



SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	EIS Reference	Appendix Reference
GENERAL REQUIREMENTS		
The EIS must include:		
The EIS must also be accompanied by:		
<ul style="list-style-type: none"> ▪ high quality files of maps and figures of the subject site and proposal 	Addressed throughout the EIS	
<p>A report from a qualified quantity surveyor providing a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2021</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV.</p> <ul style="list-style-type: none"> ▪ an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development and certification that the information provided is accurate at the date of preparation. 	Section 3.1.1 – Estimated Development Cost	Appendix D – Cost Summary Report
KEY ISSUES AND REQUIREMENTS		
1. Statutory Context		
<ul style="list-style-type: none"> ▪ Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. 	Section 4 – Statutory Context	Appendix C – Statutory Compliance Table
<ul style="list-style-type: none"> ▪ Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. 	Section 4 – Statutory Context	Appendix C – Statutory Compliance Table
<ul style="list-style-type: none"> ▪ Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. 	Section 4 – Statutory Context	Appendix C – Statutory Compliance Table
<ul style="list-style-type: none"> ▪ Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. 	Section 4 – Statutory Context	Appendix C – Statutory Compliance Table

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<p>2. Estimated Development Cost and Employment</p> <ul style="list-style-type: none"> ▪ Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. 	Section 3.1.1 – Estimated Development Cost	Appendix D – Cost Summary Report
<ul style="list-style-type: none"> ▪ Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	Section 3.1.1 – Estimated Development Cost	Appendix D – Cost Summary Report
<p>3. Design Quality</p> <ul style="list-style-type: none"> ▪ Demonstrate how the development will achieve: <ul style="list-style-type: none"> – design excellence in accordance with any applicable EPI provisions. – good design in accordance with the seven objectives for good design in Better Placed. 	Section 6.1 – Built Form and Urban Design	Appendix B – Architectural Plans and Appendix H – Architectural Design Report
<ul style="list-style-type: none"> ▪ Where required by an EPI or concept approval, demonstrate that the development has been subject to a competitive design process, or reviewed by the State Design Review Panel (SDRP) where required under the <i>NSW SDRP: Guidelines for Project Teams</i>. Recommendations are to be addressed prior to lodgement. 	Section 6.1 – Built Form and Urban Design	Appendix B – Architectural Plans and Appendix H – Architectural Design Report
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> ▪ Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. 	Section 6.1 – Built Form and Urban Design	Appendix B – Architectural Plans and Appendix H – Architectural Design Report
<ul style="list-style-type: none"> ▪ Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. 	Section 6.1 – Built Form and Urban Design	Appendix B – Architectural Plans and Appendix H – Architectural Design Report
<ul style="list-style-type: none"> ▪ Demonstrate 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. 	Section 6.1 – Built Form and Urban Design	Appendix B – Architectural Plans and Appendix H – Architectural Design Report
<ul style="list-style-type: none"> ▪ Assess how the development complies with the relevant accessibility requirements. 	Section 6.1 – Built Form and Urban Design	Appendix B – Architectural Plans and Appendix H –

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		Architectural Design Report
<p>5. Visual Impact</p> <ul style="list-style-type: none"> ▪ Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. 	Section 6.2 – Visual Impact	Appendix N – Visual Impact Assessment
<ul style="list-style-type: none"> ▪ Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	Section 6.2 – Visual Impact	Appendix N – Visual Impact Assessment
<p>6. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none"> ▪ Provide a transport and accessibility impact assessment, which includes: <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 and haul routes. – an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections (using industry standard modelling). – 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 internal road network, loading dock provision and servicing, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards. – swept path analysis for the largest vehicle requiring access to the development. – details of road upgrades, infrastructure works, or new roads or access points required for the development if necessary. 	Section 6.3 – Traffic, Transport and Accessibility	Appendix O – Transport and Accessibility Impact Assessment
<ul style="list-style-type: none"> ▪ Provide a Construction Traffic Management Plan detailing predicted construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. 	Section 6.3 – Traffic, Transport and Accessibility	Appendix O – Transport and Accessibility Impact Assessment
<p>7. Trees and Landscaping</p> <ul style="list-style-type: none"> ▪ Provide a detailed site-wide landscape plan, that: 	Section 6.4 – Trees and Landscaping	Appendix J – Landscape Report and Appendix K – Landscape Plans

