



## **Community Consultation Report**

### **Proposed Data Centre**

1 Sirius Road, Lane Cove West  
(Lot 1 DP 1151370)

Prepared by Willowtree Planning on behalf of  
Greenbox Architecture

**February 2019**

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|                            |                               |               |                   |

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1 Sirius Road, Lane Cove West (Lot 1 DP 1151370)

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### EXECUTIVE SUMMARY

This Community Consultation Report has been prepared by Willowtree Planning on behalf of the proponent, Greenbox Architecture. The Report has been prepared in accordance with a proposed Data Centre at the identified Subject Site – 1 Sirius Road, Lane Cove West (Lot 1 DP 1151370).

Consultation has been undertaken with community, individuals and organisations / agencies that are directly impacted, or within close proximity to the Subject Site.

To date, this Project has been supported by a dedicated program of communication, including State & Local Government meetings, and community briefings with adjoining tenancies / residents.

The purpose of the overall community and stakeholder and participation strategy was to ensure that all stakeholders were informed about the proposed development accordingly; and, subsequently had an opportunity to view the concepts and provide feedback prior to lodgement of the State Significant Development Application (SSDA).

The strategy and the processes undertaken have been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the Proposed Development is administered. Feedback has predominantly focused on a desire to be kept informed of the proposed development throughout its progression. This being evident between both community members and relevant entities that have been engaged with.

It is important to note, that the feedback outlined throughout this Report should not be interpreted as being a complete representation of the full range of views from all stakeholders; however, it is an accurate assessment of the feedback recorded to date.

In line with the proponent's objective to seek formal consent for the proposed State Significant Development (SSD), transparent and ongoing community and stakeholder engagement measures could be undertaken throughout the duration of the proposed concept Site Plan (if required).

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## **PART A      CONSULTATION OVERVIEW**

### **1.1 INTRODUCTION**

This Community Consultation Report has been prepared by Willowtree Planning on behalf of the proponent, Greenbox Architecture. This Report has been prepared in accordance with a proposed Data Centre at the identified Subject Site – 1 Sirius Road, Lane Cove West (Lot 1 DP 1151370).

In preparing the Site Plan and architectural design for the Proposed Development, Greenbox Architecture have undertaken key stakeholder and community engagement as part of their overall consultation strategy. The community & stakeholder and participation strategy was developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform stakeholders and the community on the key objectives and benefits of the proposed Site Plan and the overall vision of the Subject Site with regard to the Proposed Development;
- Demonstrate that the Proposed Development is a responsible and responsive development committed to listening to the community and stakeholders;
- Obtain valuable insights from the community and stakeholders during the preparation of the SSDA; and,
- Ensure effective coordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The consultation strategy sets about informing people on the Proposed Development through various communication tools and activities. It is crucial that open, transparent and ongoing (key stakeholder and community) engagement continues to occur as the Proposed Development motions through its progressive stages.

**Note:** At the time of writing this Report, the status of communication and consultation with community groups, individuals and key stakeholders has reached the lodgement of the Environmental Impact Statement (EIS) stage, as per the requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued 21 December 2018. The engagement undertaken to date has not intended to provide a statistical analysis of support or objections, rather inform the community and key stakeholders of the Proposed Development.

## **PART B      SITE DESCRIPTION**

### **2.1 SITE DETAILS**

The identified land portion that is the subject of this SSDA is legally defined as 1 Sirius Road, Lane Cove West (Lot 1 DP 1151370).

The Subject Site comprises a total site area of approximately 3.9 ha and is subject to applicable provisions outlined within LCLEP2009. Access to the Site is currently obtained via Sirius Road along the eastern perimeter of the Subject Site, which contains proposed entry / exit points along the street interface as well as being accompanied by turning loops within the identified land portion that would control traffic volumes accordingly.

The Site's historical context is best described through its current undeveloped nature, typically interspersed with varied vegetative characteristics. Land surrounding the Site comprises the following land use zoning, including:

- IN2 Light Industrial;
- E2 Environmental Conservation;
- RE1 Public Recreation; and,
- SP2 Infrastructure.

The nearest sensitive land use is within the E2 Environmental Conservation zone (Lane Cove National Park), located to the west of the Subject Site containing bushfire prone land, Riparian Lands and Watercourses and Coastal Wetlands and Proximity Area for Coastal Wetlands, approximately 150 m away. Accordingly, mitigation and protection measures would be accurately and appropriately implemented throughout the Proposed Development of the Subject Site to preserve the natural and ecological amenity. The closest densely populated residential suburbs are approximately 450 m west (East Ryde) and 600 m east (Lane Cove West) of the Subject Site.

It should be further noted that an electricity transmission tower is located in close proximity to the Site, with overhead power lines potentially being over the western boundary of the Subject Site.

The identified land portion is subject to the provisions outlined in the LCLEP2009, as mentioned above. Both the Subject Site and surrounding context are depicted and illustrated in **Figure 1** below.



**Figure 1 Subject Site and Surrounding Context (NearMaps, 2018)**

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### PART C STAKEHOLDER IDENTIFICATION

Consultation with community groups, individuals and Government organisations / agencies has focused on providing general project information with regard to the proposed development.

Stakeholders in the following table (**Table 1**) were identified as key groups and agencies identified in the SEARs, that as a result of the proposed Data Centre, Greenbox Architecture were required to engage with.

| <b>Table 1: Stakeholder Identification</b> |   |
|--|---|
| <b>Stakeholder Category</b>                | <b>Identified Stakeholders</b>  |
| State Government                           | <ul style="list-style-type: none"><li>- NSW Department of Primary Industry (DPI) Water</li><li>- Aboriginal Land Council (ALC)</li><li>- NSW Environment Protection Authority (EPA)</li><li>- NSW Roads and Maritime Services (RMS)</li><li>- Transport for NSW (TfNSW)</li><li>- Endeavour Energy</li><li>- NSW Office of Environment &amp; Heritage (OEH)</li></ul> |
| Local Government                           | <ul style="list-style-type: none"><li>- Lane Cove Council</li></ul>   |
| Local Community Members                    | 85 identified premises and businesses throughout the community consultation process (refer to <b>Table 2</b> ).   |

## **PART D      CONSULTATION**

Commencing in October 2018, the engagement tools and activities have been specifically directed towards local consultation with an emphasis on different target groups with an interest in the Proposed Development.

Given the range of key stakeholders involved, a coordinated program of communication and engagement (forming the overall consultation strategy) was developed to support the indicative planning process. This involved providing a range of open consultation sessions to enable feedback and input from the different stakeholders, community groups and individuals.

The consultation undertaken to date has been designed to inform and build awareness of the Proposed Development concerning the proposed Data Centre, as-well-as identify key issues and opportunities and establish a framework for ongoing dialogue.

To date, this Project has included a dedicated program of communication including meetings with the NSW Department of Planning & Environment (DP&E), Lane Cove Council, and other key stakeholders and community members impacted or potentially impacted by the Proposed Development.

### **4.1 NSW DEPARTMENT OF PLANNING & ENVIRONMENT**

A meeting was held with the NSW DP&E on 11 November 2018 to discuss the proposed State Significant Development (inclusive of general discussions surrounding the Proposed Development) at the identified Subject Site concerning the proposed Data Centre. The meeting focused on planning considerations with regard to the Subject Site and wider locality as-well-as any stakeholder engagement / consultation that is to occur throughout the application process; and, indicative timeframes surrounding the subject SSDA.

The matters discussed at the meeting are further detailed in the meeting minutes provided (refer to **Appendix C**) and are considered throughout the entirety of the EIS document.

### **4.2 LANE COVE COUNCIL**

On 19 & 26 November 2018, an initial Pre-DA Meeting was held at Lane Cove Council with various Council representatives, for which the time was utilised to inform the participants of the intentions of the overall project concerning the potential to seek consent for (within the Lane Cove LGA) a proposed Data Centre (refer to **Appendix D**).

A formalised Pre-DA Meeting since took place on the 26 November 2018, for which planning considerations concerning the proposed SSD were discussed at length.

### **4.3 LOCAL COMMUNITY**

The community consultation process commenced in November 2018 with the distribution of letters to key stakeholders and door-knocking / 'letterbox drop' activities at local residences that were identified adjoining the Subject Site or within close proximity to the Subject Site. The purpose of the consultation process was to formally advise the immediate and wider community of the intended consultation activities.

#### **4.3.1 NOTIFICATION LETTERS**

A 'letterbox drop' was undertaken by Willowtree Planning to inform the adjoining landowners and landowners within close proximity of the Subject Site of the Proposed Development. The proportion of landowners that received notifications is included in **Appendix A & B**. The proportion of residents notified was based on the potential for the Proposed Development to compromise and obstruct any existing views. Where the distribution range extended to the west along Pittwater Road and beyond

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the Subject Site is screened by densely populated vegetation; therefore, Notification Letters were not distributed to these residents.

The 'letterbox drop' was undertaken on 30 November 2018 (refer to **Table 2**).

| <b>Table 2: Consultation Undertaken with Adjoining Landowners</b> |                        |                     |
|---|------------------------|---------------------|
| <b>Address</b>  | <b>Letter Box Drop</b> | <b>Contact Date</b> |
| <b>Epping Road</b>  |                        |                     |
| 63 Epping Road, Lane Cove West, NSW, 2066                         | YES                    | 30/11/2018          |
| 150 Epping Road, Lane Cove West, NSW, 2066                        | YES                    | 30/11/2018          |
| 160 Epping Road, Lane Cove West, NSW, 2066                        | YES                    | 30/11/2018          |
| 166 Epping Road, Lane Cove West, NSW, 2066                        | YES                    | 30/11/2018          |
| 170 Epping Road, Lane Cove West, NSW, 2066                        | YES                    | 30/11/2018          |
| <b>Mowbray Road West</b>  |                        |                     |
| 694 Mowbray Road West, Lane Cove North, NSW, 2066                 | YES                    | 30/11/2018          |
| 696 Mowbray Road West, Lane Cove North, NSW, 2066                 | YES                    | 30/11/2018          |
| 698 Mowbray Road West, Lane Cove North, NSW, 2066                 | YES                    | 30/11/2018          |
| 700-704 Mowbray Road West, Lane Cove North, NSW, 2066             | YES                    | 30/11/2018          |
| 706 Mowbray Road West, Lane Cove North, NSW, 2066                 | YES                    | 30/11/2018          |
| 706a Mowbray Road West, Lane Cove North, NSW, 2066                | YES                    | 30/11/2018          |
| <b>Magdala Road</b>   |                        |                     |
| 14 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 16 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 18 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 20 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 47 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 47a Magdala Road, North Ryde, NSW, 2113                           | YES                    | 30/11/2018          |
| 49 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 51 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 53 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 55 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 57 Magdala Road, North Ryde, NSW, 2113                            | YES                    | 30/11/2018          |
| 59 Magdala Road, North Ryde, NSW,                                 | YES                    | 30/11/2018          |

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|  |     |            |
|--|-----|------------|
| 2113   |     |            |
| 61 Magdala Road, North Ryde, NSW, 2113       | YES | 30/11/2018 |
| 63 Magdala Road, North Ryde, NSW, 2113       | YES | 30/11/2018 |
| 65 Magdala Road, North Ryde, NSW, 2113       | YES | 30/11/2018 |
| 27-41 Magdala Road, North Ryde, NSW, 2113    | YES | 30/11/2018 |
| <b>Apollo Place</b>                          |     |            |
| 1 Apollo Place, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 2 Apollo Place, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 3 Apollo Place, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 4 Apollo Place, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 5 Apollo Place, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| <b>Sirius Road</b>                           |     |            |
| 1a Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 2 Sirius Road, Lane Cove West, NSW, 2066     | YES | 30/11/2018 |
| 3 Sirius Road, Lane Cove West, NSW, 2066     | YES | 30/11/2018 |
| 7d Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 9 Sirius Road, Lane Cove West, NSW, 2066     | YES | 30/11/2018 |
| 11 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 13 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 15 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 17 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 19 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 21 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 23 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 25 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 27 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 29 Sirius Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 31-33 Sirius Road, Lane Cove West, NSW, 2066 | YES | 30/11/2018 |
| <b>Mars Road</b>                             |     |            |
| 12 Mars Road, Lane Cove West, NSW,           | YES | 30/11/2018 |

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|  |     |            |
|--|-----|------------|
| 2066   |     |            |
| 14 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 16 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 19 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 20 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 21 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 23 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 23a Mars Road, Lane Cove West, NSW, 2066     | YES | 30/11/2018 |
| 27 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 67 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 77 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 79-85 Mars Road, Lane Cove West, NSW, 2066   | YES | 30/11/2018 |
| 87 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 91 Mars Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| <b>Orion Road</b>                            |     |            |
| 5 Orion Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 5-7 Orion Road, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 9 Orion Road, Lane Cove West, NSW, 2066      | YES | 30/11/2018 |
| 11-13 Orion Road, Lane Cove West, NSW, 2066  | YES | 30/11/2018 |
| 15 Orion Road, Lane Cove West, NSW, 2066     | YES | 30/11/2018 |
| 17-19 Orion Road, Lane Cove West, NSW, 2066  | YES | 30/11/2018 |
| <b>Chaplin Drive</b>                         |     |            |
| 1 Chaplin Drive, Lane Cove West, NSW, 2066   | YES | 30/11/2018 |
| 1a Chaplin Drive, Lane Cove West, NSW, 2066  | YES | 30/11/2018 |
| 2 Chaplin Drive, Lane Cove West, NSW, 2066   | YES | 30/11/2018 |
| 3 Chaplin Drive, Lane Cove West, NSW, 2066   | YES | 30/11/2018 |
| 4-6 Chaplin Drive, Lane Cove West, NSW, 2066 | YES | 30/11/2018 |
| 5 Chaplin Drive, Lane Cove West, NSW, 2066   | YES | 30/11/2018 |
| 7 Chaplin Drive, Lane Cove West, NSW, 2066   | YES | 30/11/2018 |

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|  |     |            |
|--|-----|------------|
| 8 Chaplin Drive, Lane Cove West, NSW, 2066     | YES | 30/11/2018 |
| 9-11 Chaplin Drive, Lane Cove West, NSW, 2066  | YES | 30/11/2018 |
| 12 Chaplin Drive, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 13 Chaplin Drive, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 15-17 Chaplin Drive, Lane Cove West, NSW, 2066 | YES | 30/11/2018 |
| 19 Chaplin Drive, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 21 Chaplin Drive, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 23-27 Chaplin Drive, Lane Cove West, NSW, 2066 | YES | 30/11/2018 |
| 29 Chaplin Drive, Lane Cove West, NSW, 2066    | YES | 30/11/2018 |
| 31-33 Chaplin Drive, Lane Cove West, NSW, 2066 | YES | 30/11/2018 |

### 4.3.2 ADDITIONAL CONSULTATION

At the time of lodgement, the consultation undertaken is considered suffice with regard to a formal response to the SEARs issued 20 December 2018. Further community consultation could be carried out with the local community, if required.

