



BLACKTOWN DEVELOPMENT CONTROL PLAN - EASTERN CREEK PRECINCT PLAN STAGE 3

Pursuant to Clause 19 of *State Environmental Planning Policy (Western Sydney Employment Area) 2009*, *Blacktown Development Control Plan - Eastern Creek Precinct Plan Stage 3* applies to the subject site. The assessment of the controls is detailed in table below.

Table 1- BDCP Compliance

CONTROL	OBJECTIVE/PROVISION	PROPOSAL	COMPLIES
3- Economic Development and Employment	Establish a high quality industrial Precinct that provides diversity in employment opportunities and economic development to benefit Blacktown and Central Western Sydney.	It is anticipated that the proposed Data Centre will deliver significant social and economic benefits associated with the delivery of serviced industrial land within proximity to the growing residential population, and creation of additional job opportunities.	Yes
4- General Services	The general services plan for Stage 3 of the Eastern Creek Precinct is concerned with the provision of water, sewerage, electricity, gas and telecommunications infrastructure.	The roads, estate stormwater infrastructure works, utilities and services, including water, sewer, electricity, gas and telecoms have been established and completed for the site.	N/A
5- Stormwater Management	<p>The Precinct is part of the South and Eastern Creek catchments, which in turn are part of the Hawkesbury-Nepean catchment.</p> <p>Development Applications must be accompanied by a site specific Stormwater Management Plan</p>	<p>Blacktown Council has a regional detention and bio-retention basin immediately adjacent to the eastern boundary of the site, which provides stormwater detention and stormwater quality improvement for the full development of the catchment. Therefore, site specific stormwater quality treatment is not required for this site.</p> <p>The proposed stormwater management system for the development includes:</p> <ul style="list-style-type: none"> A pit and pipe network to collect minor storm runoff from areas; 	Yes



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		<ul style="list-style-type: none"> Overland flow paths to carry major storms through the site. <p>The development will connect to the existing site drainage system and the two existing gross pollutant traps.</p> <p>Soil & Water Management Plan is attached at Appendix S. Stormwater Management Plan is included within the Civil Plan attached at Appendix U.</p>	
6- Extraction and Rehabilitation	This provision related to the orderly and coordinated extraction and rehabilitation of natural resources.	This provision does not apply to the proposed works.	N/A
7- Environmental Management	<p>Water conservation:</p> <p>Development Applications are required to submit a Site Water Management Plan that investigates, and where feasible, provides for the integrated management and use of water.</p> <p>Energy Efficiency:</p> <p>Prioritise appropriate use of energy efficient materials during construction. Development should be planned to achieve maximum energy efficiency in building design.</p>	<p>Water Conservation:</p> <p>As required by Blacktown City Council, a rainwater harvest and reuse strategy has been provided for the development. Council generally requires rainwater reuse to replace a minimum of 80% of potable water demand for industrial areas.</p> <p>80% reduction in potable water usage can be achieved by harvesting rainwater from 2,500m² of each building roof (4 buildings, including building E3) and providing a minimum storage of 700kl for the harvested rainwater.</p> <p>Energy Efficiency:</p>	Yes

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	<p>Noise and Vibration:</p> <p>Development Applications should provide an assessment, and identify necessary mitigation measures, to minimise the potential environmental impacts from noise and vibration generated by the proposed development.</p>	<p>The Sustainability Framework outlined in the Ecologically Sustainable Development Report can be incorporated during design, construction and ongoing operation of the proposal.</p> <p>Noise and Vibration:</p> <p>Noise and Vibration impact is assessed in Section 6.2 of the EIS and is discussed in detail in the Noise and Vibration Assessment Report attached at Appendix N. Mitigation measures are proposed to minimise noise impact.</p>	
8- Biodiversity	<p>Consideration must be given to the existing natural environment, including any remnant vegetation, and, where appropriate, guidelines must be prepared for any communities of flora and fauna so that ecosystem diversity is maintained.</p> <p>Retention of significant trees should be considered.</p>	<p>Given the previous site history, the site has been extensively modified and disturbed. Most of the original vegetation has already been cleared, except for a small isolated pocket of Forest Red Gum in the north-west corner of the site, which are proposed to be cleared.</p> <p>Credit calculations do not return any offset requirement, therefore removal of the patch of Forest Red Gum does not constitute a significant impact.</p> <p>The Arboricultural Impact Assessment and Tree Protection Specification Report attached at Appendix X undertook a Visual Tree Assessment¹ (VTA) to determine and assessed the impact of tree removal and proposed works on the existing trees onsite.</p>	Yes



