

From: [Melissa Rassack](#)
To: [Shaun Williams](#)
Cc: [Alex Rudd](#); [William Hodgkinson](#); [David Burge](#); [Alejandro Trevino](#)
Subject: FW: Kemps Creek Data Centre - Request for Input in Planning Secretary's Environmental Assessment Requirements (SEARs)
Date: Thursday, 5 November 2020 1:05:09 PM
Attachments: [20201103 - UD COMMENTS - Kemps Creek Data Centre .pptx](#)

Hi Shaun

Thank you for the opportunity to comment. As you are aware, in June this year, the Mamre Road Precinct was zoned for Industrial purposes and the Structure Plan for the Precinct was approved. We are currently working on the draft Development Control Plan (DCP) for the Precinct with the aim of exhibiting shortly. The DCP will provide detailed design controls for development in the precinct in line with the approved Structure Plan.

In the context of the work undertaken across the precinct and noting DPIE has worked collaboratively with industry, agencies and Council, the following comments are provided:

- The SSD will need to address:
 - Sensitive landscape design of the interface with the RE1 zoning on the site, potential RE1 road, the adjacent bio-basin to the west and the southern boundaries.
 - Road networks and design, including access locations. As identified in SSD 9522, the north-south road is a potential Distributer Road under the indicative precinct road network. Distributer Roads are proposed to be accessed denied. Where an alternative site access can be accommodated, the design should be amended to provide this alternative.
 - All relevant clauses of the WSEA SEPP, including bulk earthworks, flooding impacts, stormwater, water quality and water sensitive design and heritage.
 - Conservation and protection of areas with heritage and aboriginal heritage significance.
 - Building heights in relation to ridgelines and adjoining rural-residential views.
- Any infrastructure, including roads and drainage infrastructure, should be located on industrial land (i.e. not SP2, RE1 or E2).
- The SSD must consider the draft Mamre Road Precinct DCP. This includes building controls such as setbacks, built form and height controls. Should the SSD progress prior to the finalisation of a precinct-wide DCP for the Mamre Road Precinct, a site specific DCP will be required to be prepared. The DCP will need to be prepared in accordance with the existing requirements of the WSEA SEPP and the Precinct Structure Plan, in close consultation with the Department. Matters to be addressed are identified in Schedule 4 of WSEA SEPP as well as particular site characteristics such as (but not limited to) landscaping and setback controls, building design. Alternatives to this approach may be considered through ongoing consultation with DPIE.
- The Western Sydney Aerotropolis SEPP is also a matter for consideration. This includes particular development controls regarding referrals and airport safeguarding requirements that extend to this land. The obstacle limitation surface development controls apply, which may impact on building design, including height.
- Particular agencies to be consulted:
 - TfNSW (Freight and Road)

- Sydney Water
- Airport Operator (where relevant)
- State and Local infrastructure contributions will apply. Relevant State agencies and Penrith City Council should be consulted with regarding this matter.

The DPIE Urban Design team have undertaken a preliminary review of the application, and have provided the attached comments for consideration. Supporting urban design analysis should be lodged with the EIS.

Regards

Melissa Rassack

Manager, Western Sydney Employment Area (WSEA) and Greater Penrith to Eastern Creek (GPEC)

Greater Sydney, Place and Infrastructure | Department of Planning, Industry and Environment

T 02 8837 6345 | **E** Melissa.Rassack@planning.nsw.gov.au

Level 18, 4 Parramatta Square, Parramatta NSW 2150

www.dpie.nsw.gov.au



**Planning,
Industry &
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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Greener Places, Great Public Spaces



dpie.nsw.gov.au/premiers-priorities

From: Shaun Williams <Shaun.Williams@planning.nsw.gov.au>

Sent: Friday, 23 October 2020 9:23 AM

To: DPE PSVC Metro Parramatta Mailbox <metroparra@planning.nsw.gov.au>

Subject: FW: Kemps Creek Data Centre - Request for Input in Planning Secretary's Environmental Assessment Requirements (SEARs)

Good morning,

It has been brought to my attention that Sydney Region West were not notified of the request for input into SEARs for the Kemps Creek Data Centre.

