

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-13475973
Project Name	Mowbray Road Data Centre
Proposed Development	<p>Construction and operation of a data centre, comprising:</p> <ul style="list-style-type: none"> · a six-storey building · ancillary office space and staff amenities · a back-up power system, including lithium-ion batteries · associated infrastructure, car parking, loading areas and landscaping
Location	706 Mowbray Road West, Lane Cove North (Lot 10 DP 1179953) in the Lane Cove local government area
Applicant	Arup Pty Limited
Date of Issue	18/02/2021
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).</p> <p>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 existing development consents - 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 - plans of any proposed building works - contributions required to facilitate the development - 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 · consideration of issues discussed in the public authority responses to key issues (see Attachment 2) · 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

	<ul style="list-style-type: none"> - 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 and - 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 · a report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Regulation), 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 the 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.
<p>Key issues</p>	<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> <ul style="list-style-type: none"> · Statutory and strategic context – including: <ul style="list-style-type: none"> - detailed justification for the proposal and the suitability of the site - detailed justification that 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 all development consents and approved plans previously and/or currently applicable to the site and details on whether the relevant conditions of any applicable development consents have been satisfied - 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"> o Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy (Coastal Management) 2018 o State Environmental Planning Policy No. 33 – Hazardous and Offensive Development o Lane Cove Local Environmental Plan 2009 o Greater Sydney Region Plan: A Metropolis of Three Cities o Our Greater Sydney 2056: North District Plan

- o Future Transport Strategy 2056
- o Lane Cove Council Strategic Planning Statement.

• **Suitability of the site** – including:

- a detailed justification the site can accommodate the proposed development, having regard to the scope of the operations and its environmental impacts and relevant mitigation measures
- an analysis of site constraints.

• **Community and stakeholder engagement** – including:

- a community and stakeholder participation strategy identifying key community members and other stakeholders
- details and justification for the proposed consultation approach(s)
- clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted
- discussion on the issues raised by the community and surrounding landowners and occupiers
- clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development
- details of the proposed approach to future community and stakeholder engagement based on the results of consultation.

• **Urban design and visual** – including:

- a detailed design and options analysis of the development including diagrams, illustrations and drawings with reference to built form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area and desired future character of the area
- a comprehensive character statement, detailing the existing character of surrounding built structures, setbacks and building envelopes and justifying how the proposed design would be sympathetic to/in keeping with the surrounding area
- 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:
 - o nearby public and private receivers
 - o 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 landscaping plans, which incorporate endemic species and ensure any trees removed are replaced at a ratio greater than 2:1.

• **Noise and vibration** – including:

- a quantitative noise and vibration impact assessment (NVIA) of the development during construction and operation (including testing of the back-up power system). The NVIA is to be undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines (including the *Noise Policy for Industry* (EPA, 2017)) and include:
 - o an assessment of impacts to nearby sensitive receivers

- o cumulative impacts of other developments
- o details of proposed mitigation, management and monitoring measures.

• **Air quality** – including:

- an assessment of the air quality impacts of the development during construction and operation, prepared in accordance with the relevant Environment Protection Authority guidelines. The assessment must include:
 - o scenarios which assess construction works, realistic operations, testing of the back-up power system and a justified worst-case scenario
 - o justification for the proposed back-up power system and any alternatives considered
 - o an assessment of emissions from the back-up power system against the standards of concentration outlined in the Protection of the Environment Operations (Clean Air) Regulation 2010 (including, but not limited to, polycyclic aromatic hydrocarbons (PAHs) and oxides of nitrogen (NO_x) impacts)
 - o an assessment of criteria pollutants in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (EPA, 2016)
- details of any mitigation, management and monitoring measures (including for the back-up power system) required to ensure compliance with section 128 of the *Protection of the Environment Operations Act 1997*.

• **Infrastructure requirements** – including:

- a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s
- detailed justification for the chosen back-up power system, including:
 - o a comprehensive assessment of alternative, commercially available technologies (solar power/large-scale batteries, hydrogen cells, etc)
 - o demonstration of a commitment to continual improvement with respect to the design of the back-up power system and its associated emissions
- a detailed overview of the proposed back-up generator system (if chosen), including:
 - o number of generators
 - o individual capacity of each generator (in terms of megawatts and megajoules per second)
 - o maximum operating time during a power outage event
 - o testing procedure, frequency and duration
 - o confirmation regarding whether testing will be carried out individually or in clusters
 - o confirmation and, if necessary, justification of the need to test during the evening or night-time period
- identification of any infrastructure upgrades required off-site to facilitate the development, and details of 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 infrastructure surrounding the site (including the Lane Cove Tunnel, utility infrastructure and service provider assets), and a description of how any potential impacts would be avoided and minimised.