**PART E CONSULTATION OUTCOMES**

**5.1 SUMMARY OF KEY MATTERS**

A key objective of the consultation undertaken to date has been to educate and facilitate engagement between the proponent and the key stakeholders, including relevant entities and organisations as-well-as community members. This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the Proposed Development, for purposes of a proposed Data Centre. Although feedback has predominantly focused on a desire to be kept informed about the Project, areas queried are summarised in **Table 3** below.

| <b>Table 3: Summary of Key Matters for Consideration</b> |  |
|--|--|
| <b>Issue</b>   | <b>Detail</b>  |
| Traffic and Parking                                      | A comprehensive Traffic Impact Assessment would be undertaken as part of the SSDA and assess the relevant topics discussed with DP&E and Council with regard to the Subject Site and implications on traffic and parking.        |
| Height   | The proposed height of buildings throughout the proposed development would be built to complement and transition the wider Lane Cove West Business Park, comprising of similar industrial-related land uses.                     |
| Views  | Aesthetically pleasing architectural landscaped designs would form part of the proposed development. A Clause 4.6 Variation (refer to <b>Appendix 35 of the EIS</b> ) to height analyses the proposed height of the Data Centre. |
| Heritage   | Further archaeological testing / surveying is currently being undertaken by a specialised consultant. Any mitigation measures and recommendations would be adhered to accordingly.   |
| Flora and Fauna  | A Biodiversity Impact Assessment Report is currently being undertaken by a specialised consultant. Any mitigation measures and recommendations would be adhered to accordingly.  |
| Engagement   | Engagement would be ongoing with affected community members and key agencies involved.   |

Key matters raised have influenced the overall design of the Site Plan and detailed built-form that consent is sought for.

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### **PART F FUTURE CONSULTATION**

At the time of writing this Community Consultation Report, the status of communication and formal consultation with community groups, individuals and organisations / agencies is at the lodgement of the EIS stage, as per the requirements of the SEARs, that were subsequently issued ... December 2018.

In line with the intention for the Data Centre to be constructed, transparent and ongoing community consultation / engagement, and a range of additional communication activities would be undertaken, should the approval of the subject SSDA occur.

In addition, it is anticipated that pursuant to lodgement, the proposed SSDA would be required to be publicly exhibited for 28 days.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in local newspaper(s).
- A notice on the NSW Department of Planning and Environments website.
- Written correspondence to adjoining and surrounding landowners.

The corresponding EIS and specialist / consultant reports would also be publicly exhibited at the NSW DP&E office, as-well-as any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

## **PART G      CONCLUSION**

Consultation was undertaken with community groups, individuals and Government organisations with an interest in the Proposed Development.

To date, this State Significant Development has included a dedicated program of communication including liaising with State and Local Government agencies, and community members potentially impacted.

This process / strategy has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the Proposed Development.

The feedback outlined in this Report should not be interpreted as representing the full range of views from all stakeholders.

In line with the intention for the proposed Data Centre to be constructed, transparent and ongoing community engagement, and a range of additional communication activities would be undertaken.

## APPENDIX A – Resident Notification Letter



ACN: 146 035 707 ABN: 54 146 035 707  
Suite 4, Level 7, 100 Walker Street  
North Sydney NSW 2060  
P: 02 9929 6974  
enquiries@willowtreeplanning.com.au  
www.willowtreeplanning.com.au

**Attention: Owner / Occupier**

**RE: CONSULTATION LETTER – STATE SIGNIFICANT DEVELOPMENT (SSD) APPLICATION (SSD 9741) – PROPOSED DATA CENTRE – 1 SIRIUS ROAD, LANE COVE WEST (LOT 1 DP 1151370)**

Dear Owner / Occupier,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of Greenbox Architecture. The proposed development seeks consent for the construction and operation of a Data Centre on the portion of land described as 1 Sirius Road, Lane Cove West (Lot 1 DP 1151370). The proposed Data Centre would also include ancillary office areas and loading docks to support the intended use; and, associated infrastructure and civil works across the Subject Site in a staged manner to provide a suitable platform for the proposed development.

Under Schedule 1, Part 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), the process of applying for and the categorisation of a proposed development to be considered as State Significant Development (SSD), requires that the Capital Investment Value (CIV) be greater than AU\$50 Million, concerning proposals with regard to Warehouses or Distribution Centres. The proposed development is considered SSD, for which it would be lodged to and determined by the NSW Department of Planning and Environment (DP&E).

Accordingly, a formal request for the Secretary's Environmental Assessment Requirements (SEARs) was submitted to the NSW DP&E on 20 November 2018. The SEARs require, that during the preparation of the Environmental Impact Statement (EIS), consultation is to be carried out with relevant Commonwealth, State and Local Government agencies, service providers, community groups and affected / adjoining landowners.

An EIS is currently being prepared in accordance with the SEARs in order to seek approval for the built-form of the proposed Data Centre. The proposed Data Centre would comprise approximately 35,144 m<sup>2</sup> of Gross Floor Area over a 24 m (three storey) proposed building. Additionally, the proposed Data Centre would comprise a landscaped area of approximately 10,260 m<sup>2</sup> (26% of the total site area).

The EIS would describe, assess and justify the proposed development in light of suitability of the Subject Site, the regional and local context, and relevant legislation and policy. Consideration is also being offered to the environmental, social and economic impacts of the proposed development, as-well-as mitigation measures to avoid any adverse impacts being nominated.

The proposed Data Centre would be consistent with the objectives outlined in *Lane Cove Local Environmental Plan 2009* (LCLEP 2009), particularly the provision of employment-generating development within an area designated for such purposes.

It is considered that the proposed development would not exhibit any adverse environmental impacts, rather would offer substantial benefits to the wider Sydney region associated with the delivery of a new Data Centre, including:

## **STATE SIGNIFICANT DEVELOPMENT (SSD)**

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- The provision of contemporary and leading-edge IT infrastructure, that will support the growing population of the Sydney Metropolitan Region;
- Redevelopment of an existing site, which is currently under-utilised as intended under the provisions of the IN2 Light Industrial zone of LCLEP 2009;
- The creation of construction and operational jobs that will contribute to economic growth and development;
- A State of the Art design that sets a precedent for future development within the Lane Cove LGA.

Greenbox Architecture is awaiting the issue of SEARs; however, the NSW DP&E has nevertheless requested Greenbox Architecture to consult with adjoining landowners during the preparation of its EIS to support the proposed development.

Greenbox Architecture therefore invite adjoining landowners to comment on the proposed development to allow any significant concerns to be dealt with accordingly in the EIS, which is currently being prepared.

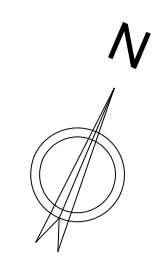
Should you wish to discuss the content of this letter in further detail, please contact the undersigned on 0413 555 638.

Yours Faithfully,



Andrew Cowan  
Director  
Willowtree Planning Pty Ltd  
ACN 146 035 70

**APPENDIX 1 SITE PLAN**



| Issue | Date       | Description              |
|-------|------------|--------------------------|
| 1     | 12.12.2018 | ISSUE FOR APPROVAL       |
| 2     | 13.12.2018 | ISSUE FOR APPROVAL       |
| 3     | 14.12.2018 | ISSUE FOR SSD SUBMISSION |

Project Manager

Services Design



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 25 BLIGH STREET  
 SYDNEY NSW 2000 AUSTRALIA  
 GREENBOX ARCHITECTURE PTY LTD  
 ABN: 79 139 779 098  
 ISO 9001 CERTIFIED QUALITY SYSTEM

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- Contractors shall confirm all dimensions on-site prior to commencing any work or producing any shop drawings.
- All materials to be used in accordance with the manufacturer's specifications and instructions and shall comply with the relevant Australian Standards
- Copyright of this drawing and design remain the property of Greenbox Architecture Pty Ltd
- Nominated Architect - Gerard Page; NSW reg No.7247, NZ reg No.3715, Vic reg No.17664, SA reg No.3061, QLD reg No.4538, WA reg No.2489

Client

Project  
 ATSYD2  
 1 SIRIUS ROAD LANE COVE WEST

Drawn By PL Scale 1:500 @ A1

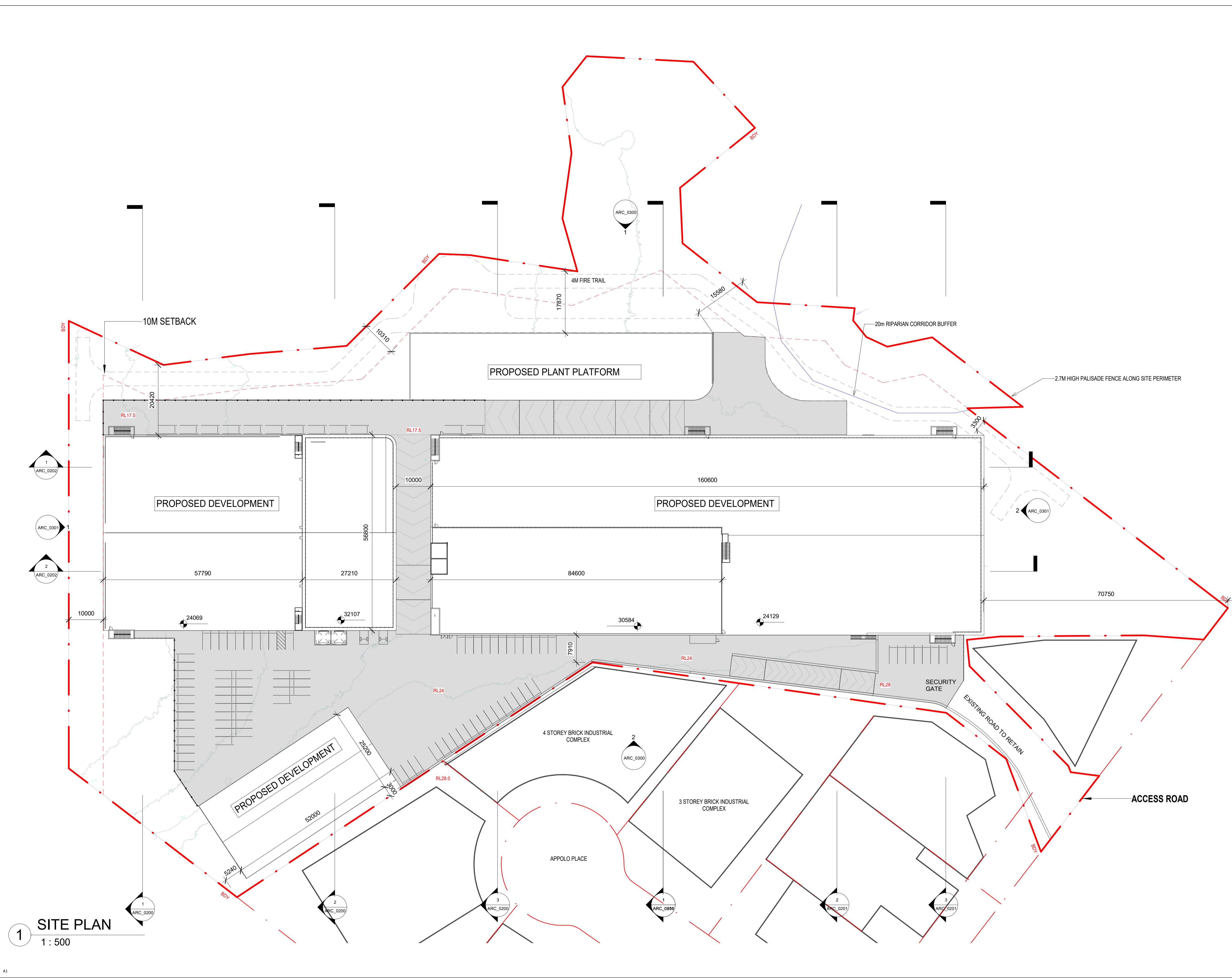
Checked By DW Approved By AO

Date 14.12.2018 Job Number 180095

Project Status SSD

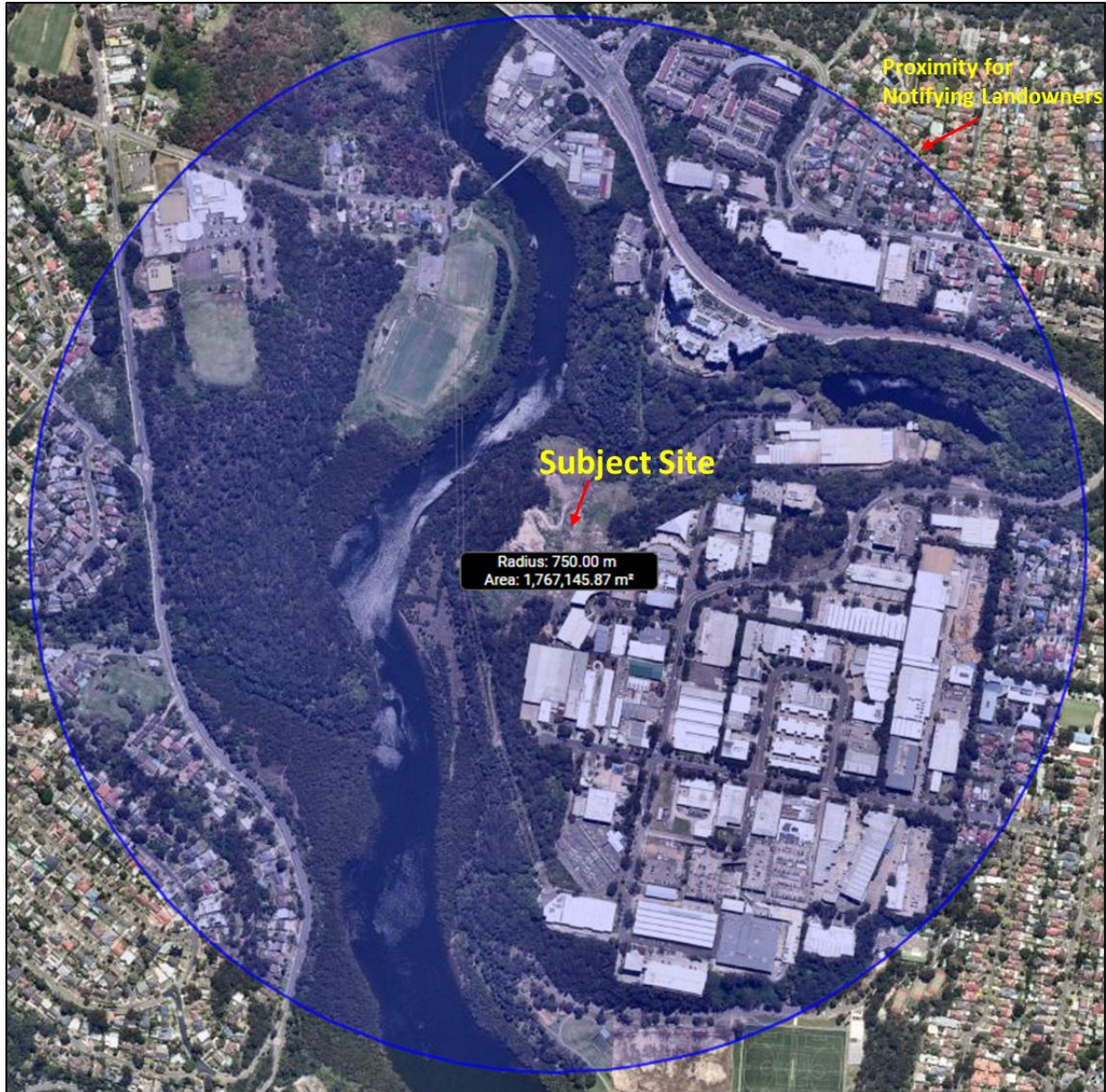
Drawing Title  
**MASTER PLAN**

Drawing Number Issue  
 ATSYD2\_SSD\_DRG\_ARC\_0050 3



**1 SITE PLAN**  
 1 : 500

## APPENDIX B – Distribution Range



**Distribution Range Concerning Letterbox Drop Undertaken 30 November 2018 (Source: NearMaps, 2018)**

**Community Consultation Report**

Proposed Data Centre

1 Sirius Road, Lane Cove West (Lot 1 DP 1151370)

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**APPENDIX C – NSW DP&E Meeting Minutes**

