

WILLOWTREE PLANNING



8 November 2022

SSD-24299707
OUR REF: WTJ21-203

Industry Assessments
Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2140

Attn: Mr Patrick Copas

**AMENDMENT OF STATE SIGNIFICANT DEVELOPMENT APPLICATION (SSD-24299707)
TALAVERA ROAD DATA CENTRE CAMPUS EXPANSION - IC3 SUPER WEST
PROPERTY AT 17 - 23 TALAVERA ROAD, MACQUARIE PARK**

Dear Mr Copas,

Willowtree Planning Pty Ltd (Willowtree Planning) write on behalf of Macquarie Data Centres (MDC), the Applicant, regarding the current State Significant Development (SSD) application which seeks consent for an extension to the existing data centre at 17 - 23 Talavera Road, Macquarie Park (Lot 527 DP 752035), approved under LDA2018/0322, to allow for additional data storage capacity in response to increasing demand (**SSD-24299707**).

On 17 December 2021, a request for response to submissions was received from NSW Department of Planning and Environment (DPE).

In response to the submissions received, this letter seeks to amend the current SSD application, by virtue of section 55AA of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and should be read in conjunction with the Response to Submissions (RTS) Report, dated 8 November 2022, prepared by Willowtree Planning

MDC has amended the proposal in response to the submissions and subsequent consultations with stakeholders. The key changes to the proposed development are summarised as follows:

1. The proposal has been amended to include the construction of a new 2,100mm stormwater pipeline and associated easement, in accordance with the Terms Sheet proposed to City of Ryde Council, which closes out many of the matters raised by the City of Ryde Council. This includes the diversion of the trunk stormwater infrastructure to the perimeter of the subject site, and at the same time, upgrading to a 2,100mm pipeline.
2. As part of the proposed 2,100mm stormwater pipe realignment, a sewer main within proximity of the site is to be reconstructed to provide appropriate clearances to Sydney Water specifications. Approval of the proposed sewer diversion has been granted by Sydney Water,

ACN: 146 035 707 ABN: 54 146 035 707
Suite 1, Level 10, 56 Berry Street
North Sydney, NSW 2060

enquiries@willowtp.com.au
willowtreeplanning.com.au
02 9929 6974



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AMENDMENT OF SSD APPLICATION (SSD-30923027)

Compass 2 Warehouse & Distribution Centre
Lot 1 Eastern Creek Drive, Eastern Creek

3. The alignment of the new 2,100mm stormwater pipeline has been coordinated to minimise encroachment into the western neighbouring boundary's tree protection zones. Four (4) trees within 63 – 71 Waterloo Road, Macquarie Park (Lot 3 DP 1043041), may still be impacted by the proposed development. However, it is noted that development consent has already been granted for the removal of these trees under NSW Land and Environment Court (LEC) Order 2021/220838, granted on 31 March 2022.
4. Following the resolution to construct the new 2,100mm stormwater pipeline and relinquish the existing/redundant 1,800mm pipeline (which currently traverse the centre of the subject site) the proposed built form has been amended to introduce further design efficiencies. With this, design amendments at the ground level have allowed for further efficiencies in the location of data halls and plant across all levels of the development.

The proposed floor plate has been designed to best practices of data centre design and to fit seamlessly with the existing building. Towards the Talavera Road boundary, the building has been purposely set back to allow a landscaped area to the entry point. This allows the proposed building to nestle into its surroundings and cohesively address the form and architecture of the existing building.

Reference should be made to Updated Project Description contained with **Appendix A**.

With the formal RTS Report and the request to amend the current SSD application (**SSD-24299707**) under section 55AA of the EP&A Regulation, it is considered that the proposed development maintains consistency with the Objects of the EP&A Act, under Section 1.3.

We trust this information is sufficient for NSW DPE to continue the assessment of **SSD-24299707**. However, should you need to discuss further, please do not hesitate to contact the undersigned via email at eburton@willowtp.com.au.

Yours faithfully,



Eleisha Burton
Senior Associate
Willowtree Planning Pty Ltd

enc **Appendix A** – Updated Project Description

