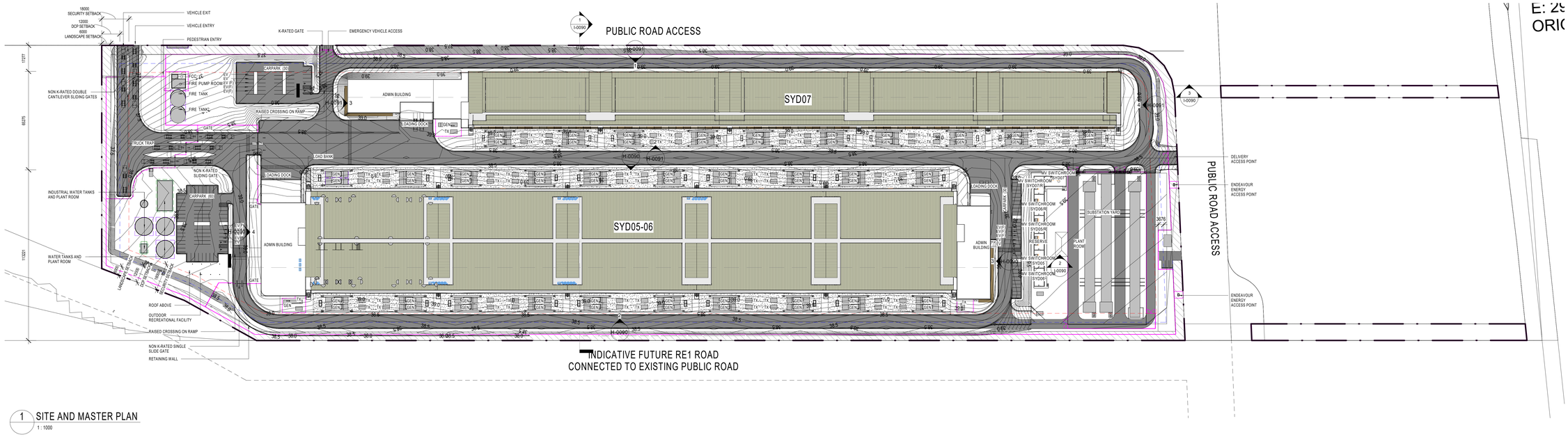

1 SITE AND MASTER PLAN
1 : 1000

DEVELOPMENT DATA

PROVISION	QUANTITY
CAR SPACES - 2400mm (W) x 5400mm (L)	120
ACCESSIBLE CAR SPACES	6
EV CHARGING STATION	6
EV CHARGING STATION (FUTURE)	9
BICYCLE RACKS	20
GENERATORS	62

N

Approvals

Customer | Date

General Notes:

A. This is not an installation drawing and shows design intent information only.
B. All dimensions are in millimeters (mm) unless noted otherwise. All levels are in metres (m) unless stated otherwise.
C. Do not scale; work to figures dimensions only. This drawing shall be read in conjunction with building services documents and other relevant contract documents.
D. Equipment and plant details are not manufacturer specific. Contractor selected equipment shall meet the given constraints and long lead equipment will be coordinated based on final equipment selection.
E. All service penetrations through fire, acoustic, thermal, air and watertight compartments shall be sealed to achieve performance rating equivalent to the compartment and shall be designed to accommodate movement.
F. All services penetrations through fire rated compartments shall be fire stopped to achieve a rating equivalent to the compartment and shall be designed to accomodate thermal movement.
G. All services crossing the movement joints shall be installed to accomodate the movements as defined in the Structural Engineers Contract documentation.
H. The Contractor will produce fully coordinated installation drawings prior to installation for approval.
I. The Contractor will produce as built drawings prior to handover for approval.

Notes:

Issue	Date	Description
1	05/03/2021	DRAFT SSDA
2	15/03/2021	DRAFT SSDA - WIP

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Client:
CONFIDENTIAL

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
MASTER PLAN

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	2

Sheet number
SYD05-06-07_A-B-0093

Scale bar
1:1000 0 10 20 30 50m

Community Consultation Report

Proposed Data Centre

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

Prepared by Willowtree Planning on behalf of ARUP

September 2021

Document Control Table

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Date	**Version**	**Author**	**Checked By**
16/04/2021	1	T. Lythall	A. Cowan
25/06/2021	2	T. Lythall	A. Cowan
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EXECUTIVE SUMMARY

This Community Consultation Report has been prepared by Willowtree Planning on behalf of ARUP. This Report has been prepared to support the Significant Development (SSD) Application (**SSD 10101987**) for a proposed Data Centre at the identified Subject Site – 707-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414).

Consultation has been undertaken with the wider community, individuals and organisations / agencies that are directly impacted, or within close proximity to the Subject Site.

To date, this Project has been supported by a dedicated program of communication, including both State and Local Government meetings, and community engagement (via means of consultation) with adjoining tenancies and landowners (residents) within close proximity to the Subject Site.

The purpose of the overall community and stakeholder and participation strategy was to ensure that all stakeholders and community members were appropriately informed about the Proposed Development; and subsequently had the opportunity to view the concepts proposed and provide feedback prior to formal lodgement of the SSD Application - **SSD 10101987**.

The overall strategy and processes undertaken have been useful in identifying key community issues to be considered when undertaking the various technical studies by the chosen suite of specialist consultants, whilst ensuring broad awareness of the Proposed development is administered. There has been no immediate community feedback to note based on consultation undertaken.

It is important to note, that the outcomes outlined throughout this Report should not be interpreted as being a complete representation of the full range of views from all stakeholders; however, it is an accurate assessment of the feedback recorded to date.

In line with the Proponent's objective to seek formal Development Consent for the proposed SSD Application, both transparent and ongoing community and stakeholder engagement measures could be undertaken throughout the duration of the proposed Site Plan (if required).

TABLE OF CONTENTS

PART A CONSULTATION OVERVIEW 5
1.1 INTRODUCTION 5
PART B SITE DESCRIPTION 6
2.1 SITE LOCATION & EXISTING CHARACTERISTICS 6
2.1 LOCAL AND REGIONAL CONTEXT 1
PART C STAKEHOLDER IDENTIFICATION 2
PART D CONSULTATION 3
4.1 NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT 3
4.2 STATE AGENCIES 3
4.3 PENRITH CITY COUNCIL 4
4.4 NSW RURAL FIRE SERVICE 12
4.5 NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT – CENTRAL (WESTERN) TEAM 14
4.6 NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT – CROWN LANDS 14
4.7 NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT – DEPARTMENT OF PRIMARY INDUSTRIES – WATER 14
4.8 LOCAL COMMUNITY 14
4.8.1 NOTIFICATION LETTERS 15
4.8.2 ADDITIONAL CONSULTATION 17
PART E CONSULTATION OUTCOMES 18
5.1 SUMMARY OF KEY MATTERS 18
PART F FUTURE CONSULTATION 19
PART G CONCLUSION 20

FIGURES

Figure 1 Land Zoning Applicable to the Subject Site under State Environmental Planning Policy (Western Sydney Employment Area) 2009 (Source: NSW Legislation, 2020) 7
Figure 2 Site Context and Surrounding Area (Source: Nearmaps, 2020) 8
Figure 3 Existing Site Context and Surrounding Area (Source: SIX Maps, 2021) 9

TABLES

Table 1: Site Identification 6
Table 2: Existing Site Particulars 1
Table 3: Stakeholder Identification 2
Table 4: Consultation Undertaken with Adjoining Landowners 15
Table 5: Summary of Key Matters for Consideration 18

APPENDICES

Appendix A Resident Notification Letter
Appendix B Distribution Range
Appendix C Example of Agency Consultation Letter
Appendix D Architectural Plans

PART A CONSULTATION OVERVIEW

1.1 INTRODUCTION

This Community Consultation Report has been prepared by Willowtree Planning for ARUP. This Report has been prepared to support the State Significant Development (SSD) Application (**SSD 10101987**) for a proposed Data Centre at the identified Subject Site – 707-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414).

In preparing the Site Plan and supporting architectural design for the Proposed Development, ARUP have undertaken key stakeholder and community engagement as part of their overall consultation and participation strategy in accordance with the "Community Consultative Committee Guideline", prepared by the NSW Department of Planning, Industry and Environment (DPIE). Accordingly, the community and stakeholder consultation and participation strategy has been developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform stakeholders and the community of the key objectives and benefits of the proposed Site Plan and the overall vision of the Subject Site in relation to the Proposed Development;
- Demonstrate that the Proposed Development is a responsible and responsive development committed to listening to the community and stakeholders involved;
- Obtain valuable insights from the community and stakeholders during the preparation of the SSD Application; and,
- Ensure effective coordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The consultation strategy sets about informing people of the Proposed Development through various communication tools and activities. It is crucial that open, transparent and ongoing (key stakeholder and community) engagement continues to occur as the Proposed Development motions through its progressive stages.

Note: At the time of writing this Report, the status of communication and consultation with community groups, individuals and key stakeholders has reached the lodgement of the Environmental Impact Statement (EIS) stage, as per the requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued 12 November 2020. The engagement undertaken to date has not intended to provide a statistical analysis of support or objections, rather informs the community and key stakeholders of the Proposed Development.

PART B SITE DESCRIPTION

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 14.43 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 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.

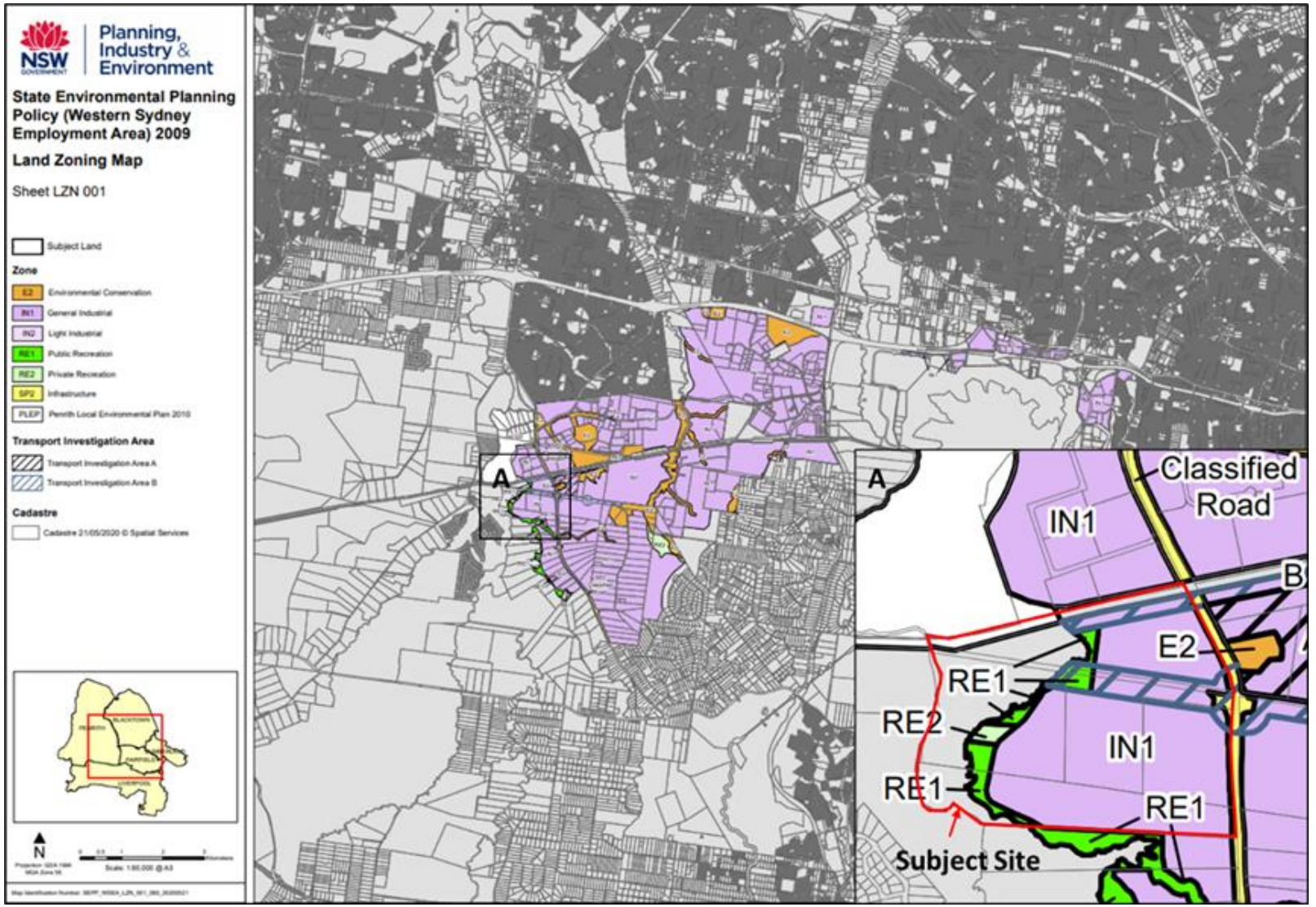


Figure 1 Land Zoning Applicable to the Subject Site under *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (Source: NSW Legislation, 2020)

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

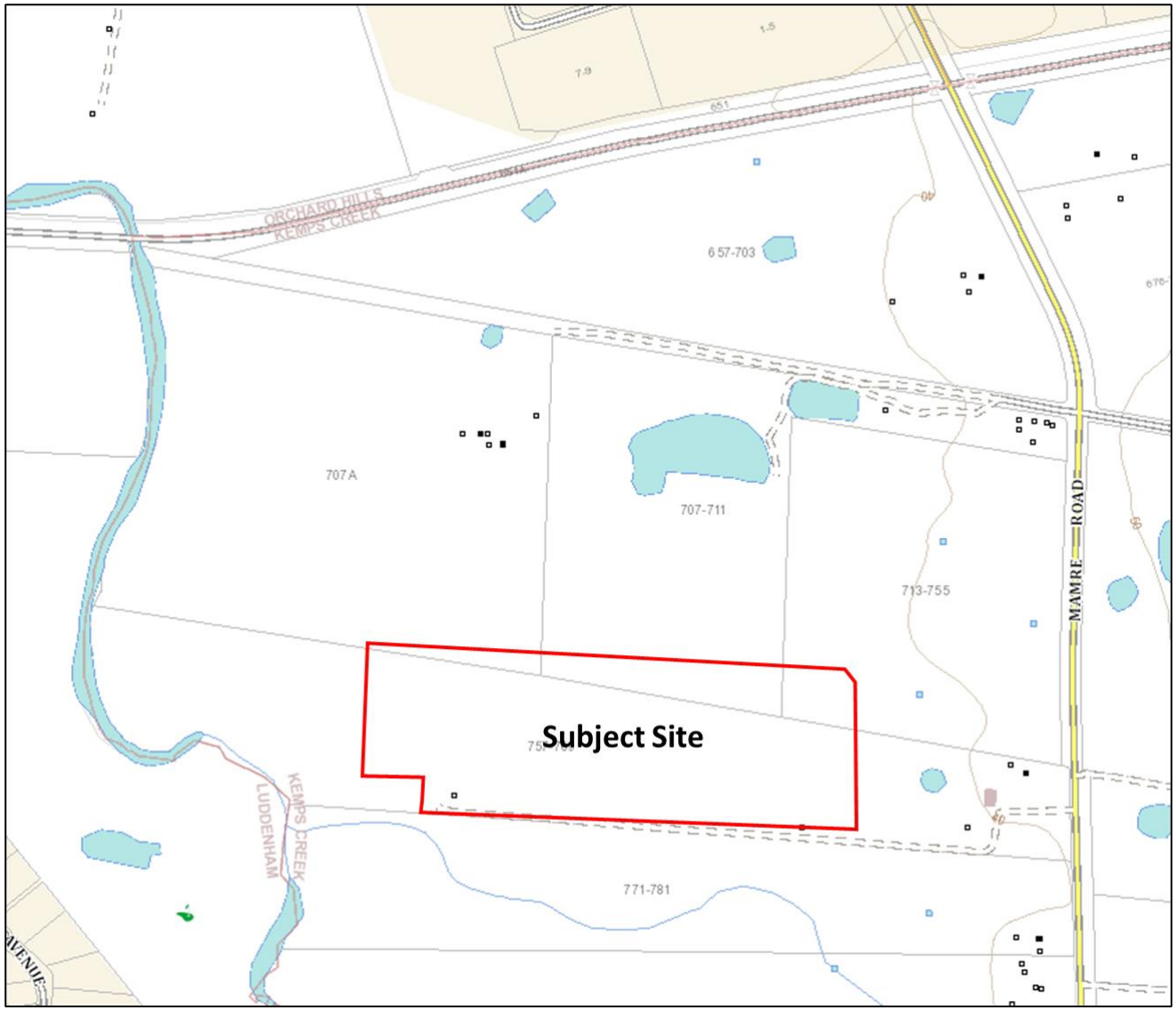


Figure 3 Existing Site Context and Surrounding Area (Source: SIX Maps, 2021)

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	14.43 ha

2.1 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.

PART C STAKEHOLDER IDENTIFICATION

Consultation with community groups, individuals and Government organisations / agencies has focused on providing general project information with regard to the Proposed Development.

Stakeholders in the following table (refer to **Table 3** below) were identified as key groups and agencies identified in the SEARs, that as a result of the proposed Data Centre, ARUP were required to be engaged with.

Table 3: Stakeholder Identification

Stakeholder Category	Identified Stakeholders
State Government	▪ Greater Sydney Commission ▪ NSW DPIE Central Western Team ▪ Endeavour Energy ▪ Sydney Water ▪ Western Sydney Airport Corporation ▪ Western Sydney Planning Partnership ▪ Fire and Rescue NSW ▪ NSW Rural Fire Service ▪ Environment Protection Authority ▪ Transport for NSW ▪ WaterNSW ▪ DPIE Water ▪ DPIE Environment, Energy and Science Group
Local Government	▪ Penrith City Council
Local Community Members	102 identified premises and businesses throughout the community consultation process (refer to **Table 4** below).

PART D CONSULTATION

Commencing in November 2020 (Pre-DA Meeting with Council and Pre-Scoping Meeting with the NSW DPIE), the engagement tools and activities have been specifically directed towards local consultation with an emphasis on different targets groups with an interest in the Proposed Development.

Given the range of key stakeholders involved, a coordinated program of communication and engagement (forming the overall consultation strategy) was developed to support the indicative planning process. This involved providing a range of open consultation sessions (via communicative response channels – email and phone) to enable feedback and input from the different key stakeholders, community groups and individuals.

The consultation undertaken to date has been designed to inform and build awareness of the Proposed Development concerning the proposed Data Centre, as well as identify key issues and opportunities; and establish a framework for ongoing dialogue.

To date, this Proposal has included a dedicated program of communication, including meetings with the NSW DPIE, Penrith City Council and other key stakeholders and community members impacted, or potentially impacted by the Proposed Development.

4.1 NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT

Formal concurrence has been undertaken with the NSW DPIE during the Scoping Meeting, with the; Scoping Report being prepared to facilitate the formal request for SEARs. Accordingly, on 12 November 2020, the NSW DPIE issued the SEARs to the Proponent for due consideration in preparation of the EIS in accordance with the minimum requirements of Clauses 6 & 7 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation).

4.2 STATE AGENCIES

The following key stakeholders were issued with Consultation Letters to provide preliminary information concerning the Proposed Development (refer to **Appendix C**). The key stakeholders consulted with include:

1. Penrith City Council
2. Greater Sydney Commission
3. NSW DPIE Central Western Team
4. Endeavour Energy
5. Sydney Water
6. Western Sydney Airport Corporation
7. Western Sydney Planning Partnership
8. Fire and Rescue NSW
9. NSW Rural Fire Service
10. NSW Environment Protection Authority
11. Transport for NSW
12. WaterNSW
13. DPIE Water
14. DPIE Environment, Energy and Science Group
15. Crown Lands
16. Natural Resources and Access Regulator
17. NSW Aboriginal Land Council

It is noted, that Consultation Letters were issued to the identified Agencies on 23 March 2021.

4.3 PENRITH CITY COUNCIL

On 14 April 2021, an initial meeting was held with Penrith City Council with various Council representatives in attendance, for which the meeting was utilised to inform the participants of the intentions of the overall Proposal and approvals pathways envisaged for the Subject Site, for the purposes of a proposed Data Centre. **Table 4** outlined below includes the minutes pertaining to the meeting held with Council.