**Community Consultation Report**

Proposed Data Centre

1 Sirius Road, Lane Cove West (Lot 1 DP 1151370)

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**APPENDIX D – Lane Cove Council Meeting Minutes**



|                                 |   |                                  |
|---------------------------------|---|----------------------------------|
| <b>Applicant:</b>               | Airtrunk Pty Ltd                                      |                                  |
| <b>Contact:</b>                 | brendan.homer@airtrunk.com                            |                                  |
| <b>Property:</b>                | 1 Sirius Road, Lane Cove West<br>Lot 1 DP 1151370     |                                  |
| <b>Site Area:</b>               | 39,453m <sup>2</sup> (to be confirmed through survey) |                                  |
| <b>Zoning:</b>                  | IN2 Light Industrial                                  |                                  |
| <b>Description of Proposal:</b> | Construction of a Data Centre                         |                                  |
| <b>Attendance:</b>              | <b>Council Staff</b>                                  |                                  |
|                                 | <u>Name</u>   | <u>Title</u>                     |
|                                 | Henry Burnett   | Senior Town Planner              |
|                                 | David Wilson  | Manager Environmental Health     |
|                                 | Ted Webster   | Manager – Open Space             |
|                                 | Jeff Culleton   | Coordinator Bushland             |
|                                 | Maran Muthiah   | Development Engineer             |
|                                 | <b>Applicant</b>                                      |                                  |
|                                 | <u>Name</u>   | <u>Capacity</u>                  |
|                                 | Paul Slaven   | AirTrunk                         |
|                                 | Brendan Homer   | AirTrunk                         |
|                                 | Luke Puckeridge                                       | AirTrunk                         |
|                                 | Andrew Cowan  | Willowtree Planning              |
|                                 | Dino DiPaolo  | AW Edwards                       |
| Andrew Owens                    | Greenbox  |                                  |
| <b>Apologies:</b>               | <b>Council Staff</b>                                  |                                  |
|                                 | Hugh Millington                                       | Tree Preservation Officer        |
|                                 | Dennis<br>Anthony Samy                                | Development Engineer - Traffic   |
|                                 | Adrian Moore  | Principal Building Surveyor      |
|                                 | Chris Pelcz   | Coordinator – Strategic Planning |
|                                 | Olga Blacha   | Landscape Architect              |
|                                 | <b>Plans/<br/>Documents<br/>Submitted:</b>            |                                  |
| <b>Plan No.</b>                 |   | <b>Author</b>                    |
| PRE-DA Set                      |   | Greenbox                         |
|                                 |   | <b>Date</b>                      |
|                                 |   | 29/10/2018                       |

|  |  |
|--|--|
| <p><b>Relevant Legislation and Codes</b></p> | <p>Environmental Planning and Assessment Act, 1979<br/> Biodiversity Conservation Act 2016<br/> National Parks and Wildlife Act 1994<br/> Water Management Act 2000<br/> SEPP (State and Regional Development) 2011<br/> SEPP No. 19 – Bushland in Urban Areas<br/> SEPP No. 33 – Hazardous and Offensive Development<br/> SEPP No. 55 – Remediation of Land<br/> Draft SEPP No. 55 – Remediation of Land<br/> SEPP No. 64 – Advertising and Signage<br/> SEPP (Coastal Management) 2018<br/> SREP (Sydney Harbour Catchment) 2005<br/> Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005<br/> Draft Environment SEPP<br/> SEPP (Infrastructure) 2007<br/> Lane Cove Local Environmental Plan 2009<br/> Lane Cove Development Control Plan 2010:</p> <ul style="list-style-type: none"> <li>• Part A – Introduction</li> <li>• Part B – General Controls</li> <li>• Part E – Industrial Development</li> <li>• Part F – Access and Mobility</li> <li>• Part G – Acid Sulphate Soils</li> <li>• Part H – Bushland Protection</li> <li>• Part H – Land Adjoining Bushland Map</li> <li>• Part J – Landscaping</li> <li>• Part N – Signage</li> <li>• Part O – Stormwater Management</li> <li>• Part Q – Waste Management and Minimisation</li> <li>• Part R – Traffic, Transport and Parking</li> </ul> |
| <p><b>Key Issues</b></p>                     | <ol style="list-style-type: none"> <li>1. Land Use Definition</li> <li>2. Ecological Impact</li> <li>3. Ecological Buffer / Insufficient Built Setback</li> <li>4. Site Contamination</li> <li>5. Building Height</li> <li>6. Impact on the Public Domain</li> </ol>   |

## 1. The Site

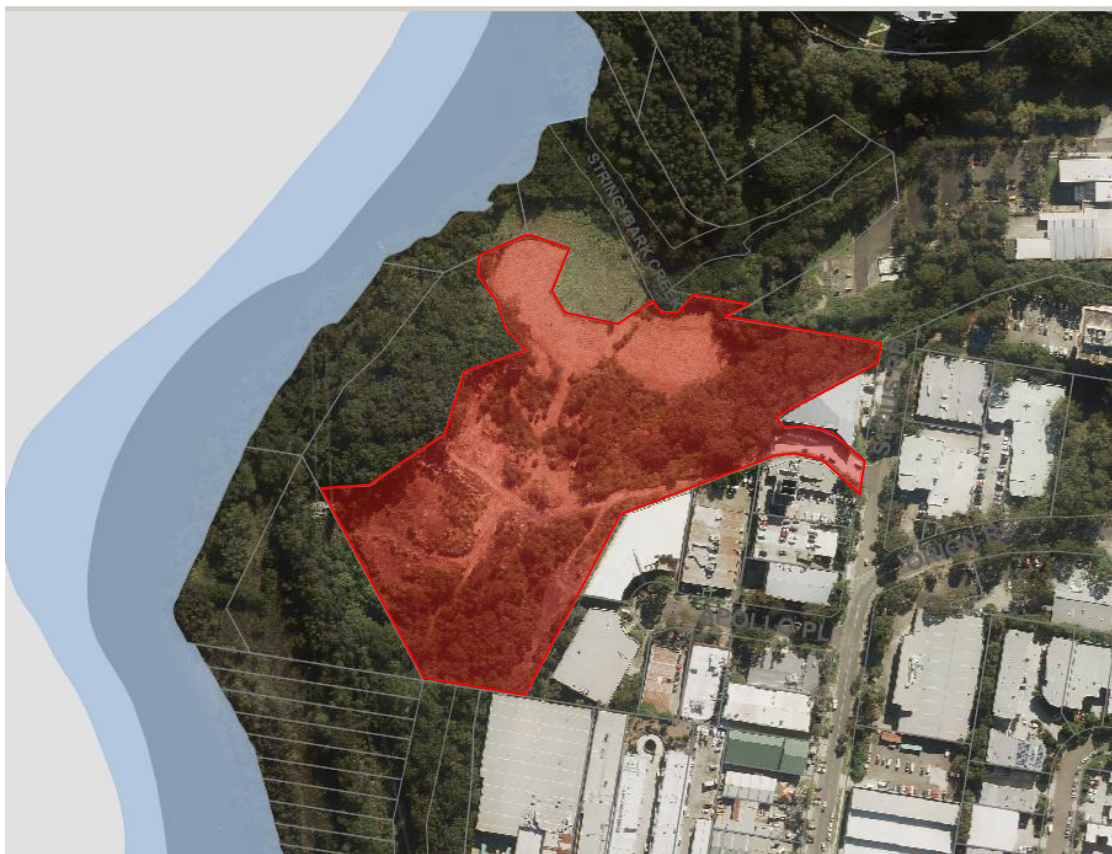
The site is legally known as Lot 1 in DP 1151370 with a street address of No. 1 Sirius Road, Lane Cove West. The site has an area of 39,453m<sup>2</sup>. The topography of the site is undulating with a fall 15-20m across the site towards Stringy Bark Creek and Lane Cove River.

The existing site does not include any structures. A portion of the non-vegetated part of the site contains deposits of excavated material which is subject to a contamination investigation by the Environmental Protection Authority.

Access to the site is from a single access point from a private road cul-de-sac accessed from Sirius Road.

The site is situated at the edge of the Lane Cove Industrial Estate with an interface to the existing industrial buildings to the south and bushland, the Lane Cove River, Stringybark Creek and Coastal Wetlands /Lane Cove Salt Marsh to the north.

From an initial analysis the principal public domain vistas into the site include from the public bushwalking path between Epping Road and Blackman Park, Lane Cove River, from Epping Road southbound from Delhi Road and from public recreation areas across Lane Cove River to the north-west.



**Figure 1: Subject Site – 1 Sirius Road, Lane Cove West (Red)**

## 2. The Proposal

The proposal is for the construction of a multi-storey data centre development with ancillary office premises. A total Gross Floor Area of 35,672m<sup>2</sup> is proposed.

The design includes a ring-road around a modular building with a total of 19 data halls, an office premises, external plant decks, a detached substation and external parking areas. Vehicle access is proposed from a single-point off Sirius Road.

Construction is proposed to be phased through staged Construction Certificates.

Fuel tanks for back-up power are proposed however the location had not been established at time of the pre-DA meeting. Vegetation removal is proposed however the ecological assessment had not been completed at the time of the pre-DA meeting. The subsequent pre-DA notes include details of the relevant ecological considerations.

The applicant at the time of the pre-DA was requesting the proposal be considered as State Significant Development by the Department of Planning and Environment. This had not been confirmed at time of the pre-DA. Accordingly these notes have been prepared giving an overview of all applicable controls as they would apply to a Development Application through Council. It is understood that the Act and SEPP (State and Regional Development) 2011 make provisions for some Sections not applying to State Significant Development.

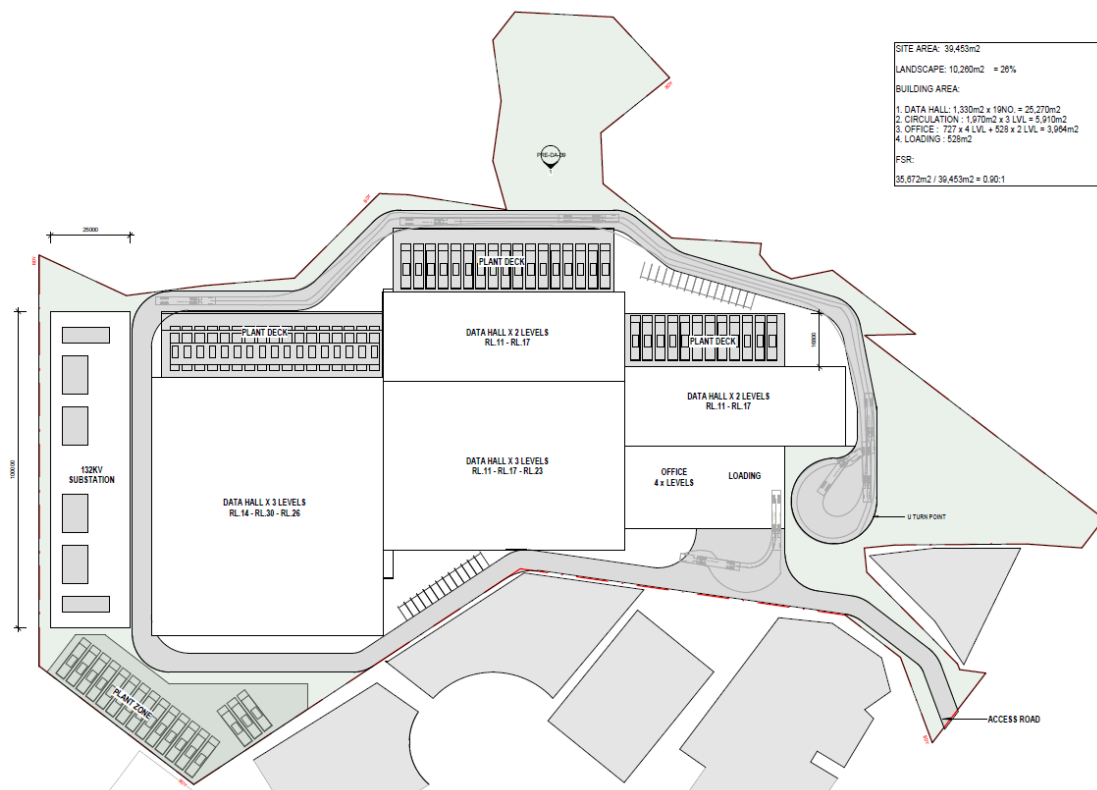


Figure 2: Proposed Site Plan

### **3. Relevant Legislation and Codes**

#### **a. Environmental Planning and Assessment Act, 1979**

##### **i. Section 4.14 – Development on Bush Fire Prone Land**

The provisions of Section 4.14 apply to the development and are to be addressed. Any APZ is to have regard to ecology. It may be warranted to provide an RDA for bushland protection before the APZ starts within the subject site. Further, the APZ should be wholly contained within the subject site boundary and is not to extent onto public land. The bushfire consultant and ecologist should consult in this regard.

Further, Planning for Bushfire Protection identifies that a “The public road system in a bush fire prone area should provide alternative access and egress for firefighters and residents during a bush fire emergency if part of the road system is cut off by fire.” (p22)

Only one access/egress route appears possible for the site, and as a consequence the site may not fulfil access requirements for emergency services.

##### **ii. Section 4.15 - Evaluation**

The matters for consideration in Section 4.15(1)(a)(i)-(iii) are addressed in Part 3(b)-(j) of these notes (or highlighted in the preceding table of relevant legislation and codes where a draft EPI).

##### **ii. Section 7.11 – Local Infrastructure Contribution**

The site is subject to the Lane Cove Development Contributions Plan which requires a contribution on a square metre rate for industrial development. The current contribution rate can be found in Council’s Fees and Charges (\$42 per m<sup>2</sup> – 2018/2019). As the proposal is not proposed to be staged, the payment would be required on the development at the issue of the first Construction Certificate.

##### **iii. Integrated Development**

A control activity approval is considered to be required under the Water Management Act 2000 (with the exception being if the proposal is considered State Significant Development). This would result in the proposal being nominated integrated development.

#### **b. Biodiversity Conservation Act 2016**

The applicant indicated during the pre-DA that a biodiversity development assessment report was being prepared. It is assumed this is being prepared to accompany a State Significant Development Application to the Minister of Planning for consideration of the proposals impacts on biodiversity values under Clause 7.14 of the Act.

Any BDAR should have regard to the mapped biodiversity and ecological significance of the site and areas adjoining the site. While the mapping in some instances is historic, the site has been the subject of unauthorised activity and man-made (as opposed to natural) degradation, and may require rehabilitation.

Consideration should be given to a better building design before offsetting is pursued in order to retain vegetation and provide for a suitable buffer between the built form and areas of importance in relation to biodiversity. Any offsetting should be in the vicinity of the site having regard to the objectives in promoting biodiversity, a buffer to bushland and rehabilitating the site within the other legislation/codes detailed in these notes.

Further detailed discussion about the importance of this buffer and the mapped ecology is contained later within these notes in parts 3(d), (g), (h), (i) and (j).

**c. SEPP (State and Regional Development 2011)**

The proposal seeks classification under Schedule 1 Clause 13 of the SEPP. Consideration is to be given to whether proposal falls within the definition of a warehouse or distribution centre. The initial view is that a high technology industry is a more appropriate definition which would preclude the application being considered as state significant development as a high technology industry or light industry is not listed within Schedule 1. However, the ultimate definition of the use is at the discretion of those determining whether the proposal meets the criteria for SSD.

**d. SEPP No. 19 (Bushland in Urban Areas)**

The subject site adjoins bushland (areas adjoining mapped in yellow) and accordingly the provisions Clause 9 of the SEPP apply to the proposal.



**Figure 3: Land Adjacent to Bushland (Yellow)**

**e. SEPP No. 33 (Hazardous and Offensive Development)**

A preliminary hazard analysis would be required given the likely volume (indicatively stated as 1 million litres) of fuel stored for back-up power supply to the data centre.