• **Traffic and access** – including:

- details of all traffic types and volumes likely to be generated during construction and operation of the development (light and heavy vehicles, public transport, pedestrian and cycle trips), including maps depicting the key access routes for each transport mode
- 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, such as the Epping Road/Mowbray Road intersection, using SIDRA or similar modelling. SIDRA files and a discussion of the calibration/validation process should be provided as part of this assessment
- details of the number of proposed car parking spaces and compliance with the appropriate parking standards/guidelines
- detailed plans of the internal road network, loading dock arrangements and proposed pedestrian and cyclist facilities (including end of trip facilities), in accordance with the relevant Australian Standards
- details of the largest vehicle anticipated to access and move within the site, including swept path analysis
- details of any new roads or access points required for the development, including any negotiated arrangements for access to the adjacent childcare centre.

• **Hazards and risk** – including:

- a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and *Applying SEPP 33* with clear indication of class (and any subsidiary hazard), quantity and location of all dangerous goods and hazardous materials associated with the development. Should the preliminary risk screening indicate that the development is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’* and *Multi-Level Risk Assessment*
- details regarding the location of any proposed back-up generators, diesel fuel storage tanks and lithium-ion batteries (with details of peak discharge rate (MW)).

• **Soil and water** – including:

- a topographic assessment and justification demonstrating that any proposed earthworks are responsive and contextually appropriate
- 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 overview of the development’s anticipated water usage and intended water supply arrangements
- a description of the proposed surface, stormwater and wastewater management systems (including any on-site detention or reuse), and details

of ownership arrangements

- characterisation of the nature and extent of any contamination on the site and surrounding area
- a description of the proposed measures to minimise water use and promote water sensitive urban design (WSUD)
- a description of the proposed erosion and sediment controls during construction.

• **Ecologically sustainable development** – including:

- a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development, including consideration of AdaptNSW’s climate change projections for the Greater Sydney region
- 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.

• **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.

• **Aboriginal and non-Aboriginal cultural heritage** – including:

- identification and assessment of potential impacts on Aboriginal cultural heritage values, including a description of any measures to avoid, mitigate and/or manage any impacts. Justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment for the site must be provided
- an assessment of potential impacts on non-Aboriginal cultural heritage items and values on the site and/or in the surrounding area.

• **Biodiversity** – including:

- an assessment of the proposal’s biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for the preparation of a BDAR has been granted
- an assessment of potential impacts on microbats, undertaken in accordance with the appropriate methods (see page 9 of the *‘Species credit’ threatened bats and their habitats NSW survey guide for the Biodiversity Assessment Method* (OEH, 2018)).

• **Bushfire** – including:

- a bushfire assessment for the proposal, prepared in accordance with the requirements of *Planning for Bush Fire Protection* (RFS, 2019).

• **Waste management** – including:

- details of the quantities and classification of all waste streams to be generated on site during construction and operation
- details of waste storage, handling and disposal during construction and operation
- details of the measures that would be implemented to ensure that the

	<p>development is consistent with the aims, objectives and guidance in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-2021</i>.</p> <ul style="list-style-type: none"> · Planning agreement/development contributions – including: <ul style="list-style-type: none"> - consideration of the <i>Lane Cove Section 94 Contribution Plan 1996</i> (revised 9 October 2013), and/or details of any proposed Planning Agreement.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. These should be provided as part of the EIS rather than as separate documents.</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. In particular you must consult with:</p> <ul style="list-style-type: none"> · Lane Cove Council · Environment Protection Authority · Fire and Rescue NSW · Transport for NSW · Transurban · NSW Rural Fire Service · Sydney Water · Ausgrid · Willoughby City Council · Metropolitan Local Aboriginal Land Council · Environment, Energy and Science Group of the Department. <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 Planning 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 (EIS). 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 (m²) 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 (including a redacted package for exhibition purposes)
 - 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) 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.
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Policies, Guidelines & Plans

Aspect	Policy / Methodology
Noise and Vibration	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Acoustics – Description and measurement of environmental noise (AS1055:2018)
	Noise Policy for Industry (EPA, 2017)
	NSW Road Noise Policy (DECCW, 2011)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
	Draft Construction Noise Guideline (EPA, 2020)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2002
<i>Air Quality</i>	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)
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	
	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
<i>Erosion and Sediment</i>	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)
<i>Stormwater</i>	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	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)
<i>Wastewater</i>	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	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, NRMCC & AHMC, 2006)
<i>Contamination</i>	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMCC & AHMC, 2009)
	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)
	Assessment Guideline – Multi-level Risk Assessment (DoP, 2011)
	Hazardous Industry Planning Advisory Paper No. 6 – Hazard Analysis (DoP, 2011)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (DPIE, 2020)
	How to apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application (DPIE, 2019)
	'Species credit' threatened bats and their habitats NSW survey guide for the Biodiversity Assessment Method (OEH, 2018)
Heritage	
	<i>Heritage Act 1977</i>
	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)

Bushfire

Planning for Bushfire Protection (RFS, 2019)

Chemical Fuel Storage

The Storage and Handling of Flammable and Combustible Liquids (AS 1940)

Visual

Control of Obtrusive Effects of Outdoor Lighting (AS 2482)

Social

Social Impact Assessment Guideline (DPE, 2017)

Draft Social Impact Assessment Guideline – State Significant Projects (DPIE, 2020)

Waste

Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA, 2014)

ATTACHMENT 2
Public Authority Requirements