



Ms Margaret Rozali
Principal
Lehr Consultants International (Australia) Pty Ltd
73 Miller Street
NORTH SYDNEY NSW 2060

Attention: Mr Mason Stankovic, Patch Planning

23 December 2021

Dear Ms Rozali

**Station Road Data Centre Expansion (SSD-33781208)
Planning Secretary's Environmental Assessment Requirements – Industry-Specific**

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 Station Road Data Centre Expansion.

Based on the information provided in your application, industry-specific SEARs have been issued for your project.

Please contact the Department of Planning Industry and Environment (the Department) as soon as possible if your project changes. If the changes are significant, a scoping report may be required and the SEARs may need to be re-issued. The Department may also need to consult with public authorities in accordance with Schedule 2, clause 3(4) of the Environmental Planning and Assessment Regulation 2000 (the Regulation).

If required, the Planning Secretary may modify your SEARs to ensure the environmental assessment of the project covers all relevant matters and is consistent with contemporary assessment practice.

Your SEARs will expire two years from the date of issue (or the date they were last modified) unless the Planning Secretary has granted an extension. If you would like to seek an extension, you should contact the Department at least three months prior to the expiry date.

If your development application (DA) and EIS are not submitted by the date of expiry (or by the agreed extension date), you will need to make a new application for SEARs to progress your project.

Additional assessment requirements

The Department has identified assessment requirements additional to those attached. These requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project:

- **Hazards** – For any batteries and diesel storage, the EIS must demonstrate the development would comply with the following standards:
 - AS/NZS 4681 – Storage and handling of Class 9 (miscellaneous) dangerous goods and articles
 - AS IEC 62619 – Secondary cells and batteries containing alkaline or other non-acid electrolytes – Safety requirements for secondary lithium cells and batteries, for use in industrial applications

- FM Global Property Loss Prevention Data Sheet 05-32 – Data Centres and Related Facilities
- AS 1940 – Storage and handling of flammable and combustible liquids.
- Blacktown City Council (Council) data centre – The EIS must provide a clear overview of the relationship between the proposed development and the Council data centre, including any shared infrastructure arrangements. The EIS should also confirm whether any development consent issued for the Council data centre would be surrendered as part of the subject DA.
- Noise – The noise and vibration assessment must include a consideration of any potential construction and operational noise impacts to the residential-zoned areas to the south-east and south-west of the site.
- Visual – The visual impact assessment must include an assessment of representative viewpoints within the residential-zoned areas to the south-east and south-west of the site.

Preparing your EIS

Your EIS must be prepared having regard to the Department's new *State significant development guidelines* (DPIE, 2021), including Appendix B to the Guidelines – *Preparing an environmental impact statement*. All relevant guides for State significant projects that are referenced in the SEARs are available at www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

During the preparation of your EIS, you are required to consult with various parties, including the Department and any relevant agencies, in accordance with the *Undertaking Engagement Guidelines for State Significant Projects* (DPIE, 2021). For more information, including agency contact details, please visit the guide to agency engagement available at <https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development/ssd-process/guide-agency-engagement>.

Note: *If you submit your EIS after 31 December 2022, a Registered Environmental Assessment Practitioner (REAP) will need to declare that your EIS meets certain standards in relation to compliance, completeness, accuracy and legibility.*

Lodging your development application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Schedule 2 to the Regulation. We will also notify you of the DA fee for your project.

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

To minimise lodgement delays, **please contact the Department at least two weeks before you submit your DA and EIS** to confirm the DA fee payment arrangements. This will give us sufficient time to ensure your fees can be determined.

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's (QS) Report supporting the estimated cost of works for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that the QS report includes a breakdown of estimated costs for any other component of your project.

Public exhibition requirements

When you contact us, regarding the applicable DA fee, we will also advise whether hard and/or electronic copies of the DA and EIS will be required for public exhibition.

Matters of National Environmental Significance

Any development likely to have a significant impact on matters of National Environmental Significance will require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act). This approval is in addition to any approvals required under NSW legislation.

It is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if you need approval under the EPBC Act (<http://www.environment.gov.au> or (02) 6274 1111).

Your assigned planning officer is Patrick Copas. If you have any questions, please contact Patrick on (02) 9274 6273 or via email at patrick.copas@planning.nsw.gov.au.

Yours sincerely



23 December 2021

Chris Ritchie

Director

Industry Assessments

as delegate for the Planning Secretary

Attachment 1: Industry-specific SEARs