



Mr Ben Hooper  
Project Manager  
Arup Pty Limited  
Level 5, 151 Clarence Street  
SYDNEY NSW 2000

**Attention:** Mr Travis Lythall, Willowtree Planning

18/02/2021

Dear Mr Hooper

**Mowbray Road Data Centre (SSD-13475973)  
Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the proposed Mowbray Road Data Centre at 706 Mowbray Road West, Lane Cove North in the Lane Cove local government area.

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

If you do not submit a Development Application (DA) and accompanying Environmental Impact Statement (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 of Planning, Industry and Environment (the Department) will review the document in consultation with the relevant public 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 these requirements.

**Community Consultation**

The Department wishes to emphasise the importance of effective and genuine community consultation. 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 (including a description of any potential impacts) and they are actively engaged in issues of concern to them.

**Back-Up Power System**

The Department also wishes to emphasise the need for the EIS to consider alternatives to diesel generators as part of the development's proposed back-up power system. The EIS must include a comprehensive assessment of all commercially available technologies (solar power/large-scale batteries, hydrogen cells, etc) and provide detailed justification for the chosen back-up power system.

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); and
- consultation and public exhibition arrangements, including copies and format requirements of the DA and EIS.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Joanna Bakopanos on (02) 9274 6387 or via email at [Joanna.Bakopanos@planning.nsw.gov.au](mailto:Joanna.Bakopanos@planning.nsw.gov.au).

Yours sincerely,



**Chris Ritchie**  
**Director**  
**Industry Assessments**  
*as delegate for the Planning Secretary*