Table 4: Penrith City Council Key Issues for Assessment	
Key Issues	**How Addressed**
General Requirements	
Pre-Lodgement Advice Meeting – 14 April 2021	
Planning & Landscaping Considerations: ▪ It is noted that the preceding SSD determination and the resulting proposed development is advancing ahead of the finalisation of the recently exhibited Draft Development Control Plan for the Precinct. While it is understood that a site specific DCP accompanied the SSD Application, this aspect is still is concerning as the strategic planning controls and objectives for the Precinct are not yet confirmed and early advancement of development proposals ahead of this process, have the potential to undermine orderly development within the Precinct. As a result, the statement of environmental effects is required to address the key built form, space planning, landscaping and site coverage provisions across both the Draft DCP for the Mamre Road Precinct as well as the site specific DCP that supported the SSD determination. This is required to demonstrate that advancement of development ahead of Draft DCP finalisation is not significantly in conflict with the strategic vision intended for the Precinct by the State Government.	The subject Proposal has been designed in accordance with the objectives and relevant provisions of the Draft Mamre Road Precinct DCP, which is currently being finalised by the NSW DPIE in order to provide ongoing building controls, a road network, overarching drainage strategy (including water quality and quantity controls), as well as wider landscaping provisions and biodiversity controls for the Mamre Road Precinct. As noted in the Draft Mamre Road Precinct DCP, the DCP has been prepared in accordance with Part 3, Division 3.6 of the EP&A Act and applies to the Mamre Road Precinct within SEPP WSEA. Hence, the Draft Mamre Road Precinct DCP is considered to be most relevant DCP in terms of providing strategic planning controls and objectives for the Precinct, as it relates to the Subject Site. As demonstrated throughout the EIS (including the supporting consultant reports and plans), the Proposal is contextually responsive to the envisaged strategic planning outcomes pertaining to the Mamre Road Precinct and represents both orderly and economic use of the land, consistent with Section 1.3 of the EP&A Act concerning the Objects of the Act.
▪ The building mass and elongated building form will require specific architectural design development to ensure that the height and overall length can be ameliorated by the materials and finishes selected as well as the landscape setting (to be refined). Opportunities to further treat the front building may assist to break up the mass of the building, noting comments below will further assist.	The architectural design of the building has largely focused on the operational requirements with respect to the future end user, whilst being cognisant of the future development outcomes of the surrounding sites, as well as future development to be undertaken throughout the wider Mamre Road Precinct. The Proposal incorporates a sophisticated and aesthetically pleasing architectural design, that is coupled with high quality landscaping to combat against the overall length proposed (running east to west). This is particularly evident along the

	southern and western interfaces, for which increased landscaping provisions have been proposed to ameliorate any concerns with regards to the adjoining RE1 Public Recreation zone and allow for a harmonious interaction between land uses, whilst not precluding the intended development outcomes from being achieved.
▪ The proposed setbacks between the circulating driveway and road frontage / property boundary are reasonable provided that the specie selections for canopy tree planting can provide sufficient canopy spread to ameliorate the scale of building form proposed. The street tree indications within the landscape cross sections are not realistic given the constrained verge width. Canopy trees of the heights depicted in the street tree cross sections should be planted within the front setback zone to achieve the outcomes envisaged by the cross-section drawings. It was suggested that if safety and security is a key concern, that taller trees with higher and wider canopy foliage in the setback zone would assist with this aspect.	Reference should be made to the Landscape Plans in **Appendix 7** of the EIS which includes a synonymous planting strategy complimenting the strategy proposed under SSD 9522, as well as meeting the future end user requirements for the purposes of a Data Centre which require strict security and maintenance provisions on-site.
▪ The internal driveway alignment adjacent to the north eastern corner of the site and resulting visual prominence of the substation element as viewed from the public road is concerning. Opportunities to realign the driveway closer to the building and maximum planting opportunities in the north eastern corner of the site is recommended to screen the substation view from the road reserve.	As above.
▪ The landscape concept plans which were presented (not provided prior to the meeting) indicate opportunities for break out space and landscaping however opportunities for further tree planting and understorey shrub planting within expansive turfed areas is encouraged. This will provide further shading opportunities and assist to address Council's Cooling the City Strategy.	It is important to note that the layout of the Site has been designed to ensure the functionality and efficiency of the Proposal's operations can be achieved. Notwithstanding, adequate landscaping provisions are proposed around the Site and throughout the car parking areas to provide leverage towards the potential impacts of the Urban Heat Island Effects by aiding to the reduce the Site's microclimate where possible.
▪ The southern boundary interface is concerning as the setback zone would suggest greater capability for screen planting than what was depicted in the presented cross sections. The finished ground level is approved under the SSD however the interface treatment requires refinement and reliance on retaining walls greater than 1.5m should be addressed by tiering the landscaping and enabling access and maintenance opportunities. Wall heights of	As noted above, the Proposal incorporates a sophisticated and aesthetically pleasing architectural design, that is coupled with high quality landscaping to combat against the overall length proposed (running east to west). This is particularly evident along the southern and western interfaces, for which increased landscaping provisions have been proposed to ameliorate any concerns with regards to the adjoining RE1 Public Recreation zone and allow for a harmonious interaction

2-3m are not supportable as an edge treatment.	between land uses, whilst not precluding the intended development outcomes from being achieved. Where retaining walls are proposed, these include tiered walls every 2 m in height coupled with increased landscaping to provide screening that is conducive towards the adjoining RE1 Public Recreation zone.
▪ The proposal will need to address fire safety and BCA compliance, which includes trafficable access around the building. Considerable of ground surface treatment and the proposed landscaping in setback zones will need to be reflected within the plans submitted.	Reference should be made to **Section 6.21** and **Appendix 23** of this EIS. A Bushfire Impact Assessment was prepared by Australian Bushfire Protection Planners Pty Ltd (ABPP), for which they have considered the relevant items raised by the NSW RFS and Council. ABPP have also included further management and mitigation measures that appropriately address potential bushfire-related concerns pertaining to the Proposal. ABPP conclude that the Proposed Development complies with the aims and objectives of PBP and the deemed-to-satisfy provisions of Section 8.3.10 of the PBP – Buildings of Class 5 to 8 and Class 10 of the BCA.
▪ The implication of development progression in advance of broader strategic planning resolutions will also need to be considered and addressed in the assessment of this development proposal. This includes the status of contribution planning and calculations of contributions payable that would (or should) apply.	Refer to **Section 4.4.5** of this EIS, for which the Subject Site would be applicable to the future draft Mamre Road Precinct Section 7.11 Contributions Plan.
Environmental Management: The application will need to address and comply with the established environmental performance objectives and criteria outlined within the determination of SSD9522. The SSD Notice of Determination includes conditions outlining various requirements across all environmental themes requiring address. The most pertinent being as follows: ▪ SEPP 55 – Site suitability has been established through the SSD Determination however that consent requires an Unexpected Finds Protocol to be prepared and submitted. This should be included in the application when lodged with Council.	Reference should be made in relation to **Section 4.2.11** of this EIS. Following investigations undertaken by ARUP, they note that a CEMP is required for the redevelopment of the Subject Site. The CEMP should include, but not be limited to the following: ▪ Site salinity management plan to address sodicity and saline nature of soils ▪ Unexpected finds protocol to ensure adequate assessment and management of risks relating to potential contamination. ▪ Spoil management plan to address to classification of spoil and wastes. ▪ Imported fill material management plan to ensure the material is suitable for the future commercial/industrial use of the Subject Site. Accordingly, the relevant provisions of SEPP 55 and the Conditions of Consent pertaining to SSD 9522 have been considered where required.

▪ Noise Management – The application should include a Noise Impact Assessment prepared by a suitably qualified acoustic consultant demonstrating compliance with the SSD requirements and established criteria regarding both construction and operational noise (including vehicle noise)	ARUP have undertaken and prepared a Noise and Vibration Impact Assessment, which considers Council's requirements as well as the NSW EPA's relevant noise emission criteria guidelines to inform the Proposal. Refer to **Section 6.8** and **Appendix 14** of this EIS.
▪ Air Quality – The application will need to address (supported by information prepared by a suitably qualified environmental consultant) construction and operational air quality impacts, demonstrating compliance with the emission criteria and objectives established by the SSD	ARUP have undertaken and prepared a qualitative and quantitative Air Quality Impact Assessment, which considers the relevant air emission criteria applying to the Site. Refer to **Section 6.9** and **Appendix 13** of this EIS.
▪ SEPP 33 – The application will need to address SEPP 33. It is noted that condition B74 of the consent for SSD9522 requires 'the quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33' at all times. Compliance with this will need to be demonstrated in the application.	Since no thresholds of SEPP 33 are exceeded, the Proposed Development is not considered to be potentially hazardous and SEPP 33 does not apply in terms of storage. Refer to **Section 4.2.10** of this EIS.
Engineering and Stormwater Management Considerations: ▪ It is noted that the lot will be created under the parent SSD Determination (Ref: SSD 9522) and that stormwater drainage from the site will be connected into the estate drainage system, with external roads approved under the SSD application. Details of how stormwater discharge from the site complies with the over-arching Water Cycle Management Strategy approved for the parent subdivision will be required which should include: o Submission of relevant MUSIC modelling, o Operation and maintenance requirements of any Stormwater Quality Improvement Devices (SQID's). o A stormwater concept plan, accompanied by a supporting report and calculations, shall be submitted with the application. o A water sensitive urban design strategy prepared by a suitably qualified person is to be provided for the site. The strategy shall address water conservation and harvesting, water quality, water quantity, operation and maintenance.	Stormwater assessment and management strategy, including surface water runoff, water quality and water quantity has been completed by ARUP with particular reference to the stormwater parameters established under SSD 9522 for the wider Estate. MUSIC modelling has been completed and is included within the assessment. Refer to **Section 6.5** and **Appendix 13** of this EIS.

▪ It is also noted that a future RE1 road is shown along the southern boundary which is in accordance with the Mamre Road Precinct DCP. This road was not provided in the parent subdivision and its ultimate delivery and resulting interface between this development and the future road (including finished ground levels) will need to be considered and addressed.	The RE1 Road is a deferred matter under **SSD 9522** and will form a separate Application. Further consideration is not considered to be required in this respect.
▪ Traffic Management & Parking: Internal car parks and internal vehicular access should be separated from heavy vehicle access for safety. Pedestrian movements from the car parks should also be separated from any heavy vehicle movements.	The car parking layout pertaining to the Proposed Development has been designed in a safe and secure manner to allow for passage into the Data Centre buildings. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ The application will need to demonstrate how the proposed traffic generation can be accommodated within the approved road network and connecting intersections, as well as addressing the timing of local road works with respect to the timing of this development.	As a general note, the operational outcomes of the Proposal in relation to traffic generation are relatively low compared to that of a Warehousing and Distribution Facility. The Proposal will not impact upon the traffic generation thresholds established under SSD 9522, nor will it have any impacts in relation to the future road networks, with all access entering and exiting the Site in the north-western corner, with emergency maintenance activities taking place to the east of the Site, whereby occasional access would be required. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ External Works: Any driveway crossover shall be at a minimum of 1m clearance from any public utility service lid, power / light pole or stormwater pit.	Noted and agreed. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ Earthworks: No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site.	Noted. All retaining walls have been designed to allow for efficient and compliant stormwater management objectives to be achieved across the Site, that would not impede and surrounding sites.
Traffic Management and Car Parking Considerations: ▪ The development shall be supported by a Traffic Impact Assessment of the proposed development, road and footway network, heavy vehicle and light vehicle access, complying number of heavy vehicle parking, loading and manoeuvring areas and complying numbers of light vehicle staff and visitor parking spaces including compliance with Australian Standards, Austroads Guidelines, TfNSW (RMS) Technical Directions / Guidelines and Council's Development Control Plans (DCPs) including DCP C10 and/or SSD 9522 DCP if applicable.	A Traffic Impact Assessment has been prepared by ARUP which includes a qualitative and quantitative assessment with respect to the Proposed Development in accordance with the immediate and wider regional road networks. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ The Traffic Impact Assessment shall include the proposed development driveway	The Traffic Impact Assessment has considered the relevant AS 2890 Series pertaining to

accesses for heavy vehicles and visitor / staff car parks, sight distance compliances at intersections and driveways, arrangements for waste collection vehicles, emergency / fire service vehicles and other service vehicles, accessible parking and at least 1.8 metre wide accessible pedestrian access from the road frontage and the car park to the office buildings, at least 1.5m wide accessible pedestrian access to other buildings and car parking, car parking and bicycle provision numbers and bicycle facilities , electric vehicle charging station provisions and manoeuvring swept turn paths. This should include compliances with Austroads Guidelines, TfNSW (RMS) Technical Directions / Guidelines, AS 2890 including parts 1, 2 & 6, AS 1158, NSW Government Walking and Cycling Guidelines and Council's Development Control Plans.	access and design, for which the report includes swept path analysis plans demonstrating compliance can be achieved across the Site. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ The Traffic Impact Assessment, plans and documentation shall include dimensioned plans of the proposed accessible paths of travel, driveways, access aisles, loading and vehicle swept path manoeuvring areas and parking spaces and sight distance requirements at intersections and driveways including compliance with Austroads Guidelines, TfNSW (RMS) Technical Directions / Guidelines, AS 2890 including parts 1, 2 & 6, AS 1158, NSW Government Walking and Cycling Guidelines, Council's Development Control Plans and SSD 9522 Development Control Plans if applicable.	As mentioned above, the Traffic Impact Assessment has considered the relevant AS 2890 Series pertaining to access and design. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ Heavy vehicle (including semi-trailer) access from the public road and along internal aisles is shown on the plans as shared with light vehicles to the car parking areas. Heavy vehicle access and internal aisle movements should be physically separated from light vehicle access to the car parking areas for safety reasons due conflicts with heavy vehicle movements. This is a first principle, safely in design practice to remove any conflicts for this "greenfield" site. It should not be retained and then only addressed by Data Centre operational safety protocols that are not failsafe compared to removing the conflict by safety in design.	Whilst circulation of the Site is required by different types of vehicles this has been designed to be undertaken in a safe and efficient manner, with the future Operational Traffic Management Plan to capture all relevant safety protocols for the Site. Notwithstanding, the Architectural Plans clearly delineate pedestrian pathways into the office components from the designated car parking areas, for which would not be in conflict with trucks accessing the Site. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ The car parking areas at buildings are shown as being separated by heavy vehicle aisles that are in conflict cars and especially pedestrians (including persons with mobility or visual impairment and/or children). The car parks should be located with light vehicle access and pedestrian access to the	As above.

buildings that is not in any conflict with heavy vehicle movements. This is a first principle, safely in design practice to remove any conflicts for this "greenfield" site. It should not be retained and then only addressed by Data Centre operational safety protocols that are not failsafe compared to removing the conflict by safety in design.	
▪ The proposed heavy vehicle service driveway for long low loader trucks off the north-south road appears too narrow for this size/type of heavy traffic and is requested to be supported by heavy vehicle swept turning paths at the driveway and internal routes and an Operational Traffic Management Plan due to conflicts with internal and external traffic and pedestrians when in use.	Access from the north-south is solely for emergency maintenance vehicles, for which this would be undertaken in a safe and secure manner by interim road closures, with traffic controls and all relevant provisions to ensure emergency maintenance can be undertaken in an appropriate manner. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ Plans shall include dimensions of driveways, ramps, aisles, parking spaces, accessible parking, bicycle parking, accessible parking and at least 1.8 metre wide accessible pedestrian access from the road frontage and the car park to the office buildings, at least 1.5m wide accessible pedestrian access to other buildings and car parking, services vehicle manoeuvring and loading areas complying with AS 2890, AS 1428, Council Development Control Plan (DCP) C10, other Council guidelines and SSD 9522 Development Control Plans if applicable.	As mentioned above, the Traffic Impact Assessment has considered the relevant AS 2890 Series pertaining to access and design. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ A minimum of two Electric Vehicle Charging Stations (EVCS) are to be provided within the car parking areas of each warehouse development. The charging stations are to be designed to accommodate the requirement of commercially available public vehicles and their required connector types (currently known as Type 1 and Type 2 connectors). A minimum of three additional car parking spaces are to be designed to as to be readily retrofitted as EVCS parking spaces. The installed EVCS car parking spaces are to be signposted and marked as for the use of electric vehicles only and are to be located as close as possible to the building accesses after accessible parking space priority. EVCS are to be free of charge to staff and visitors.	Parking bays will contain charging facilities for electric vehicles (EV) with at least 6 EV bays. This will encourage the use of EV's, again having a positive impact on local pollution. Refer to **Section 6.6** and **Appendix 11** of the EIS.
▪ Complying numbers of secure, all weather bicycle parking, end of journey facilities, change rooms, showers, lockers are to be provided at convenient locations at each warehouse development in accordance with Council Development Control Plan (DCP) C10 Section 10.7, AS 2890.3 Bicycle Parking Facilities and Planning Guidelines for Walking	To determine the bicycle parking requirement, ARUP utilised the Planning Guidelines for Walking and Cycling (NSW Government, 2004), for which the rates for industrial and warehousing were utilised. Provisions for 12 bicycle spaces have been allocated within end of trip facilities to complement the bicycle parking being provided. Refer to **Section 6.6**

and Cycling (NSW Government 2004).	and **Appendix 11** of this EIS.
▪ Accessible parking is to be provided with accessible paths of travel to the facility in accordance with AS 2890.6.	Accessible parking spaces have been included in the Proposal and will located adjacent to each building entry and include a 2.4 m shared area on one side of each bay. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ All vehicle are to enter and leave in a forward direction.	Noted and agreed. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ Appropriate signage, visible from the public road and on-site shall to be installed to reinforce designated vehicle circulation and to direct staff / delivery vehicle drivers / service vehicle drivers / visitors to on-site parking, delivery and service areas.	Noted and agreed. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ The required sight lines around the driveway entrances and exits are not to be compromised by street trees, landscaping or fencing.	The landscaping strategy would not compromise the safety and access provisions for the Site which have been designed in accordance with AS 2890 Series. Refer to **Section 6.6** and **Appendix 11** of this EIS.
▪ Sight distance requirements at driveways are to be in accordance with AS 2890.2 Figure 3.3 and Figure 3.4.	Noted and agreed. Refer to **Section 6.6** and **Appendix 11** of this EIS.
Waste Management Considerations: ▪ It should be demonstrated that waste collection vehicles are able to safely and efficiently access the site and the nominated collection point to perform on-site waste collection. There must be sufficient manoeuvring area on-site to allow the collection vehicle to enter and exit the site in a forward direction and service the development efficiently with little or no need to reverse.	It is noted, that all servicing vehicles have been conservatively assessed for the Site as 19 m Articulated Vehicles (AVs) for which waste collection vehicles will comply with the access requirements for the Site. Refer to **Section 6.7** and **Appendix 19** of this EIS.
▪ Scaled architectural plans are required to support the development application which demonstrate the site's entry point, vehicle's route of travel and manoeuvring comply with a standard waste collection vehicle (section 3.5).	Noted. This has been demonstrated in the Waste Management Plan. Refer to **Section 6.7** and **Appendix 19** of this EIS.
▪ All development applications to be submitted with accompanying 'Plan of Operations', outlining proposed; Bin Infrastructure Sizes, Collection Frequency, Waste Collection Vehicle Dimensions, Hours of Collection and Access to Waste Collection Room.	Noted. This has been demonstrated in the Waste Management Plan. Refer to **Section 6.7** and **Appendix 19** of this EIS.
▪ Waste collection infrastructure to be provided in accordance with section 3.1 of the 'Industrial, commercial and mixed-use waste management guideline' document.	Noted. This has been demonstrated in the Waste Management Plan. Refer to **Section 6.7** and **Appendix 19** of this EIS.
▪ Proposed generates rates for respective developments are required to be provided to permit waste collection in accordance with section 3.3 of the 'Industrial, commercial and mixed-use waste management guideline' document	Noted. This has been demonstrated in the Waste Management Plan. Refer to **Section 6.7** and **Appendix 19** of this EIS.

▪ For further specific waste operational and infrastructure information refer to the 'Industrial, commercial and mixed-use waste management guideline' document attached: https://www.penrithcity.nsw.gov.au/Building-and-Development/Development-Applications/Forms/	Noted. This has been demonstrated in the Waste Management Plan. Refer to **Section 6.7** and **Appendix 19** of this EIS.

4.4 NSW RURAL FIRE SERVICE

Following Consultation Letters being issued, the NSW Rural Fire Service (RFS) provided preliminary commentary on 7 April 2021, whereby they confirmed that, *"The New South Wales Rural Fire Service (NSW RFS) has examined the overview of the development and advise that the Environment Impact Statement must incorporate a bush fire report prepared by a suitably qualified person that addresses the requirements under section 8.3.10 of Planning for Bush Fire Protection 2019. The report must also specifically address the following:*

- *The potential hazard from the future rehabilitation of land zoned RE1 Public Recreation to the south and west of the development;*
- *The suitability and strategic siting of the fuel storage tanks and electrical substation/s from potential bush fire attack, and measures to protect human life (including firefighters) and property;*
- *Proposed construction standards to withstand bush fire attack, including ember protection;*
- *The provision for perimeter roads; and*
- *The provision for water, electricity and gas."*

A Bushfire Impact Assessment was prepared by Australian Bushfire Protection Planners Pty Ltd (ABPP), for which they have considered the relevant items raised by the NSW RFS. ABPP have also included further management and mitigation measures that appropriately address potential bushfire-related concerns pertaining to the Proposal. The following measures apply to the Proposal:

- Access doors (PA and Vehicle) to the building shall be fitted with seals that seal the bottom, stiles and head of the door against the opening / frame to prevent the entry of embers into the building.