Consideration should be given to the ecological impact of a fuel spill or overflow of firefighting waters in the marine environment. Measures should be employed to protect the environment in the event of a failure or fire event.

**f. SEPP No. 55 (Remediation of Land)**

Council's Environmental Health Manager indicated there is known contamination on the site subject to an EPA investigation. Any Development Application is to be accompanied by a contamination report satisfying the provisions of SEPP No. 55 and the EPA Guidelines.

**g. SEPP (Coastal Management) 2018**

The subject site is subject to SEPP (Coastal Management) 2018. The SEPP aims to protect and improve the biophysical, hydrological and ecological integrity of coastal zones. As shown in Figure 4 below the site contains Coastal Wetlands (blue) and is within the proximity area for the wetlands (dashed).

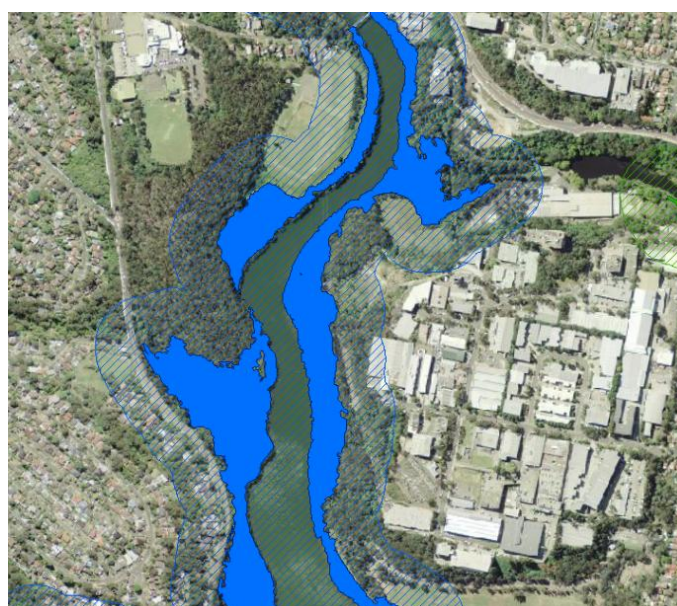
Detailed GIS/survey analysis needs to be undertaken as to whether the site contains coastal wetlands, or is only subject to the buffer under the Coastal Wetlands and Littoral Rainforests Maps.

The following Clauses are of relevance depending on the outcome of the above analysis:

- Clause 10 – Development on certain land within coastal wetlands and littoral rainforests area; or
- Clause 11 – Development on land in proximity to coastal wetlands or littoral rainforest.

An initial analysis considers there may be some Coastal Wetland within the north-eastern edge of the site at the mouth of Stringy Bark Creek. If this is the case the proposal may be classified as designated development and will require an EIS.

In any event SEPP (Coastal Management) 2018 applies to the site and is to be addressed in detail with any application made.

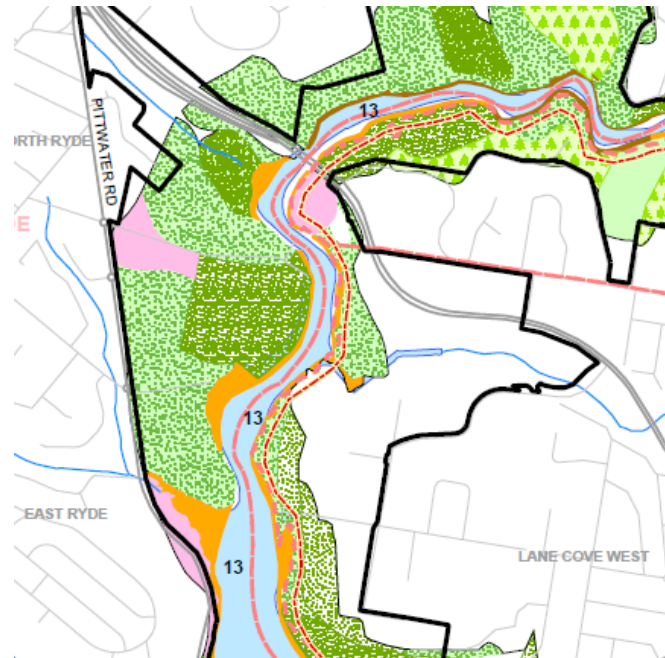


**Figure 4: Extract from Coastal Wetlands and Littoral Rainforests Map**

**h. SREP (Sydney Harbour Catchment) 2005**

The proposal is subject to SREP (Sydney Harbour Catchment) 2005 and Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005. Any application is to demonstrate compliance with the provisions of the SEPP and supporting DCP within a Statement of Environmental Effects. The site is mapped within Map 5 (Ecological Communities and Landscape Characters) and is adjacent to or contains:

- Mudflats and Mangroves;
- Open Forest (Type A); and
- Open Forest (Type B).



**Figure 5: Extract of Ecological Communities and Landscape Characters Map**

A summary of the relevant parts of the SREP and DCP are provided as follows:

| <b>SREP</b>   | <b>DCP</b>   |
|---|--|
| Part 2 – Planning Principles<br>Part 3 – Foreshores and Waterways Area<br>Part 5 – Heritage Provisions – Division 3<br>Part 6 – Wetlands Protection | 2. Ecological Assessment<br>3. Landscape Assessment<br>5. Design Guidelines for Land-based Development |

In relation to Part 5 Division 3 a preliminary search was conducted with a 200m buffer and 1 Aboriginal site was recorded in or near the site. AHIMS is to be utilised to undertake the appropriate searches to determine the extent of assessment required under Part 5 – Heritage Provisions – Division 3 of the SREP.

**i. SEPP (Infrastructure) 2007**

The proposal is traffic-generating development under Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007. Written notice will be required to be given to the RMS under Clause 104 of the SEPP.

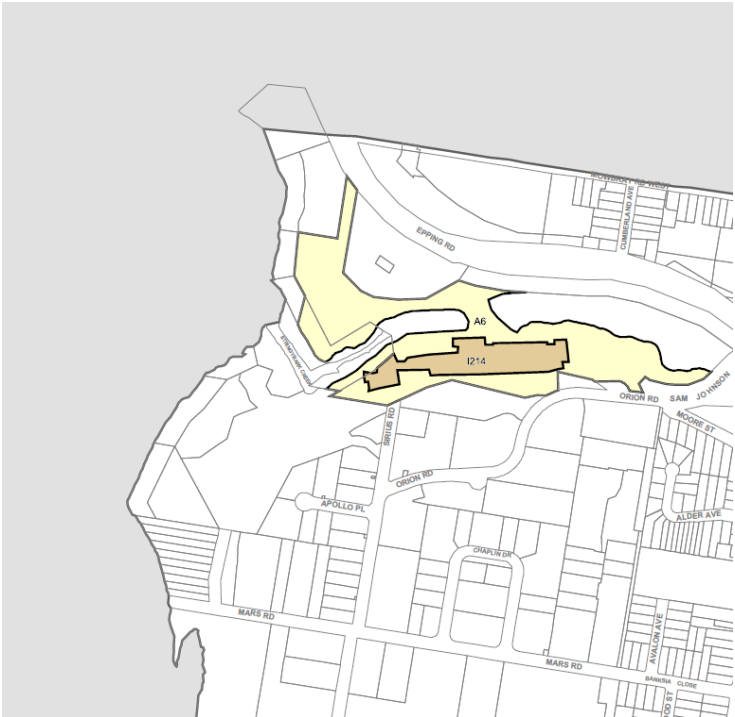
Consideration is to be given to as to whether Clause 45 of SEPP (Infrastructure) 2007 applies in this instance for works adjacent or near to electricity infrastructure.

**j. Lane Cove Local Environmental Plan 2009**

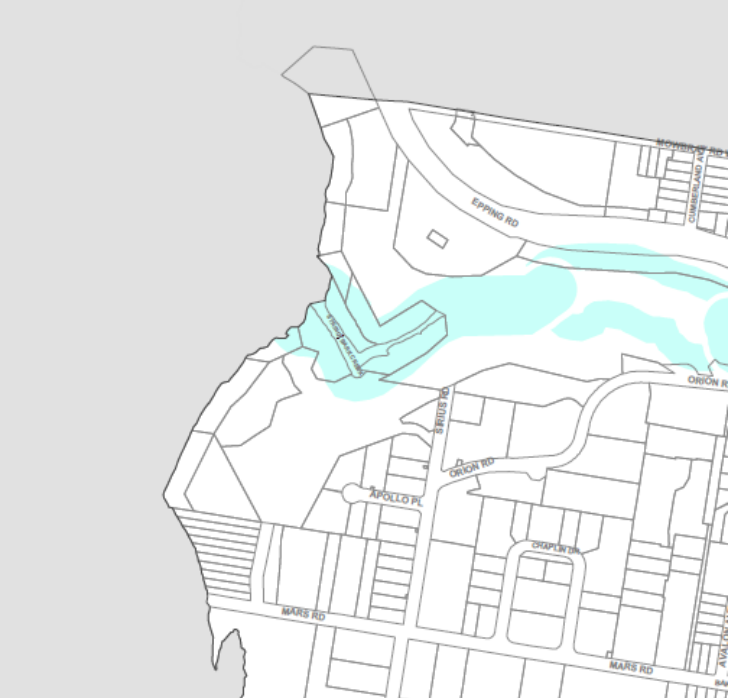
The following comments are made in relation to the Lane Cove Local Environmental Plan 2009:

| <b>Clause</b> | <b>Provision</b> | <b>Comment</b>  |
|---------------|------------------|---|
| Part 2        | Zoning           | The subject site is zoned IN2 Light Industrial.   |
| Part 2        | Permissibility   | <p>The proposal is most appropriately defined as a high technology industry being:</p> <p><b>high technology industry</b> means a building or place predominantly used to carry out an industrial activity that involves any of the following:</p> <p>(a) electronic or micro-electronic systems, goods or components,<br/>           (b) information technology (such as computer software or hardware),<br/>           (c) instrumentation or instruments of a scientific, industrial, technological, medical or similar nature,<br/>           (d) biological, pharmaceutical, medical or paramedical systems, goods or components,<br/>           (e) film, television or multi-media technologies, including any post production systems, goods or components,<br/>           (f) telecommunications systems, goods or components,<br/>           (g) sustainable energy technologies,<br/>           (h) any other goods, systems or components intended for use in a science or technology related field,</p> <p>but does not include a building or place used to carry out an industrial activity that presents a hazard or potential hazard to the neighbourhood or that, because of the scale and nature of the processes involved, interferes with the amenity of the neighbourhood.</p> <p>The high technology is permissible with consent in the IN2 by way of the group term light industries being permissible with consent.</p> <p>Any alternate land use category will require further consideration by the consent authority as to its appropriateness for use.</p> |
| Part 4        | Subdivision      | The proposal does not include any subdivision.  |

| Clause | Provision                           | Comment  |
|--------|-------------------------------------|--|
| 4.3    | Height of Buildings                 | <p>The Height of Buildings Map stipulates a maximum building height of 18m to the site.</p> <p><b>building height</b> (or height of building) means:<br/> (a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or<br/> (b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,<br/> including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</p> <p>Any measurement of building height is to be in accordance with the definition above and include plant areas.</p> <p>The submitted pre-DA plans indicate a variation to the maximum permitted building height for the site due to part of the commercial building and the data centre plant areas being above the height line. Both encroachments would be included within the building height definition.</p> <p>The appropriateness of the building height must have regard to the objectives of both the development standard and zone. Further, consideration is to be given to the impact on the public domain both from the walking tracks and the River.</p> |
| 4.4    | Floor Space Ratio                   | <p>The Floor Space Ratio Map stipulates a maximum FSR of 1:1 to the site. The submitted pre-DA plans have a FSR of 0.9:1 in compliance with Clause 4.4.</p>  |
| 4.6    | Exceptions to Development Standards | <p>A variation to a development standard cannot be considered by a consent authority unless a written request is made by the applicant seeking to justify the contravention to the standard. The written request is to address all the relevant items within Clause 4.6. No analysis was submitted at the pre-DA stage demonstrating the appropriateness of the building height departure. Further analysis needs to be undertaken to ascertain the parameters for the siting of the building massing. Factors to consider includes setbacks from bushland, retention of bushland, relationship to topography, heritage analysis, public domain view analysis and solar access analysis.</p>   |
| 5.10   | Heritage Conservation               | <p>The Heritage Map identifies items I214 and A6. Schedule 5 of LCLEP 2009 identifies these items as follows:</p> <ul style="list-style-type: none"> <li>• I214 – Cumberland Paper Mills (Part 1 Heritage Item of Local Significance)</li> <li>• A6 – Chicago Mills (Part 3 Archaeological Site of Local Significance)</li> </ul>  |

| Clause | Provision           | Comment  |
|--------|---------------------|--|
|        |                     |  <p data-bbox="600 913 1059 947"><b>Figure 6: Extract of Heritage Map</b></p> <p data-bbox="600 981 1356 1211">Clause 5.10(5) stipulates that the consent authority may before granting consent to any development on land that is within the vicinity of an item, require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the items concerned.</p> <p data-bbox="600 1249 1356 1480">Given the scale of the proposal, and it being in the visual catchment of the items concerned, a heritage management document is required. Under the definition of a heritage management document, a heritage impact statement is considered the appropriate document in this instance. A heritage impact statement is defined as follows:</p> <p data-bbox="600 1518 1356 1749"><b>heritage impact statement</b> means a document consisting of:<br/> (a) a statement demonstrating the heritage significance of a heritage item or heritage conservation area, and<br/> (b) an assessment of the impact that proposed development will have on that significance, and<br/> (c) proposals for measures to minimise that impact.</p> |
| 6.1    | Acid sulphate soils | The Acid Sulfate Map includes Class 2 and 5 acid sulfate soils on the subject site. Accordingly, the proposal is subject to Clause 6.1. An acid sulfate soils management plan is required unless it can be demonstrated that it is unnecessary under Clause 6.1(4).  |



| Clause | Provision | Comment  |
|--------|-----------|--|
|        |           |  <p data-bbox="595 875 1137 904"><b>Figure 8: Extract of Riparian Land Map</b></p> |

**k. Lane Cove Development Control Plan 2010**

Consideration is to be given to all the relevant parts of Lane Cove Development Control Plan 2010. The following provides a preliminary assessment of the relevant parts, but is not intended to be exhaustive:

**i. Part A – Introduction**

The applicant has also indicated community consultation will be conducted prior to the lodgement of any application which is also encouraged by Part A (A.2.1).

