

Our ref: Project Pluto Data Centre (SSD-69223466)

Mr Guy Smith  
Head of Planning  
Goodman Property Services (Aust) Pty Limited  
1-11 Hayes Road  
ROSEBERY NSW 2018

4 April 2024

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**Subject: Planning Secretary's Environmental Assessment Requirements – Industry Specific**

Dear Mr Smith

Please find attached a copy of the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) to accompany the State significant development application (DA) for the proposed data centre at 132 McCredie Road, Guildford West (SSD-69223466).

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

Please contact the Department of Planning, Housing and Infrastructure (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 Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A 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 DA and EIS is not submitted within two years (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 and risk – The EIS must demonstrate the relevant aspects of the *FM Global Property Loss Prevention Data Sheet 5-32 – Data Centres and Related Facilities* have been considered and could be implemented as part of the development. It must also demonstrate the development would comply with the relevant aspects of the following standards:
  - o AS/NSS 4681 – Storage and handling of Class 9 (miscellaneous) dangerous goods and articles
  - o 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
  - o AS 1940 – Storage and handling of flammable and combustible liquids.
- Design options analysis – The EIS must:
  - o identify design options considered during the iterative process and demonstrate the proposed development has been optimised to provide an integrated built-form design and to minimise amenity impacts by having regard to the relevant evaluation criteria in the Government Architect's *Better Placed* design policy.
  - o include a comprehensive options analysis of all commercially available cooling and back-up power systems.
- Air quality – The EIS must include an air quality impact assessment, which:
  - o includes consideration of potential impacts to nearby commercial and industrial receptors
  - o is prepared in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales* (EPA, 2022).
- Consultation – The EIS must be informed by direct consultation with Cumberland Council regarding:
  - o the design of the development's presentation to the street frontage and public open space.

### Preparing your EIS

Your EIS must be prepared having regard to the Department's *State Significant Development Guidelines* including the *Preparing an Environmental Impact Statement Guideline*. 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](http://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*. For more information, please visit the [Prepare EIS page](#) on the NSW planning portal. Agency contact details can be found at:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

You will need a Registered Environmental Assessment Practitioner (REAP) to declare that your EIS meets certain standards in relation to its completeness, accuracy, quality and clarity before it is submitted to the Department, as per Division 5 of Part 8 of the EP&A Regulation. A pro forma declaration can be found in [Appendix B of the Preparing an Environmental Impact Statement Guideline](#).

### 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 that they are actively engaged in issues of concern to them.

### Biodiversity Development Assessment Report

Any development application that is required to be submitted with a Biodiversity Development Assessment Report must use the template available at:

<https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template>.

### Lodging your Development Application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the EP&A Regulation. **The EIS must include a comprehensive description and assessment of the likely impacts of all stages, infrastructure and activities that form part of the development, as required under section 192 of the Regulation.**

To minimise delays, **please contact the Department at least two weeks before you submit your EIS** to confirm the DA fee payment arrangements.

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

### Information needed to determine the DA fee

Your application will need to be accompanied by an Estimated Development Cost (EDC) Report supporting the estimated development cost for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

Once you submit your EDC Report, we will check it for completeness against the requirements of the EP&A Regulation and the relevant Planning Circular.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your 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 arrangements, we will also confirm the consultation and public exhibition arrangements.

### 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* (EPBC Act). This approval is in addition to approvals required under NSW legislation.

It is your responsibility to contact the Australian Government Department of Climate Change, Energy, the Environment and Water to determine if you need approval under the EPBC Act (<https://www.dcceew.gov.au/> or 6274 1111).

If you have any questions, please contact Shaun Williams on (02) 8275 1345 or via email at [shaun.williams@planning.nsw.gov.au](mailto:shaun.williams@planning.nsw.gov.au).

Yours sincerely,



Joanna Bakopanos

**A/Director, Industry Assessments  
Planning & Assessments**

as delegate for the Planning Secretary