  Particular attention shall be given to the gap at the head of the curtain of the roller doors, where mohair type seals shall be used.

- External timber doors shall be fitted with a stainless steel / colorbond kick plate of 400 mm high on the outside of the door.

- External glazed doors and windows shall comply with the requirements for glazing less than 400 mm above finished ground level; paths / pavement and elevated roofs.

- Any external vents, grilles and ventilation louvres shall have stainless steel mesh with a maximum aperture of 2 mm square fitted to prevent the entry of embers into the building, or be fitted with a louvre system which can be closed in order to maintain aperture or gap of no more than 2 mm.

Furthermore, the management of the defendable spaces within the Site shall comply with the recommendations of Appendix 4 of PBP and *Standards for Asset Protection Zones*, which should comply with the following recommendations:

- Maintain a clear area of low cut lawn or pavement adjacent to the buildings; and utilise non-flammable materials such as Scoria, pebbles and recycled crushed bricks as ground cover to landscaped gardens in close proximity to the building.

- Keep areas under shrubs and trees rakes and clear of combustible fuels.

- Trees and shrubs should be maintained in such a manner that tree canopies are separated by 2 m and understorey vegetation is not continuous (retained as clumps).

Accordingly, recommendations and further management measures to address the aims and objectives of PBP are noted as follows:

1. Defendable Space:
    a. The Defendable Space shall be maintained as an Inner Protection Area (IPA) – Asset Protection Zone (APZ).

2. Landscape Management:
    a. The design and maintenance of the landscaped areas within the Site shall comply with the prescriptions of an IPA pursuant to the specifications of Appendix 4 of the PBP and the NSW RFS document *'Specifications for Asset Protection Zones'.*
    b. The management of the landscaped areas shall be maintained under the terms of a positive covenant, pursuant to Section 88B of the *Conveyancing Act 1909* on the Title of the land.

3. Bushfire Construction Standards:
    a. Any part of the Data Centre located within 100 m of the bushfire hazard, being the vegetation within the RE1 Public Recreation zoned land, shall be constructed to comply with Sections 3 & 5 (BAL 12.5) of AS 3959-2018 – *'Construction of Buildings in Bushfire Prone Areas'.*
    b. The parts of the building located adjacent to the RE1 zoned land towards the south, west and southwest of the Proposal shall be constructed to comply with Sections 3 & 8 (BAL 40) of AS 3959-2018 – *'Construction of Buildings in Bushfire Prone Areas'.*
    c. Whilst the type of construction recommended addresses the potential radiant heat levels from a future bushfire in the vegetation on the adjoining RE1 zoned land, the following additional construction standards shall be implemented to safeguard the buildings against possible burning ember attack:
        i. Any external vents, ventilation louvres or grilles within the south-eastern elevation shall have stainless steel mesh [or perforated metal] with a maximum aperture of 2 mm square fitted to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2 mm;
        ii. Access doors [PA/Fire Exit] shall be fitted with seals that seal the bottom, stiles and head of the door against the opening/frame to prevent the entry of embers into the building; and
        iii. Roof ventilators shall be fitted with stainless steel flymesh [2 mm aperture] to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2 mm.

4. Evacuation Plan:
    a. A Site-specific Evacuation Plan shall be prepared for the Data Centre. The evacuation shall address the protocols for the timely location of staff / visitors in the event that an emergency occurs, both within the Site, or within the local area.
    b. A copy of the Evacuation Plan shall be provided to the Local Emergency Management Committee / NSW Police, Fire & Rescue NSW and the NSW RFS.

c. The Evacuation Plan shall comply with AS 3745:2010 *'Planning for Emergencies in Facilities'.*

ABPP conclude that the Proposed Development complies with the aims and objectives of PBP and the deemed-to-satisfy provisions of Section 8.3.10 of the PBP – Buildings of Class 5 to 8 and Class 10 of the BCA.

4.5 NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT – CENTRAL (WESTERN) TEAM

A meeting was held with the NSW DPIE – Central (Western) Team on 5 August 2021 to discuss the Proposed Development and identify any key matters for consideration. The key matters to consider as part of the Proposal include the following items:

- The Mamre Road Precinct traffic modelling is currently being finalised.
- Waterway health objectives and trunk drainage controls are to be maintained in accordance with the NSW DPIE – EES Group water quality objectives and controls.
    - The Proponent and NSW DPIE confirmed that as the subject allotment (including infrastructure) was approved under **SSD 9522**, the objectives approved would apply to the Site.
- Landscaping provisions are to include a 15% coverage on-lot comprising permeable landscaping.
- Tree canopy cover on-lot is to comprise a minimum of 10%.
- Proposed fencing variations are to be justified in accordance with the future operational requirements of the Site.
- Retaining walls are to comprise a maximum of 6 m (including a step every 2 m).
- Interface with the RE1 Public Recreation zone is to be further justified and illustrated via a series of landscaping plans and photomontages that include the addition of a 5 and 10-year element, including consideration of the southern and western interfaces.
- Access along the north-south road is to be justified.

All matters raised by the NSW DPIE – Central (Western) Team have been considered and addressed in the wider EIS and supporting consultant reports and plans.

4.6 NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT – CROWN LANDS

Following Consultation Letters being issued, the NSW DPIE – Crown Lands provided feedback on 25 March 2021 confirming they would provide a response; however, no such response was received. It is expected a formal response will be provided during the exhibition of the SSD Application.

4.7 NSW DEPARTMENT OF PLANNING, INDUSTRY & ENVIRONMENT – DEPARTMENT OF PRIMARY INDUSTRIES – WATER

Following Consultation Letters being issued, the NSW DPIE – Department of Primary Industries (DPI) – Water confirmed that "we prefer to wait until we see the EIS and provide comments at this stage." It is expected a formal response will be provided during the exhibition of the SSD Application.

4.8 LOCAL COMMUNITY

The community consultation process commenced in March 2021 with the distribution of consultation letters, directed to key stakeholders; and a formal 'letterbox drop' to local residences and the wider community, that were identified adjoining, or within close proximity to the Subject Site. The purpose of the consultation process was to formally advise the immediate and wider community of the intended consultation activities, as well as the intention of the Proposed Development.

At the time of lodgement of the SSD Application, there have been no such submissions and / or feedback provided on behalf of local community groups or individuals.

4.8.1 NOTIFICATION LETTERS

A mail out was undertaken by Willowtree Planning to inform landowners adjoining and within close proximity of the Subject Site of the Proposed Development. The proportion of landowners that received notifications are included in **Appendix A** & **B**. The proportion of residents notified was based on the potential for the Proposed Development to compromise and obstruct any existing views. The 'letterbox drop' was undertaken on 23 March 2021 (refer to **Table 4** below).

Table 5: Consultation Undertaken with Adjoining Landowners

No.	Address	Letter Mailed	Contact Date of Letter Issued
Bakers Lane			
1	21-43 Bakers Lane, Kemps Creek	Y	23/03/2021
2	Mamre Anglican School – 45-59 Bakers Lane, Kemps Creek	Y	23/03/2021
3	118/85 Bakers Lane, Kemps Creek (i.e. Trinity Primary School, Emmaus Catholic College, Emmaus Retirement Village & Catholic Healthcare Emmaus Village)	Y	23/03/2021
Aldington Road			
4	1-23 Aldington Road, Kemps Creek	Y	23/03/2021
Sarah Andrews Close			
5	1-27 Sarah Andrews Close, Erskine Park	Y	23/03/2021
6	28 Sarah Andrews Close, Erskine Park	Y	23/03/2021
7	29-34 Sarah Andrews Close, Erskine Park	Y	23/03/2021
8	35-44 Sarah Andrews Close, Erskine Park	Y	23/03/2021
9	45-59 Sarah Andrews Close, Erskine Park	Y	23/03/2021
Luddenham Road			
10	202-210 Luddenham Road, Orchard Hills	Y	23/03/2021
11	212-214 Luddenham Road, Orchard Hills	Y	23/03/2021
12	216 Luddenham Road, Orchard Hills	Y	23/03/2021
13	222-224 Luddenham Road, Orchard Hills	Y	23/03/2021
14	226-228 Luddenham Road, Orchard Hills	Y	23/03/2021
15	230-234 Luddenham Road, Orchard Hills	Y	23/03/2021
16	236-238 Luddenham Road, Orchard Hills	Y	23/03/2021
17	240-244 Luddenham Road, Orchard Hills	Y	23/03/2021
18	246-248 Luddenham Road, Orchard Hills	Y	23/03/2021
19	250-254 Luddenham Road, Orchard Hills	Y	23/03/2021
20	256 Luddenham Road, Orchard Hills	Y	23/03/2021
21	262-266 Luddenham Road, Orchard Hills	Y	23/03/2021
22	268-288 Luddenham Road, Orchard Hills	Y	23/03/2021
23	320-326 Luddenham Road, Orchard Hills	Y	23/03/2021
24	339-363 Luddenham Road, Luddenham	Y	23/03/2021
Twin Creeks Drive			
25	2-8 Twin Creeks Drive, Luddenham (Twin Creeks Golf and Country Club)	Y	23/03/2021
Medinah Avenue			
26	1a Medinah Avenue, Luddenham	Y	23/03/2021
27	1 Medinah Avenue, Luddenham	Y	23/03/2021
28	3 Medinah Avenue, Luddenham	Y	23/03/2021
29	5 Medinah Avenue, Luddenham	Y	23/03/2021
30	7 Medinah Avenue, Luddenham	Y	23/03/2021

31	9 Medinah Avenue, Luddenham	Y	23/03/2021
32	11 Medinah Avenue, Luddenham	Y	23/03/2021
33	13 Medinah Avenue, Luddenham	Y	23/03/2021
34	15 Medinah Avenue, Luddenham	Y	23/03/2021
35	17 Medinah Avenue, Luddenham	Y	23/03/2021
36	19 Medinah Avenue, Luddenham	Y	23/03/2021
37	21 Medinah Avenue, Luddenham	Y	23/03/2021
38	23 Medinah Avenue, Luddenham	Y	23/03/2021
39	25 Medinah Avenue, Luddenham	Y	23/03/2021
40	27 Medinah Avenue, Luddenham	Y	23/03/2021
41	29 Medinah Avenue, Luddenham	Y	23/03/2021
42	2 Medinah Avenue, Luddenham	Y	23/03/2021
43	4 Medinah Avenue, Luddenham	Y	23/03/2021
44	6 Medinah Avenue, Luddenham	Y	23/03/2021
45	8 Medinah Avenue, Luddenham	Y	23/03/2021
46	12 Medinah Avenue, Luddenham	Y	23/03/2021
47	14 Medinah Avenue, Luddenham	Y	23/03/2021
48	16 Medinah Avenue, Luddenham	Y	23/03/2021
49	24 Medinah Avenue, Luddenham	Y	23/03/2021
50	26 Medinah Avenue, Luddenham	Y	23/03/2021
Pine Valley Crescent			
51	2 Pine Valley Crescent, Luddenham	Y	23/03/2021
52	4 Pine Valley Crescent, Luddenham	Y	23/03/2021
53	6 Pine Valley Crescent, Luddenham	Y	23/03/2021
54	8 Pine Valley Crescent, Luddenham	Y	23/03/2021
55	10 Pine Valley Crescent, Luddenham	Y	23/03/2021
56	12 Pine Valley Crescent, Luddenham	Y	23/03/2021
57	3 Pine Valley Crescent, Luddenham	Y	23/03/2021
58	5 Pine Valley Crescent, Luddenham	Y	23/03/2021
59	7 Pine Valley Crescent, Luddenham	Y	23/03/2021
60	9 Pine Valley Crescent, Luddenham	Y	23/03/2021
61	11 Pine Valley Crescent, Luddenham	Y	23/03/2021
62	13 Pine Valley Crescent, Luddenham	Y	23/03/2021
63	15 Pine Valley Crescent, Luddenham	Y	23/03/2021
64	17 Pine Valley Crescent, Luddenham	Y	23/03/2021
Pennard Crescent			
65	3 Pennard Crescent, Luddenham	Y	23/03/2021
66	5 Pennard Crescent, Luddenham	Y	23/03/2021
67	7 Pennard Crescent, Luddenham	Y	23/03/2021
68	9 Pennard Crescent, Luddenham	Y	23/03/2021
69	11 Pennard Crescent, Luddenham	Y	23/03/2021
70	15 Pennard Crescent, Luddenham	Y	23/03/2021
71	2 Pennard Crescent, Luddenham	Y	23/03/2021
72	4 Pennard Crescent, Luddenham	Y	23/03/2021
73	6 Pennard Crescent, Luddenham	Y	23/03/2021
74	8 Pennard Crescent, Luddenham	Y	23/03/2021
75	10 Pennard Crescent, Luddenham	Y	23/03/2021
76	12 Pennard Crescent, Luddenham	Y	23/03/2021
77	14 Pennard Crescent, Luddenham	Y	23/03/2021
78	16 Pennard Crescent, Luddenham	Y	23/03/2021
Mamre Road			
79	654-674 Mamre Road, Kemps Creek	Y	23/03/2021
80	676-702 Mamre Road, Kemps Creek	Y	23/03/2021
81	754-770 Mamre Road, Kemps Creek	Y	23/03/2021

82	772-782 Mamre Road, Kemps Creek	Y	23/03/2021
83	788-804 Mamre Road Kemps Creek	Y	23/03/2021
84	806-824 Mamre Road, Kemps Creek	Y	23/03/2021
85	826-842 Mamre Road, Kemps Creek	Y	23/03/2021
86	844-862 Mamre Road, Kemps Creek	Y	23/03/2021
87	864-882 Mamre Road, Kemps Creek	Y	23/03/2021
88	884-902 Mamre Road, Kemps Creek	Y	23/03/2021
89	771-781 Mamre Road, Kemps Creek	Y	23/03/2021
90	783-797 Mamre Road, Kemps Creek	Y	23/03/2021
91	799-803 Mamre Road, Kemps Creek	Y	23/03/2021
92	805-817 Mamre Road, Kemps Creek	Y	23/03/2021
93	819-831 Mamre Road, Kemps Creek	Y	23/03/2021
94	833-843 Mamre Road, Kemps Creek	Y	23/03/2021
95	845-857 Mamre Road, Kemps Creek	Y	23/03/2021
96	859-869 Mamre Road, Kemps Creek	Y	23/03/2021
97	871-883 Mamre Road, Kemps Creek	Y	23/03/2021
98	885-899 Mamre Road, Kemps Creek	Y	23/03/2021
99	901 Mamre Road, Kemps Creek	Y	23/03/2021
100	917 Mamre Road, Kemps Creek	Y	23/03/2021
101	919-929 Mamre Road, Kemps Creek	Y	23/03/2021
102	931a Mamre Road, Kemps Creek	Y	23/03/2021

4.8.2 ADDITIONAL CONSULTATION

At the time of lodgement, the consultation undertaken is considered sufficient with regard to a formal response to the SEARs issued 12 November 2020. Further community consultation could be carried out with the local community, if required.

PART E CONSULTATION OUTCOMES

5.1 SUMMARY OF KEY MATTERS

A key objective of the consultation undertaken to date has been to educate and facilitate engagement between the Proponent and the key stakeholders, including relevant Agencies and organisations, as well as community members. This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the Proposed Development, for the purposes of a Data Centre. Although feedback has predominantly focused on a desire to be kept informed about the Proposal, areas queried by the relevant State Agencies (including Penrith City Council) and the local community are summarised in **Table 5** below.

Table 6: Summary of Key Matters for Consideration

Issue	Detail
Traffic and Parking	A comprehensive Traffic Impact Assessment has been undertaken by ARUP as part of the SSD Application, that assesses the relevant topics discussed with the NSW DPIE, TfNSW and and Penrith City Council, with regard to the Subject Site and the potential implications on traffic generation and impacts on the local and regional road networks, as well as access and car parking.
Height	The proposed building height throughout the Proposed Development would be built to complement and transition building's that are considered in close proximity to, and adjoin the Subject Site, which comprise similar industrial-related land uses, within the IN1 General Industrial zone, as well as complementing built form which was approved under SSD 9522.
Views	Aesthetically pleasing architectural landscaped designs would form part of the Proposed Development. Views of the Site are broken by existing road infrastructure providing a buffer and additional screening towards the Site via Mamre Road and the internal Estate access roads, which the Proposed Development would provide a transitional development mitigating potential built form views.
Heritage	Further archaeological testing / surveying has been undertaken by a specialised consultant (Artefact), via means of an addendum to the Aboriginal Cultural Heritage Assessment Report approved under SSD 9522. Any mitigation measures and recommendations would be implemented across the Site and adhered to accordingly.
Flora and Fauna	A Biodiversity Development Assessment Report (BDAR) waiver has been requested by a specialised consultant to investigate the Site's biodiversity values and significance. Any mitigation measures and recommendations would be implemented across the Site and adhered to accordingly.
Bushfire	The Subject Site is intersected by Bushfire Prone Land across the Subject Site, for which a Bushfire Assessment Report has been prepared in accordance with the requirements of the *Planning for Bushfire Protection 2019* document and appended with the EIS being prepared.
Engagement	Engagement would be ongoing with affected and interested community members and key agencies involved.

Key matters raised have influenced the overall design of the Site Plan and detailed built form that Development Consent is sought for.

PART F FUTURE CONSULTATION

At the time of writing this Community Consultation Report, the status of communication and formal consultation with community groups, individuals and organisations / agencies is at the lodgement of the EIS stage, as per the requirements of the SEARs, that were subsequently issued 12 November 2020.

In line with the intention for the proposed Data Centre to be constructed, a combination of transparent and ongoing community consultation and stakeholder engagement; and a range of additional communication activities would be undertaken should the approval of the subject SSD Application occur.

In addition, it is anticipated that pursuant to lodgement, the proposed SSD Application would be required to be publicly exhibited for 30 days.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in the local newspaper(s).
- A notice on the NSW DPIEs Major Projects website.
- Concurrence with potentially impacted State Agencies and Penrith City Council.
- Written correspondence to adjoining and surrounding landowners.

The corresponding EIS and specialist / consultant reports would also be publicly exhibited at the NSW DPIE office, as well as any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

Ongoing and future engagement with the NSW DPIE, relevant State Agencies and Council would be managed throughout the assessment and exhibition of the Proposed Development. With respect to the surrounding community, continual and ongoing community management would be undertaken when and where required, for which all ongoing consultation would be captured within the Operational Plan of Management to be endorsed for the Site.

PART G CONCLUSION

Consultation was undertaken with community groups, individuals and Government organisations with an interest in the Proposed Development.

To date, this State Significant Development has included a dedicated program of communication, including liaising with both State and Local Government agencies, and community members potentially impacted.

This process / strategy has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the Proposed Development.

The feedback outlined in this Report should not be interpreted as representing the full range of views from all stakeholders.

In line with the intention for the proposed Data Centre to be constructed, transparent and ongoing community engagement, and a range of additional communication activities would be undertaken.

APPENDIX A – Resident Notification Letter

17 March 2021 REF: WTJ20-345

ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060
P: 02 9929 6974
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Attention: Owner / Occupier

RE: CONSULTATION LETTER – STATE SIGNIFICANT DEVELOPMENT (SSD) APPLICATION (SSD 10101987) – PROPOSED KEMPS CREEK DATA CENTRE

PROPERTY AT: 706-769 MAMRE ROAD, KEMPS CREEK (LOTS X & Y DP 421633 AND LOT 22 DP 258414)

Dear Owner / Occupier,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of ARUP. The Proposal seeks Development Consent for the construction and operational use of a Data Centre on the portion of land described as 706-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 & Lot 22 DP 258414). The proposed Data Centre would be constructed in a staged manner over several years to provide a suitable platform of development and includes provisions for:

- Data Centre building (comprising data halls, generators, rooftop plant and equipment and ancillary office spaces) over two (2) levels attaining a height of 17.5 m;
- One (1) electrical substation;
- Two (2) diesel fuel storage tanks, comprising 30 belly tanks – designed to be fully compliant with the relevant Australian Standards;
- Associated hardstand areas, including loading docks to support the intended use;
- Landscaping; and
- Car Parking.

