



DOC20/428062-1

Patrick Copas
Senior Environmental Assessment Officer
NSW Department of Planning, Industry and Environment
GPA Box 39
SYDNEY NSW 2001

Email: Patrick.copas@planning.nsw.gov.au

Dear Patrick Copas

Request for input into Secretary's Environmental Assessment Requirements for the Macquarie Park Data Centre (SSD-10467)

I refer to the Department of Planning, Industry and Environment's (DPIE) request for the NSW Environment Protection Authority's (EPA) input into the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Macquarie Park Data Centre (SSD-10467), located at 11-17 Khartoum Road and 33-39 Talavera Road, Macquarie Park.

Scheduled Activity

The EPA notes the *Macquarie Park Data Scoping Report*, prepared by AECOM and dated 29 May 2020 ('the report'), specifically outlines how the proposal does meet the criteria for scheduled activities: Clause 8 Chemical Storage – Petroleum storage, nor Clause 17 Electricity generation, under schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act).

Based on the information provided in the report, the proposal does not constitute a scheduled activity listed under Schedule 1 of the POEO Act. However, the EPA notes that section 6.1 of the report states that testing '*is not anticipated to exceed the 200hour limit*'. The Environment Impact Statement (EIS) should definitively state whether scheduled testing will exceed that 200hour annual limit¹. If the testing time is definitively stated to be less than 200hours per annum, then DPIE may want to consider adding a condition of consent reflecting this. Alternatively, if testing time could exceed 200hours per year, then the proposed activity may meet the trigger for Clause 17, schedule 1 of the POEO Act.

Noise and Vibration Impact Assessment

The report states that a Noise and Vibration Impact Assessment (NVIA) will be undertaken as part of the Environmental Impact Statement, in order to address the keys issues regarding noise and vibration impacts. The EPA understands that backup electricity generators can produce significant

¹ noting that mutiple generators being tested concurrently for an hour would count as one hour, rather than cumulatively adding the testing time of each generator.

noise, and in addition to utilising the generators during a power failure, they are also operated for routine maintenance.

On an advisory note only, other than for backup electricity purposes, the operation (including testing) of the generators for maintenance should be limited to normal operating hours (7 am to 6 pm, Monday to Friday, and 8 am to 1 pm on Saturday). This will potentially limit the impact on nearby receivers from noise and vibration generated by the backup electricity generators.

There may be no noise related reasons to limit the proposed generator testing to these hours if the NVIA assesses that the project noise trigger levels for receptors are acceptable, and can be achieved during all periods.

Further correspondence

Based on the information provided, the proposed activity does not constitute a scheduled activity listed under Schedule 1 of the POEO Act. Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority nor are the activities other activities for which the EPA is the appropriate regulatory authority. Accordingly, the EPA has no comments regarding the proposal and has no further interest in this proposal, unless further information indicates that the proposed activity could trigger a scheduled activity under Schedule 1 of the POEO Act.

If you wish to discuss the above, please contact Kyle Browne on 9995 6107 or via email kyle.browne@epa.nsw.gov.au.

Yours sincerely



9 June 2020

JAMES BOYLE
Acting Unit Head Metropolitan West Operations
Regulatory Operations Metropolitan Branch

Our ref: DOC20/434416

Senders ref: SSD10467 (City of Ryde)

Patrick Copas
Industry Assessments
Planning and Assessment Group
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Mr Copas,

Subject: Request for SEARs for Macquarie Park Data Centre located at 11-17 Khartoum Road and 33-39 Talavera, Macquarie Park (SSD 10467)

Thank you for your e-mail received on 3 June 2020, requesting input from Environment, Energy and Science Group (EES) in the Department on the SEARs for Macquarie Park Data Centre located at 11-17 Khartoum Road and 33-39 Talavera, Macquarie Park.

EES has reviewed the scoping report prepared by AECOM dated 29 May 2020 and provides the following comments and recommendations at **Attachment A**.

Aboriginal

EES recommends the SEARs include the attached Aboriginal cultural heritage requirements.

Biodiversity

EES recommends the SEARs include the attached biodiversity requirements

Flooding

EES recommends the SEARs include the attached flooding requirements.

Soil and Water

EES recommends the SEARs include the attached soil and water requirements.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or bronwyn.smith@environment.nsw.gov.au

Yours sincerely



09/06/20

Susan Harrison
Senior Team Leader Planning
Greater Sydney Branch
Climate Change and Sustainability

Attachment A – EES Environmental Assessment Requirements – Macquarie Park Data Centre located at 11-17 Khartoum Road and 33-39 Talavera, Macquarie Park (SSD 10467)

Aboriginal cultural heritage
<ol style="list-style-type: none">1. Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011).2. Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.3. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. <p>Note that due diligence is not an appropriate assessment, an ACHAR is required.</p>
Biodiversity
<ol style="list-style-type: none">4. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).5. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.6. The BDAR must include details of the measures proposed to address the offset obligation as follows:

- The total number and classes of biodiversity credits required to be retired for the development/project;
- The number and classes of like-for-like biodiversity credits proposed to be retired;
- The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
- Any proposal to fund a biodiversity conservation action;
- Any proposal to conduct ecological rehabilitation (if a mining project);
- Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.

7. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.
8. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.

Water and soils

9. The EIS must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
 - c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.
 - d. Groundwater.
 - e. Groundwater dependent ecosystems
 - f. Proposed intake and discharge locations
10. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - a. Existing surface and groundwater.
 - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.

- c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
- d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the [ANZECC \(2000\) Guidelines for Fresh and Marine Water Quality](#) and/or local objectives, criteria or targets endorsed by the NSW Government.
- e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

11. The EIS must assess the impacts of the development on water quality, including:

- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
- b. Identification of proposed monitoring of water quality.
- c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).

12. The EIS must assess the impact of the development on hydrology, including:

- a. Water balance including quantity, quality and source.
- b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
- c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
- d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
- e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
- f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
- g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal hazards

13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:

- a. Flood prone land.
- b. Flood planning area, the area below the flood planning level.
- c. Hydraulic categorisation (floodways and flood storage areas)
- d. Flood Hazard.

14. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.

15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:

- a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

16. Modelling in the EIS must consider and document:

- a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
- b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
- c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affectation of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories
- d. Relevant provisions of the NSW Floodplain Development Manual 2005.

17. The EIS must assess the impacts on the proposed development on flood behaviour, including:

- a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
- b. Consistency with Council floodplain risk management plans.
- c. Consistency with any Rural Floodplain Management Plans.
- d. Compatibility with the flood hazard of the land.
- e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
- f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.
- h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
- i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
- j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.
- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

(END OF SUBMISSION)

Patrick Copas

From: Brendan.M Hurley <Brendan.M.Hurley@fire.nsw.gov.au>
Sent: Tuesday, 16 June 2020 9:05 AM
To: Patrick Copas
Cc: Fire Safety
Subject: Request for SEARs - Macquarie Park Data Centre - 11-17 Khartoum Road, Macquarie Park - Ryde LGA - SSD-10467. BFS20/1688

Categories: Agency Response

Request for SEARs - Macquarie Park Data Centre - 11-17 Khartoum Road, Macquarie Park - Ryde LGA - SSD-10467

Dear Patrick,

Fire & Rescue NSW (FRNSW) acknowledge the receipt of your email on the 3rd of June 2020, requesting input into the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for Macquarie Park Data Centre - 11-17 Khartoum Road, Macquarie Park - Ryde LGA - SSD-10467.

FRNSW have reviewed the documentation that was provided in support of the development and will not be providing comment at this time as there is currently insufficient information available regarding the fire safety and emergency response management aspects of the project.

FRNSW are aware that the application will be screened under SEPP 33 for a determination on whether the development is deemed hazardous or offensive, we request that we be given the opportunity to review and provide comment once approvals have been granted and the project has progressed such that there is more relevant detailed information available.

As additional details become available FRNSW requests to be consulted with respect to the proposed fire and life safety systems and their configuration at the project's preliminary and final design phases. FRNSW are particularly interested in the proposed storage of the lithium-ion batteries.

While there is currently no requirement for a fire safety study, FRNSW may request one be undertaken at a later stage should information be provided such it is deemed that the development poses unique challenges to the response to and management of an incident.

For further information please contact the Fire Safety Infrastructure Liaison Unit, referencing FRNSW file number BFS20/1688. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Regards
Brendan



A/INSPECTOR BRENDAN HURLEY
TEAM LEADER INFRASTRUCTURE LIAISON
FIRE SAFETY | Fire and Rescue NSW
E: brendan.m.hurley@fire.nsw.gov.au
M: 0438601582
1 Amarina Ave, Greenacre, NSW 2190

FRNSW CONFIDENTIALITY NOTICE AND DISCLAIMER

The information in this transmission may be confidential and/or protected by legal professional privilege, and is intended only for the person or persons to whom it is addressed. If you are not the intended recipient of this message you must not read, forward, print, copy, disclose, use or store in any way the information in this e-mail or any attachment it may contain. Please notify the sender immediately and delete or destroy all copies of this e-mail and any attachment it may contain.

Views expressed in the message are those of the individual sender, and are not necessarily the views of Fire and Rescue NSW (FRNSW). Use of electronic mail is subject to FRNSW policy and guidelines. FRNSW reserves the right to filter, inspect, copy, store and disclose the contents of electronic mail messages, as authorised by law.

This message has been scanned for viruses.

