

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

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Urbis Pty Ltd  
ABN 50 105 256 228

10 October 2023

Kiersten Fishburn  
Secretary  
NSW Department of Planning and Environment  
Submitted on the NSW Major Projects Portal

Dear Michael,

## **REQUEST FOR INDUSTRY SPECIFIC SEARS 1-5 KHARTOUM ROAD, MACQUARIE PARK – DATA CENTRE**

This letter has been prepared on behalf of Stockland (the Applicant).

It provides a detailed description of the subject site and proposed project, and requests industry-specific Secretary's Environmental Assessment Requirements ('SEARs') from the NSW Department of Planning and Environment (DPE), as a precursor to an initial 'Scoping Meeting' with key Departmental staff.

Specifically, the proposal seeks to establish a new data centre development at 1-5 Khartoum Road, Macquarie Park. Further details of the site are provided in Section 2 and further details of the proposal are provided in Section 3.

The proposal is State Significant Development (SSD) because it is development for data centre purposes which has a total power consumption of more than 15 megawatts, in accordance with Section 25 of Schedule 1 of the *State Environmental Planning Policy (Planning Systems) 2021*. Accordingly, a State Significant Development Application (SSDA) will be required to be lodged for approval via the DPE.

The area of the site subject to this SEARs Request is zoned wholly E3 (Productivity Support). Under the *Ryde Local Environmental Plan 2014*, data centres, which are a type of 'high technology industry', which in turn is a type of 'light industry' are permissible with consent on E3 (Productivity Support) zoned land.

The project qualifies for 'Industry Specific' SEARs because it would not otherwise be classified as 'designated development', is not partly prohibited (or prohibited), and does not involve a Concept SSDA.

## 1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 – Applicant Details

Descriptor	Proponent Details
Full Name(s)	The Trust Company Limited
Postal Address	Level 25, 133 Castlereagh Street, Sydney NSW 2000
ABN	59 004 027 749
Nominated Contact	Maud Garnier – Senior Development Manager
Contact Details	E: <a href="mailto:maud.garnier@stockland.com.au">maud.garnier@stockland.com.au</a>   P: 0466 775 255