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). Development for the purposes of a Data Centre is permissible with consent within the IN1 General Industrial zone pursuant to the provision outlined within 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. Accordingly, the Proposed Development is considered to be SSD, for which it would be assessed and determined by the NSW Department of Planning, Industry and Environment (DPIE).

Accordingly, the formal Secretary's Environmental Assessment Requirements (SEARs) were issued by the NSW DPIE on 12 November 2020. The SEARs require, that during the preparation of the Environmental Impact Statement (EIS), consultation is to be carried out with relevant Commonwealth, State and Local Government Agencies, service providers, community groups and affected / adjoining landowners.

An EIS is currently being prepared in accordance with the SEARs in order to seek approval for the built form and operational use of the proposed Data Centre. At the time of its completion in several years, the proposed Data Centre would comprise approximately 65,354 m^2 of Gross Floor Area (GFA) over a 17.5 m (two x two storey) building. Additionally, the proposed Data Centre would be complemented by approximately 24,186 m^2 of landscaping across the Site.

The EIS would describe, assess and justify the Proposed Development in light of suitability of the Subject Site, the regional and local context, and relevant legislation and policy. Consideration is also being offered to the environmental, social and economic impacts of the Proposed Development, as well as planned management and mitigation measures, which are to be implemented to avoid any adverse impacts across the Site.

The proposed Data Centre would be consistent with the objectives outlined within SEPP WSEA, particularly the provision for employment-generating development within an area designated for such purposes.

It is considered, that the Proposed Development would not exhibit any adverse environmental impacts, rather would offer substantial benefits to the wider Western Sydney Region associated with the delivery of a new, State-of-the-Art Data Centre, which includes:

- The provision of contemporary and leading-edge IT infrastructure, that will support the growing population of the Sydney Metropolitan Region.
- Development of an undeveloped site, which is underutilised in its current state under the provisions of the IN1 General Industrial zone pursuant to SEPP WSEA.
- The creation of construction and operational job opportunities that will contribute to economic growth and development in the immediate and wider localities.
- A State-of-the-Art design for Data Centres and industrial development within the wider WSEA and Mamre Road Precinct.

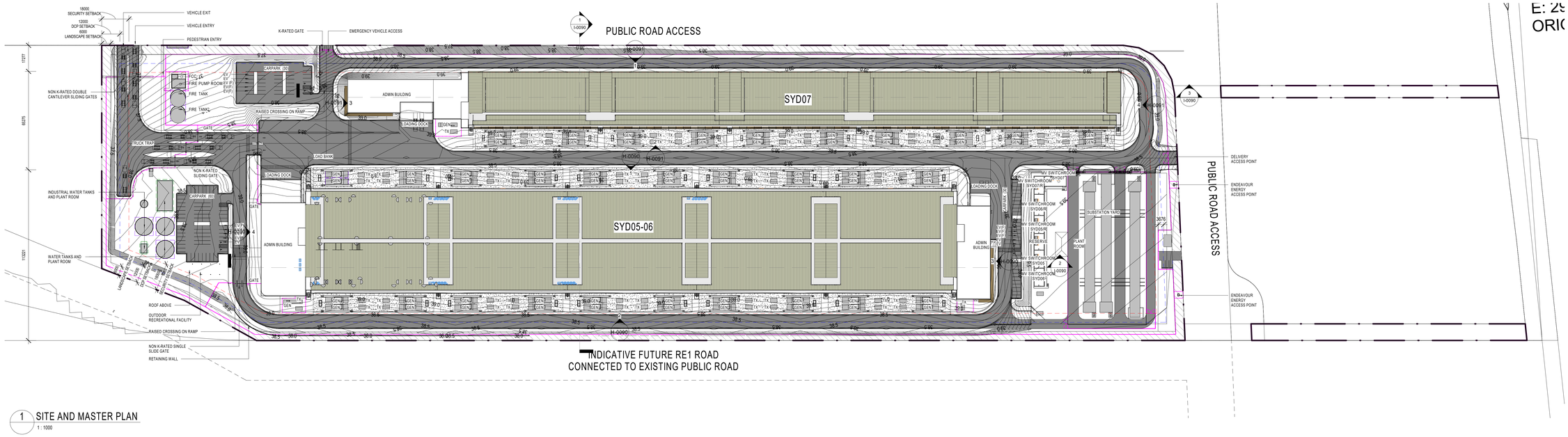
ARUP therefore invites adjoining landowners to comment on the Proposed Development to allow any significant concerns to be dealt with accordingly throughout the preparation of the EIS.

Should you wish to discuss the content of this letter in further detail, please contact the undersigned on (02) 9929 6974 or Ben Hooper from ARUP on 0403 072 258.

Yours Faithfully,

Andrew Cowan
Director
Willowtree Planning Pty Ltd
ACN 146 035 707

APPENDIX 1 SITE PLAN



1 SITE AND MASTER PLAN
1 : 1000

DEVELOPMENT DATA

PROVISION	QUANTITY
CAR SPACES - 2400mm (W) x 5400mm (L)	120
ACCESSIBLE CAR SPACES	6
EV CHARGING STATION	6
EV CHARGING STATION (FUTURE)	9
BICYCLE RACKS	20
GENERATORS	62

N

Approvals

Customer | Date

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I. The Contractor will produce as built drawings prior to handover for approval.

Notes:

Issue	Date	Description
1	05/03/2021	DRAFT SSDA
2	15/03/2021	DRAFT SSDA - WIP

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GREENBOX ARCHITECTURE PTY LTD
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

Client:
CONFIDENTIAL

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

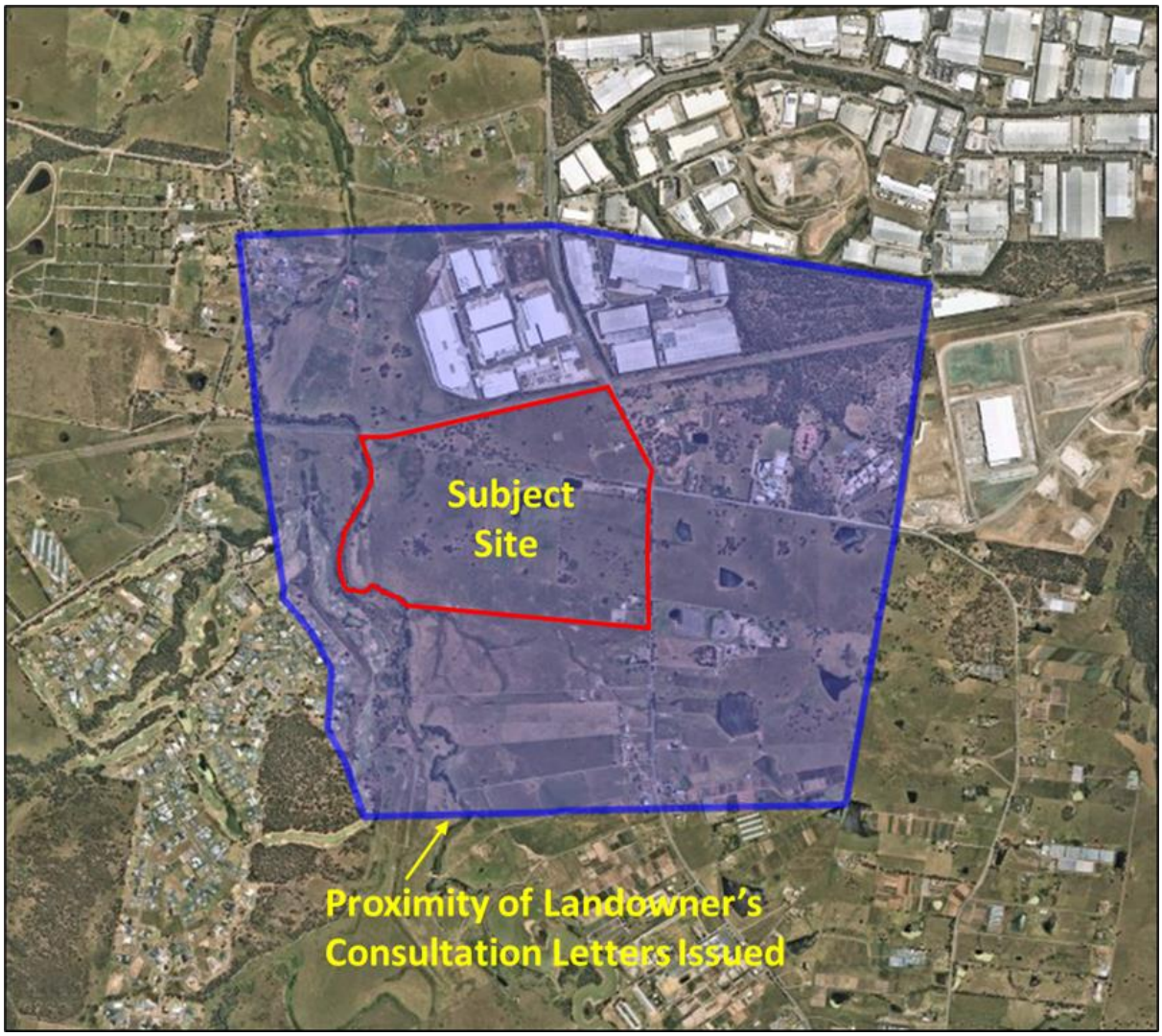
Drawing Title
MASTER PLAN

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	2

Sheet number
SYD05-06-07_A-B-0093

Scale bar
1:1000 0 10 20 30 50m

APPENDIX B – Distribution Range



Distribution Range Concerning Letterbox Drop Undertaken 23 March 2021 (Source: Nearmaps, 2021)

APPENDIX C – Example of Agency Consultation Letter

17 March 2021 REF: WTJ19-587

ACN: 146 035 707 ABN: 54 146 035 707
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North Sydney NSW 2060
P: 02 9929 6974
enquiries@willowtreeplanning.com.au
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Environment, Energy and Science Group (EES)
PO Box A290
Sydney South NSW 1232
E: Bronwyn.smith@environment.nsw.gov.au
T: (02) 9873 8604

Attention: BRONWYN SMITH

RE: CONSULTATION LETTER – STATE SIGNIFICANT DEVELOPMENT (SSD) APPLICATION (SSD 10101987) – PROPOSED KEMPS CREEK DATA CENTRE

PROPERTY AT: 706-769 MAMRE ROAD, KEMPS CREEK (LOTS X & Y DP 421633 AND LOT 22 DP 258414)

To whom it may concern,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of ARUP. The Proposal seeks Development Consent for the construction and operational use of a Data Centre on the portion of land described as 706-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 & Lot 22 DP 258414). The proposed Data Centre would be constructed in a staged manner over several years to provide a suitable platform of development and includes provisions for:

- Data Centre building (comprising data halls, generators, rooftop plant and equipment and ancillary office spaces) over two (2) levels attaining a height of 17.5 m;
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The proposed Data Centre would be consistent with the objectives outlined within SEPP WSEA, particularly the provision for employment-generating development within an area designated for such purposes.

It is considered, that the Proposed Development would not exhibit any adverse environmental impacts, rather would offer substantial benefits to the wider Western Sydney Region associated with the delivery of a new, State-of-the-Art Data Centre, which includes:

- The provision of contemporary and leading-edge IT infrastructure, that will support the growing population of the Sydney Metropolitan Region.
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- A State-of-the-Art design for Data Centres and industrial development within the wider WSEA and Mamre Road Precinct.

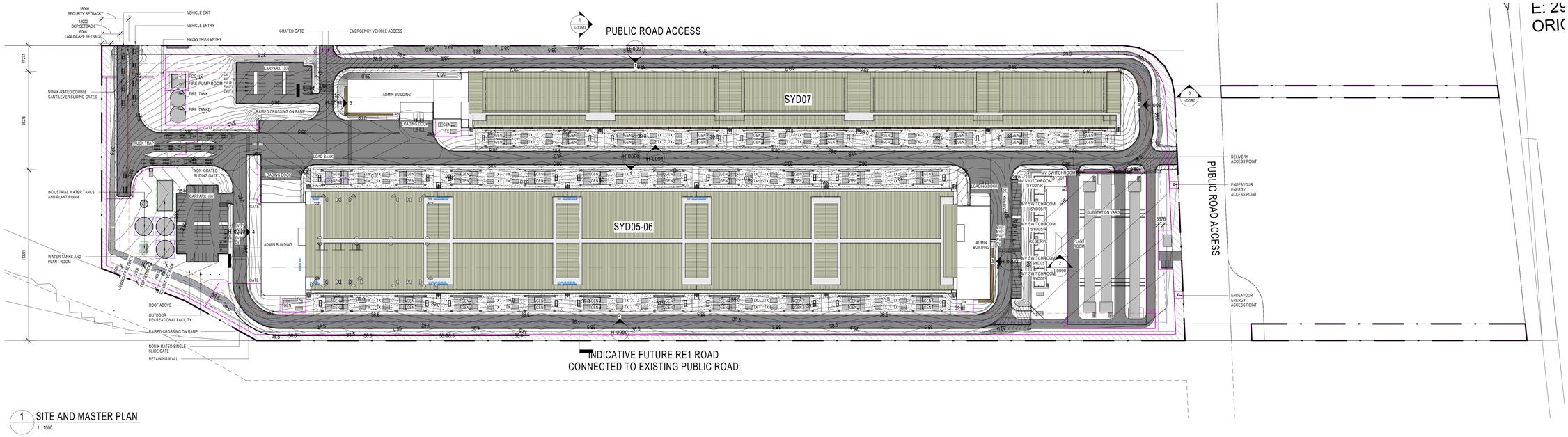
ARUP therefore invites EES Group to comment on the Proposed Development to allow any significant concerns to be dealt with accordingly throughout the preparation of the EIS.

Should you wish to discuss the content of this letter in further detail, please contact the undersigned on (02) 9929 6974 or Ben Hooper from ARUP on 0403 072 258.

Yours Faithfully,

Andrew Cowan
Director
Willowtree Planning Pty Ltd
ACN 146 035 707

APPENDIX 1 SITE PLAN



1 SITE AND MASTER PLAN
1 : 1000

DEVELOPMENT DATA

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N

Approvals

Customer | Date

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Notes:

Issue	Date	Description
1	05/03/2021	DRAFT SSDA
2	15/03/2021	DRAFT SSDA - WIP

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ISO 9001 CERTIFIED QUALITY SYSTEM

Client:
CONFIDENTIAL

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
MASTER PLAN

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	2

Sheet number
SYD05-06-07_A-B-0093

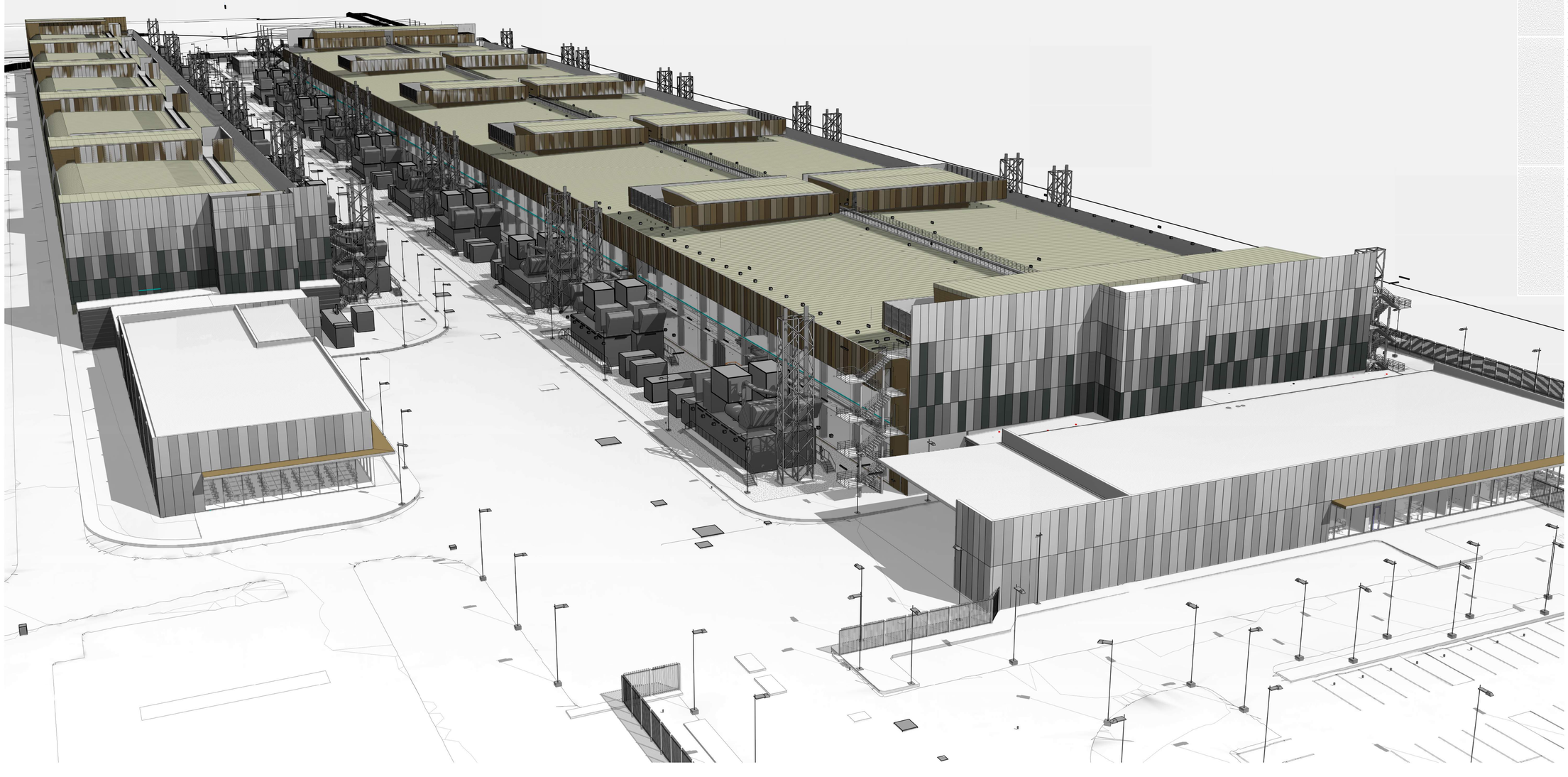
Scale bar
1:1000 0 10 20 30 50m

APPENDIX D – Architectural Plans

KEMPS CREEK SYD DC

STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSDA)

ARCHITECTURAL SSDA SET			
SHEET NUMBER	SHEET NAME	REVISION	DATE
SYD05-06-07_A-A-0090	COVER SHEET	3	06/08/2021
SYD05-06-07_A-B-0091	SITE ANALYSIS PLAN - ENLARGED	2	19/03/2021
SYD05-06-07_A-B-0093	MASTER PLAN	3	19/03/2021
SYD05-06-07_A-B-0095	PHASING DIAGRAMS	2	19/03/2021
SYD05-06-07_A-B-0097	GFA CALCULATIONS	4	26/06/2021
SYD05-06-07_A-B-0098	SHADOW DIAGRAMS	2	19/03/2021
SYD05-06-07_A-D-1091	LEVEL 1 PLAN	3	19/03/2021
SYD05-06-07_A-D-2092	LEVEL 2 AND ROOF PLANS	3	19/03/2021
SYD05-06-07_A-G-1091	SYD05-06 PLANS	3	19/03/2021
SYD05-06-07_A-G-1092	SYD07 PLANS	3	19/03/2021
SYD05-06-07_A-H-0090	ELEVATIONS - SYD05-06	3	19/03/2021
SYD05-06-07_A-H-0091	ELEVATIONS - SYD07	3	19/03/2021
SYD05-06-07_A-H-0092	ELEVATIONS - SYD05-06 - ENLARGED ELEVATIONS	3	19/03/2021
SYD05-06-07_A-H-0093	ELEVATIONS - SYD05-06 - ENLARGED ELEVATIONS	3	19/03/2021
SYD05-06-07_A-H-0095	ELEVATIONS - SYD07 - ENLARGED ELEVATIONS	3	19/03/2021
SYD05-06-07_A-H-0096	ELEVATIONS - SYD07 - ENLARGED ELEVATIONS	3	19/03/2021
SYD05-06-07_A-H-0097	SUBSTATION ELEVATIONS	1	06/08/2021
SYD05-06-07_A-H-0098	SUBSTATION - STREETSCAPE ARCHITECTURAL ILLUSTRATION	1	06/08/2021
SYD05-06-07_A-I-0090	SECTIONS	3	19/03/2021
SYD05-06-07_A-I-0091	SECTIONS - SYD05-06 - ENLARGED	3	19/03/2021
SYD05-06-07_A-I-0092	SECTIONS - SYD07 - ENLARGED	3	19/03/2021



Approvals

Customer Date

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Notes:

Issue	Date	Description
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2	19/03/2021	SSDA ISSUE
3	06/08/2021	SSDA ISSUE