17 June 2020

Patrick Copas

A/Senior Environmental Assessment Officer
Industry Assessments, DPIE
4 Parramatta Square, Parramatta NSW 2150
patrick.copas@planning.nsw.gov.au

RE: Sydney Water input to SEARs for SSD-10467 at 33-39 Talavera Road, Macquarie Park

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the abovementioned proposed 22,847m² 24-hour data centre. We have reviewed the proposal and provide the following comments for your consideration.

Potable Water and Wastewater Servicing

- The proposed development presents potentially large water servicing demands, and as such **further investigation** will be required to determine the servicing requirements for this site.
- It is recommended that the proponent engage a Water Servicing Coordinator as soon as possible, and a **feasibility application** is lodged with Sydney Water **prior** to a Section 73 application being made.
- It is recommended that an inception meeting is held as soon as possible with the relevant Sydney Water account manager after the proponent has prepared a **detailed concept servicing** proposal for potable water wastewater services and potentially recycled water services.

Potential Impacts to Sydney Water Assets

The proposed development presents potential impacts to Sydney Water's assets including but not limited to:

- Potable water reticulation pipes on Talavera Road and trunk mains on Khartoum Road.
- Wastewater reticulation pipes on Talavera Road and to the rear of the property.

Proposed SEARs Requirements

Sydney Water requests that the Department of Planning, Industry and Environment include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (if required) services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing

water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.

3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.

Integrated Water Cycle Management

The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity

If any further information is required, please contact the relevant account manager, Pamela Derijk, at pamela.derijk@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Growth Intelligence Manager
City Growth and Development, Sydney Water
1 Smith Street, Parramatta NSW 2150



18 June 2020

TfNSW Reference: SYD20/00645/01

DPIE Ref: SSD-10467

Department of Planning, Infrastructure and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Patrick Copas

Dear Sir/Madam

**REQUEST FOR SEARS – MACQURIE PARK DATA CENTRE -
11-17 KHARTOUM ROAD & 33-39 TALAVERA ROAD, MACQUARIE PARK**

Reference is made to Department's correspondence dated 3 June 2020, requesting Transport for NSW (TfNSW) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the SEARs.

TfNSW has reviewed the submitted information and request the following issues to be addressed, including, but not limited to:

Transport and Accessibility (Construction and Operation)

- details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development;
- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development;
- details the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development and the impacts of heavy vehicles on nearby intersections;
- details of access to, from and within the site to/from the local road and strategic (motorway) network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site;
- an assessment of the existing and future performance of key intersections providing access to the site and any upgrades (road/ intersections) required as a result of the development;

- an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development;
- demonstrate the measures to be implemented to encourage employees of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;
- appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;
- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of access and parking arrangements for emergency vehicles;
- detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards;
- the existing and proposed pedestrian and bicycle routes and end of trip facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; and
- preparation of a draft Construction Traffic Management Plan which includes:
 - details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
 - assessment of cumulative impacts associated with other construction activities;
 - an assessment of road safety at key intersections;
 - details of anticipated peak hour and daily truck movements to and from the site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - details of temporary cycling and pedestrian access during constructions;
 - an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

Transport policies and guidelines

Relevant policies and guidelines that could assist with the preparation of the Traffic and Transport Impact Assessment include:

- Guide to Traffic Generating Development (Roads and Maritime Services)
- Road Design Guide (Roads and Maritime Services)
- Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development
- Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
- Cycling Aspects of Austroads Guides
- Australia Standards AS2890.3 (Bicycle Parking Facilities)
- Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area 2013 (TfNSW)

Strategic planning context

The EIS should detail how the proposed development will be consistent and align with the objectives, goals and directions of the following:

- Greater Sydney Region Plan
- Western City District Plan
- Future Transport Strategy 2056
- Future Transport – Greater Sydney Services and Infrastructure Plan
- NSW Freight & Ports Plan 2018-2023

If you have any further questions, Sandra Grimes, Development Assessment Officer, would be pleased to take your call on (02) 9563 8651 or please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



Pahee Rathan

Senior Land Use Assessment Coordinator

Patrick Copas

From: Paul Nakhle <pnakhle@ausgrid.com.au> on behalf of Development <development@ausgrid.com.au>
Sent: Friday, 26 June 2020 6:45 PM
To: Patrick Copas
Cc: DPE PS Industry Assessments Mailbox
Subject: Re: Request for SEARs - Macquarie Park Data Centre - 11-17 Khartoum Road, Macquarie Park - Ryde LGA - SSD-10467 - Public Authorities

Hi Patrick,

I am unsure if this was responded to already so please forgive me here, could you please include the following into the SEAR's if still possible.

Ausgrid recommends the addition of the following to the SEARS under Utilities:

In consultation with relevant agencies prepare a services and utilities impact assessment which:

- assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development
- assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed."

Regards Paul Nakhle