The Department of Planning and Environment has received a request for Planning Secretary's Environmental Assessment Requirements (SEARs) for the Kemps Creek Data Centre (SSD-1010987) in the Penrith local government area. The proposed development is a State Significant Development under the Environmental Planning and Assessment Act 1979.

The proposed development is a State significant development (SSD) pursuant to section the 4.36

of *Environmental Planning and Assessment Act 1979* (EP&A Act) being development for the purpose of a data centre with a capital investment value (CIV) greater than \$50 million which meets the criteria in Clause 2 Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

The scoping report and associated documents for the proposed development can be found in the Major Projects Portal, or by following this link:

<https://www.planningportal.nsw.gov.au/major-projects/project/40411>

Please provide input into the SEARs for the proposal including details of any key issues and assessment requirements by Friday 6 November 2020.

Regards,
Shaun Williams
A/Senior Environmental Assessment Officer

Industry Assessments | Department of Planning, Industry and Environment

T 02 8275 1345 | E shaun.williams@planning.nsw.gov.au

4PSQ Level 17, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124

www.dpie.nsw.gov.au



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From: Shaun Williams

Sent: Friday, 16 October 2020 4:11 PM

To: Fire Safety <FireSafety@fire.nsw.gov.au>; records@rfs.nsw.gov.au; UrbanGrowth <UrbanGrowth@sydneywater.com.au>; info@gsc.nsw.gov.au

Subject: Kemps Creek Data Centre - Request for Input in Planning Secretary's Environmental Assessment Requirements (SEARs)

Good afternoon,

The Department of Planning and Environment has received a request for Planning Secretary's Environmental Assessment Requirements (SEARs) for the Kemps Creek Data Centre (SSD-1010987) in the Penrith local government area. The proposed development is a State Significant Development under the *Environmental Planning and Assessment Act 1979*.

The proposed development is a State significant development (SSD) pursuant to section the 4.36 of *Environmental Planning and Assessment Act 1979* (EP&A Act) being development for the purpose of a data centre with a capital investment value (CIV) greater than \$50 million which meets the criteria in Clause 2 Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

The scoping report and associated documents for the proposed development can be found in

the Major Projects Portal, or by following this link:

<https://www.planningportal.nsw.gov.au/major-projects/project/40411>

Please provide input into the SEARs for the proposal including details of any key issues and assessment requirements by Friday 30 October 2020.

If you have any enquiries, please contact Shaun Williams on (02) 8275 1345 at

shaun.williams@planning.nsw.gov.au .

Regards,

Shaun Williams

A/Senior Environmental Assessment Officer

Industry Assessments | Department of Planning, Industry and Environment

T 02 8275 1345 | **E** shaun.williams@planning.nsw.gov.au

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1. Enable a soft landscaped interface between the subject site and adjacent retention bio-basin to the west, as well as RE1 zoning along the south-west and southern boundaries.
 - Introduce vegetation to create a natural noise and visual barrier with areas of environmental significance.
 - Introduce WSUD along landscaping areas to prevent impacts from industrial runoff into areas of environmental value.
2. Provide continuity to road along RE1 and Bio-basins, to extend and intersect with proposed Public access road.
3. The proposed road network should give consideration to the future development of neighbouring sites and their potential subdivision. The current layout of the collector road may result in constrained sites and reduced development opportunities on adjacent land.

GROSS FLOOR AREA (GFA) DATA

LOCATION	AREA
<u>NORTH BUILDING</u>	
DATA CENTRE USE	41,717 m ²
ADMINISTRATION USE	1,150 m ²
TOTAL GFA	42,867 m²
<u>SOUTH BUILDING</u>	
DATA CENTRE USE	21,694 m ²
ADMINISTRATION USE	794 m ²
TOTAL GFA	22,488 m²
GRAND TOTAL GFA	65,354 m²