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ISO 9001 CERTIFIED QUALITY SYSTEM

Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

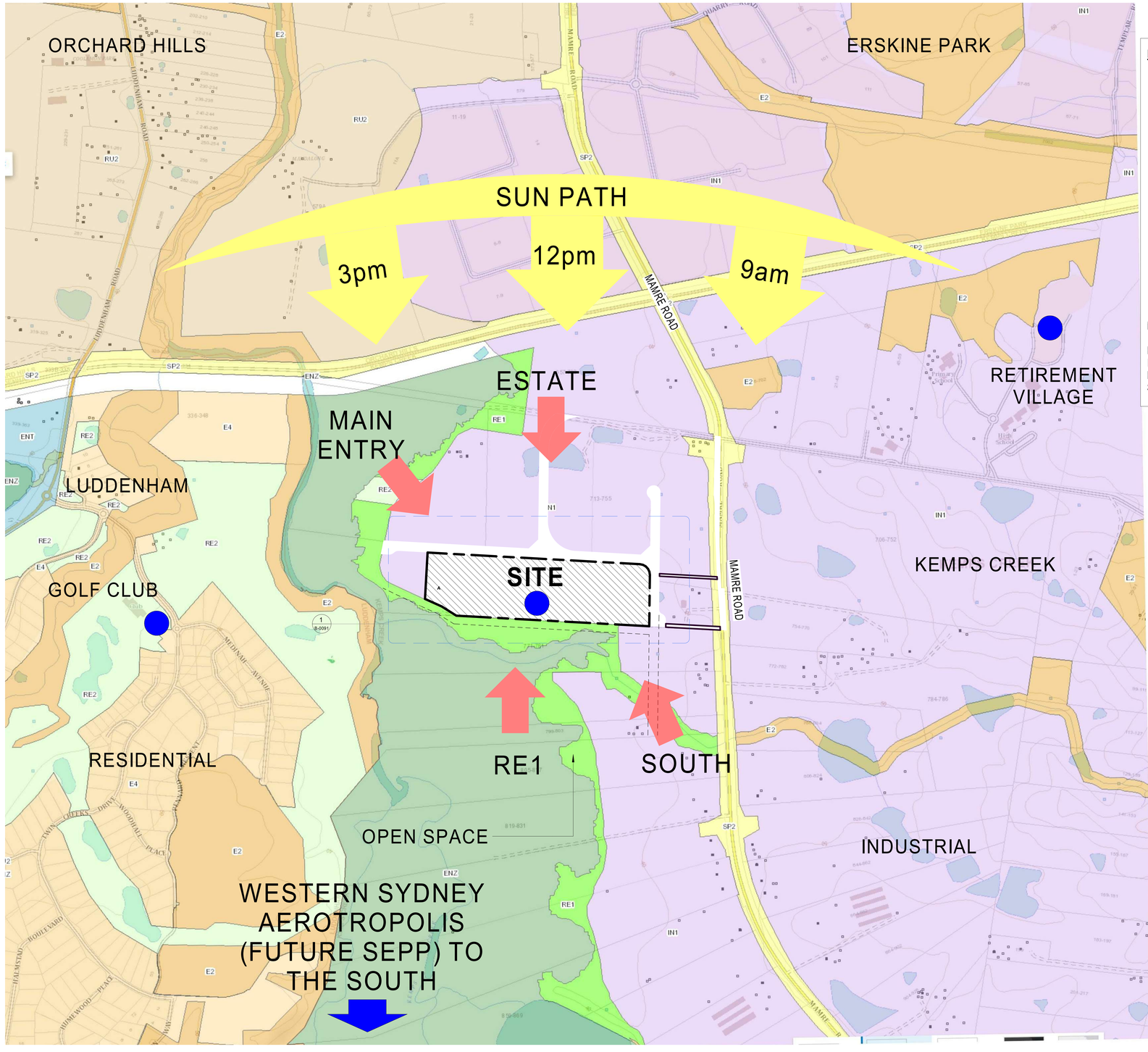
Key Plan

Drawing Title
COVER SHEET

Scale at A0	Drawn By AH,JN,AG
Role Architecture	Checked By MP
Suitability A3	Approved By AO
Job No 200036	Rev 3

Sheet number
SYD05-06-07_A-A-0090

Scale bar



LEGEND:

- SUN PATH (WINTER SOLSTICE)
- KEY VIEWS
- INDUSTRIAL ZONE
- RESIDENTIAL ZONE
- OPEN SPACE AND ENVIRONMENTAL CONSERVATION

NOTE: LAND ZONE MAP IN ACCORDANCE WITH;

ENZ - Environment and Recreation: (pub. 11-9-2020)
IN1 - General Industrial: (pub. 11-9-2020)
RE1 - Public Recreation: (pub. 11-9-2020)
SP2 - Infrastructure: (pub. 11-9-2020)

1 SITE ANALYSIS PLAN
1 : 5000

N

Approvals

Customer | Date

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PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
SITE ANALYSIS PLAN

Scale at A0	1 : 5000	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	2

Sheet number
SYD05-06-07_A-B-0090

Scale bar

LEGEND:

- PROPOSED SITE
- APPROVED DEVELOPMENT
- BIO-BASIN
- OPEN SPACE AND ENVIRONMENTAL CONSERVATION

LOT 15

LOT 15

LOT 10

LOT 10

PUBLIC ROAD ACCESS

BAKERS LANE

PROPOSED HIGH-BAY WAREHOUSE AND ADMIN BUILDING IN ACCORDANCE WITH SSDA APPROVAL 95002

PROPOSED HIGH-BAY WAREHOUSE AND ADMIN BUILDING IN ACCORDANCE WITH SSDA APPROVAL 95002

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PUBLIC ROAD ACCESS

PUBLIC ROAD ACCESS

PUBLIC ROAD ACCESS

BIO-BASIN

SITE

LOT 9

INDICATIVE FUTURE RE1 ROAD CONNECTED TO EXISTING PUBLIC ROAD

1 SITE ANALYSIS PLAN - ENLARGED
1 : 1000

N

Approvals

Customer	Date

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SYD05-06-07
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Key Plan

Drawing Title
SITE ANALYSIS PLAN - ENLARGED

Scale at A0	1 : 1000	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	2

Sheet number
SYD05-06-07_A-B-0091

Scale bar
1:1000 0 10 20 30 50m

1 SITE AND MASTER PLAN
1 : 1000

LEGEND

EV	ELECTRIC VEHICLE
EV(F)	ELECTRIC VEHICLE (FUTURE)
GEN	GENERATOR
TX.	TRANSFORMER
	2.4m HIGH SECURITY FENCE

DEVELOPMENT DATA

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GREENBOX ARCHITECTURE PTY LTD
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

Client: PROPONENT

Project Title: SYD05-06-07 KEMPS CREEK

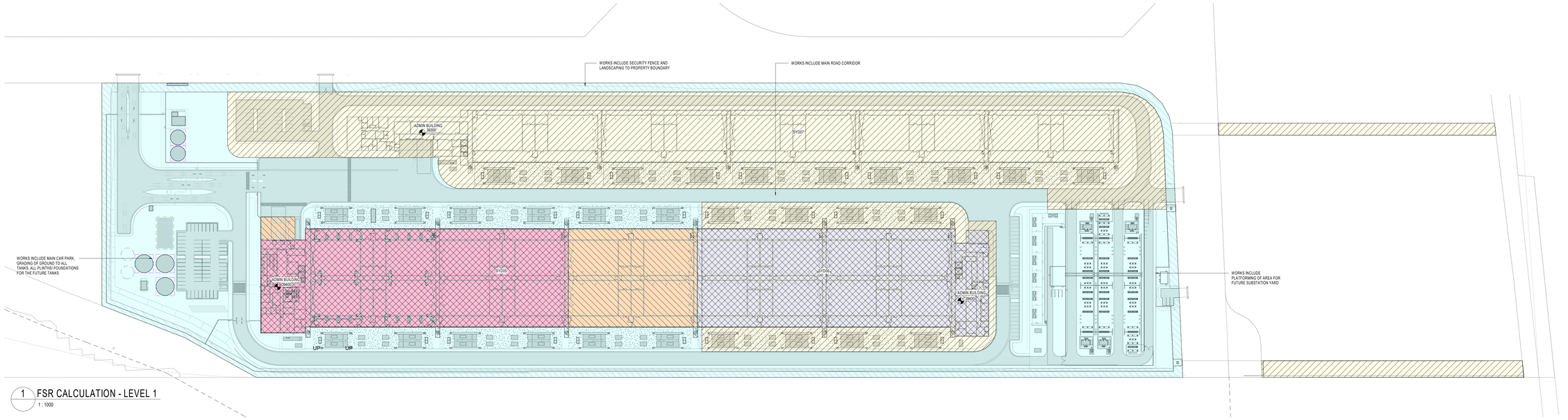
Key Plan

Drawing Title: MASTER PLAN

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No.	200036	Rev	3

Sheet number: SYD05-06-07_A-B-0093

Scale bar: 1:1000 0 10 20 30 50m



1 FSR CALCULATION - LEVEL 1
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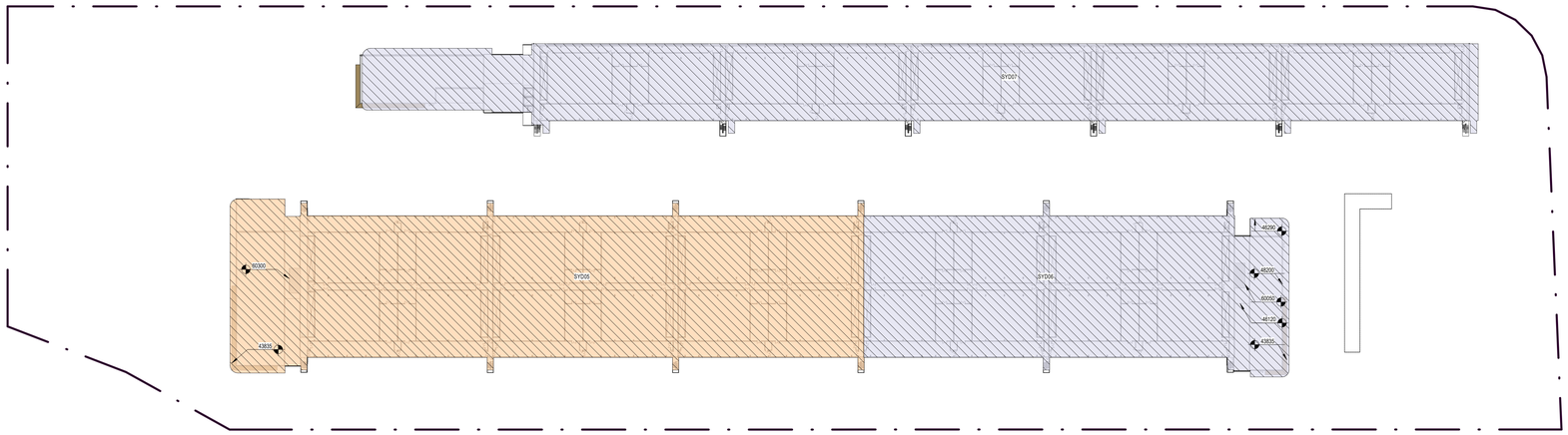

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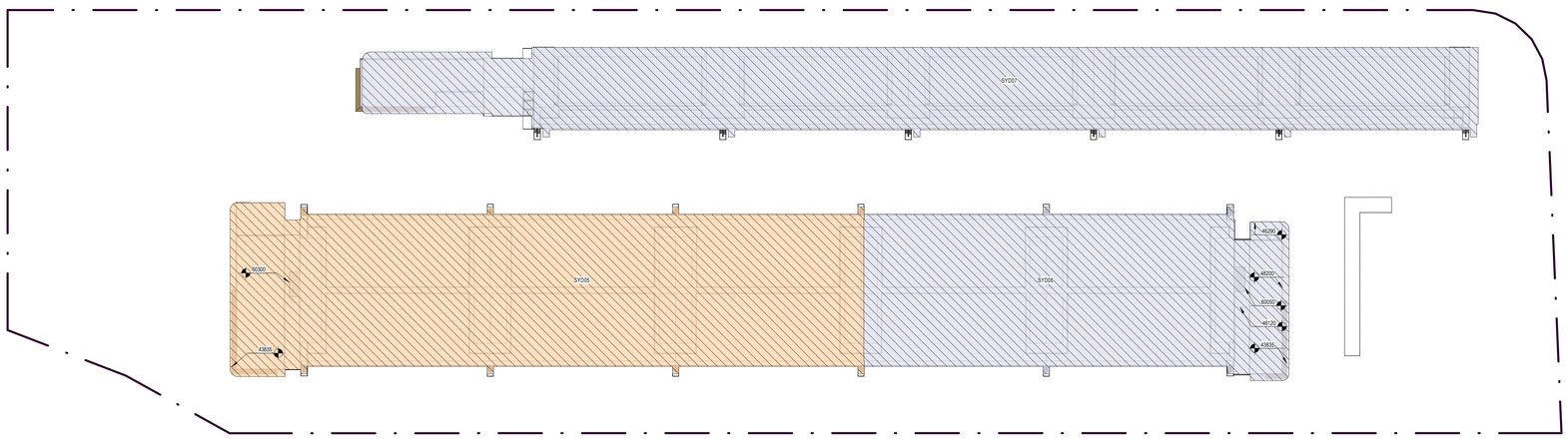

3 FSR CALCULATION - LEVEL ROOF
1 : 1000

LEGEND

- PHASE 1 SHELL AND CORE
- PHASE 1 EXTERNAL WORKS
- PHASE 1 FITOUT WORKS
- FUTURE SHELL AND CORE WORKS
- FUTURE EXTERNAL WORKS

N

Approvals

Customer | Date

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Notes:

Issue	Date	Description
1	15/03/2021	DRAFT SSDA - WIP
2	19/03/2021	SSDA ISSUE

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
PHASING DIAGRAMS

Scale at A0	1 : 1000	Drawn By	AH_JN_AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	2

Sheet number
SYD05-06-07_A-B-0095

Scale bar
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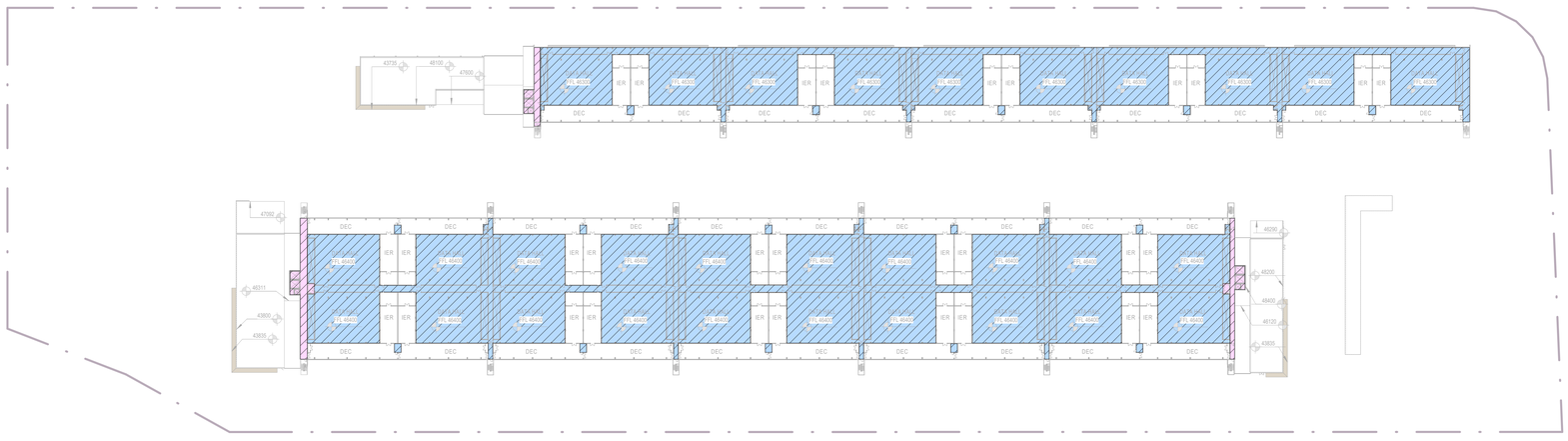

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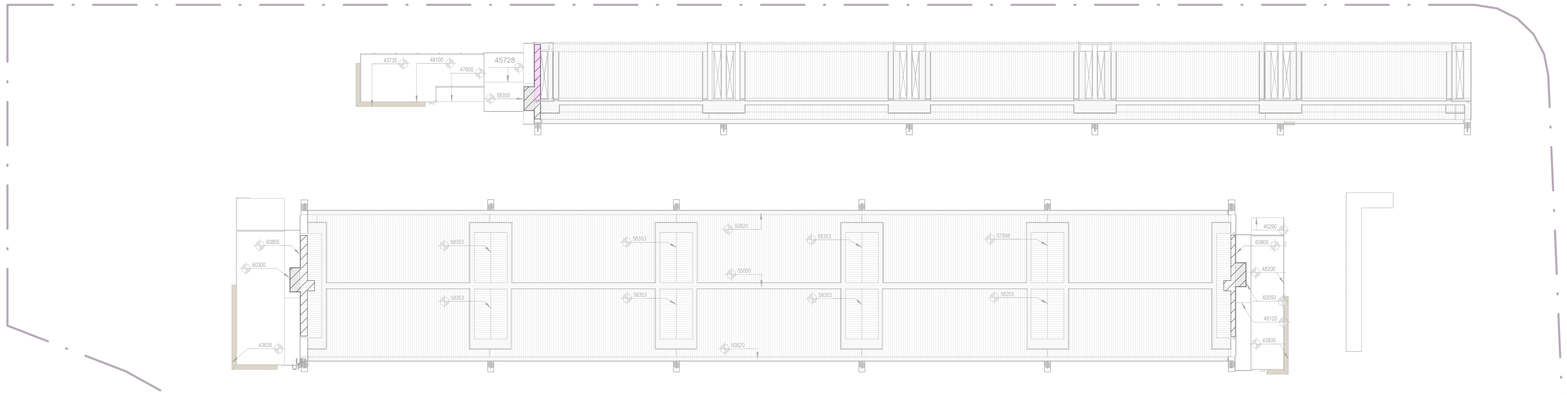

3 FSR CALCULATION - LEVEL ROOF
1 : 1000

GFA CALCULATION

LEVEL / NCC Class	GFA, m2
LEVEL 1 - DH (Class 7)	27,344m²
LEVEL 1 - ADMIN (Class 5)	5,108m²
LEVEL 2 - DH (Class 7)	27,344m²
LEVEL 2 - ADMIN (Class 5)	624m²
LEVEL 3 (RF) - DH (Class 7)	0m²
LEVEL 3 (RF) - ADMIN (Class 5)	523m²
OVERALL TOTAL	60,943m²

SITE AREA CALCULATIONS:

PRIMARY SITE:	136,835m²
SERVICE CORRIDOR NORTH	1,470m²
SERVICE CORRIDOR SOUTH	2,001m²
TOTAL SITE AREA:	**144,308m²**

LEGEND

INCLUDED TO GFA

INCLUDED TO GFA

N 6253902.4312
E 294645.493

N

Approvals

Customer | Date

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1	15/03/2021	DRAFT SSDA - WIP
2	19/03/2021	SSDA ISSUE
3	19/04/2021	SSDA ISSUE
4	26/06/2021	SSDA ISSUE