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<ul style="list-style-type: none"> – identifies the number and location of trees to be removed and retained, and how opportunities to retain significant trees have been explored and/or informs the plan. – details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). – demonstrates how the proposed development would: <ul style="list-style-type: none"> – contribute to long term landscape setting in respect of the site and streetscape. – mitigate the urban heat island effect and ensure appropriate comfort levels on-site. – contribute to the objective of increased urban tree canopy cover. – maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. 		
<p>8. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> ▪ Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. 	Section 6.6 – Ecologically Sustainable Development	Appendix P – ESD Report
<ul style="list-style-type: none"> ▪ Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. 	Section 6.6 – Ecologically Sustainable Development	Appendix P – ESD Report
<ul style="list-style-type: none"> ▪ Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. 	Section 6.6 – Ecologically Sustainable Development	Appendix P – ESD Report
<ul style="list-style-type: none"> ▪ If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> – demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1). – provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35B of the EP&A Regulation. 	Section 6.6 – Ecologically Sustainable Development	Appendix P – ESD Report
<p>9. Biodiversity</p> <ul style="list-style-type: none"> ▪ Assess 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 	Section 6.7 – Biodiversity	Appendix S – Biodiversity Development Assessment Report

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Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.		
<ul style="list-style-type: none"> ▪ If the development is on biodiversity certified land, provide 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. 	Section 6.7 – Biodiversity	Appendix S – Biodiversity Development Assessment Report
<p>10. Back-up Power System</p> <ul style="list-style-type: none"> ▪ Provide a detailed overview of any proposed back-up power system, including the scale and capacity of the system, and any associated testing procedures (frequency and duration). 	Section 3.8.2 – Power Supply	Appendix KK – Infrastructure Requirements Report
<ul style="list-style-type: none"> ▪ Provide a detailed justification for the proposed back-up power system, including alternatives considered. 	Section 3.8.2 – Power Supply	Appendix KK – Infrastructure Requirements Report
<p>11. Air Quality</p> <ul style="list-style-type: none"> ▪ Provide an assessment of air quality impacts, prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must address construction works and include modelling of emissions and air pollutants from predicted operations (including testing of the back-up power system) and a peak emission and air pollutant scenario, and outline the proposed mitigation, management and monitoring measures that would be implemented. 	Section 6.8 – Air Quality	Appendix T – Air Quality Impact Assessment
<p>12. Noise and Vibration</p> <ul style="list-style-type: none"> ▪ Provide a noise and vibration assessment prepared in accordance with the relevant EPA guidelines and Australian/International Standards. The assessment must detail construction and operational noise and vibration impacts (including testing of any back-up power system) on nearby sensitive receivers and structures, and outline the proposed mitigation, management and monitoring measures that would be implemented. 	Section 6.9 – Noise and Vibration	Appendix U – Noise and Vibration Impact Assessment
<p>13. Ground and Water Conditions</p> <ul style="list-style-type: none"> ▪ Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. 	Section 6.11.5 – Ground and Water Conditions	Appendix V – Ground and Water Conditions Assessment and Appendix QQ – Groundwater Monitoring Letter
<ul style="list-style-type: none"> ▪ Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: 	Section 6.11.5 – Ground and Water Conditions	Appendix V – Ground and Water Conditions Assessment and

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<ul style="list-style-type: none"> – surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. – groundwater resources in accordance with the Groundwater Guidelines. 		Appendix QQ – Groundwater Monitoring Letter
<p>14. Water Management</p> <ul style="list-style-type: none"> ▪ Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> – is prepared in consultation with the local council and any other relevant drainage or water authority. – outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision). – details the proposed drainage design (stormwater and wastewater) for the site including any on-site detention facilities, water quality management measures and nominated discharge points, on-site sewage management, and measures to treat, reuse or dispose of water. – demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. 	Section 6.11.2 – Water Management	Appendix X – Integrated Water Management Plan
<ul style="list-style-type: none"> ▪ Where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority. 	Section 6.11.2 – Water Management	Appendix X – Integrated Water Management Plan
<p>15. Flood Risk</p> <ul style="list-style-type: none"> ▪ Identify 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. 	Section 6.11.1 – Flood Risk	Appendix Z – Flood Impact Risk Assessment
<ul style="list-style-type: none"> ▪ 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. 	Section 6.11.1 – Flood Risk	Appendix Z – Flood Impact Risk Assessment
<ul style="list-style-type: none"> ▪ Detail design solutions and operational procedures to mitigate flood risk where required. 	Section 6.11.1 – Flood Risk	Appendix Z – Flood Impact Risk Assessment
<p>16. Hazards and Risks</p>	Section 6.11.3 – Hazards and Risks	Appendix FF – Dangerous Goods