**ii. Part B – General Controls**

**B.1 – General Objectives for the DCP** – Consideration is to be given to the general objectives of the DCP in particular the following are of relevance:

- *Conserve, protect and enhance the environment and built heritage of Lane Cove.*
- *Contribute to effective management of biodiversity.*
- *To protect the quality of water catchments, encourage the use of water sensitive urban design and promote the adoption of whole of water cycle management principles.*
- *Enhance the visual quality and functionality of the public and private domain interrelationship.*
- *Regulate the visual impact of all development within foreshore areas.*

**B.5 - Development in Foreshore Areas** – Insufficient detail has been provided in relation to the building design to determine its appropriateness in relation to Clause 5.1.1. Detailed view analysis needs to be undertaken to determine that the objectives of B.5 are achieved namely:

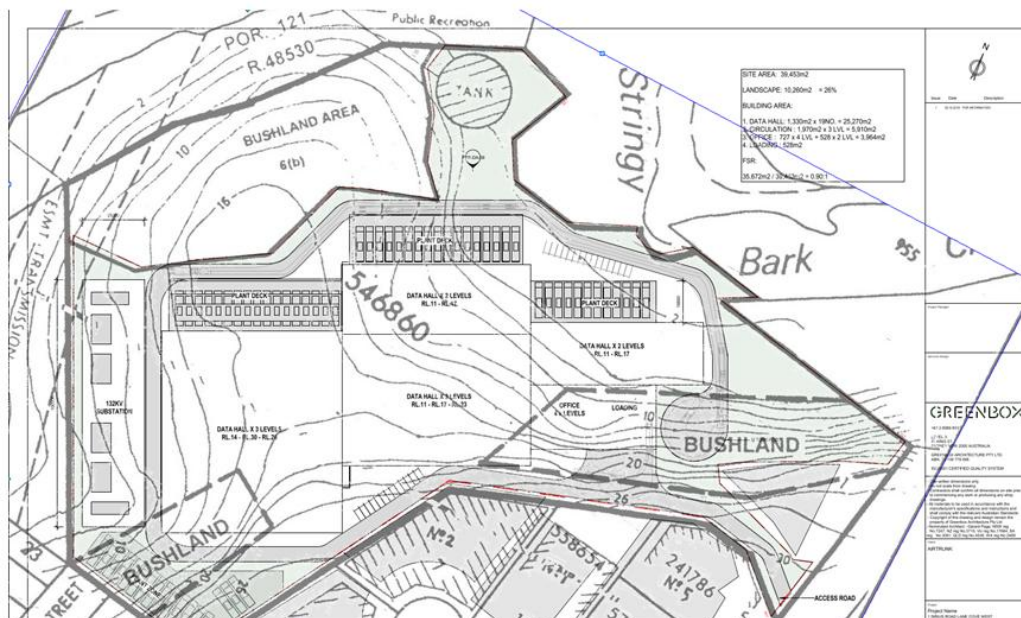
- *Minimising the impact and prominence of foreshore development when viewed from the Lane Cove River.*
- *Ensuring that the architecture of development that is highly visible from the rivers is not visually prominent, in character with the locality and minimises its bulk and scale.*

**B.6 – Environmental Management** – Clause 6.3 is to be considered with the view maximising the sustainability of the development.

iii. **Part E – Industrial Development**

The proposal is subject both the provisions of Part E1-E10 as well as the site specific controls contained within Part E11-E14. Where any inconsistency is found within Part E, Part E11-E14 applies.

The proposal is unsatisfactory with respect to Part E11-E14 in regard to E14(d)-(h). An overlay of the proposed Site Plan with the DCP Map T/05/36.



**Figure 9: Site Plan and DCP Map Overlay**

The proposal seeks to remove bushland specifically required to be retained by Part E14 of the DCP which based on the information submitted has not been demonstrated to be a satisfactory environmental outcome.

The building setbacks are required to comply with E.14(a). Any structure that would be incorporated within the definition of building height (e.g. plant structures) is construed as a building for the purposes of this part. (See Part H for setbacks to non-building structures).

The proposal does not provide for a suitable landscaped area (26% proposed). The DCP requires a minimum 20% deep soil and 10% on-structure planting. 26% deep soil and 4% on structure would satisfy the intent of the Clause E.9.

The proposal does not break up car parking areas in accordance with E.9(c) or (i).

**iv. Part F – Access and Mobility**

An Access Report is required to demonstrate compliance with Part F of the DCP.

**v. Part G – Acid Sulphate Soils**

A suitable assessment is to be carried out in accordance with Part G of the DCP.

**vi. Part H – Bushland Protection and Part H – Land Adjoining Bushland Map**

The proposal is subject to the provisions of Part H of the DCP. The proposal in its current form does not satisfy the provision of Clause 5.2.2 - as it provides for structures within the buffer area, or hardsurfaces within the buffer area that exceed 25% of that buffer area. Consideration should be given to redesigning the proposal so that a compliant buffer is established with a view to minimising the visual impact and ecological impact of the proposal from the ground plane of the public domain and bushland. Planting is to have regard to the SREP, Part H, Part J and SEPP No. 19.

An Arborist Report is required assessing all trees to be retained and removed.

**vii. Part J – Landscaping**

The proposal is subject to Part J of the DCP and is to comply with the Development Application Landscape Checklist.

**viii. Part N – Signage**

Any signage is to have regard to the provisions of Part N of the DCP (and SEPP No. 64 – Advertising and Signage).

**ix. Part O – Stormwater Management**

The proposal is to comply with the provisions of Part O – Stormwater Management. Consideration is to be given to the flood levels and the provision of a Gross Pollutant Trap for stormwater treatment.

**x. Part Q – Waste Management and Minimisation**

The proposal is to demonstrate compliance with Part Q of the DCP. For Council's waste removal trucks, the maximum grade of any access road leading to a waste and recycling room must be no steeper than 1:5 (20%). The maximum longitudinal gradient for commercial/industrial vehicles should be approx. 1:7 – 1:8 (for distances up to 100m).

**xi. Part R – Traffic, Transport and Parking**

The proposal is to comply with the provisions of Part R – Traffic, Transport and Parking. Based on the stated maximum capacity (200 persons) a SIDRA Analysis has not been requested at this stage. However, a traffic and parking assessment report is to be prepared by a suitably qualified person addressing compliance with AS2890, the RMS Guidelines and the DCP.

**I. Other Matters**

- It is understood an informal access arrangement exists for the maintenance of electricity infrastructure through the subject site. Development of the site may require formalisation of the access arrangements and you are advised to consult with the energy service provide.
- An acoustic report is required to address the plant equipment noise generation given the proximity to residential receivers.
- Construction Noise Management Plan is to be submitted with any application given the scale of the development and noise impact on surrounding residential areas.
- A detailed environmental management plan to address the construction phase (dust management, runoff/excavation water treatment and disposal).
- A Building Code of Australia report should be prepared at the Development Application stage for the purposes of identifying any DTS departures that would be subject to further consideration under a Performance Solution.
- Reference should be made to Council's Checklist for Major Developments for standard documentation requirements (in addition to that listed above).

The above notes have been prepared in consultation with other staff by the undersigned.



Henry Burnett  
**Senior Town Planner**  
**Lane Cove Council**

## **DISCLAIMER**

The aim of pre development application consultation is to provide a service to people who wish to obtain the views of Council staff about the various aspects of a preliminary proposal, prior to lodging a development application (DA). The advice can then be addressed or at least known, prior to lodging a DA. This has the following benefits: -

- Allowing a more informed decision about whether to proceed with a DA; and
- Allowing matters and issues to be addressed especially issues of concern, prior to lodging a DA. This could then save time and money once the DA is lodged.

All efforts are made to identify issues of relevance and likely concern with the preliminary proposal. However, the comments and views in this letter are based only on the plans and information submitted for preliminary assessment and discussion at the pre DA consultation. You are advised that: -

- The views expressed may vary once detailed plans and information are submitted and formally assessed in the development application process, or as a result of issues contained in submissions by interested parties;
- Given the complexity of issues often involved and the limited time for full assessment, no guarantee is given that every issue of relevance will be identified;
- Amending one aspect of the proposal could result in changes which would create a different set of impacts from the original plans and therefore require further assessment and advice;
- This Pre-DA advice does not bind Council officers, the elected Council members, or other bodies beyond Council in any way whatsoever.

## APPENDIX E – Example of Agency Consultation Letter



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North Sydney NSW 2060  
P: 02 9929 6974  
enquiries@willowtreeplanning.com.au  
www.willowtreeplanning.com.au

Roads & Maritime Services (RMS)  
GPO Box 39, Sydney,  
NSW 2001  
E: [Development.sydney@rms.nsw.gov.au](mailto:Development.sydney@rms.nsw.gov.au)  
T: (02) 8849 2331

**Attention: Roads & Maritime Services (RMS)**

**RE: CONSULTATION LETTER – STATE SIGNIFICANT DEVELOPMENT (SSD) APPLICATION (SSD 9741) – PROPOSED DATA CENTRE – 1 SIRIUS ROAD, LANE COVE WEST (LOT 1 DP 1151370)**

To whom it may concern,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of Greenbox Architecture. The proposed development seeks consent for the construction and operation of a Data Centre on the portion of land described as 1 Sirius Road, Lane Cove West (Lot 1 DP 1151370). The proposed Data Centre would also include ancillary office areas and loading docks to support the intended use; and, associated infrastructure and civil works across the Subject Site in a staged manner to provide a suitable platform for the proposed development.

Under Schedule 1, Part 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP), the process of applying for and the categorisation of a proposed development to be considered as State Significant Development (SSD), requires that the Capital Investment Value (CIV) be greater than AU\$50 Million, concerning proposals with regard to Warehouses or Distribution Centres. The proposed development is considered SSD, for which it would be lodged to and determined by the NSW Department of Planning and Environment (DP&E).

Accordingly, a formal request for the Secretary's Environmental Assessment Requirements (SEARs) was submitted to the NSW DP&E on 20 November 2018. The SEARs require, that during the preparation of the Environmental Impact Statement (EIS), consultation is to be carried out with relevant Commonwealth, State and Local Government agencies, service providers, community groups and affected landowners, including RMS.

An EIS is currently being prepared in accordance with the SEARs in order to seek approval for the built-form of the proposed Data Centre. The proposed Data Centre would comprise approximately 35,144 m<sup>2</sup> of Gross Floor Area over a 24 m (three storey) proposed building. Additionally, the proposed Data Centre would comprise a landscaped area of approximately 10,260 m<sup>2</sup> (26% of the total site area).

The EIS would describe, assess and justify the proposed development in light of suitability of the Subject Site, the regional and local context, and relevant legislation and policy. Consideration is also being offered to the environmental, social and economic impacts of the proposed development, as-well-as mitigation measures to avoid any adverse impacts being nominated.

## **STATE SIGNIFICANT DEVELOPMENT (SSD)**

Proposed Data Centre

1 Sirius Road, Lane Cove West (Lot 1 DP 1151370)

---

The proposed Data Centre would be consistent with the objectives outlined in *Lane Cove Local Environmental Plan 2009* (LCLEP 2009), particularly the provision of employment-generating development within an area designated for such purposes.

It is considered that the proposed development would not exhibit any adverse environmental impacts, rather would offer substantial benefits to the wider Sydney region associated with the delivery of a new Data Centre, including:

- The provision of contemporary and leadingedge IT infrastructure, that will support the growing population of the Sydney Metropolitan Region;
- Redevelopment of an existing site, which is currently under-utilised as intended under the provisions of the IN2 Light Industrial zone of LCLEP 2009;
- The creation of construction and operational jobs that will contribute to economic growth and development;
- A State of the Art design that sets a precedent for future development within the Lane Cove LGA.

Greenbox Architecture is awaiting the issue of SEARs; however, the NSW DP&E has nevertheless requested Greenbox Architecture to consult with RMS during the preparation of its EIS to support the proposed development.

Greenbox Architecture therefore invite RMS to comment on the proposed development to allow any significant concerns to be dealt with accordingly in the EIS, which is currently being prepared.

Should you wish to discuss the content of this letter in further detail, please contact the undersigned on 0413 555 638.

Yours Faithfully,



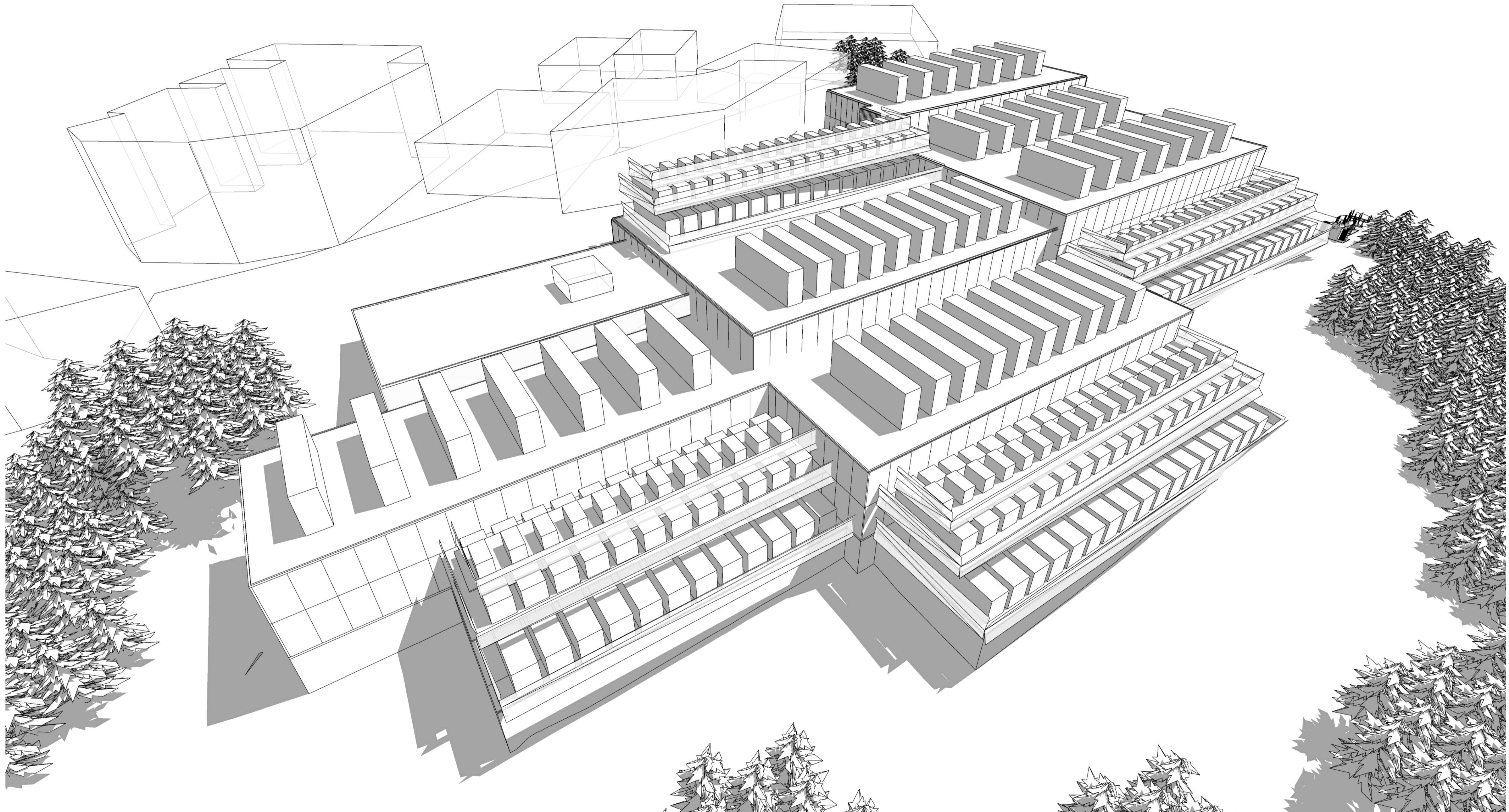
Andrew Cowan  
Director  
Willowtree Planning Pty Ltd  
ACN 146 035 70

**APPENDIX 1 SITE PLAN**

# 1 SIRIUS ROAD LANE COVE WEST

## PRELIMINARY DEVELOPMENT APPLICATION

| SHEET NUMBER | SHEET NAME          | REVISION | DATE       |
|--------------|---------------------|----------|------------|
| PRE-DA-01    | COVER PAGE          | 1        | 29.10.2018 |
| PRE-DA-02    | SITE ANALYSIS       | 1        | 29.10.2018 |
| PRE-DA-03    | SITE PLAN           | 1        | 29.10.2018 |
| PRE-DA-04    | GROUND FLOOR PLAN   | 1        | 29.10.2018 |
| PRE-DA-05    | FIRST FLOOR PLAN    | 1        | 29.10.2018 |
| PRE-DA-06    | SECOND FLOOR PLAN   | 1        | 29.10.2018 |
| PRE-DA-07    | ROOF FLOOR PLAN     | 1        | 29.10.2018 |
| PRE-DA-08    | SECTIONS            | 1        | 29.10.2018 |
| PRE-DA-09    | LONG SECTION & ELEV | 1        | 29.10.2018 |
| PRE-DA-10    | 18M OFFSET DIAGRAM  | 1        | 29.10.2018 |
| PRE-DA-11    | HEIGHT DIAGRAM      | 1        | 29.10.2018 |



| Issue | Date       | Description     |
|-------|------------|-----------------|
| 1     | 29.10.2018 | FOR INFORMATION |

