



Mr Edward Truong
Design Manager
Hindmarsh Construction Australia Pty Ltd
Level 27, 100 Miller Street
NORTH SYDNEY NSW 2000

Attention: Mr Murray Donaldson and Ms Anna Wang, Urbis

02/07/2019

Dear Mr Truong

**Roberts Road Data Centre (SSD-10330)
Planning Secretary's Environmental Assessment Requirements**

Please find attached the Planning Secretary's Environmental Assessment Requirements (SEARs) for the proposed Roberts Road Data Centre at 17 Roberts Road, Eastern Creek in the Blacktown local government area (LGA).

The SEARs have been prepared in consultation with the relevant government agencies (see **Attachment 2**) and are based on the information you have provided to date. Please note that the Planning Secretary may alter these SEARs at any time.

If you do not submit a Development Application (DA) and EIS within two years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to confirm the:

- applicable fee (see Division 1AA, Part 15 of the Regulation)
- consultation and public exhibition arrangements, including copies and format requirements of the EIS.

Your proposal may require separate approval under the provisions of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, please advise the Department accordingly, as the Commonwealth

assessment process may be integrated into the New South Wales assessment process, and supplementary SEARs may need to be issued.

If you have any enquiries about the requirements for SSD-10330, please contact Patrick Copas on (02) 9274 6273 or via email at patrick.copas@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Ritchie', with a stylized flourish at the end.

Chris Ritchie
Director
Industry Assessments
as delegate of the Planning Secretary

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-10330
Project Name	Roberts Road Data Centre
Development	Construction and operation of a data centre, comprising: <ul style="list-style-type: none"> • four data storage buildings (approximately 42,170 m²) • two office/administration buildings • site-wide earthworks and tree removal • associated infrastructure, car parking, loading areas and landscaping.
Location	17 Roberts Road, Eastern Creek (Lot 2 in DP 1159804), in the Blacktown local government area
Applicant	Hindmarsh Construction Australia Pty Ltd
Date of Issue	02/07/2019
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> – an accurate history of the site, including the relationship between the proposed development and MP 10_0142 – the need for the proposed development – justification for the proposed development – likely staging of the development – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site, including the adjacent Warragamba Pipelines' corridor – plans of any proposed building works – infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained. • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment • a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • high quality files of maps and figures of the subject site and proposal

	<ul style="list-style-type: none"> • a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> – a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV – an estimate of jobs that will be created during the construction and operational phases of the proposed development – certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts. The EIS must address the following specific matters:</p> <ol style="list-style-type: none"> 1. Statutory and strategic context – including: <ul style="list-style-type: none"> – detailed justification for the proposal and the suitability of the site – detailed justification the proposed land use is permissible with consent – details of any proposed consolidation or subdivision of land – a detailed description of the history of the site, including the relationship between the proposed development and MP 10_0142 – demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Western Sydney Employment Area) 2009 ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ Greater Sydney Region Plan: A Metropolis of Three Cities ○ Our Greater Sydney 2056: Central City District Plan ○ Future Transport Strategy 2056. 2. Community and stakeholder engagement – including: <ul style="list-style-type: none"> – a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of consultation, including a justification for this approach – a report on the results of the implementation of the strategy including issues raised by the community and surrounding land owners and occupiers that may be impacted by the proposal – details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 3. Noise and vibration– including: <ul style="list-style-type: none"> – a quantitative noise and vibration impact assessment undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines and including an assessment of nearby sensitive receivers – cumulative impacts of other developments – details of proposed mitigation, management and monitoring measures. 4. Urban design and visual – including: <ul style="list-style-type: none"> – a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> ○ nearby public and private receivers

- significant vantage points in the broader public domain
- consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
- detailed plans showing suitable landscaping which incorporates endemic species.

5. Infrastructure requirements – including:

- a detailed written and/or graphical description of infrastructure required on the site, including any upgrades to the existing electricity substation
- identification of any infrastructure upgrades required off-site to facilitate the development, and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained
- an infrastructure delivery and staging plan, including a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to the commencement of construction
- an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site, including the adjacent Warragamba Pipelines' corridor, and a description of how any potential impacts would be avoided and minimised.

6. Traffic and access – including:

- details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access routes
- an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar modelling
- details of the largest vehicle anticipated to access and move within the site, including swept path analysis
- details and plans of the internal road network, loading dock servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
- details of road upgrades, new roads or access points required for the development, if necessary.

7. Soils and water – including:

- an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
- a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements
- a description of the surface, stormwater and wastewater management systems, including on site detention, and measures to treat or reuse water
- characterisation of the nature and extent of any contamination on the site and surrounding area
- description of the measures to minimise water use
- description of the proposed erosion and sediment controls during construction.

8. Waste – including:

- details of the quantities and classification of all waste streams to be generated on site during the development
- details of waste storage, handling and disposal during the development
- details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.

9. Air quality – including:

- an assessment of the air quality impacts (including dust and odour) during the development, in accordance with the relevant Environment Protection Authority guidelines
- details of proposed mitigation, management and monitoring measures.

	<p>10. Ecologically sustainable development – including:</p> <ul style="list-style-type: none"> – a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development – consideration of the use of green walls, green roofs and/or cool roofs in the design of the data centre – a description of the measures to be implemented to minimise consumption of resources, especially energy and water. <p>11. Greenhouse gas and energy efficiency – including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal's greenhouse gas emissions.</p> <p>12. Aboriginal cultural heritage – including:</p> <ul style="list-style-type: none"> – identify and describe the Aboriginal cultural heritage values that exist across the development and document in an Aboriginal Cultural Heritage Assessment Report (ACHAR) – consultation with Aboriginal people must be undertaken and documented in ACHAR – a description of the impacts on Aboriginal cultural heritage values. <p>13. Biodiversity – including an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.</p> <p>14. Planning agreement/development contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Blacktown City Council • Endeavour Energy • Fire and Rescue NSW • Jemena • Office of Environment and Heritage • Roads and Maritime Services • Sydney Water • Transport for NSW • WaterNSW • surrounding local landowners and stakeholders • any other public transport, utilities or community service providers. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a Development Application and EIS for the development within two (2) years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (sqm) and north point
 - the existing levels of the land in relation to buildings and roads
 - location and height of existing structures on the site
 - location and height of adjacent buildings and private open space
 - all levels to be to Australian Height Datum (AHD).
2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
 - significant local features such as heritage items
 - the location and uses of existing buildings, shopping and employment areas
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of all proposed buildings
 - detailed plans of proposed access driveways, internal roads, carparking and services infrastructure.
4. Schedule of materials, colours and finishes.

Documents to be Submitted

Documents to submit include:

- one (1) hard copy and one (1) electronic copy of all the documents and plans for review prior to exhibition
- other copies as determined by the Department once the development application is lodged.

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Soils and Water	
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
<i>Contamination</i>	State Environmental Planning Policy No. 55 – Remediation of Land
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)	
Biodiversity	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (OEH, 2017)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
Heritage	
	Heritage Act 1977
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Noise and Vibration	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Policy for Industry (EPA, 2017)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
Air Quality	
<i>Air Quality</i>	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
<i>Greenhouse Gas</i>	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
Bushfire	
	Planning for Bushfire Protection (RFS, 2006)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA, 2014)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Social	
	Social Impact Assessment Guideline (DPE, 2017)

ATTACHMENT 2
Government Authority Responses to Request for Key Issues