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
GFA CALCULATIONS

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	4

Sheet number
SYD05-06-07_A-B-0097

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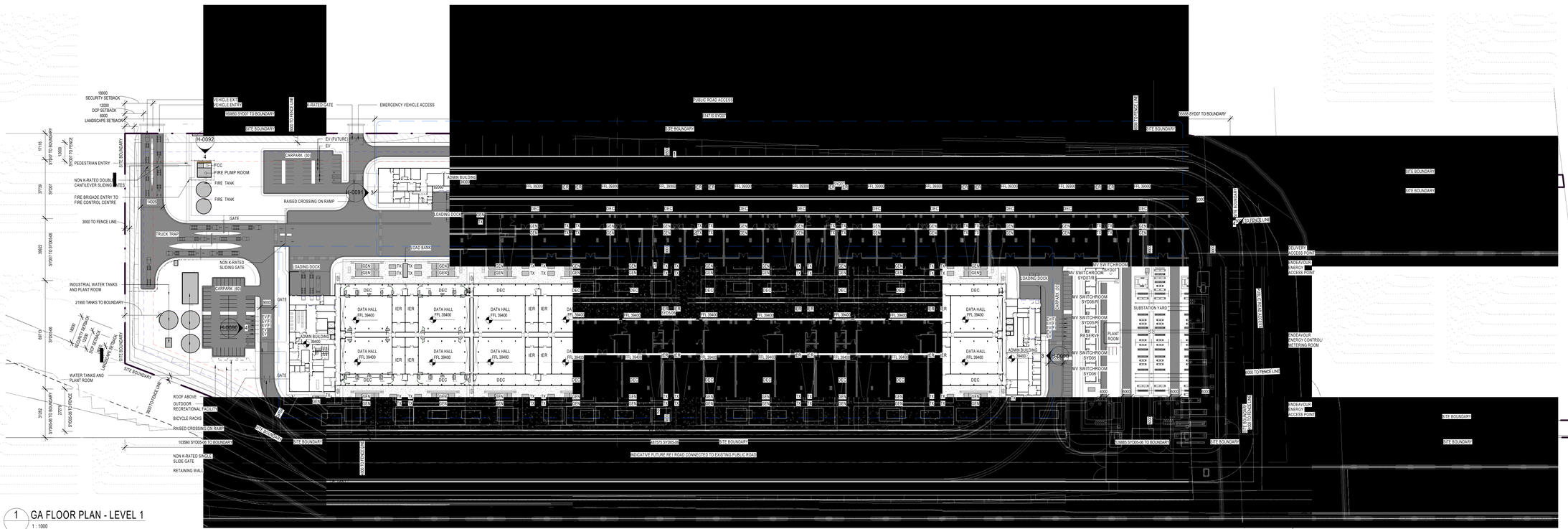

1 GA FLOOR PLAN - LEVEL 1
1 : 1000

N

Approvals

Customer	Date

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3	19/03/2021	SSDA ISSUE

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
LEVEL 1 PLAN

Scale at A0	1 : 1000	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-D-1091

Scale bar
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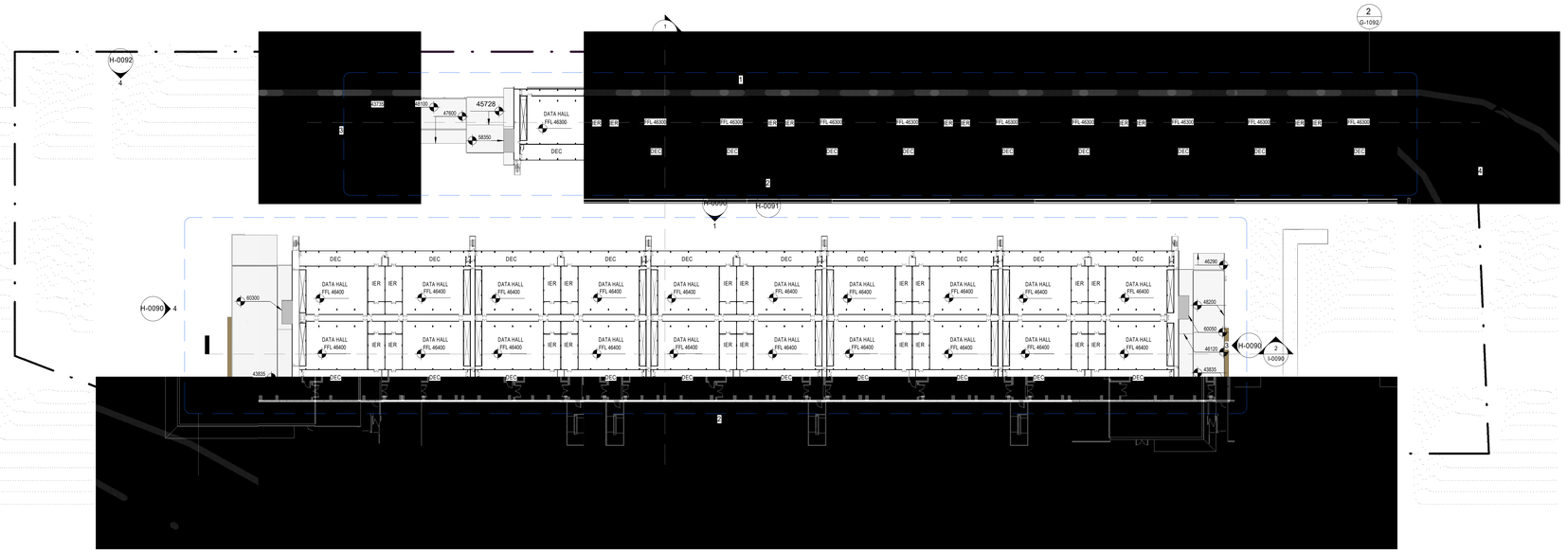
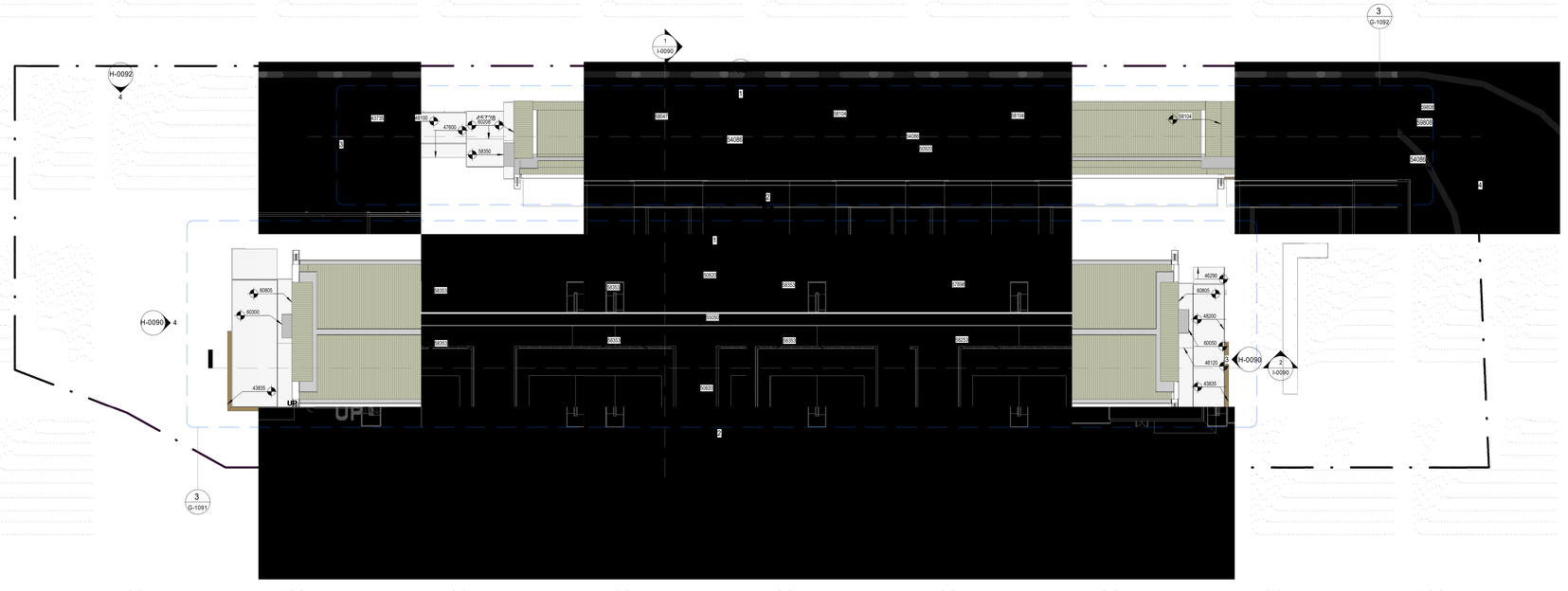


1 GA FLOOR PLAN - LEVEL 2
1 : 1000



2 GA FLOOR PLAN - LEVEL ROOF
1 : 1000

N

Approvals

Customer | Date

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1	05/03/2021	DRAFT SSDA
2	15/03/2021	DRAFT SSDA - WIP
3	19/03/2021	SSDA ISSUE

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
LEVEL 2 AND ROOF PLANS

Scale at A0	1 : 1000	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Appoved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-D-2092

Scale bar
1:1000 0 10 20 30 50m

1 SHADOW DIAGRAM - WINTER SOLSTICE - 9am
1 : 1000

2 SHADOW DIAGRAM - WINTER SOLSTICE - 12pm
1 : 1000

3 SHADOW DIAGRAM - WINTER SOLSTICE - 3pm
1 : 1000

N

Approvals

Customer	Date

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2	19/03/2021	SSDA ISSUE

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
SHADOW DIAGRAMS

Scale at A0	1 : 1000	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	209036	Rev	2

Sheet number
SYD05-06-07_A-B-0098

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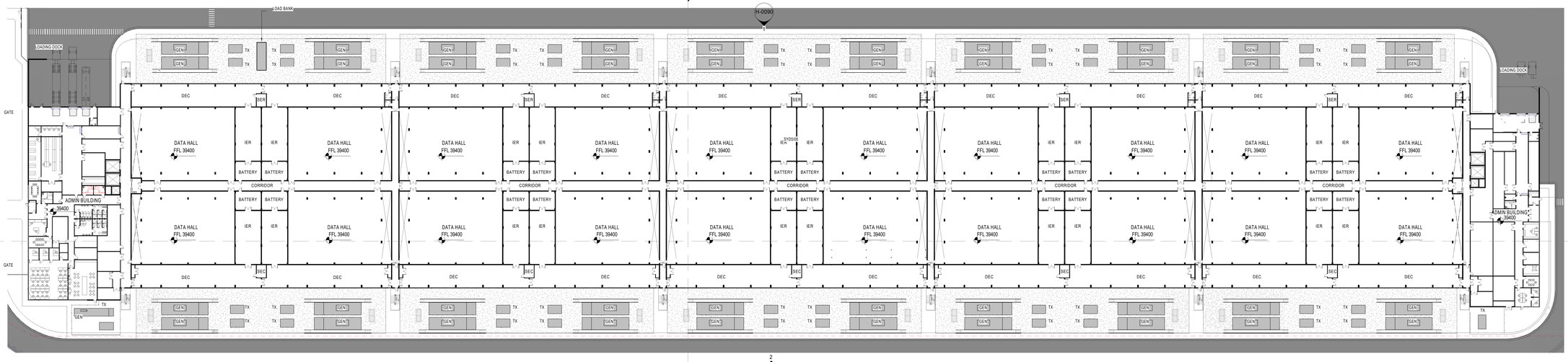

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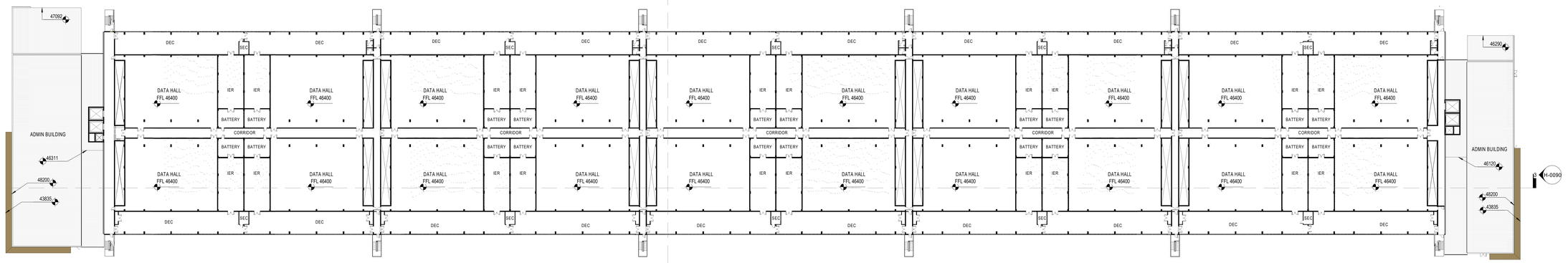
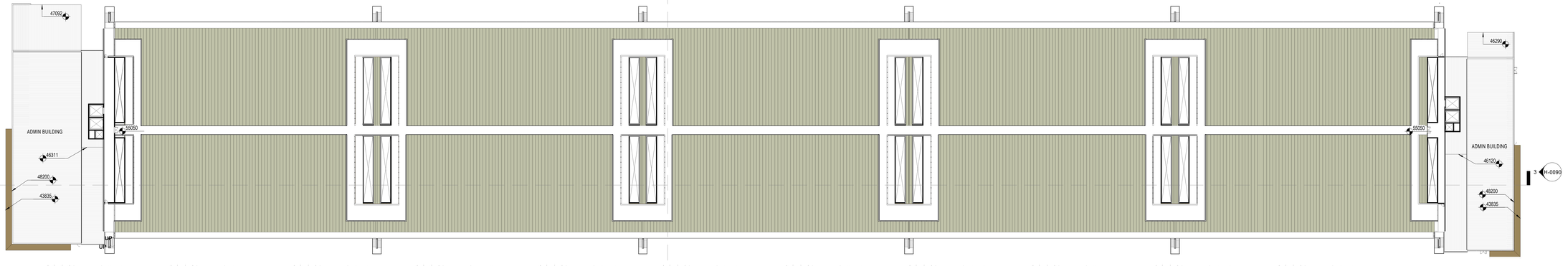


2 (SSDA) GA FLOOR PLAN - LEVEL 2 - SYD05-06
1 : 500



3 (SSDA) GA FLOOR PLAN - ROOF - SYD05-06
1 : 500

N

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2	15/03/2021	DRAFT SSDA - WIP
3	19/03/2021	SSDA ISSUE

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
SYD05-06 PLANS

Scale at A0	1 : 500	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Appoved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-G-1091

Scale bar
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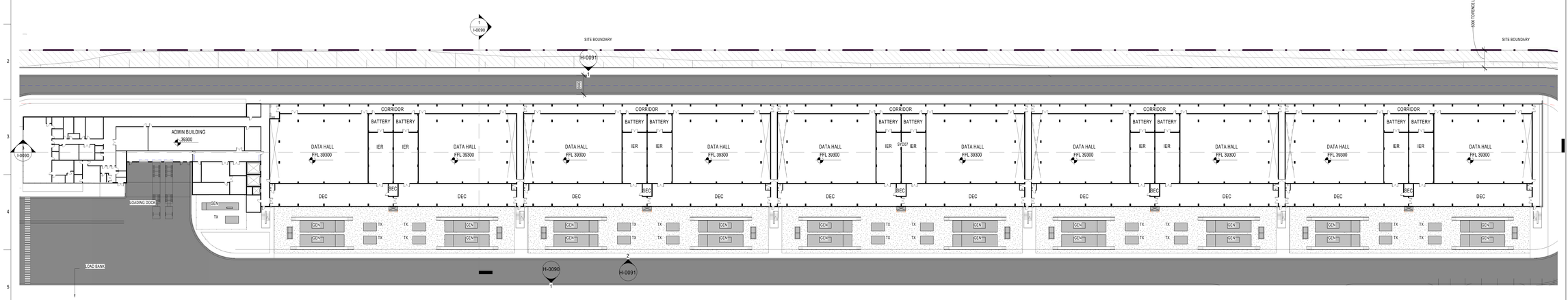
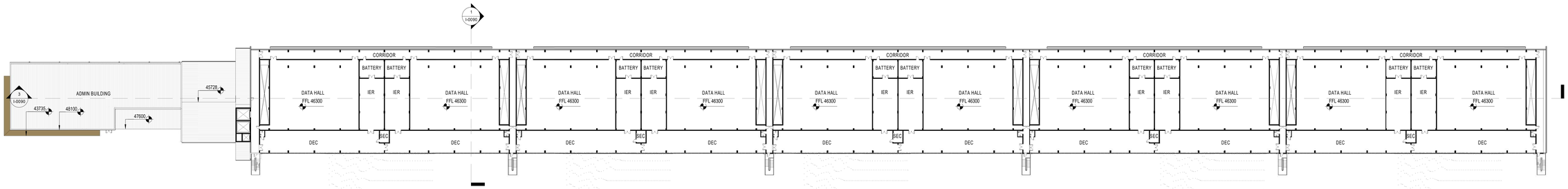
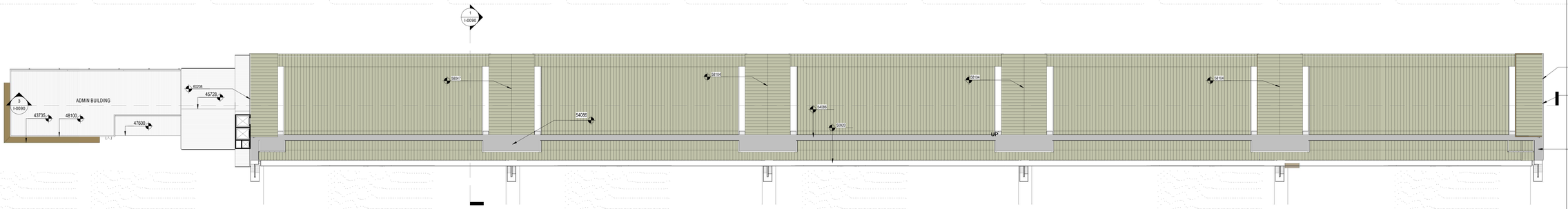


1 (SSDA) GA FLOOR PLAN - LEVEL 1 - SYD07
1 : 500



2 (SSDA) GA FLOOR PLAN - LEVEL 2 - SYD07
1 : 500



3 (SSDA) GA FLOOR PLAN - ROOF - SYD07
1 : 500

N

Approvals

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3	19/03/2021	SSDA ISSUE

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Client
PROPONENT

Project Title
59808
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
SYD07 PLANS

Scale at A0	1 : 500	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-G-1092

Scale bar
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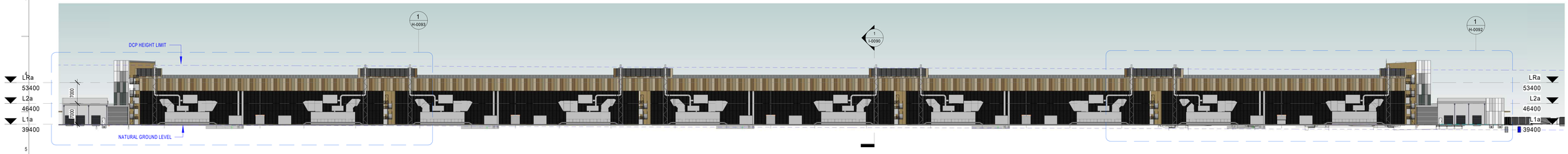
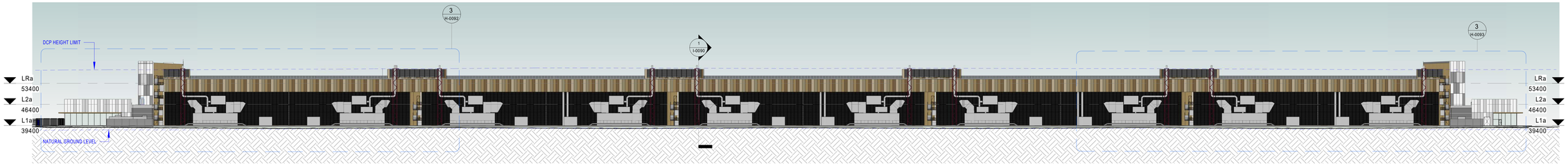
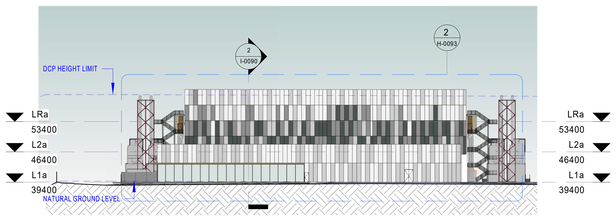


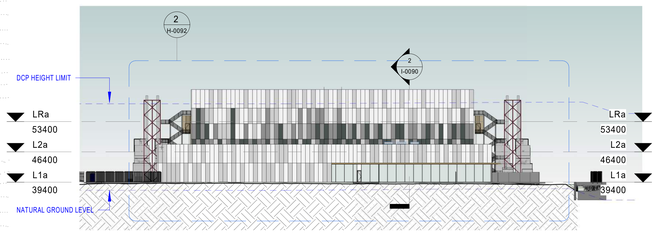
1 SYD05-06 NORTH ELEVATION
1 : 500



2 SYD05-06 SOUTH ELEVATION
1 : 500



3 SYD05-06 EAST ELEVATION
1 : 500



4 SYD05-06 WEST ELEVATION
1 : 500

Approvals

Customer | Date

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3	19/03/2021	SSDA ISSUE

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ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