Project Manager

Services Design

**GREENBOX**

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 LEVEL 3  
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 SYDNEY NSW 2000 AUSTRALIA  
 GREENBOX ARCHITECTURE PTY LTD  
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- Nominated Architect - Gerard Page; NSW reg No.7247, NZ reg No.3715, Vic reg No.17664, SA reg No.3061, QLD reg No.4538, WA reg No.2489

Client

Project  
**Project Name**  
 1 SIRIUS ROAD LANE COVE WEST

Drawn By  
 PL Scale @ A1

Checked By  
 DW Approved By AO

Date  
 29.10.2018 Job Number UNKNOWN

Project Status  
 PRELIMINARY

Drawing Title  
**COVER PAGE**

Drawing Number Issue  
**PRE-DA-01 1**



# SITE LOCATION

| Issue | Date       | Description     |
|-------|------------|-----------------|
| 1     | 29.10.2018 | FOR INFORMATION |

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Client

Project  
 Project Name  
 1 SIRIUS ROAD LANE COVE WEST

|                    |                       |
|--------------------|-----------------------|
| Drawn By<br>PL     | Scale<br>@ A1         |
| Checked By<br>DW   | Approved By<br>AO     |
| Date<br>29.10.2018 | Job Number<br>UNKNOWN |

Project Status  
 PRELIMINARY

Drawing Title  
 SITE ANALYSIS

|                             |            |
|-----------------------------|------------|
| Drawing Number<br>PRE-DA-02 | Issue<br>1 |
|-----------------------------|------------|



Issue Date Description

1 29.10.2018 FOR INFORMATION

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Client

Project  
Project Name  
1 SIRIUS ROAD LANE COVE WEST

Drawn By PL Scale 1 : 500 @ A1

Checked By DW Approved By AO

Date 29.10.2018 Job Number UNKNOWN

Project Status  
PRELIMINARY

Drawing Title  
SITE PLAN

Drawing Number Issue  
PRE-DA-03 1

SITE AREA: 39,453m<sup>2</sup>

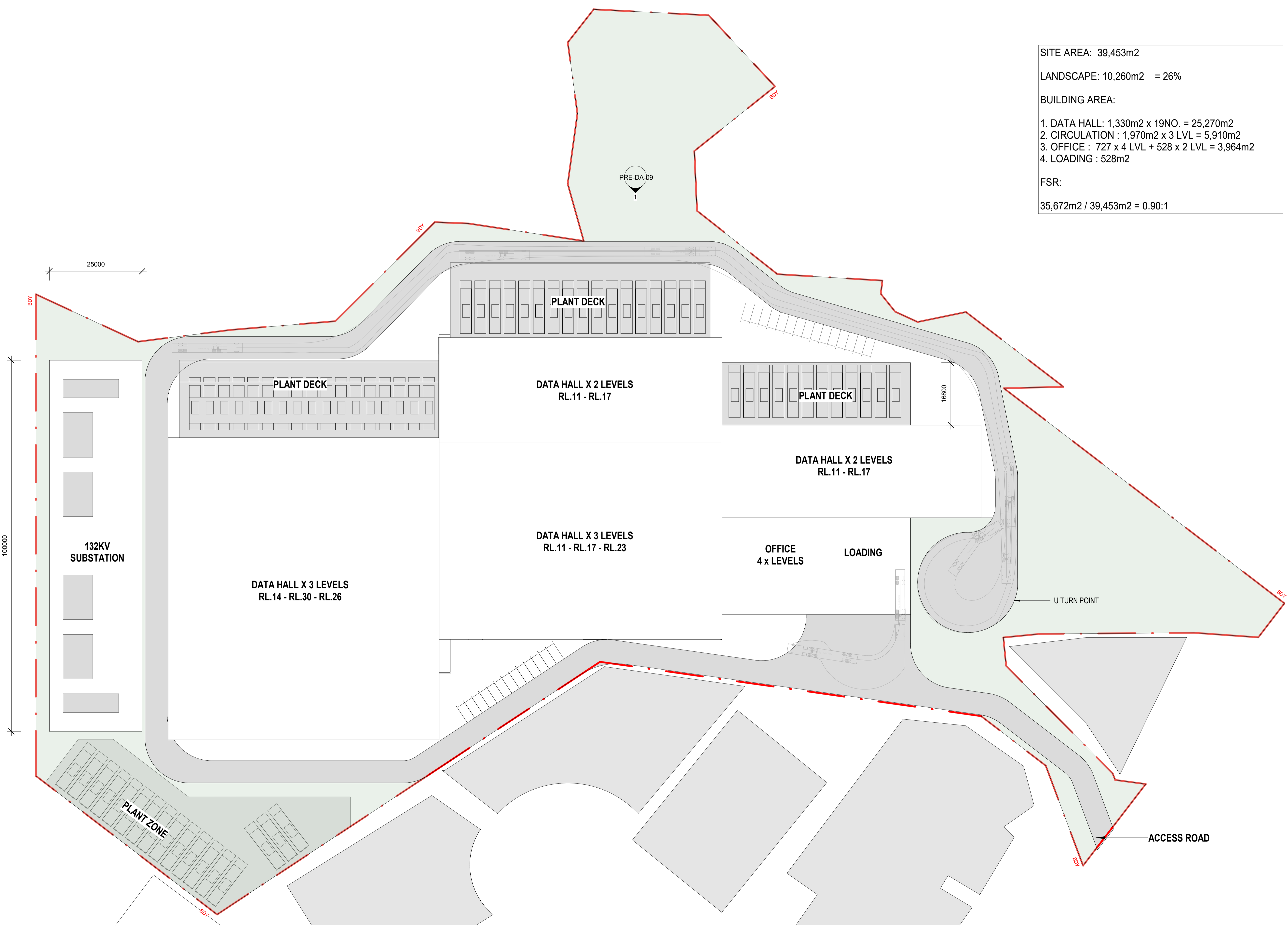
LANDSCAPE: 10,260m<sup>2</sup> = 26%

BUILDING AREA:

1. DATA HALL: 1,330m<sup>2</sup> x 19NO. = 25,270m<sup>2</sup>
2. CIRCULATION : 1,970m<sup>2</sup> x 3 LVL = 5,910m<sup>2</sup>
3. OFFICE : 727 x 4 LVL + 528 x 2 LVL = 3,964m<sup>2</sup>
4. LOADING : 528m<sup>2</sup>

FSR:

35,672m<sup>2</sup> / 39,453m<sup>2</sup> = 0.90:1





Issue Date Description

1 29.10.2018 FOR INFORMATION

Project Manager

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Client

Project  
Project Name  
1 SIRIUS ROAD LANE COVE WEST

Drawn By PL Scale 1 : 500 @ A1

Checked By DW Approved By AO

Date 29.10.2018 Job Number UNKNOWN

Project Status

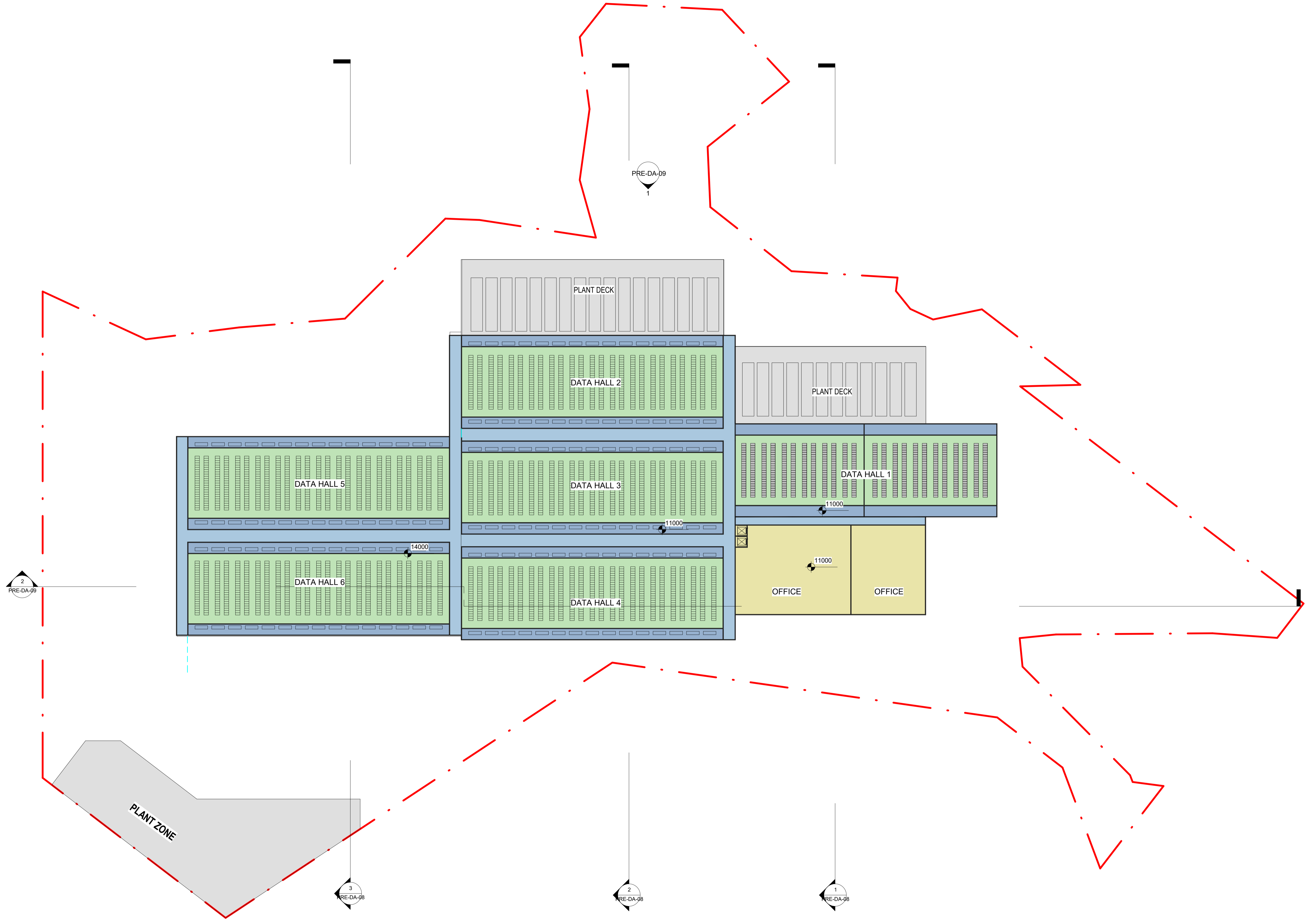
PRELIMINARY

Drawing Title

GROUND FLOOR PLAN

Drawing Number Issue

PRE-DA-04 1





Issue Date Description

1 29.10.2018 FOR INFORMATION

Sc. 1:500 0 5 10 15 25m

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Client

Project  
Project Name  
1 SIRIUS ROAD LANE COVE WEST

Drawn By PL Scale 1:500 @ A1

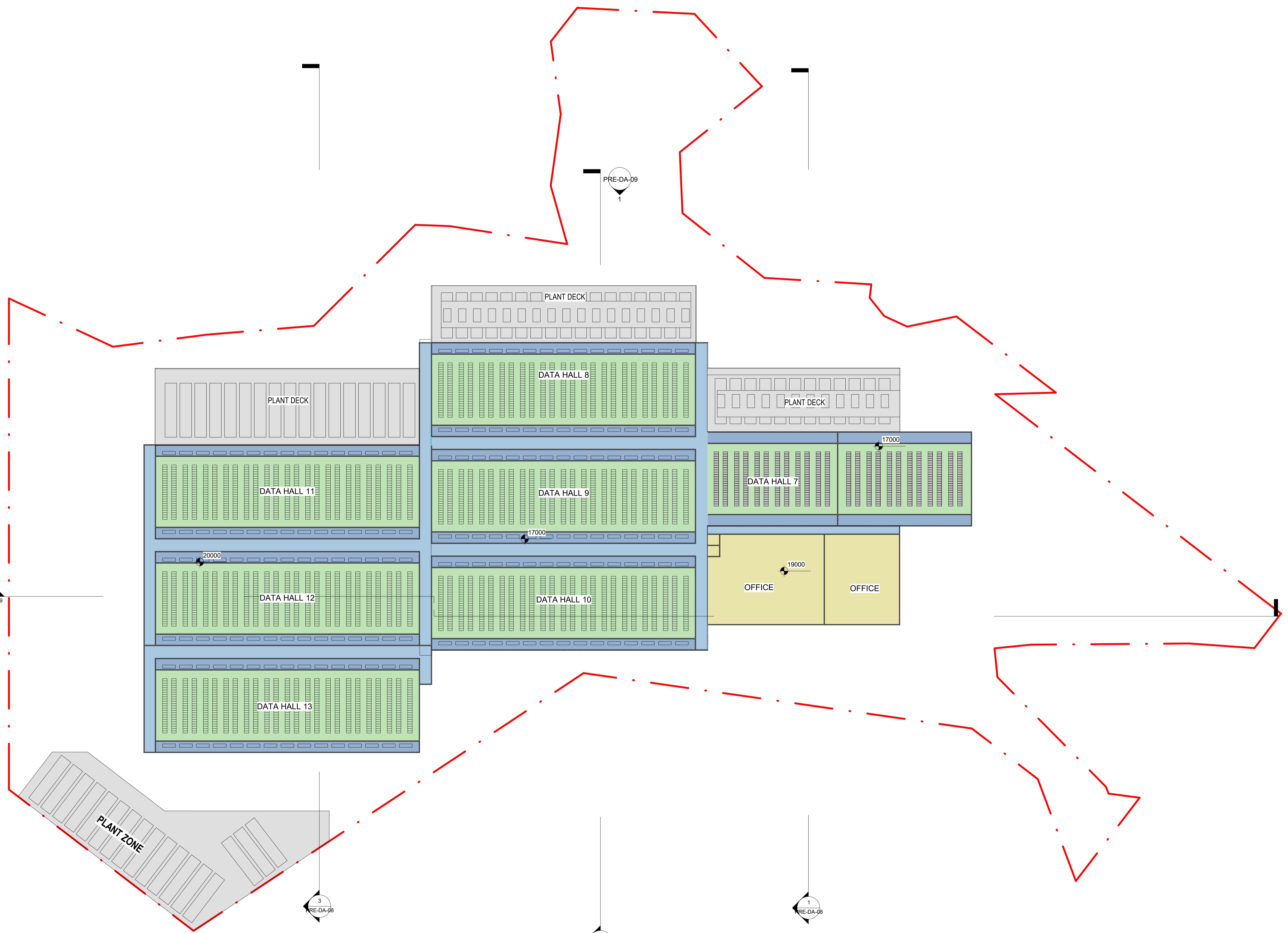
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Date 29.10.2018 Job Number UNKNOWN