## 2. SITE DESCRIPTION

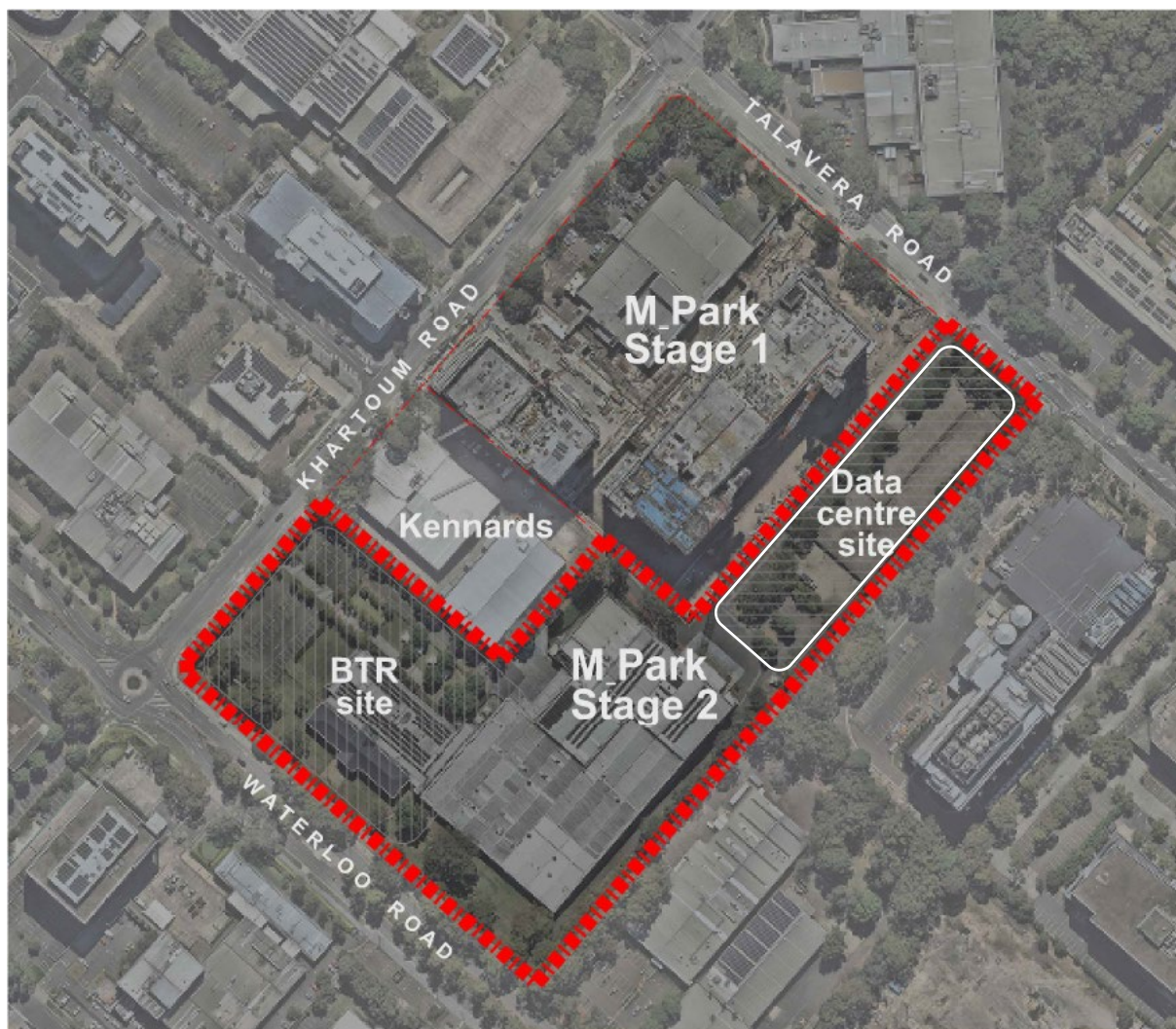
The site is located at 1-5 Khartoum Road, Macquarie Park, within the City of Ryde Local Government Area (LGA), approximately 12km north-west of the Sydney CBD and proximate to the commercial centres of Chatswood and Norwest.

The area subject of the data centre development is 10,015sqm (legally described as Part Lot 2 DP 1043041) – see Figure 1.

The site is within convenient walking distance (800m) of both Macquarie University and Macquarie Park Metro Stations, which provide high-frequency rail connections to Chatswood, Sydney CBD and the Norwest Business Park. It also benefits from access to high frequency bus services along Waterloo Road, Khartoum Road and Talavera Road and is well connected to the regional road network via the M2 Motorway.

The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in the table below. Photographs of the site are provided at Figure 2.

Figure 1 – Data Centre Site Identification



Source: Stockland Design



Figure 2 – Site Photographs



Source: Stockland

Table 2 – Site Description

Feature	Description
Street Address	1-5 Khartoum Road, Macquarie Park
Legal Description	Part Lot 2 DP 1043041
Land Configuration	The site has an area of 10,015sqm and towards Talavera Road (RL 48m).
Land Ownership	<p>The land is owned by Johnson &amp; Johnson Medical Pty Ltd.</p> <p>Stockland has entered into a 'put and call' option deed with Johnson &amp; Johnson Medical Pty Ltd to acquire the site and will obtain landowners consent to lodge the SSDA.</p>
Existing Development	<p>The site is currently occupied by a double storey brick building, which includes office and warehouse components, together with various at-grade parking areas and a double storey concrete carparking structure to the north-west.</p> <p>All street frontages are lined by mature trees, landscaped garden beds, hedging and turf, creating a vegetative buffer to the adjoining footpaths and cycleway. Some mature trees are present across the car parking areas and at the building entrances, with landscaping at the building edge predominantly comprising of hedging.</p>
Local Context	The site is surrounded by a range of office/warehouse building forms, which are predominantly low to medium rise with large areas of at-grade parking, consistent with Macquarie Park's traditional campus-style function and character.