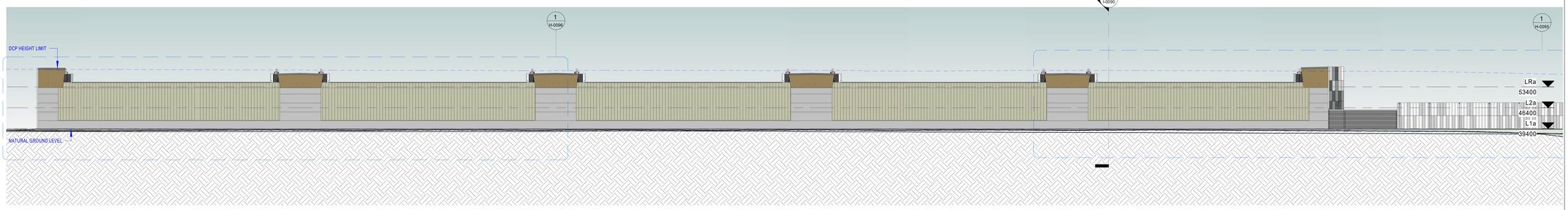
Key Plan

Drawing Title
ELEVATIONS - SYD05-06

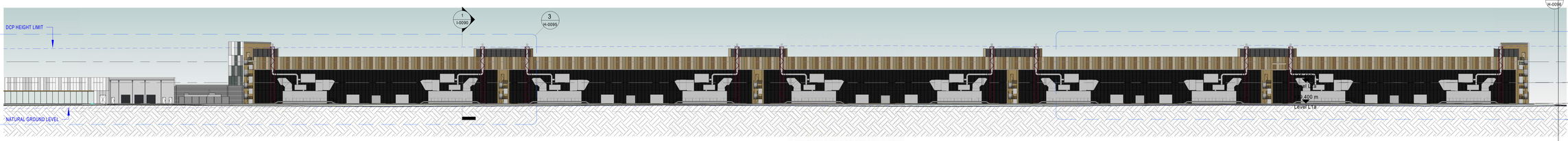
Scale at A0	1 : 500	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-H-0090

Scale bar
Sc. 1:500 0 5 10 15 25m



1 SYD07 NORTH ELEVATION
1 : 500



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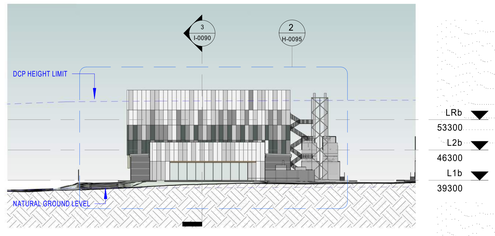
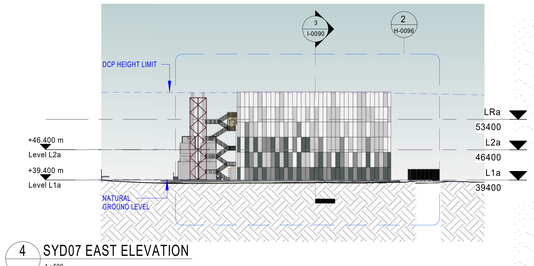
1 : 500



3 SYD07 WEST ELEVATION
1 : 500



4 SYD07 EAST ELEVATION
1 : 500

Approvals

Customer | Date

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Notes:

Issue	Date	Description
1	05/03/2021	DRAFT SSDA
2	15/03/2021	DRAFT SSDA - WIP
3	19/03/2021	SSDA ISSUE

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Client:
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
ELEVATIONS - SYD07

Scale at A0: 1 : 500	Drawn By: AH,JN,AG
Role: Architecture	Checked By: MP
Suitability: A3	Approved By: AO
Job No: 200036	Rev: 3

Sheet number
SYD05-06-07_A-H-0091

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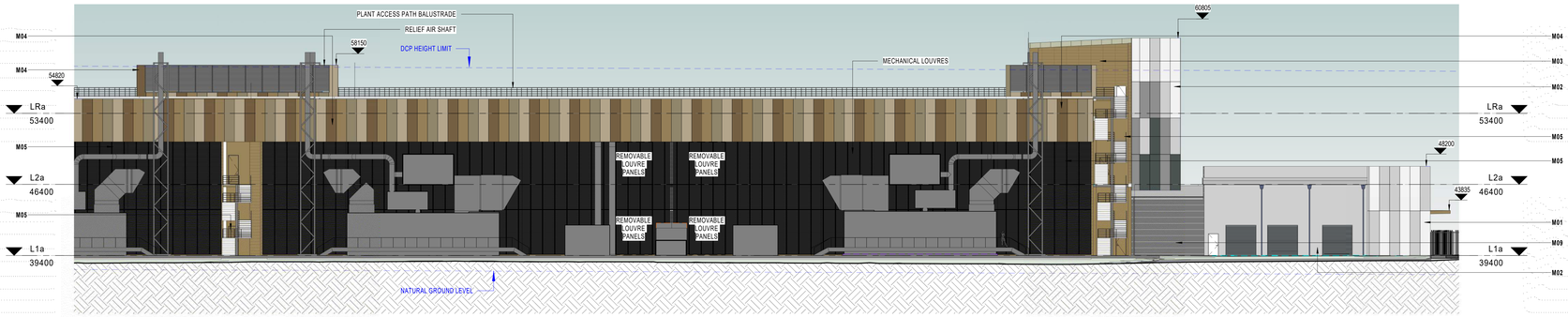
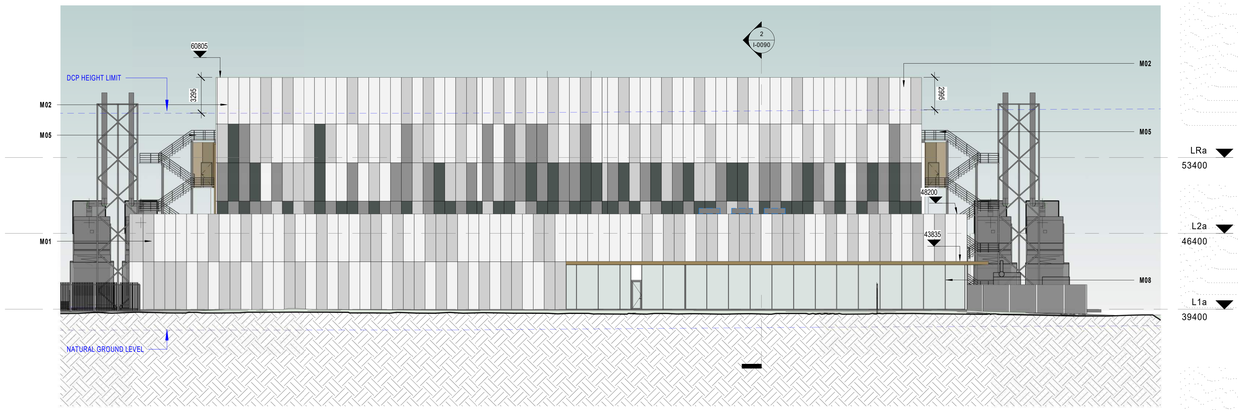


1 SYD05-06 ENLARGED ELEVATION 1
1 : 200



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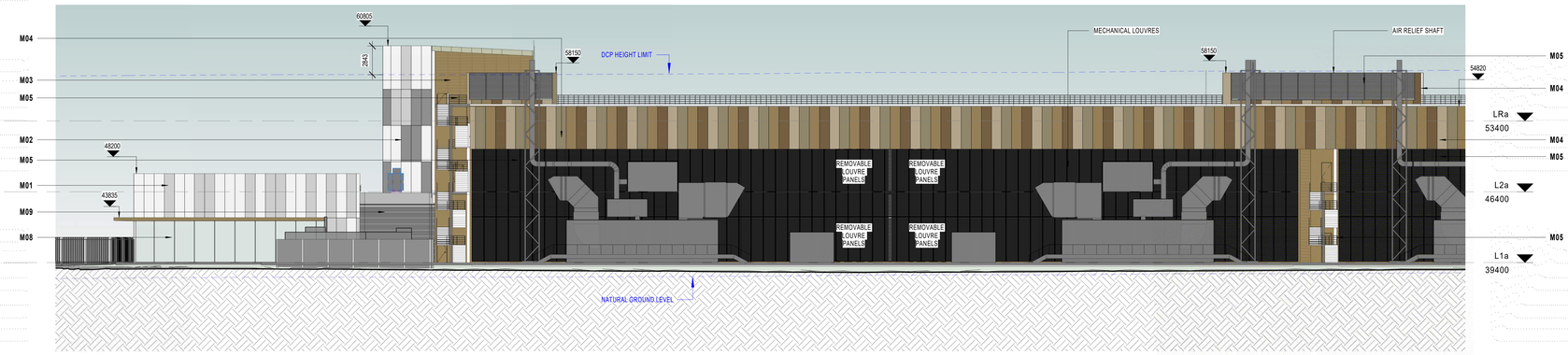
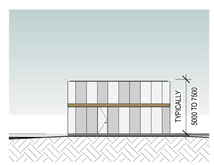
1 : 200



3 SYD05-06 ENLARGED ELEVATION 3
1 : 200



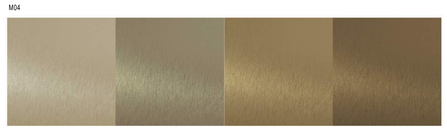
4 TYPICAL EXTERNAL PLANT/ FIRE CONTROL CENTRE ELEVATIONS
1 : 200

FINISHES LEGEND

M01 — WHITE/LIGHT GREY
ALUMINIUM POWDERCOAT CLADDING

M02 — WHITE; LIGHT GREY; DARK GREY; DARK GREEN
ALUMINIUM POWDERCOAT CLADDING - PIXELATED PATTERN AND PAINT FINISH TO MATCH

M03 — SATIN DARK BRONZE
ALUMINIUM ANODISED EXTRUDED HORIZONTAL BATTENS

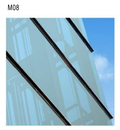


M04 — SATIN SANDSTONE; SATIN BEIGE; SATIN LIGHT BRONZE; SATIN BRONZE
ALUMINIUM ANODISED SHEET PANEL

M05 — BLACK POWDERCOAT LOUVRES
BLACK PAINTED HANDRAIL/BALUSTRADE

M06 — PATTERNED PRECAST CONCRETE

M07 — ROOF INSULATED PANEL



M08 — GLAZING

M09 — BLACK CUSTOM ORB CLADDING

Approvals

Customer | Date

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3	19/03/2021	SSDA ISSUE

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ISO 9001 CERTIFIED QUALITY SYSTEM

Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
ELEVATIONS - SYD05-06 - ENLARGED ELEVATIONS

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-H-0092

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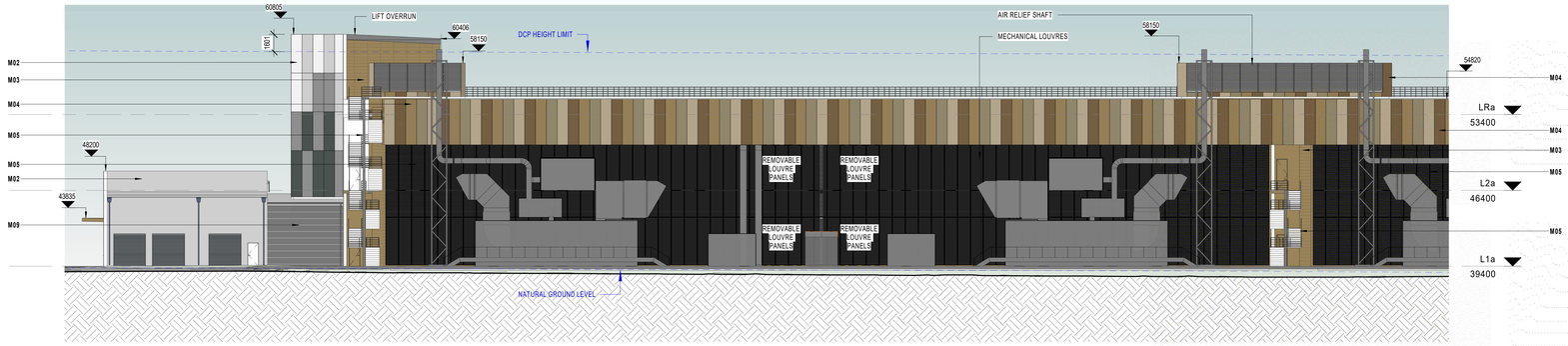
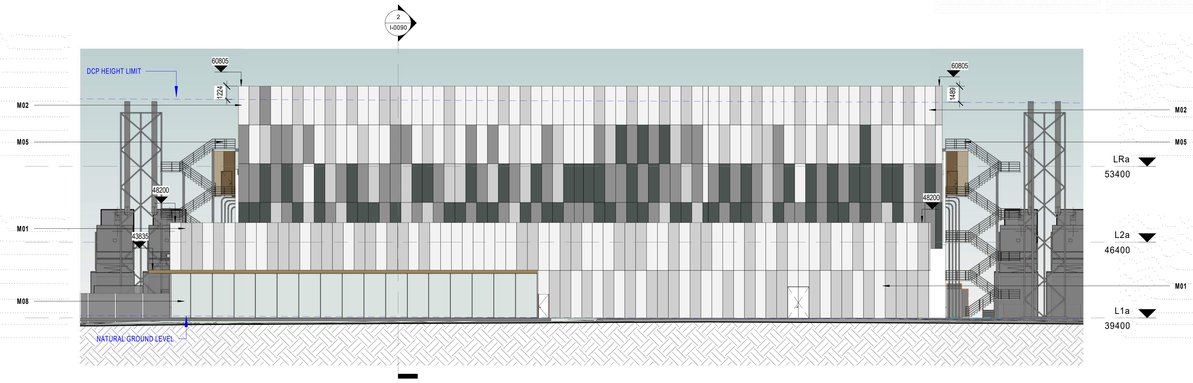
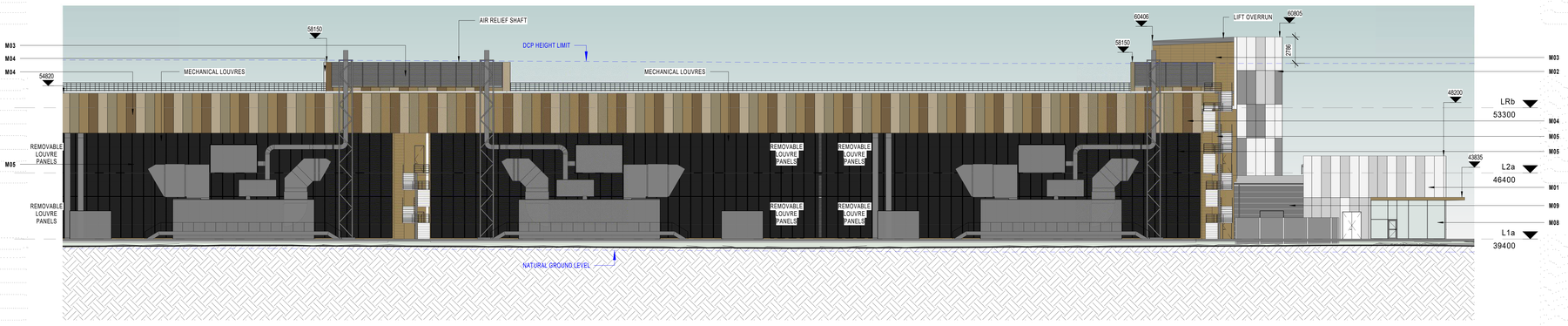


1 SYD05-06 ENLARGED ELEVATION 4
1 : 200



2 SYD05-06 ENLARGED ELEVATION 5
1 : 200



3 SYD05-06 ENLARGED ELEVATION 6
1 : 200

FINISHES LEGEND

M01
WHITE/LIGHT GREY
ALUMINIUM POWDERCOAT CLADDING

M02
WHITE
LIGHT GREY
DARK GREY
DARK GREEN
ALUMINIUM POWDERCOAT CLADDING - PIXELATED PATTERN AND PAINT FINISH TO MATCH

M03
SATIN DARK BRONZE
ALUMINIUM ANODISED EXTRUDED HORIZONTAL BATTENS

M04
SATIN SANDSTONE
SATIN BEIGE
SATIN LIGHT BRONZE
SATIN BRONZE
ALUMINIUM ANODISED SHEET PANEL

M05
BLACK POWDERCOAT LOUVRES
BLACK PAINTED HANDRAIL/BALUSTRADE

M06
PATTERNED PRECAST CONCRETE

M07
ROOF INSULATED PANEL

M08
GLAZING

M09
BLACK CUSTOM ORB CLADDING

Approvals

Customer | Date

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
ELEVATIONS - SYD05-06 - ENLARGED ELEVATIONS

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-H-0093

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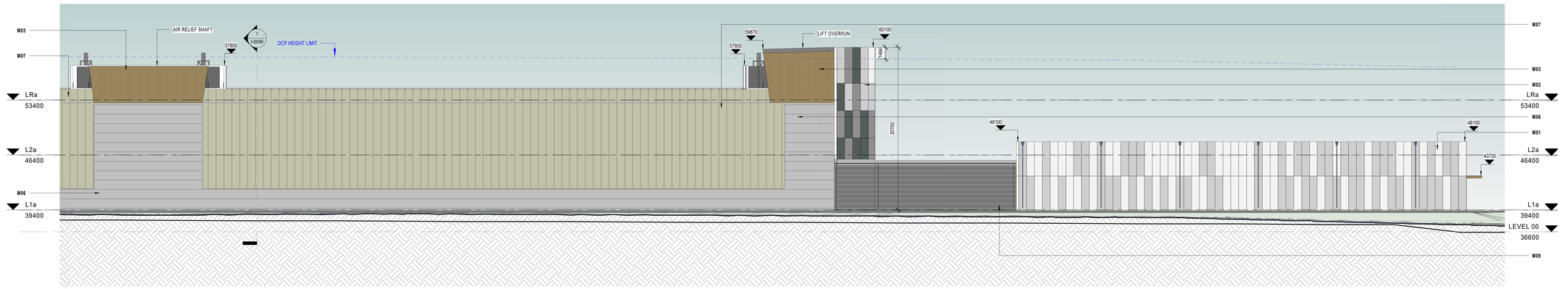
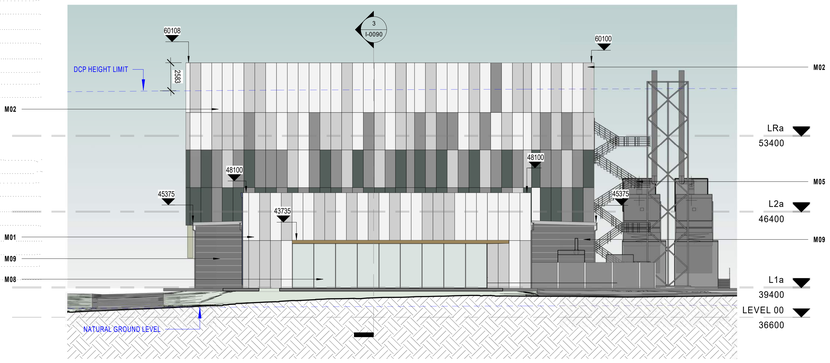


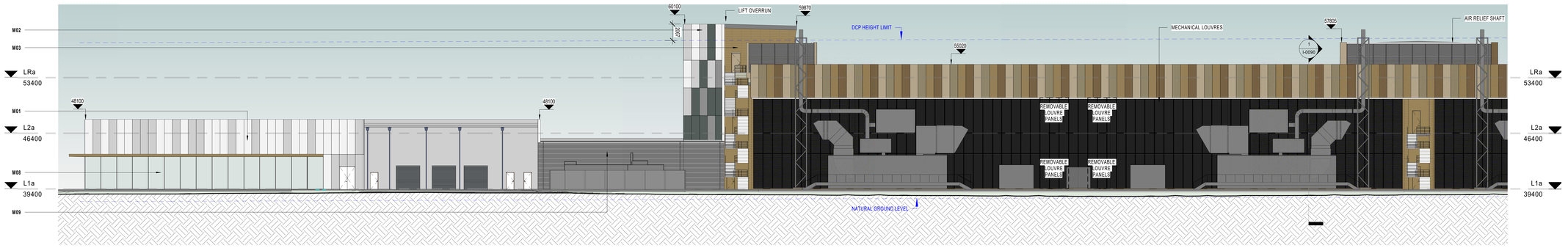
SYD07 ENLARGED ELEVATION 1

1 : 200



2 SYD07 ENLARGED ELEVATION 2

1 : 200



3 SYD07 ENLARGED ELEVATION 3

1 : 200

FINISHES LEGEND

M01

WHITE/LIGHT GREY

ALUMINIUM POWDERCOAT CLADDING

M02

WHITE | LIGHT GREY | DARK GREY | DARK GREEN

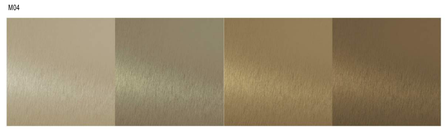
ALUMINIUM POWDERCOAT CLADDING - PIXELATED PATTERN AND PAINT FINISH TO MATCH

M03

SATIN DARK BRONZE

ALUMINIUM ANODISED EXTRUDED HORIZONTAL BATTENS

M04



SATIN SANDSTONE | SATIN BEIGE | SATIN LIGHT BRONZE | SATIN BRONZE

ALUMINIUM ANODISED SHEET PANEL

M05

BLACK POWDERCOAT LOUVRES
BLACK PAINTED HANDRAIL/BALUSTRADE

M06

PATTERNED PRECAST CONCRETE

M07

ROOF INSULATED PANEL

M08

GLAZING

M09

BLACK CUSTOM ORB CLADDING

Approvals

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PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
ELEVATIONS - SYD07 - ENLARGED ELEVATIONS