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<ul style="list-style-type: none"> Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. 		Report and Appendix GG – Resilience and Hazards SEPP Assessment
<ul style="list-style-type: none"> Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment. 	Section 6.11.3 – Hazards and Risks	Appendix FF – Dangerous Goods Report and Appendix GG – Resilience and Hazards SEPP Assessment
<ul style="list-style-type: none"> If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 	Section 6.11.4 – Pipeline Hazard Analysis	Appendix RR – Pipeline Hazard Analysis
<p>17. Contamination and Remediation</p> <ul style="list-style-type: none"> In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. 	Section 6.10 – Contamination	Appendix AA – Preliminary Site Investigation, Appendix BB – Detailed Site Investigation and Appendix CC – Remedial Action Plan
<p>18. Waste Management</p> <ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation. 	Section 6.11.6 – Waste Management	Appendix DD – Waste Management Plan
<ul style="list-style-type: none"> Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. 	Section 6.11.6 – Waste Management	Appendix DD – Waste Management Plan
<ul style="list-style-type: none"> Identify appropriate servicing arrangements for the site. 	Section 6.11.6 – Waste Management	Appendix DD – Waste Management Plan
<ul style="list-style-type: none"> If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	Section 6.10 – Contamination	Appendix EE – Hazardous Materials Survey
<p>19. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site. 	Section 6.11.7 – Aboriginal Cultural Heritage	Appendix HH – Aboriginal Cultural Heritage Report

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<p>20. Environmental Heritage</p> <ul style="list-style-type: none"> ▪ Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	Section 6.11.8 – Environmental Heritage	
<p>21. Social Impact</p> <ul style="list-style-type: none"> ▪ Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. 	Section 6.11.9 – Social Impact	Appendix JJ – Social Impact Assessment
<p>22. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> ▪ In consultation with relevant service providers: <ul style="list-style-type: none"> – assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. – identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. – provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 	Section 6.11.10 – Infrastructure Requirements	Appendix KK – Infrastructure Requirements Report
<p>23. Bush Fire Risk</p> <ul style="list-style-type: none"> ▪ 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. 	Section 6.11.11 – Bushfire Risk	
<p>24. Construction, Operation and Staging</p> <ul style="list-style-type: none"> ▪ If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 	Section 3.9 – Staging	Appendix B – Architectural Plans
<p>25. Contributions and Public Benefit</p> <ul style="list-style-type: none"> ▪ Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. 	Section 6.11.13 – Developer Contributions	

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<ul style="list-style-type: none"> ▪ Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided. 	Section 6.11.13 – Developer Contributions	
<p>26. Engagement</p> <ul style="list-style-type: none"> ▪ Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> – the relevant Department assessment team. – any relevant local councils. – any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). – the community. – if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	Section 5 – Engagement	Appendix E – Community Engagement Report
ADDITIONAL ASSESSMENT REQUIREMENTS		
<ul style="list-style-type: none"> • <u>Hazards and risk</u> – 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: <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 	Section 6.11.3 – Hazards and Risks	Appendix FF – Dangerous Goods Report and Appendix GG – Resilience and Hazards SEPP Assessment
<ul style="list-style-type: none"> • <u>Plant and equipment selection</u> – The EIS must: <ul style="list-style-type: none"> ○ include a comprehensive options analysis of all commercially available cooling and back-up power systems ○ provide a detailed overview of the proposed data hall cooling system, including the number and details of associated plant and equipment and the associated energy and water demands 	Section 3.8 – Operational Details	Appendix P – ESD Report and Appendix KK – Infrastructure Requirements Report

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<ul style="list-style-type: none"> ○ demonstrate 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"> ● <u>Operational noise</u> – The EIS must include an operational noise assessment, which: <ul style="list-style-type: none"> ○ provides details of noise monitoring surveys, background noise levels and amenity noise levels at the potentially most-affected residential receptors (i.e. not necessarily the nearest residential receptor) ○ includes details of manufacturer specifications for plant and equipment and the noise source inventory (demonstrating worst-case modelling of plant and equipment for each assessment period, including testing of any back-up power system and a critical power failure scenario) ○ evaluates data centre operational noise for any potential annoying noise characteristics, such as tonality and dominant low-frequency content 	Section 6.9 – Noise and Vibration	Appendix U – Noise and Vibration Impact Assessment
<ul style="list-style-type: none"> ● <u>Urban heat island effect</u> – The EIS must evaluate the impact of heat rejection on habitable rooms and communal open spaces, including those of neighbouring properties. 	Section 6.5 – Urban Heat Island	Appendix TT – Urban Heat Island Memo
<ul style="list-style-type: none"> ● <u>Solar access</u> – The EIS must assess solar access and overshadowing impacts on adjacent properties, including the Lane Cove Community Nursery. 	Section 6.1 – Built Form and Urban Design	Appendix B – Architectural Plans
<ul style="list-style-type: none"> ● <u>Consultation</u> – The EIS must be informed by direct consultation with Lane Cove Council regarding the design of the development and potential impacts to the Lane Cove Community Nursery. 	Section 5 – Engagement	Appendix E – Community Engagement Report