

APPENDIX 1 - SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS RESPONSE TABLE

| Secretary's Environmental Assessment Requirements (SEARs) Response Table | |
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| Key Issues | Where addressed |
| <p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none"> • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department's State Significant Development Guidelines (2021). <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> ○ a description of the existing environment, using sufficient baseline data ○ an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes ○ a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. | <ul style="list-style-type: none"> • Chapters 1 through 7 of the EIS. • Appendix 3 – Proposed Mitigation Measures. |
| <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • high quality files of maps and figures of the subject site and proposal • an Estimated Development Cost (EDC) report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report • an estimate of the retained and new jobs that would be created during the construction and operational phases, including details of the methodology to determine the figures provided • an estimate of total power consumption • details on any staging of the construction or operation of the development • certification that the information provided is accurate at the date of preparation • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's Registered Environmental Assessment Practitioner Guidelines. | <ul style="list-style-type: none"> • EIS Declaration Section and Chapter 3 of the EIS. • Appendix 20 – Estimated Development Cost Report. |

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| <p>Statutory and Strategic Context – including:</p> <ul style="list-style-type: none"> • detailed justification that the proposed land uses are permissible with consent • a detailed description of the history of the site, including the relationship between the proposed development and all development applications, development consents and approved plans previously and/or currently applicable to the site • demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Precincts – Central River City) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Greater Sydney Region Plan: A Metropolis of Three Cities ○ Blacktown Local Strategic Planning Statement 2020 | <ul style="list-style-type: none"> • Chapters 1 - 4 of the EIS. |
| <p>Suitability of the Site – including: a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints (including interaction with transport infrastructure).</p> | <ul style="list-style-type: none"> • Section 1.1 and 7.5 of the EIS. |
| <p>Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to):</p> <ul style="list-style-type: none"> • details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development • details of the proposed approach to future community and stakeholder engagement based on the results of consultation. | <ul style="list-style-type: none"> • Chapter 5 of the EIS. • Appendix 19 – Engagement Report. |

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| <p>Plant and Equipment Systems – including:</p> <ul style="list-style-type: none"> • detailed justification for the chosen back-up power system, including: <ul style="list-style-type: none"> ○ a comprehensive assessment of alternative commercially available technologies (e.g. solar power/large-scale batteries, hydrogen cells, etc) ○ demonstration of a commitment to continual improvement with respect to the design of the back-up power system and its associated emissions • a detailed overview of the proposed back-up generator system (if chosen), including: <ul style="list-style-type: none"> ○ number and individual capacity of each generator (in terms of megawatts and megajoules per second) ○ maximum operating time during a power outage event ○ testing procedure (including whether testing will be carried out individually or in clusters), frequency and duration (including confirmation and, if necessary, justification of the need to test during the evening or night-time period). • a detailed justification for the chosen data hall cooling system, including: <ul style="list-style-type: none"> ○ a comprehensive assessment of alternative commercially available technologies (e.g. evaporative cooling, immersion cooling, direct-to-chip cooling, etc) ○ demonstration of a commitment to continual improvement and consideration of retrofitting with respect to new and efficient data hall cooling systems • a detailed overview of the proposed data hall cooling system including: <ul style="list-style-type: none"> ○ number and details of associated plant and equipment (cooling towers, evaporative chillers etc) ○ energy and water demands of the proposed data hall cooling system • demonstration the development can achieve a NABERS 3 stars energy rating or higher including the Power Usage Effectiveness (PUE) calculations of plant and equipment required for the operation of a data centre. | <ul style="list-style-type: none"> • Sections 3.2.2, 3.2.11, 3.2.12, 4.4, 6.13, 6.14, 6.15, 6.16 of the EIS. • Appendix 25 – Infrastructure and Utilities Report. • Appendix 17 – Ecologically Sustainable Development Report. • Appendix 18 – Emissions Report (GHG Mitigation Plan and Climate Change Adaptation Plan). • Appendix 24 – Preliminary Hazards and Risk Report. • Appendix 27 – NABERS Embodied Emission Form. |
| <p>Noise and Vibration – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:</p> <ul style="list-style-type: none"> • identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment | <ul style="list-style-type: none"> • Section 6.5 of the EIS. • Appendix 28 – Construction Noise and Vibration Impact Assessment. |