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-H-0095

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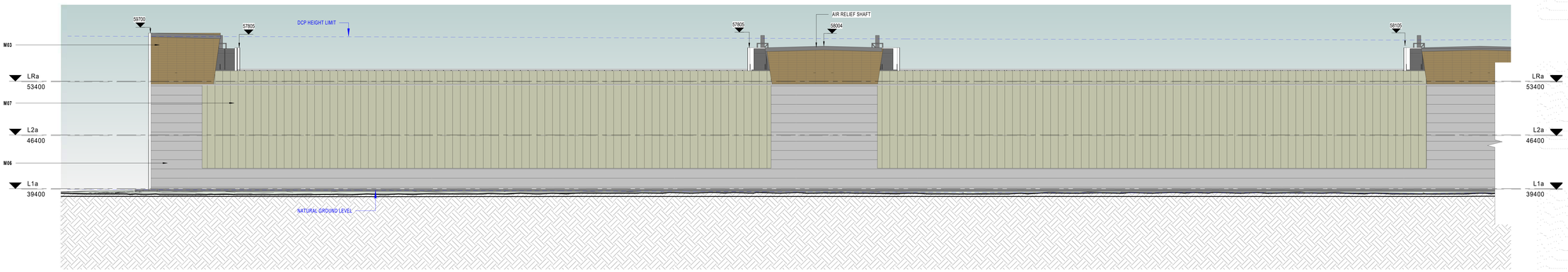
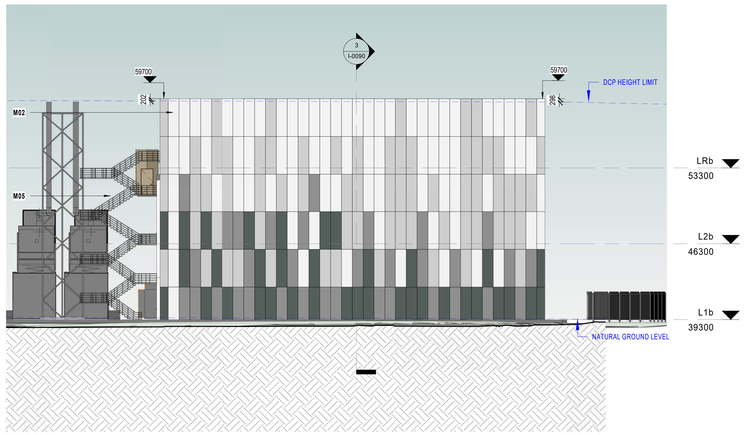
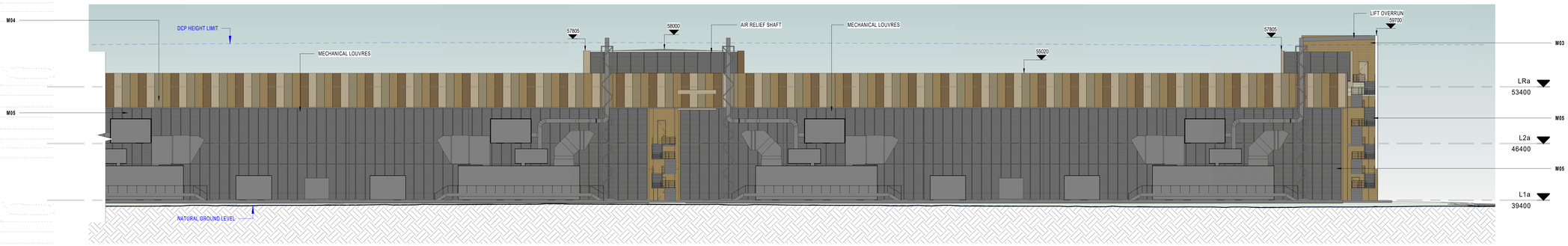


1 SYD07 ENLARGED ELEVATION 4
1 : 200



2 SYD07 ENLARGED ELEVATION 5
1 : 200



3 SYD07 ENLARGED ELEVATION 6
1 : 200

FINISHES LEGEND

M01
WHITE/LIGHT GREY
ALUMINIUM POWDERCOAT CLADDING

M02
WHITE | LIGHT GREY | DARK GREY | DARK GREEN
ALUMINIUM POWDERCOAT CLADDING - PIXELATED PATTERN AND PAINT FINISH TO MATCH

M03
SATIN DARK BRONZE
ALUMINIUM ANODISED EXTRUDED HORIZONTAL BATTENS

M04
SATIN SANDSTONE | SATIN BEIGE | SATIN LIGHT BRONZE | SATIN BRONZE
ALUMINIUM ANODISED SHEET PANEL

M05
BLACK POWDERCOAT LOUVRES
BLACK PAINTED HANDRAIL/BALUSTRADE

M06
PATTERNED PRECAST CONCRETE

M07
ROOF INSULATED PANEL

M08
GLAZING

M09
BLACK CUSTOM ORB CLADDING

Approvals

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Drawing Title
ELEVATIONS - SYD07 - ENLARGED ELEVATIONS

Scale at A0	As indicated	Drawn By	AH,JN,AG
Role	Architecture	Checked By	MP
Suitability	A3	Approved By	AO
Job No	200036	Rev	3

Sheet number
SYD05-06-07_A-H-0096

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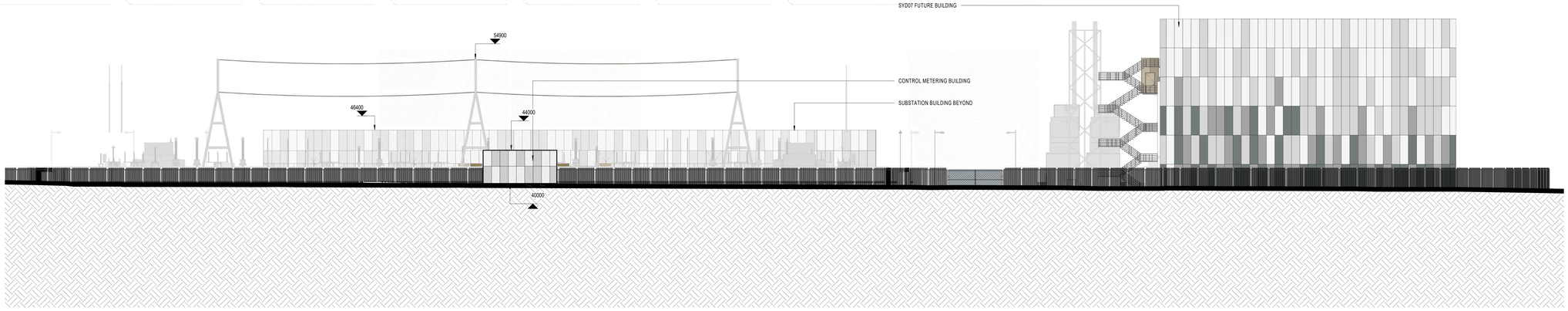

1 SUBSTATION - EAST ELEVATION
1 : 200

2 SUBSTATION - SOUTH ELEVATION
1 : 200

Approvals

Customer | Date

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

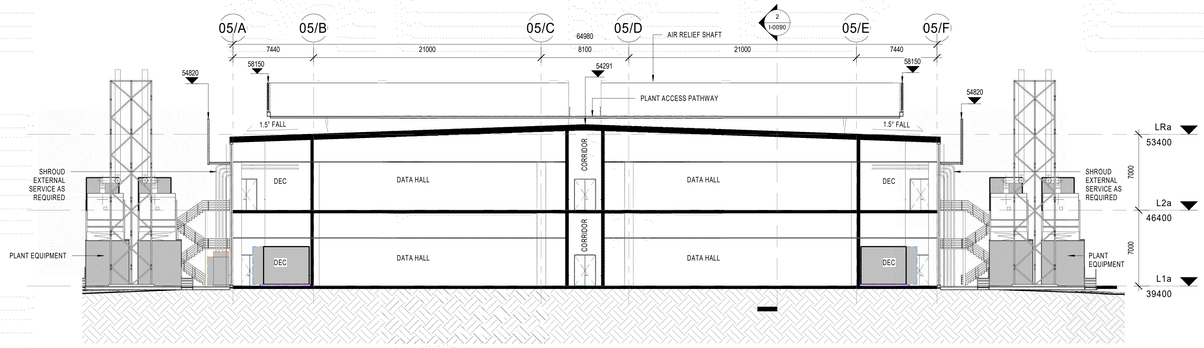
Key Plan

Drawing Title
SUBSTATION ELEVATIONS

Scale at A0: 1 : 200	Drawn By: AH
Role: Architecture	Checked By: AO/MP
Suitability: A3	Approved By: AO
Job No: 200036	Rev: 1

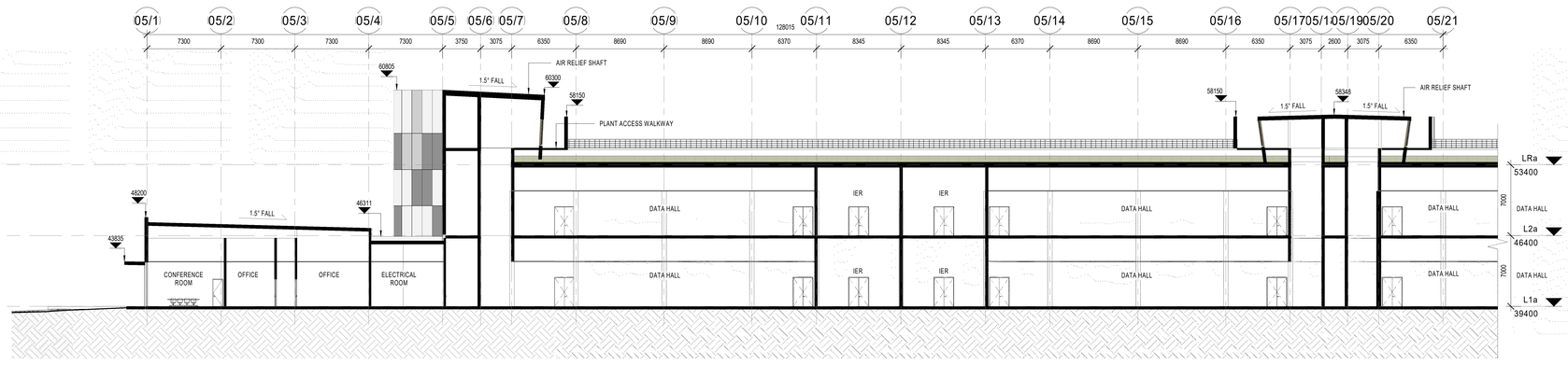
Sheet number
SYD05-06-07_A-H-0097

Scale bar
Sc. 1:200 0 1 2 3 5 10m



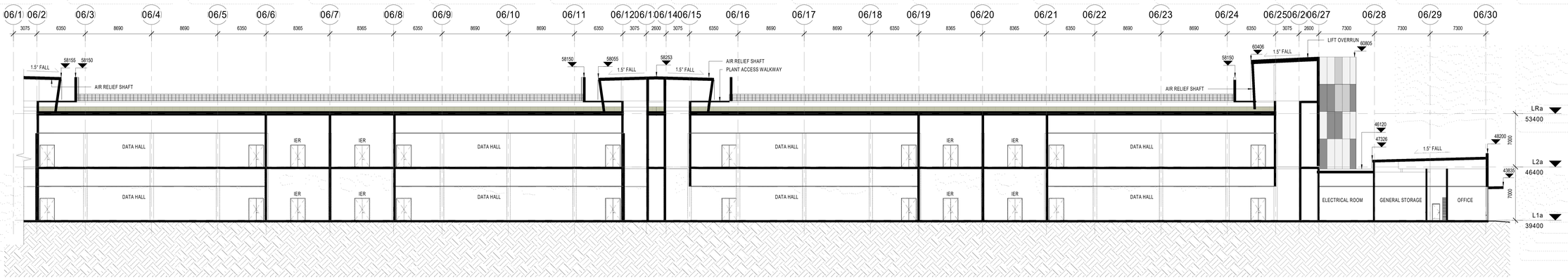
1 SYD05-06 ENLARGED SECTION 1

1 : 200



2 SYD05-06 ENLARGED SECTION 2

1 : 200



4 SYD05-06 ENLARGED SECTION 4

1 : 200

Approvals

Customer | Date

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G. All services crossing the movement joints shall be installed to accommodate the movements as defined in the Structural Engineers Contract documentation.
H. The Contractor will produce fully coordinated installation drawings prior to installation for approval.
I. The Contractor will produce as built drawings prior to handover for approval.

Notes:

Issue	Date	Description
1	05/03/2021	DRAFT SSDA
2	15/03/2021	DRAFT SSDA - WIP
3	19/03/2021	SSDA ISSUE

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GREENBOX ARCHITECTURE PTY LTD
ABN: 79 139 779 098
ISO 9001 CERTIFIED QUALITY SYSTEM

Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

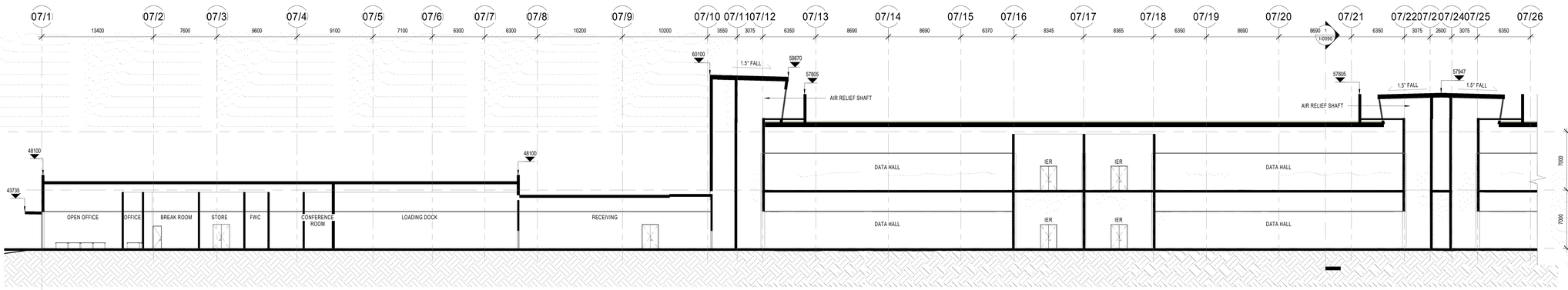
Key Plan

Drawing Title
SECTIONS - SYD05-06 - ENLARGED

Scale at A0: 1 : 200	Drawn By: AH_JN_AG
Role: Architecture	Checked By: MP
Suitability: A3	Approved By: AO
Job No: 200036	Rev: 3

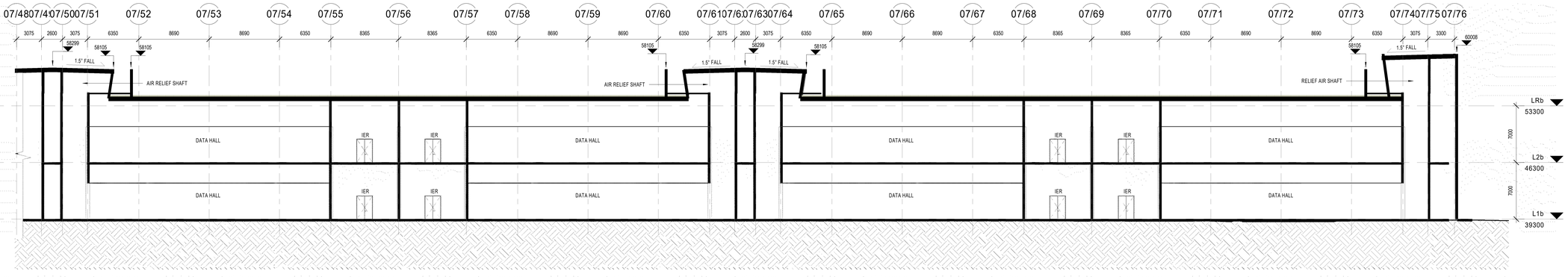
Sheet number
SYD05-06-07_A-I-0091

Scale bar
Sc. 1:100 0 1 2 3 5m



1 SYD07 ENLARGED SECTION 1
1 : 200

2 SYD07 ENLARGED SECTION 2
1 : 200



4 SYD07 ENLARGED SECTION 4
1 : 200

Approvals

Customer | Date

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

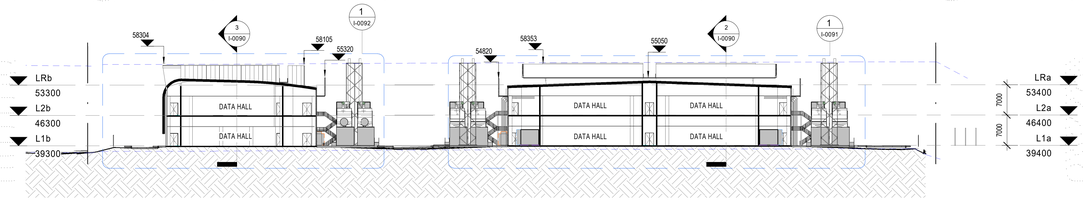
Key Plan

Drawing Title
SECTIONS - SYD07 - ENLARGED

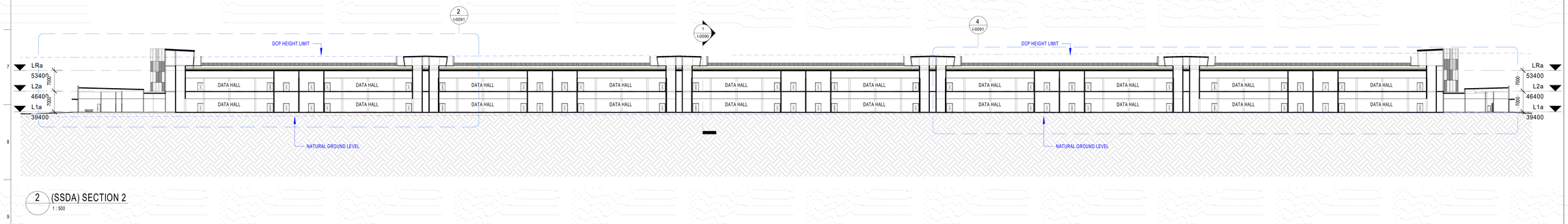
Scale at A0 1 : 200	Drawn By AH,JN,AG
Role Architecture	Checked By MP
Suitability A3	Approved By AO
Job No 200036	Rev 3

Sheet number
SYD05-06-07_A-I-0092

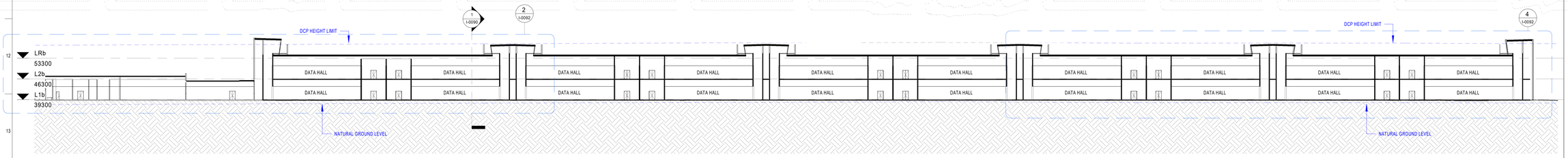
Scale bar
Sc. 1:100 0 1 2 3 5m



1 (SSDA) SECTION 1
1 : 500



2 (SSDA) SECTION 2
1 : 500



3 (SSDA) SECTION 3
1 : 500

Approvals

Customer | Date

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Client
PROPONENT

Project Title
SYD05-06-07
KEMPS CREEK

Key Plan

Drawing Title
SECTIONS

Scale at A0: 1 : 500	Drawn By: AH,JN,AG
Role: Architecture	Checked By: MP
Suitability: A3	Approved By: AO
Job No: 200036	Rev: 3

Sheet number: SYD05-06-07_A-I-0090

Scale bar: Sc. 1:500 0 5 10 15 25m