Project Status  
PRELIMINARY

Drawing Title  
FIRST FLOOR PLAN

Drawing Number Issue  
PRE-DA-05 1





Issue Date Description

1 29.10.2018 FOR INFORMATION

Sc. 1:500 0 5 10 15 25m

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Client

Project  
Project Name  
1 SIRIUS ROAD LANE COVE WEST

Drawn By PL Scale 1:500 @ A1

Checked By DW Approved By AO

Date 29.10.2018 Job Number UNKNOWN

Project Status

PRELIMINARY

Drawing Title  
SECOND FLOOR PLAN

Drawing Number Issue  
PRE-DA-06 1



PRE-DA-09



PRE-DA-09



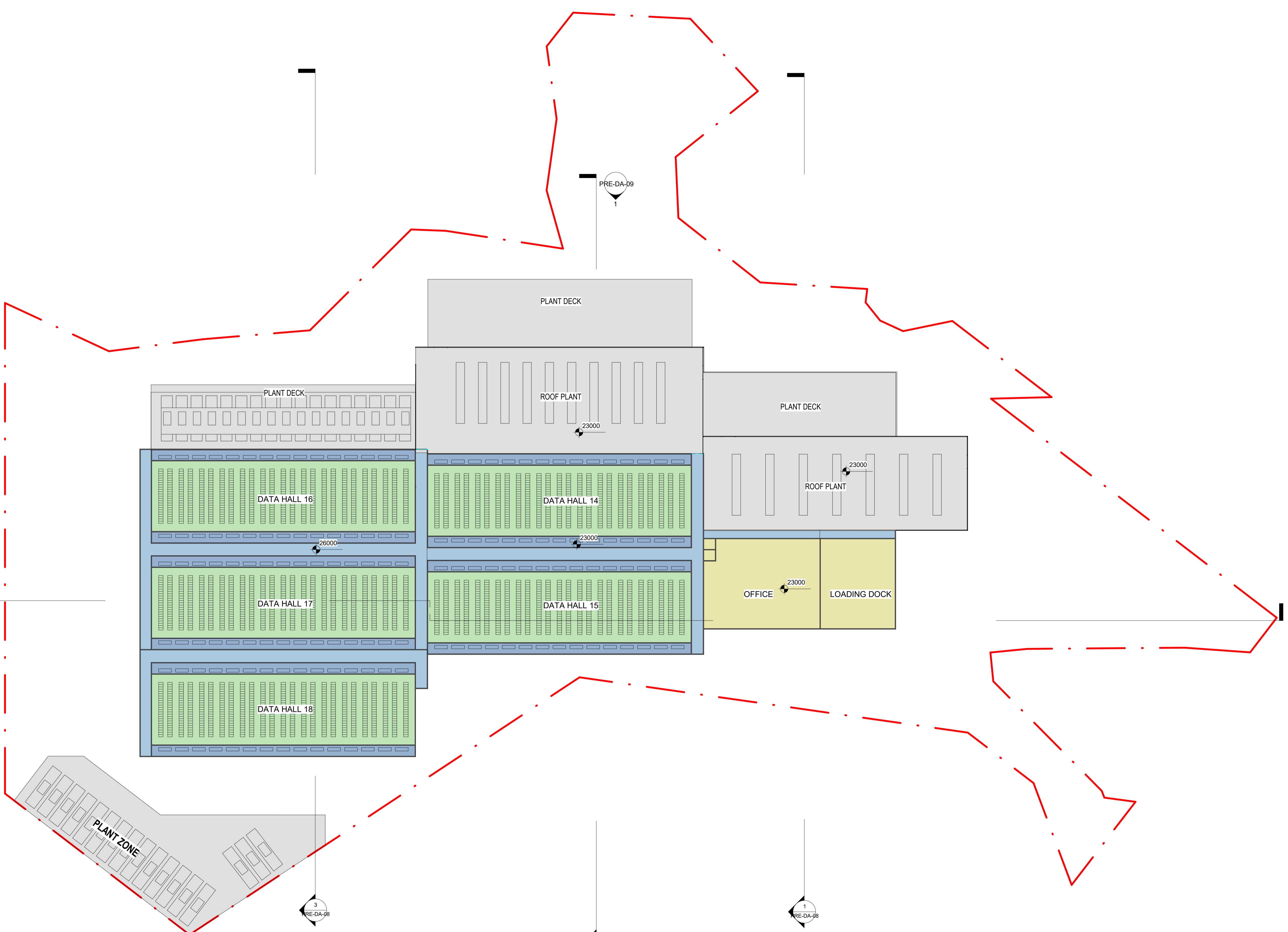
PRE-DA-08



PRE-DA-08



PRE-DA-08





Issue Date Description

1 29.10.2018 FOR INFORMATION

Sc. 1:500 0 5 10 15 25m

Project Manager

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Client

Project  
Project Name  
1 SIRIUS ROAD LANE COVE WEST

Drawn By PL Scale 1:500 @ A1

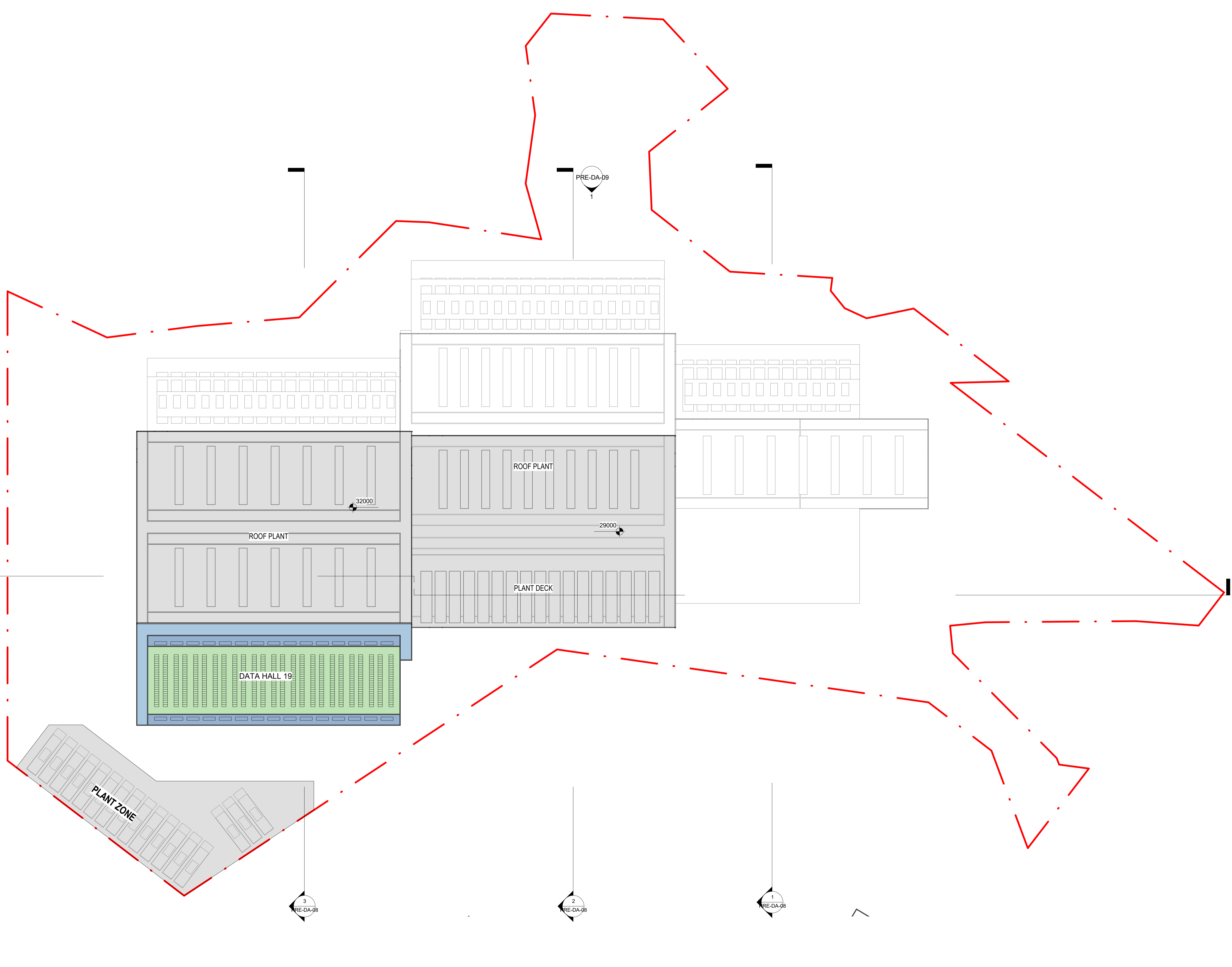
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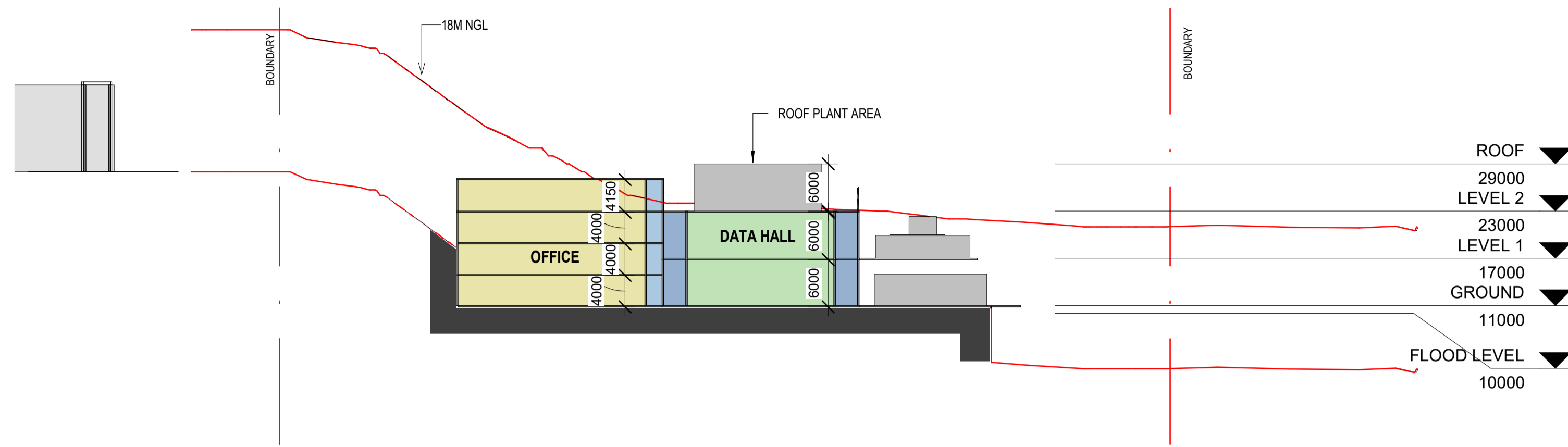
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Project Status  
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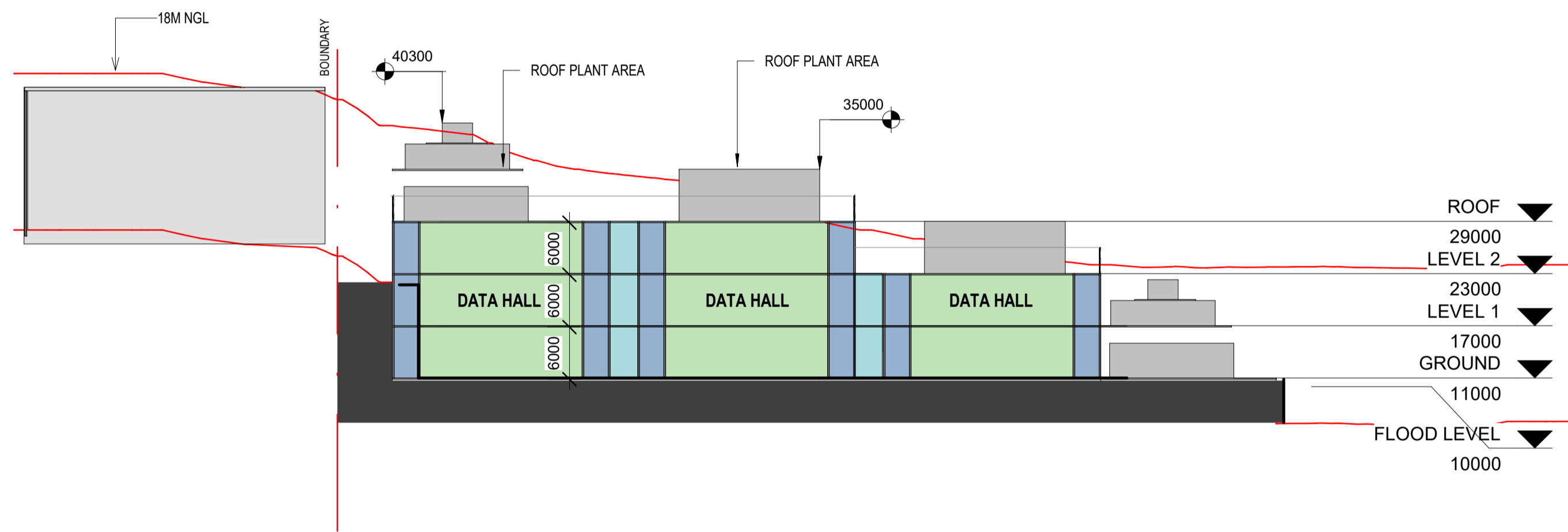
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ROOF FLOOR PLAN

Drawing Number Issue  
PRE-DA-07 1

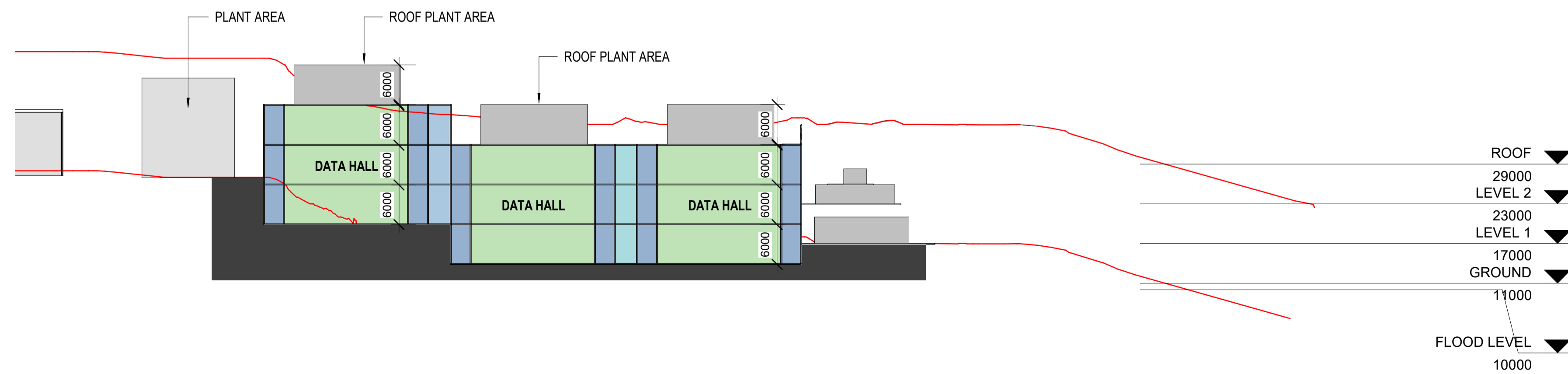




1 EASTERN BUILDING  
1 : 500



2 CENTRAL BUILDING  
1 : 500



3 WESTERN BUILDING  
1 : 500

| Issue | Date | Description |
|-------|------|-------------|
|-------|------|-------------|

|   |            |                 |
|---|------------|-----------------|
| 1 | 29.10.2018 | FOR INFORMATION |
|---|------------|-----------------|

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Client

Project  
Project Name  
1 SIRIUS ROAD LANE COVE WEST

Drawn By  
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Scale  
1 : 500 @ A1