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		<p>The proposed landscape plan has incorporated the tree replanting recommendations in the arborist report, and proposed trees are Angophora floribunda trees to represent the endemic species advised in the arborist report.</p> <p>To mitigate the impact of construction on the retained trees, establishment of fenced Tree Protection Zone (TPZ) areas is required. Tree protection fencing will be established during construction as shown on the Site Plan attached at Appendix 2 of the Arboricultural Impact Assessment and Tree Protection Specification Report.</p>	
9- Heritage	<p>The guiding principles of SEPP 59 require the conservation of items of heritage significance identified in SEPP 59 or any other environmental planning instruments or subject to an order under the Heritage Act 1977.</p> <p>Applications for development of an allotment of land containing an identified conservation area shall demonstrate that satisfactory arrangements have been made for the ongoing protection, enhancement, and management of indigenous heritage values on that land.</p>	<p>Given the historical use, the site has been extensively modified and disturbed by prior agricultural and quarrying activities. The Aboriginal Cultural Heritage Assessment concluded that zero Aboriginal heritage sites will be harmed by the proposed development. No further archaeological assessment is warranted for the study area.</p>	Yes



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10-Traffic and Transport	<p>Car Parking Requirements – Industrial:</p> <p>Buildings 7,500sqm or less – 1 space per 100sqm GFA.</p> <p>Building greater than 7,500sqm GFA – 1 space per 200sqm</p>	<p>The Transport Assessment at Appendix X assessed the access, traffic and parking characteristics of the proposed development.</p> <p>Off street parking is assessed in accordance to RMS Guide and parking survey of other similar sized data centres in Sydney. Given that the data centre does not require extensive staffing, the proposed number of car parking is adequate and is consistent with other approved data centres.</p>	Yes
11- Urban Design	<p>Site analysis:</p> <p>A site analysis based on a survey drawing produced by a suitably qualified person must be submitted with all Development Applications.</p>	A site analysis plan is included at Appendix E.	Yes
	<p>Subdivision</p> <p>Subdivision design outcomes are critical to the realisation of the image and appearance of the Precinct.</p>	No subdivision is proposed.	N/A
	<p>Siting and Setbacks</p> <p>No building or hardstand area (concrete or bitumen pavement) shall be erected on any</p>	<p>The proposed internal road is located 7.5m from the primary property boundary.</p> <p>The security booth is setback 7.5m from Roberts Road.</p>	Yes

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	<p>land within 7.5m of the primary front property boundary of any other road;</p> <p>All setback areas should be landscaped in accordance with the Landscape Controls outlined in this Plan, and maintained as open space.</p> <p>Pedestrian access should be provided to all landscaped setback areas for maintenance.</p> <p>The landscaped setback areas should be designed to contribute to the creation of attractive views from the public domain.</p>	<p>The generator closures are setback 16m from Roberts Road.</p> <p>The data hall buildings are setback 43m from Roberts Road, 24.8m from Capicure Drive, and approximately 34m from the southern boundary.</p> <p>The setback areas are landscaped in accordance with the landscape controls.</p> <p>Pedestrian access is provided to all landscaped setback areas for maintenance.</p> <p>The landscaped setback areas contribute to the public area and reduce the perceived scale of the development.</p>	
	<p>Building Heights and Design</p> <p>Council encourages high aesthetic standards for building design.</p> <p>Applicants must give consideration to the following:</p> <ul style="list-style-type: none"> integration of building design with landscape elements; 	<p>Building heights proposed for the Data Centre have been established in consideration of the needs of current and emerging industrial/warehousing development typologies and the potential visual impacts.</p> <p>A maximum building height of 22.6m is established for the data halls.</p> <p>Detailed analysis of the proposed built form in the context of existing topography and potential for impact on surrounding development</p>	Yes

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	<ul style="list-style-type: none"> the impact of building heights on district views; building orientation and siting to optimise the use of natural elements, including topography, wind and sunlight, and maximise aspect and views; the articulation of building facades to provide visual relief from the public domain. building design to incorporate a hierarchy of spaces so as to assist in the legibility of the building and give significance to areas of importance; amenity of any adjoining conservation areas, and open space areas; roof design to ensure visual interest and compatibility with the overall building design. 	<p>has been undertaken as part of the Visual Impact Assessment (VIA) attached in Appendix G.</p> <p>The Visual Impact Assessment concluded that the proposed buildings are consistent with the type of structure in the area. Given that the proposed works are consistent with the local character and built form, the proposal will have minimal impact on the site sensitivity and much of the site will not be visible from public areas. The visual quality for the proposal has been assessed as LOW and will have a very low accumulative visual impact on the surrounding area and have a limited viewing potential when assessed from potential public viewing locations.</p> <p>The proposed street trees and the 3m wide landscaping setback along the street frontages will assist in the beautification of the streetscape and will provide visual screening to the existing palisade fence and the proposed security wall. Therefore, the proposed street frontage landscape design will be an effective visual mitigation solution.</p>	