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| <ul style="list-style-type: none"> • details of noise monitoring survey, background noise levels and amenity noise levels at the most-affected residential receivers • details of manufacturer specifications for plant and equipment and noise source inventory (demonstrating worst-case modelling of plant and equipment) • an assessment of 'worst case' noise emission scenarios (including testing of any back-up power system and critical power failure scenario) • if operation of the development is staged, an assessment of each stage in isolation to accurately represent the predicted noise impacts of each stage • consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area • details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration impacts following application of these mitigation measures and details of any proposed compliance monitoring programs. | <ul style="list-style-type: none"> • Appendix 29 – Operational Noise and Vibration Impact Assessment. |
| <p>Air Quality – a quantitative assessment of the potential air quality and dust impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines which includes:</p> <ul style="list-style-type: none"> • modelling of emissions and air pollutants from predicted operations (including testing of the back-up power system) and a peak (worst-case) emission and air pollutant scenario (all proposed back-up power systems operating concurrently) • if operation of the development is staged, an assessment of each stage in isolation to accurately represent the predicted the air quality impacts of each stage • a description and appraisal of air quality impact mitigation, management and monitoring measures. | <ul style="list-style-type: none"> • Section 6.7 of the EIS. • Appendix 11 – Air Quality Impact Assessment. |
| <p>Built Form and Urban Design – a design report that:</p> <ul style="list-style-type: none"> • identifies design options considered during the iterative design process and demonstrates the proposed development has been optimised to provide an integrated landscape design and minimises amenity impacts by having regard to the relevant evaluation criteria in Better Placed (Government Architect NSW, 2017) • demonstrates how the development will achieve good design in accordance with the seven objectives for good design in Better Placed • explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach | <ul style="list-style-type: none"> • Sections 6.1 and 6.2 of the EIS. • Appendix 6 – Architectural Design Report. |

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| <ul style="list-style-type: none"> demonstrates how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services assesses how the development complies with relevant accessibility requirements. | |
| <p>Visual Impact – a visual impact assessment, including:</p> <ul style="list-style-type: none"> photomontages and perspectives of the development layout and design (buildings and storage areas) an assessment of the potential visual impacts of the project on the amenity of the surrounding area including: <ul style="list-style-type: none"> nearby public and private receivers (including the Baitul Huda Mosque and Ingenia Lifestyle Stoney Creek) significant vantage points in the broader public domain | <ul style="list-style-type: none"> Section 6.4 of the EIS. Appendix 34 – Visual Impact Assessment. |
| <p>Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:</p> <ul style="list-style-type: none"> details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access / haul routes, breakdown of traffic generation, vehicle type and transportation mode (light and heavy vehicles, public transport, pedestrian and cycle trips) an assessment of: <ul style="list-style-type: none"> the predicted impacts of this traffic on the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections, using a calibrated SIDRA (or similar) traffic model the adequacy of existing public and active transport or any future transport infrastructure within the vicinity of the site to accommodate the likely future demand of the proposed development road and pedestrian safety adjacent to the proposed development plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network details and plans of any proposed changes to internal road network, emergency access, loading docks, pedestrian and cycling facilities and on-site parking (including a detailed breakdown for all uses on the site) in accordance with the relevant Australian Standards details of the largest vehicle anticipated to access and move within the site, including swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site details of road upgrades, infrastructure works or new roads or access points required for the development if necessary. | <ul style="list-style-type: none"> Section 6.8 of the EIS. Appendix 33 – Traffic Impact Assessment (includes Green Travel Plan and Construction Traffic Management Plan) |

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| <p>Hazards and Risk – including:</p> <ul style="list-style-type: none"> • details regarding the location and number of any proposed back-up generators, back-up fuel storage tanks and lithium-ion or other battery chemistries (with details of peak discharge rate in MW) to be installed to service the development • a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and Applying SEPP 33 (DoP, 2011), that includes a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development • a Preliminary Hazard Analysis (PHA) prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous” • demonstration that 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 • demonstration that the development would comply with the relevant aspects of the following standards: <ul style="list-style-type: none"> ○ 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 ○ AS 1940 – Storage and handling of flammable and combustible liquids. | <ul style="list-style-type: none"> • Sections 3.2.11, 4.4, 4.8.3, 4.8.4 and 6.6 of the EIS. • Appendix 24 – Preliminary Hazards and Risk Report. |
| <p>Infrastructure Requirements – an infrastructure delivery, management and staging plan that includes:</p> <ul style="list-style-type: none"> • an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site • a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s • details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water • a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development • identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts. | <ul style="list-style-type: none"> • Sections 1.1, 3.2 and 6.13 of the EIS. • Appendix 25 – Infrastructure and Utilities Report. |

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| <ul style="list-style-type: none"> details and demonstration that adequate provision of water tanks and fire hydrants for the purposes of fire fighting has been provided onsite. | |
| <p>Climate Change - including the preparation of a Greenhouse Gas Mitigation Plan and a Climate Change Adaptation Plan in accordance with relevant EPA requirements.</p> | <ul style="list-style-type: none"> Sections 6.15 and 6.16 of the EIS. Appendix 18 – Emissions Report (GHG Mitigation Plan and Climate Change Adaptation Plan). |
| <p>Ecologically Sustainable Development – including:</p> <ul style="list-style-type: none"> a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies, include: <ul style="list-style-type: none"> demonstration of how the development has been designed to address the provisions set out in Chapter 3.2(1) provision of a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation. | <ul style="list-style-type: none"> Sections 4.8.6 and 6.14 of the EIS. Appendix 17 – Ecologically Sustainable Development Report. Appendix 27 – NABERS Embodied Emission Form. |
| <p>Soils – an assessment of potential impacts on soil resources and riparian land on and near the site, including:</p> <ul style="list-style-type: none"> impacts on soil erosion, salinity and acid sulfate soils details of earthworks, including cut and fill volumes description of the proposed erosion and sediment controls during construction. | <ul style="list-style-type: none"> Sections 1.1, 1.2, 3.2, 6.9, 6.11 of the EIS. Appendix 8 – Civil Drawings. Appendix 16 – Contamination Report. Appendix 23 – Geotechnical Report. |
| <p>Water Management – an integrated water management strategy, including:</p> | <ul style="list-style-type: none"> Sections 6.11, 6.12 and 6.13 of the EIS. |