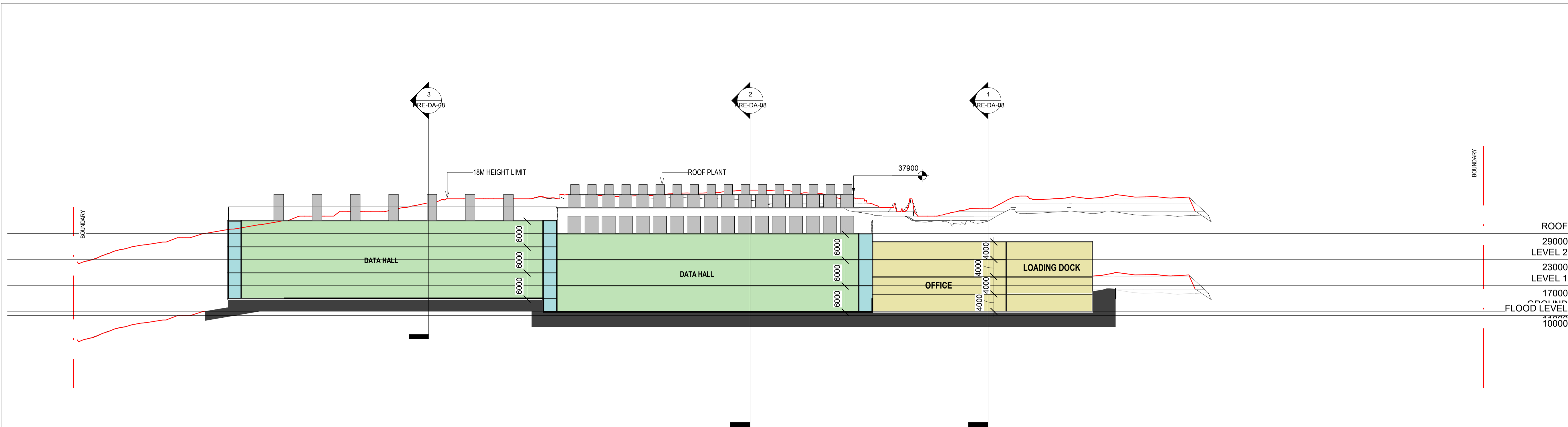
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Approved By  
AO

Date  
29.10.2018  
Job Number  
UNKNOWN

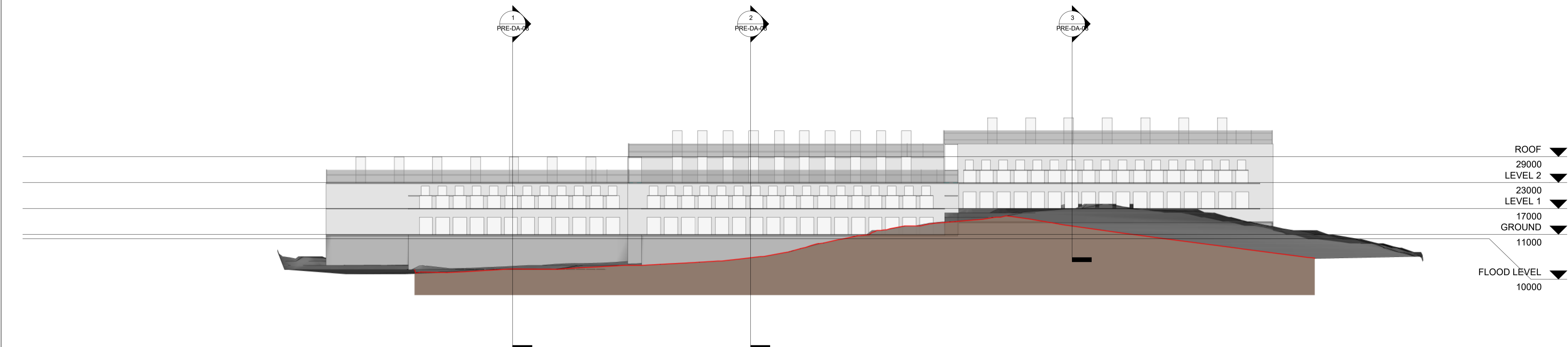
Project Status  
PRELIMINARY

Drawing Title  
SECTIONS

Drawing Number  
PRE-DA-08  
Issue  
1



**2** LONG SECTION  
1 : 500



**1** NORTH ELEVATION  
1 : 500

| Issue | Date       | Description     |
|-------|------------|-----------------|
| 1     | 29.10.2018 | FOR INFORMATION |

|                 |
|-----------------|
| Project Manager |
| Services Design |

Project Manager  
Services Design

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Project  
Project Name  
1 SIRIUS ROAD LANE COVE WEST

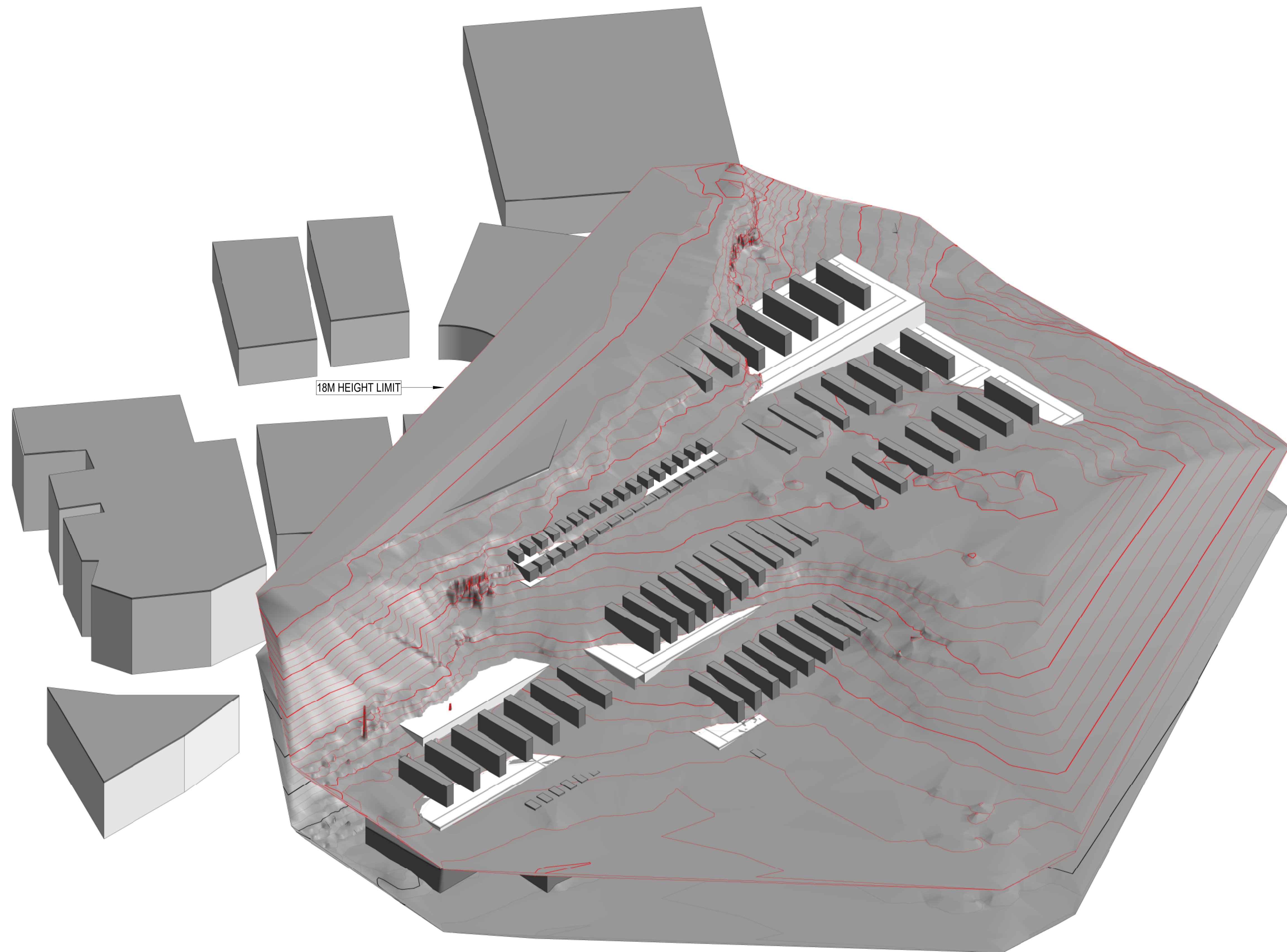
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| Drawn By   | Scale        |
| PL         | 1 : 500 @ A1 |
| Checked By | Approved By  |
| DW         | AO           |

|            |            |
|------------|------------|
| Date       | Job Number |
| 29.10.2018 | UNKNOWN    |

Project Status  
**PRELIMINARY**

Drawing Title  
**LONG SECTION & ELEV**

|                |       |
|----------------|-------|
| Drawing Number | Issue |
| PRE-DA-09      | 1     |



| Issue | Date | Description |
|-------|------|-------------|
|-------|------|-------------|

|   |            |                 |
|---|------------|-----------------|
| 1 | 29.10.2018 | FOR INFORMATION |
|---|------------|-----------------|

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Client

Project  
**Project Name**  
1 SIRIUS ROAD LANE COVE WEST

|          |       |
|----------|-------|
| Drawn By | Scale |
| PL       | @ A1  |

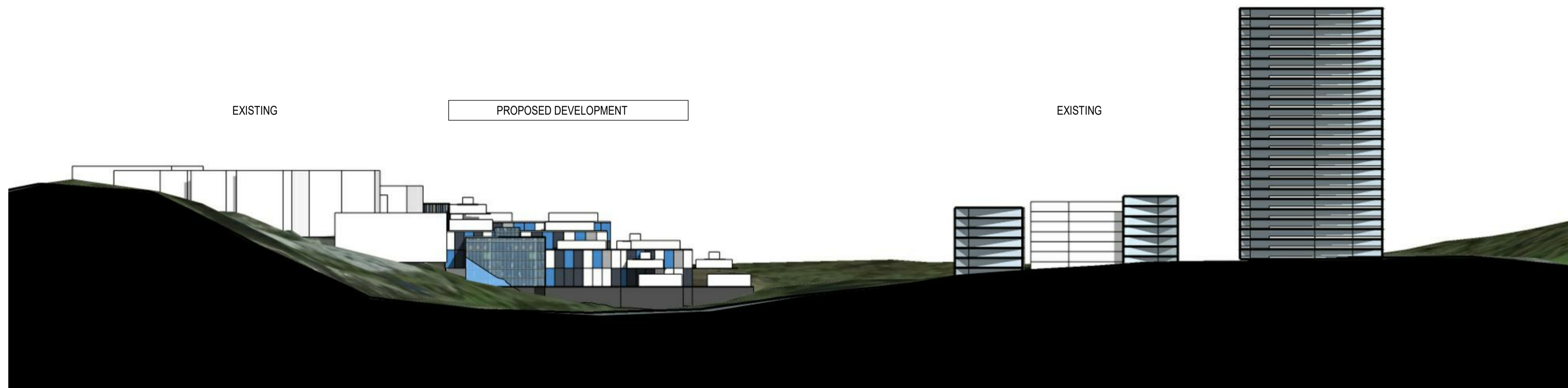
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| Checked By | Approved By |
| DW         | AO          |

|            |            |
|------------|------------|
| Date       | Job Number |
| 29.10.2018 | UNKNOWN    |

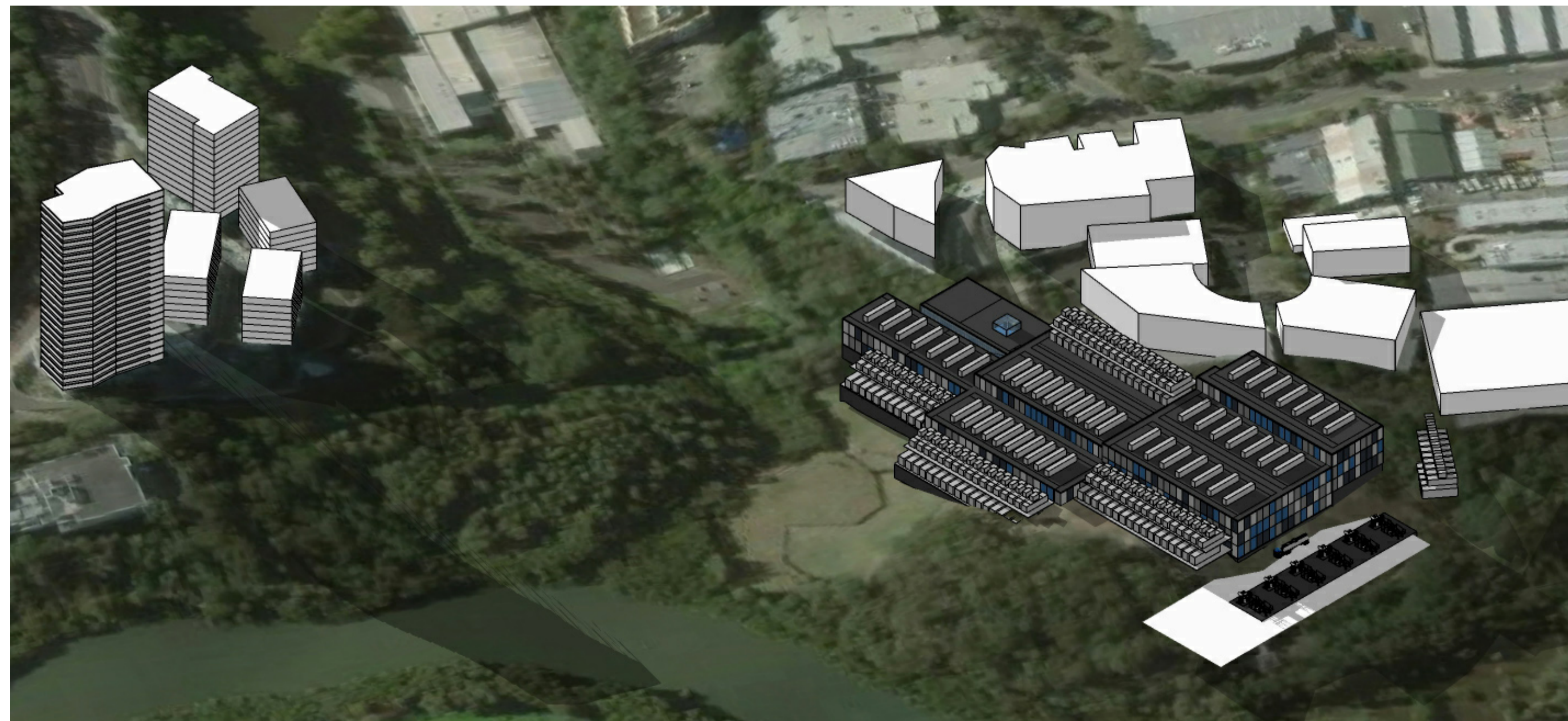
Project Status  
**PRELIMINARY**

Drawing Title  
**18M OFFSET DIAGRAM**

|                |       |
|----------------|-------|
| Drawing Number | Issue |
| PRE-DA-10      | 1     |



**1 ELEVATIONS**  
1 : 1000



| Issue | Date       | Description     |
|-------|------------|-----------------|
| 1     | 29.10.2018 | FOR INFORMATION |

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Client

Project  
**Project Name**  
1 SIRIUS ROAD LANE COVE WEST

Drawn By  
PL  
Scale  
1 : 1000 @ A1

Checked By  
DW  
Approved By  
AO

Date  
29.10.2018  
Job Number  
UNKNOWN

Project Status  
**PRELIMINARY**

Drawing Title  
**HEIGHT DIAGRAM**

Drawing Number  
**PRE-DA-11**  
Issue  
**1**