

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the Environmental Planning and Assessment Regulation 2000

Application #	SSD-10467
Project Name	Macquarie Park Data Centre
Development	Construction and operation of a data centre, comprising: <ul style="list-style-type: none"> · a five-storey building · ancillary offices and staff amenities · a new access road · associated infrastructure, car parking, loading areas and landscaping
Location	11-17 Khartoum Road and 33-39 Talavera Road, Macquarie Park (Lot 1 in DP 633221), in the Ryde local government area
Applicant	Stockland Corporation Ltd
Date of Issue	29/06/2020
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"> · a detailed description of the development, including: <ul style="list-style-type: none"> - an accurate history of the site, including the relationship between the proposed development and the Concept Development (LDA 2017/0547) and any other consent or complying development certificate that apply to the land - the need for and justification for the proposed development - likely staging of the development - likely interactions between the development and existing, approved and proposed operations in the vicinity of the site - plans of any proposed building works - infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained. · consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments · consideration of the issues identified by the relevant public authorities (see Attachment 2) · a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment · a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> - a description of the existing environment, using sufficient baseline data - an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes - a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. · a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> · high quality files of maps and figures of the subject site and proposal · a report from a qualified quantity surveyor providing:

	<ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) 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 - an estimate of jobs that will be created during the construction and operational phases of the proposed development - certification that the information provided is accurate at the date of preparation.
Key issues	<ol style="list-style-type: none"> 1. Statutory and strategic context – including: <ul style="list-style-type: none"> - detailed justification for the proposal and the suitability of the site - detailed justification the proposed land use is permissible with consent - details of any proposed consolidation or subdivision of land - a detailed description of the history of the site, including the relationship between the proposed development and the Concept Development (LDA 2017/0547) - demonstration that the proposal is consistent with the Concept Development (LDA 2017/0547) - demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy (State and Regional Development) 2011 o Greater Sydney Region Plan: A Metropolis of Three Cities o Our Greater Sydney 2056: North District Plan o Future Transport Strategy 2056. 2. Community and stakeholder engagement – including: <ul style="list-style-type: none"> - a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of consultation, including a justification for this approach - a report on the results of the implementation of the strategy including issues raised by the community and surrounding land owners and occupiers that may be impacted by the proposal - details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal - details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 3. Urban design and visual – including: <ul style="list-style-type: none"> - a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> o nearby public and private receivers o significant vantage points in the broader public domain - consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks - detailed plans showing suitable landscaping which incorporates endemic species. 4. Noise and vibration– including: <ul style="list-style-type: none"> - a quantitative noise and vibration impact assessment (NVIA) of the development during construction and operation (including testing of the back-up generators). The NVIA must be undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority guidelines, and include an assessment of potential impacts to nearby sensitive receivers and cumulative impacts of surrounding developments - proposed mitigation, management and/or monitoring measures. 5. Air quality – including: <ul style="list-style-type: none"> - an assessment of the air quality impacts of the development during construction

and operation, prepared in accordance with the relevant Environment Protection Authority guidelines. The assessment must include:

- o scenarios which assess construction works, realistic operations, back-up generator testing and a justified worst-case scenario
- o justification for the proposed back-up power source and any alternatives considered
- o an assessment of emissions from the back-up generators against the standards of concentration outlined in the Protection of the Environment Operations (Clean Air) Regulation 2010 (including, but not limited to, polycyclic aromatic hydrocarbons (PAHs) and oxides of nitrogen (NO_x) impacts)
- o an assessment of criteria pollutants in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (EPA, 2016)
- details of any mitigation, management and monitoring measures (including for back-up generators) required to ensure compliance with section 128 of the *Protection of the Environment Operations Act 1997*.

6. Traffic and access – including:

- details of all traffic types and volumes likely to be generated during construction and operation (light and heavy vehicles, public transport, pedestrian and cycle trips), including a description of key access routes for each transport mode
- an assessment of the predicted impacts of this traffic on the safety and capacity of the surrounding road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar modelling. SIDRA files and a discussion of the calibration/validation process should be provided as part of this assessment
- details of the largest vehicle anticipated to access and move within the site, including swept path analysis
- details of the number of car parking spaces, including justification regarding the level of car parking to be provided on the site
- detailed plans of the internal road network, parking arrangements and proposed pedestrian and cyclist facilities (including end of trip facilities), in accordance with the relevant Australian Standards
- details of any new roads or access points required for the development.

7. Infrastructure requirements – including:

- a detailed written and graphical description of infrastructure required on the site (including any associated testing procedures), including a description of any arrangements to avoid locating infrastructure within public domain areas
- identification of any infrastructure upgrades required off-site to facilitate the development, including a description of any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained
- an infrastructure delivery and staging plan, including a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to the commencement of construction
- an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site, and a description of how any potential impacts would be avoided and minimised.