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| <ul style="list-style-type: none"> a detailed site water balance including a description of the water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements a description of groundwater and surface water conditions and all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent) an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water - Water Group (DCCEEW-Water) Groundwater Toolkit details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water a surface water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses and riparian areas, and characterisation of water quality at the point of discharge against the relevant water quality criteria using a MUSIC water quality model <ul style="list-style-type: none"> details of any surface or groundwater mitigation, management and monitoring activities and methodologies. | <ul style="list-style-type: none"> Appendix 26 – Integrated Water Management Plan. Appendix 22 – Groundwater Impact Assessment. |
| <p>Flooding – a flood impact risk assessment, that:</p> <ul style="list-style-type: none"> Identifies the flood planning level and any flood risk on site having regard to adopted flood studies, the potential effects of climate change and any relevant provisions of the NSW Flood risk management manual (2023) where the development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk, provide a flood impact and risk assessment (FIRA) prepared in accordance with the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01 details any flood risk management measures to be incorporated as part of the development (including any design solutions, flood mitigation works, operational procedures or Flood Emergency Response Plan) to mitigate flood risk, where required. | <ul style="list-style-type: none"> Section 6.10 of the EIS. Appendix 26 – Integrated Water Management Plan. |
| <p>Aboriginal Cultural Heritage – unless otherwise agreed in writing by Heritage NSW, include an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must:</p> <ul style="list-style-type: none"> identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site | <ul style="list-style-type: none"> Sections 4.7 and 6.17 of the EIS. Appendix 9 – Aboriginal Cultural Heritage Assessment Report. |

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| <ul style="list-style-type: none"> provide evidence and details of continuous consultation with Aboriginal parties in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) include results of a surface survey and any test excavations and an unexpected finds protocol. | |
| <p>Non-Aboriginal Cultural Heritage – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.</p> | <ul style="list-style-type: none"> Section 6.8 of the EIS. Appendix 21 – Historical Archaeological Assessment. Appendix 30 – Statement of Heritage Impact. |
| <p>Biodiversity – including:</p> <ul style="list-style-type: none"> for any part of the site not identified as biodiversity certified, an assessment of any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land. for any part of the site on biodiversity certified land, information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. | <ul style="list-style-type: none"> Section 6.20 of the EIS. Appendix 14 – Biodiversity Development Assessment Report Waiver. |
| <p>Bush Fire Risk – if the development is on mapped bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection 2019.</p> | <ul style="list-style-type: none"> Section 6.19 of the EIS. Appendix 15 – Bushfire Report. |
| <p>Waste – a waste management report that includes details of:</p> <ul style="list-style-type: none"> the quantities and classification of all waste streams to be generated on site during construction and operation of the development waste storage, handling and disposal the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste and Sustainable Materials Strategy 2041. | <ul style="list-style-type: none"> Section 6.22 of the EIS. Appendix 35 – Waste Management Plan. |
| <p>Social – provide a social impact assessment in accordance with the Department's Social Impact Assessment Guidelines</p> | <ul style="list-style-type: none"> Sections 6.21 and 7.2 of the EIS. |

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| for State Significant Projects that is targeted and proportionate to the development's context and likely impacts. | <ul style="list-style-type: none"> Appendix 32 – Social Impact Assessment. |
| <p>Economic – including an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.</p> | <ul style="list-style-type: none"> Sections 3.1.1 and 7.3 of the EIS. Appendix 20 – Estimated Development Cost Report. |
| <p>Planning Agreement/Development Contributions –</p> <ul style="list-style-type: none"> demonstration that satisfactory arrangements have been or would be made to provide, or contribute to local contributions address the requirements of the Housing and Productivity Contribution (where applicable) | <ul style="list-style-type: none"> Section 7.4 of the EIS. |
| <p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> Blacktown City Council Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> Biodiversity, Conservation and Science Group Environment Protection Authority Transport for NSW Fire & Rescue NSW NSW Rural Fire Service Sydney Water Endeavour Energy Metropolitan Local Aboriginal Land Council surrounding local landowners, businesses and stakeholders Local and regional community and environmental groups any other public transport, utilities or community service providers. | <ul style="list-style-type: none"> Chapter 5 of the EIS. Appendix 19 – Engagement Report. |