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	<ul style="list-style-type: none"> the location of above ground water tanks to ensure that they are not visible from the public domain. 		
	<p>External Building Materials and Colour</p> <p>Applicants are required to submit a panel of external finishes and detail of coloured elevations when lodging a Development Application.</p> <p>External finishes should be constructed of durable, high-quality and low maintenance materials.</p>	<p>An external material and finishes schedule is included in the architectural package attached at Appendix E.</p> <p>The data halls are simple in form and have a consistency of materials, panels and colours to provide visual cohesion throughout the site. The data halls will be constructed with grey precast concrete walls in varies shades and feature panels as specified in the external finishes schedule.</p> <p>The material selected for the proposed data centre correspond with the existing data centre, and are durable, high-quality and low maintenance materials.</p>	Yes
	<p>Ancillary Buildings, Storage and Service Areas</p> <p>Council encourages the provision of storage areas within the confines of the primary industrial building.</p> <p>Ancillary buildings and storage sheds are to be located behind the setback lines and be</p>	<p>The proposed storage room is located towards the rear of the site.</p> <p>The proposed generator enclosures are located behind the landscape setback lines and landscaping.</p> <p>The security booth is setback 7.5m from Roberts Road. The generator closures are setback 16m from Roberts Road.</p>	Yes

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	<p>consistent with the design of the main building to provide cohesion to the development appearance.</p> <p>Details of any proposed ancillary buildings, open storage and services areas must be submitted with all Development Applications.</p>	The details of the ancillary and storage buildings are shown within the architectural package attached at Appendix E.	
	<p>Cut and Fill</p> <p>Buildings should be designed to minimise the amount of cut and fill.</p> <p>Retaining wall elements must be no greater than 3m in height. All retaining walls must be screened by vegetation.</p> <p>Appropriate soil erosion and siltation measures are to be implemented on site.</p>	<p>Care will be taken to minimise site disturbance and limit unnecessary excavation.</p> <p>Retaining wall is proposed along the western boundary of the site and is less than 3m high. The retaining wall and site fence is screened by boundary landscaping.</p> <p>Appropriate sediment and erosion control measures have been included in the Civil Package (attached at Appendix U) to ensure downstream receiving waters are not adversely impacted by construction activities. These measures have been designed in accordance with relevant State and local requirements and will be implemented during construction.</p>	Yes
	<p>Fencing</p> <p>Front fencing for safety and security it should be setback a minimum of 1 metre from the</p>	The front fencing is setback 3m from the front boundary and landscape zone is provided between the fence and the street boundary.	Yes



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	front boundary with landscaping placed between the fence and the street boundary.		
	Signage and Lighting	No signage is proposed within the scope of this EIS.	N/A
	Private Open Space Each development shall be provided with at least 1 private open space area for the use and enjoyment of all employees of that development.	A plaza area with landscaping features and benches are incorporated within the site to provide private open space for the enjoyment of the employees.	Yes
	Safety and Security Enhancement of natural surveillance Illuminating entrances, public spaces and footways. Access control- securable site entrances	The site is bounded by security fence along the street frontages. Appropriate lighting at entrances, walkways and carpark will be incorporated in the detailed design. A security booth is proposed at the driveway entrance of Roberts Road to ensure site access security.	Yes
12-Community Services	Community Service Buildings	Community services building is not proposed.	N/A

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13- Open Space	Open Space	Open space is not proposed.	N/A
14- Landscaping	<p>Landscape issues, objectives, and requirements are to be incorporated into early site infrastructure and individual allotment design to maximise the quality and effectiveness of landscape outcomes.</p> <p>A landscape plan is to be prepared and submitted with development applications for each allotment.</p> <p>Plant species should respond primarily to the Cumberland Plain Woodland.</p> <p>The streetscape is to be designed to include all elements such as street trees; frontage planting zone</p> <p>Car Parking- Allotment car parking areas are to be effectively landscaped to reduce visual impact from public domain and reduce heat generation.</p>	<p>The Landscape Plan (refer to Appendix F) includes the provision of street trees, landscape setback, shaded trees surrounding the car park, and other landscape features throughout the site.</p> <p>The selected tree species represent endemic species.</p>	Yes