

12 August 2021

Mr Matthew Giddy
Managing Director
GIDDIS Project Management
64A Irrubel Rd
NEWPORT NSW 2106

Attention: Mr Andrew Cowan, Willowtree Planning

Dear Mr Giddy

**Planning Secretary's Environmental Assessment Requirements
Talavera Road Data Centre Campus Expansion (SSD-24299707)**

Please find attached a copy of the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Talavera Road Data Centre Campus Expansion at 17-23 Talavera Road, Macquarie Park in the Ryde local government area (LGA).

The SEARs have been prepared in consultation with relevant public authorities and are based on the information you have provided to date. Their comments are attached for your information. Please note the Planning Secretary may modify these requirements at any time.

If you do not submit a development application (DA) and EIS for the development within two years, the SEARs will expire. A written request to extend the SEARs expiry date may be made to the Planning Secretary before the expiry date.

Initial concerns raised by City of Ryde Council

The site is impacted by an existing stormwater pipeline, an overland flow path and multiple drainage easements benefiting City of Ryde Council (Council). The site also contains a number of significant trees which were to have been retained and protected under LDA2018/322.

The Department of Planning, Industry and Environment (the Department) notes that Council has raised significant concerns with the proposal in relation to the aforementioned matters. Therefore, it is requested that you consult closely with Council, including its Engineering and Landscaping teams, during the preparation of the EIS and consider the need for any changes to the proposal to address any issues raised.

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.

Community Consultation

The Department wishes to emphasise the importance of effective and genuine community consultation. A comprehensive and transparent community engagement process must be implemented 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 that they are actively engaged in issues of concern to them. **Please note, the Department will require clear evidence that this consultation has been undertaken and justification for the proposed consultation method(s) used.**

Preparing your EIS

If your EIS is submitted after 1 April 2022, it must be prepared having regard to the Department's new *State Significant Development Guidelines – Preparing an Environmental Impact Statement*. These guidelines and other relevant guides, including the *Undertaking Engagement Guidelines for State Significant Projects* are available at:

www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

Lodging your development application (DA)

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 consultation and public exhibition arrangements, including format requirements for the DA and EIS. The Department will also confirm the DA fee payment arrangements for your proposal.

Please note that **your DA will not be taken to be lodged until the DA fee has been paid**.

Prior to exhibiting the EIS, 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.

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's Report supporting the estimated cost of works for your proposal. You must ensure that the information in the report is consistent with the information provided in your EIS and includes a detailed breakdown of all relevant costs.

Commonwealth Requirements

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* (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 Patrick Copas, Planning and Assessment, on (02) 9274 6273 or via email at patrick.copas@planning.nsw.gov.au.

Yours sincerely



12 August 2021

Chris Ritchie

**Director, Industry Assessments
Planning & Assessment**

as delegate for the Planning Secretary

Attached: Planning Secretary's Environmental Assessment Requirements