Feature	Description
Regional Context	<p>The site is located within Macquarie Park, which with approximately 894,000 sqm of commercial floor space and approximately 140,000sqm of retail floor space, is the fourth largest employment centre in Greater Sydney by number of employees and the largest non-CBD office market in Australia. It is viewed as an innovative research, education, medical and technology employment centre.</p> <p>Macquarie Park is home to Macquarie University, Macquarie University Hospital, Macquarie University Incubator and more than 180 large international corporations (including Optus, Foxtel, Sonic Healthcare, Oracle, Schneider Electric and Astra Zeneca), together with over 200 small businesses.</p> <p>The area is well advanced in its transition from a campus-style industrial and business park into a denser, mixed-use urban centre with improved connectivity. This transition has been occurring for decades, led by events such as Macquarie University's expansion and the opening of the M2 motorway, together with more recent factors such as investment in rail/metro services and the NSW Government's 'Priority Precinct' program.</p>
Site Access	The site has a primary frontage to Talavera Road, including vehicular access.
Easements and Covenants	<ul style="list-style-type: none"> <li>▪ The Waterloo Road frontage is impacted by a stratum lot, limiting excavation to no less than RL50m (which is approximately 10m below the existing ground level, within an approximate 10m setback from the boundary of Waterloo Road).</li> <li>▪ An easement benefitting Ausgrid for a substation, together with a right of way and an easement for electricity purposes is located along the eastern boundary.</li> <li>▪ An easement exists for the benefit of 1-5 Khartoum Road to drain water over the adjacent land to the east.</li> </ul>
Services	The site is in an urban area and has access to essential services. As part of the SSDA process, existing services will be capped, removed, retained or augmented as required.

Feature	Description
Contamination	The site's previous use may have given rise to land contamination. As part of the SSDA process, a Detailed Site Investigation (DSI) will be undertaken to identify whether the site is suitable for the proposal, and any remediation required.
Flood	<p>The Macquarie Park Floodplain Risk Management Study (2010) shows the north-eastern end of the site (adjoining Talavera Road) as potentially flood affected. Council has provided flood levels and figures confirming that a small portion of the site is affected by the 1% AEP and PMF events.</p> <p>Council requires all habitable floor areas to be set either to the 1% AEP Flood level + 500mm freeboard, or the PMF level, whichever is higher. In this case, the PMF is higher, equating to a floor level of approximately RL50.34. This will be further resolved in the detailed design of the SSDA, in conjunction with ensuring the development does not adversely impact flood behaviour off-site.</p>
Flora and Fauna	<p>There are various trees on-site, mainly located along boundary interfaces, as well as scattered throughout the site. It is noted there is one remnant <i>Eucalyptus saligna</i> (Sydney Blue Gum) on site, which will be retained.</p> <p>As part of the SSDA process, an ecologist will be engaged to undertake an assessment of the significance of this vegetation to determine whether a BDAR is required, or alternatively whether a BDAR waiver should be pursued and submitted.</p>
Aboriginal Archaeology	<p>An Aboriginal Objects Due Diligence Assessment was previously undertaken by Urbis (2022), which confirmed no further investigation is required on site and development works may proceed with caution due to the low likelihood of any Aboriginal objects being present.</p> <p>In accordance with the SSDA framework, an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared for the project, which will include the relevant stakeholder consultation.</p>

Feature	Description
European Archaeology	<p>A Baseline Historical Archaeology Assessment was previously undertaken by Urbis (2022) which concluded there is:</p> <ul style="list-style-type: none"> <li>▪ Low/nil archaeological potential associated with the incorporation of the site within the Field of Mars Common (1804-1874).</li> <li>▪ Moderate potential for evidence of early land grants and farmsteads which were established on the site (1875-1960s); and</li> <li>▪ High potential for extant evidence of the commercial adaptation of the site from the 1960s onwards.</li> </ul> <p>To mitigate future archaeological impacts, a Historical Archaeological Impact Assessment will be undertaken as part of the SSDA.</p>
Other matters	<p>The site is not affected by the following environmental constraints:</p> <ul style="list-style-type: none"> <li>▪ Acid Sulfate Soils.</li> <li>▪ Bushfire.</li> <li>▪ Aviation impacts.</li> </ul>



### 3. DEVELOPMENT DESCRIPTION

The key components of the proposed development are listed in the following table.

