> |
|--|---|

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

| | |
|--|--|
| | across the Site, for which the Urban Heat Island Effect commonly experienced across the Western Sydney Region will be managed for the Proposal's microclimate. |
|--|--|

5.16 PENRITH LOCAL ENVIRONMENTAL PLAN 2010

Penrith Local Environmental Plan 2010 (PLEP2010) is not applicable to the land as the provisions of SEPP (WSEA) 2009 apply.

5.17 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft EPIs apply to the Subject Site.

5.18 PENRITH DEVELOPMENT CONTROL PLAN 2014

The Penrith Development Control Plan 2014 (PDCP2014) provides a non-statutory instrument to guide development in the Penrith LGA that is subsequently zoned under both PLEP2010 and SEPP (WSEA) 2009.

A site-specific Development Control Plan (DCP) has been prepared for this Site under **SSD 9522**. The Proposed Development has been designed to comply with the controls specified in the site-specific DCP.

5.19 SSD 9522 DEVELOPMENT CONTROL PLAN 2020

As mentioned above, a site-specific Development Control Plan (DCP) has been prepared for this Site under **SSD 9522** for the 'Mamre South Precinct' (Kemps Creek Industrial Estate). The Proposed Development has been designed to comply with the controls specified in the site-specific DCP identified as the *SSD 9522 Development Control Plan 2020* (SSD 9522 DCP).

The principal aims of the Mamre South Precinct are listed as follows:

- *To integrate State and Local planning inputs to enable the delivery of environmentally, economically and socially sustainable development.*
- *To provide suitably located industrial land to support the economic growth of the wider Sydney Metropolitan Area.*
- *To provide connections to required services to meet the future needs of the Precinct.*
- *To facilitate development that is integrated with both regional and local road and freight networks.*

The Proposed Development will consider the relevant controls of the SSD 9522 DCP, which will be articulated within the proposed built form design and further within the EIS to be prepared.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

PART F ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the Proposal is presented in **Table 5** below. This risk-based analysis has been used to identify the key environmental issues for further assessment and assist the preparation of the SEARs with respect to the Proposed Development.

The analysis is based on preliminary environmental assessment of the Site only. The EIS for the Proposal will fully address these items and other key environmental issues relevant to the Proposal.

6.1 SOIL AND WATER

During construction, an Erosion and Sediment Control Plan (ESCP) would be implemented in accordance with the ESCP proposed under **SSD 9522** to protect the downstream drainage system and receiving waters from sediment-laden runoff.

Earthworks (which are being assessed under **SSD 9522**) would be designed to minimise the extent of cut and fill and allow the balance of soil to be re-used on-site. Topsoil would be stockpiled for re-use within landscaped areas where possible. Minor regrading would be required to facilitate the building pad for construction purposes.

With regard to water quantity, the Proposed Development will include provisions to utilise the basins proposed under **SSD 9522** to capture all site stormwater runoff and manage overland flow across the Subject Site. The Proposed Development will include a satisfactory stormwater management cycle which includes a Water Sensitive Urban Design (WSUD) strategy which achieves Council's stormwater and pollution reduction targets across the Site and is consistent with the WSUD strategy proposed under **SSD 9522**. It is anticipated that ongoing consultation with the NSW DPIE, Council, NSW EPA and TfNSW will occur throughout the SSD Application.

Rainwater harvesting would also be applied across the Site (where considered practical), which will incorporate re-use in irrigation methods and recycled potable water components, i.e. toilet flushing.

6.2 NOISE

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 both the SSD 9522 DCP and PDCP2014.

Potential noise impacts generated during the construction phase of the Proposed Development would be localised through construction traffic and construction equipment, for which the Construction Noise and Vibration Management Plan (CNVMP) proposed under **SSD 9522** would be reviewed and implemented for the Site where required, which would satisfactorily address any potential noise and vibration impacts anticipated during the construction phase of the Proposal.

Operational noise would be attributed to proposed plant and equipment including backup generators to be distributed throughout the proposed Data Centre. It is noted, that a qualitative and quantitative Noise Impact Assessment would be undertaken by a suitably qualified Acoustic Engineer to confirm the Proposed Development does not exceed the relevant acoustic emissions criteria. Where potential impacts are identified, suitable acoustic attenuation and mitigation measures would be recommended and implemented where required.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

6.3 BIODIVERSITY

SSD 9522 includes provisions for native vegetation clearing on some 9.15 ha of native vegetation, which has been appropriately assessed within the Biodiversity Development Assessment Report (BDAR) prepared by EcoPlanning (2020) under **SSD 9522**. Accordingly, there would be no such vegetation clearing required as a result of the Proposal.

6.4 AIR QUALITY

Given the nature of the Proposed Development being for 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.

6.5 BUSHFIRE

The Subject Site is identified as Bushfire Prone Land (Vegetation Category 2 and Vegetation Buffer), for which the Proposed Development will include provisions for the preparation of a Bushfire Impact Assessment in accordance with potential bushfire impacts, including recommendations pertaining to defendable space and Asset Protection Zones (APZs), as well as ensuring compliance with the *Planning for Bushfire Protection 2019* (PBP 2019) document.

It is noted, **SSD 9522** considered potential bushfire affectations, including recommendations to be implemented across the Site. The Proposal for the purposes of a Data Centre should consider these recommendations where required via means of a Bushfire Impact Assessment with respect to the proposed Data Centre.