8. Hazards and risk – including:

- a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and *Applying SEPP 33* (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011)
- details regarding the location and number of back-up generators, diesel fuel storage tanks and lithium-ion batteries to be installed to service the development.

9. Ecologically sustainable development – including:

	<ul style="list-style-type: none"> - a quantitative assessment of the potential Scope 1 and 2 greenhouse gas emissions generated by the development, prepared in accordance with the relevant guidelines - a description of how the proposal will incorporate the principles of ecologically sustainable development into the design, construction and ongoing operation of the data centre - consideration of the use of green walls, green roofs and/or cool roofs in the design of the data centre - a description of the measures to be implemented to minimise consumption of resources, especially energy and water. <p>10. Contamination – including:</p> <ul style="list-style-type: none"> - a detailed assessment of the extent and nature of any contamination of the soil, groundwater and soil vapour, in accordance with State Environmental Planning Policy No. 55 – Remediation of Land - an assessment of potential risks to human health and the environmental receptors in the vicinity of the site - a description and appraisal of any required mitigation and monitoring measures - consideration of whether the site is suitable for the proposed development. <p>11. Soils and water – including:</p> <ul style="list-style-type: none"> - an assessment of potential surface and groundwater impacts associated with the development - a detailed site water balance, including a description of the development's water demands and associated servicing requirements (including any water licensing requirements) - a description of the surface, stormwater and wastewater management systems, including on site detention, and measures to treat or reuse water - an indicative stormwater management plan prepared by a qualified engineer in accordance with relevant City of Ryde Council guidelines - description of the measures to minimise water use and promote water sensitive urban design (WSUD) - a description of the proposed erosion and sediment controls during construction. <p>12. Aboriginal and non-Aboriginal cultural heritage – including:</p> <ul style="list-style-type: none"> - identification and assessment of potential impacts on Aboriginal cultural heritage values, including a description of any measures to avoid, mitigate and/or manage any impacts. Justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment for the site must be provided - an assessment of potential impacts on State and local heritage items in the surrounding area. <p>13. Waste – including:</p> <ul style="list-style-type: none"> - details of the quantities and classification of all waste streams to be generated on site during the construction and operation of the development - details of waste storage, handling and disposal during the construction and operation of the development, including plans of waste storage and collection areas - details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021. <p>14. Biodiversity – including an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.</p> <p>15. Planning agreement/development contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local infrastructure required to support the development.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> · City of Ryde Council

	<ul style="list-style-type: none"> · Transport for NSW · Fire and Rescue NSW · Sydney Water · Ausgrid · Environment, Energy and Science Group · Environment Protection Authority. <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	If you do not lodge a Development Application and EIS for the development within two (2) years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement (EIS). This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (sqm) and north point
 - the existing levels of the land in relation to buildings and roads
 - location and height of existing structures on the site
 - location and height of adjacent buildings and private open space
 - all levels to be to Australian Height Datum (AHD).
2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
 - significant local features such as heritage items
 - the location and uses of existing buildings, shopping and employment areas
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of all proposed buildings (including a redacted package for exhibition purposes)
 - detailed plans of proposed access driveways, internal roads, carparking and services infrastructure.
4. Schedule of materials, colours and finishes.

Documents to be Submitted

Documents to submit include:

- one (1) electronic copy of all the documents and plans for review prior to exhibition
 - other copies as determined by the Department once the development application is lodged.
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Policies, Guidelines & Plans

Aspect	Policy / Methodology
Noise and Vibration	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Policy for Industry (EPA, 2017)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
Air Quality	
<i>Air Quality</i>	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
<i>Greenhouse Gas</i>	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Soils and Water	
<i>Erosion and Sediment</i>	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2nd Edition (DIPNR, 2003)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)

	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
<i>Stormwater</i>	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMCC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMCC & AHMC, 2009)
<i>Contamination</i>	State Environmental Planning Policy No. 55 – Remediation of Land
Hazards and Risk	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline – Multi-level Risk Assessment (DoP, 2011)
	Hazardous Industry Planning Advisory Paper No. 6 – Hazard Analysis (DoP, 2011)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (OEH, 2017)
	How to apply for a Biodiversity Development Assessment Report Waiver for a Major Project Application (DPIE, 2019)
Heritage	
	<i>Heritage Act 1977</i>
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Waste	

Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA, 2014)

Visual

Control of Obtrusive Effects of Outdoor Lighting (AS 2482)

Social

Social Impact Assessment Guideline (DPE, 2017)

ATTACHMENT 2

Government Authority Responses to Request for Key Issues