Table 3 – Project Details

Descriptor	Project Details
Project Area	The data centre development relates to the eastern pocket of Lot 2 DP 1043041 and comprises an area of approximately 10,015sqm.
Project Description	<p>The project comprises the demolition of the existing car park and construction of a data centre development including the following key components:</p> <ul style="list-style-type: none"> <li>▪ Site preparation and excavation works.</li> <li>▪ Construction of a new data centre development comprising approximately 12,069sqm of GFA. Indicative built form parameters include (<i>noting these are subject to design resolution as the project is progressed</i>): <ul style="list-style-type: none"> <li>- Circa 45m building height.</li> <li>- Circa 5 storeys (<i>inclusive of a 9m floor to ceiling height</i>).</li> <li>- Circa 5 data halls.</li> </ul> </li> <li>▪ Construction of part Road 1 (in DCP alignment).</li> <li>▪ At grade car parking.</li> <li>▪ Landscaping and associated public domain works.</li> <li>▪ Extension and augmentation of physical infrastructure and utilities, as required.</li> <li>▪ Subdivision of the site, so the data centre development is on its own lot.</li> </ul>

## **4. SUMMARY OF STATUTORY PLANNING CONSIDERATIONS**

### **4.1. SSD QUALIFICATION**

The proposed data centre development will have a total power consumption of more than 15 megawatts, and accordingly it is SSD pursuant to Section 25 of Schedule 1 of the SEPP (Planning Systems) 2021.

While concept plans are yet to be developed, given the indicative footprint and GFA of the proposal (and based on the characteristics of comparable data centres), it will easily meet the SSD megawatt capacity 'trigger' noted above – refer to Appendix A.

### **4.2. PERMISSIBILITY**

The portion of the site relevant to this SEARs request is zoned E3 (Productivity Support) under the Ryde LEP 2014. Under the *Ryde Local Environmental Plan 2014*, data centres, which are a type of 'high technology industry', which in turn is a type of 'light industry' are permissible with consent on E3 (Productivity Support) zoned land.

### **4.3. INDUSTRY SPECIFIC SEARS QUALIFICATION**

As above, the proposal is permissible with consent and declared SSD. It is eligible for 'industry specific' SEARs because it:

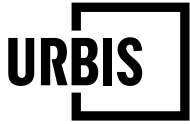
- Would not be categorised as 'designated development' under Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) – refer to indicative diesel fuel storage calculations at Appendix A.
- Is permitted with consent under the Ryde LEP 2014; and
- Is not a Concept SSDA.

### **4.4. KEY DEVELOPMENT STANDARDS & LEGISLATION**

Clause 6.9 of the Ryde LEP provides a maximum incentive height of 45m and FSR of 2:1.

The following legislation is relevant to the project, and will be considered as part of the SSDA:

- *Protection of the Environment Operations Act 1997.*
- *State Environmental Planning Policy (Planning Systems) 2021.*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021.*
- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *State Environmental Planning Policy (Industry and Employment) 2021.*
- Ryde Local Environmental Plan 2014.



## 5. OVERVIEW

I trust the information provided with this letter provides sufficient details to provide the Department with a comprehensive understanding of the proposed development to facilitate the issue of industry-specific SEARs.

If you require any further information, please do not hesitate to contact me to discuss.

Kind regards,

*Edward Green*

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Enclosed:    Appendix A: Capacity Letter prepared by Stockland  
                 Appendix B: Site Plan Prepared by Stockland