6.6 ABORIGINAL CULTURAL HERITAGE AND NON-ABORIGINAL HERITAGE

Earthworks proposed under **SSD 9522** considered all potential impacts to Aboriginal Cultural Heritage across the Site, for which the Proposal was supported by an Aboriginal Cultural Heritage Assessment Report prepared by Biosis (2020).

The recommendations required to be implemented would be carried across in relation to the subject Proposal for the purposes of a Data Centre as part of the overarching management and mitigation measures within the EIS to be prepared.

6.7 WASTE

Construction and operational waste would be managed in accordance with a site-specific Waste Management Plan to be prepared with respect to the Proposal. This would include provisions for recyclables and suitable offsite disposal.

6.8 TRAFFIC AND TRANSPORT

Suitable provision is made to accommodate and service the Proposed Development in relation to traffic and transport, including appropriate consideration of access from both the Estate

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

access roads and Mamre Road, which provide enhanced connectivity to the wider regional road network including the closely linked M4 & M7 Motorways. Additionally, suitable parking provisions (in accordance with the SSD 9522 DCP) and swept paths have been provided on-site, which would be further analysed within the ensuing Traffic Impact Assessment (TIA) to be prepared as part of the SSD Application. It should be noted, that despite a relatively large-scale built form platform, the Proposal entails a low volume of traffic generation requiring ingress and egress to the Site.

Notwithstanding, a qualitative and quantitative TIA would be prepared by a suitably qualified Traffic Engineer, which would be considered the findings of the TIA under **SSD 9522**, as well as the potential traffic related impacts as a result of the Proposal on the surrounding road network; access and design; car parking; and trip generation (including relevant swept path analysis).

6.9 INFRASTRUCTURE AND SERVICES

All essential infrastructure services would be augmented accordingly for the Proposed Development, including potable water, wastewater, electricity, gas and telecommunications. Consideration should be given to the Service Infrastructure Assessment undertaken for **SSD 9522** with any further consultation with relevant service providers to be undertaken as part of the Proposed Development (where required).

6.10 VISUAL AMENITY / URBAN DESIGN

The built form would be designed to incorporate architectural elements that articulate the facades and provide a sufficient level of visual amenity within the public domain. Consideration would be given towards both the recently rezoned RE1 Public Recreation and RE2 Private Recreation zones to the west of the Site, for which increased landscaping provisions will be considered along this portion of the Site.

Potential visual impacts as a result of the Proposed Development would be assessed via means of a Visual Impact Assessment, which would include an assessment of the proposed layout and design in accordance with the following principles and best-practice approaches identified within the following documents (but not limited to):

- *Guidelines for Landscape and Visual Impact Assessment (GLVIA) – Third Edition* (LI/IEEMA, 2013); and
- *The Landscape Institute Advice Note 01 (2011) – Photography and Photomontage in Landscape and Visual Assessment.*

6.11 HAZARDS AND RISKS

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.

It is noted, that ongoing consultation will be undertaken with the NSW DPIE (Hazards Team), NSW EPA and FRNSW to ensure all potential impacts with regard to diesel fuel storage and associated potentially hazardous materials, i.e. lithium batteries has been accounted for. Accordingly, the Proposed Development would be supported by a Fire Engineering Letter of Support which considers fire safety across the Site and any relevant Performance Solutions required to be considered prior to the issue of the relevant Construction Certificate.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

The requirement for an Environmental Protection Licence (EPL) will be considered following the preparation of the finalised design and ensuing Preliminary Risk Screening has been undertaken for the Proposal.

6.12 SITE LAYOUT AND DESIGN

The Site Layout and built form design (including landscaping) responds to the Site constraints, thus providing a highly functional development which enhances the visual amenity of the locality. Suitable provision is made for service vehicles within the Site, which would be supported by detailed swept paths within the ensuing EIS and TIA.

Additionally, the configuration of the Proposal takes into consideration the desired street connectivity and thoroughfare envisaged for the Estate within the access roads by being located on an allotment (Lot 2 Stage 1 Subdivision) that can accommodate a development for the purposes of a Data Centre.

6.13 SOCIO-ECONOMIC IMPACTS

The Proposal would positively impact on the social and economic conditions of the Penrith LGA and the wider WSEA, which are envisaged for employment-generation and economic growth and prosperity. Construction jobs are expected to be in the order of approximately 300, whilst operational jobs would be expected to exceed approximately 50 future staff (which includes maintenance contractors).

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

PART G CONCLUSION

The Proposed Development would equate to a CIV of more than \$50 Million, thus the Proposed Development is defined as SSD pursuant to Schedule 1, Part 25 of the SRD SEPP.

The Site is situated within the Penrith LGA and is complimented by surrounding developments of similar contextual importance; therefore, the Site is considered highly suitable for the Proposed Development, given the industrial-related uses (data storage) proposed.

The Proposed Development is considered to align with the strategic objectives of SEPP (WSEA) 2009 and continues to 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 Penrith LGA.

Additionally, as noted throughout this Report, the Proposed Development would be carried out in an environmentally and ecologically sustainable manner and would further implement suitable mitigation measures to ensure that the amenity and function of surrounding land uses would not be compromised.

It is requested that NSW DPIE issue formal SEARs for the preparation of an EIS for the Proposed Development as SSD.

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

APPENDIX 1
Preliminary Site Plan

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

APPENDIX 2
Preliminary Cost Report

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

APPENDIX 3
SSD 9522 Stage 1 Subdivision

Request for Secretary's Environmental Assessment Requirements

Proposed Data Centre

707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414)

APPENDIX 4
SSD 9522 Stage 2 Subdivision