

# Appendix A

Concept development  
consent compliance

**Table 7-1 Compliance with conditions to amended Concept Approval (LDA2020/0229)**

| Condition  | Compliance with updated conditions   |
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| Condition 1 - Concept Development Application                                  | This Proposal satisfies the requirement of Condition 1, as it relates to Stage 2 of the Concept Approval.  |
| Condition 2 - Approved Plans/ Documents  | The Proposal is compliant with the updated plans and documents associated with the modified consent.   |
| Condition 3 - Matters Not Approved – Concept DA Plan                           | This Proposal seeks consent for the development activities detailed within Chapter 3 (Proposal Description) of the EIS.  |
| Condition 4- Floor space ratio for total site                                  | The Concept Approval (as amended) has consent for the development of up to 55,129 m <sup>2</sup> of gross floor area. As stated within Chapter 3 (Proposal Description) the GFA for the Proposal is 12,069.70 m <sup>2</sup> . Compliance against clause 4.4 and 4.5 of the Ryde LEP is provided in Section 1.3.5.3 of the EIS.  |
| Condition 5 - Building Height  | The building height for the Proposal is 45 m, which is compliant with Condition 5 (as amended).  |
| Condition 6 - (Deleted)  | N/A  |
| Condition 7 - Consistency of future development applications                   | The Proposal is consistent with the consent, as modified.  |
| Condition 8 - Development in Macquarie Park – Access network (Pedestrian Link) | The proposal does not include the construction of the pedestrian link. This element is covered under separate development applications associated with the broader M_Park concept approval.  |
| Condition 9 - Bochetto Park  | The proposal does not include the construction of Bochetto Park. This element is covered under separate development applications associated with the broader M_Park concept approval.  |
| Condition 10 - Vehicle Access and Parking                                      | <p>Road 22, internal driveways and other vehicle circulation spaces have been designed to accommodate all relevant vehicles within the site, including heavy vehicles. All ramps, heights and transitions comply with AS 2890. A swept path analysis has been provided as Appendix P to the EIS.</p> <p>Access to the site for a 19 m vehicle would be via the eastern-most access point only. As outlined above, this entry would normally remain closed, only being opened to allow entry by a crane for the purposes of installing the diesel generators at the eastern end of the building. All generators at the western end would be installed from a crane position</p> |

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|  | on the roadway. Road occupancy licenses and traffic control would be sought implemented as appropriate. The Proposal also includes the provision of 48 car spaces, which is compliant with Condition 10. Compliance with the City of Ryde's DCP is provided in Appendix E to the EIS.   |
| Condition 11 - Traffic Impact Assessment Report              | A traffic impact assessment report has been provided as part of this Response to Submissions (Appendix B)   |
| Condition 12 - Water Sustainable Urban Design Strategy Plan  | <p>A WSUD Strategic Plan has been prepared for the 'detailed' DA for Building C (City of Ryde Council reference: LDA 2021/0035), which also accounts for the site area occupied by Building D and the landscaped open space. This WSUD Strategic Plan has not accounted for the data centre site area. Notwithstanding the construction of the data centre (Building B) includes the following elements which are generally consistent with the principles of water sensitive urban design:</p> <ul style="list-style-type: none"> <li>• Inclusion of an articulated recycled water system, allowing for future connection and use of recycled water in the operation of the building</li> <li>• Inclusion of a 'green roof' over the driveway along the northern boundary of the building. This would capture rainwater for use by landscape plantings rather than allowing it to run off into the stormwater system</li> <li>• Inclusion of vegetated setbacks and landscaped areas to improve infiltration.</li> </ul> |
| Condition 13 - Loading Bay                                   | A Loading Bay / Service Delivery Management Plan will be prepared prior to the issue of the relevant construction certificate, as requested by Council in their submission to the EIS.  |
| Condition 14 - Public Domain Works                           | A public domain plan has been prepared for the broader M_Park development. For the Proposal, the public domain works include Road 22 and the upgrade to Talavera Road frontage, which will be designed in accordance with Council's standards and specifications, and City of Ryde Development Control Plan DCP 2014.   |
| Condition 15 - Private Roads                                 | Not relevant to this element of the broader concept development.  |
| Condition 16 - Ausgrid                                       | Ausgrid have been consulted with during the development of the design for the data centre.  |
| Condition 17 - Stormwater Management                         | A stormwater plan has been prepared for this Proposal and is discussed in Chapter 19 (Groundwater, Surface Water and Flooding) of the EIS.  |
| Condition 18 - Crime Prevention Through Environmental Design | The EIS has provided an assessment of the CPTED design principles and is contained in Chapter 18 (Social and Economic) of the EIS.  |

| Condition   | Compliance with updated conditions  |
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| Condition 19 - Framework Travel Plan              | A Framework Travel Plan has been prepared and is provided in Appendix C to this report.   |
| Condition 20 - Waste Collection                   | This Proposal has demonstrated compliance with Councils waste collection requirements through the preparation of a Waste Management Plan, which is provided in Appendix F (Waste Management Plan) of this EIS. Further discussion regarding waste management is provided in Chapter 20 (Waste Management) and Appendix E (DCP Compliance Table) of the EIS.   |
| Condition 21 - Landscaping                        | A landscape plan has been prepared for this Proposal and is provided in Appendix C (Landscape Plan) of the EIS.   |
| Condition 22 - Ground floor interface             | Not relevant to this aspect of the broader concept development as there are no public interfaces with the data centre building.   |
| Condition 23 - Noise impact assessment report     | A noise and vibration impact assessment has been prepared and is included as Appendix J to the EIS.   |
| Condition 24 - Construction Noise Management Plan | A Construction Noise Management Plan will be prepared prior to the issue of the relevant construction certificate for the data centre.  |
| Condition 25 - Public Art                         | A public art strategy has been provided for the broader M_Park precinct as part of the site's master plan. Areas for public art have been identified, such as the pedestrian link along the rear of Building B. The plan does not identify any public art within the Building B footprint.  |
| Condition 26 - Wind                               | <p>LDA 2020/0229 Condition 26 requires wind tunnel testing for subsequent 'detailed' DAs at the site (i.e. Buildings C and D). This analysis will account for the data centre (Building B) envelope. Any recommendations from the wind tunnel testing/analysis are to be incorporated in the detailed design for Building C and D (and associated public domain). This will ensure the impacts of the development on the wind environment and conditions within publicly accessible space, the surrounding streets, communal external areas and bus interchange area are acceptable.</p> <p>A wind study has not been prepared for specifically for Building B, though modelling of air movements in and around the building has been undertaken as part of the Air Quality Impact Assessment. The wind rose included as Figure 6 in the Air Quality Impact Assessment indicates that the vast majority of strong winds originate from the northwest, being the rear of the data centre. As such the building is likely to act as a wind break for people on the Road 22 (southeast) side of the building. In addition, the building is set back from publicly accessible areas on all sides, reducing the potential for impacts arising from the concentration of wind flows immediately adjacent to the building.</p> |

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| Condition 27 - Bicycle Parking   | The data centre facility can safely and securely house up to 20 bicycle spaces (under cover). Lockers, showers and toilets are provided within the building. The specific location of the bicycle parking will be finalised as part of detailed design.   |
| Condition 28 - Draft Construction Pedestrian and Traffic Management Plan | As outlined in mitigation measure TT1, a Construction Pedestrian and Traffic Management Plan will be prepared prior to the issue of the relevant construction certificate for the data centre.  |
| Condition 29 - Environmental Sustainability Design Report                | The environmental sustainability of the development has been assessed in Appendix M to the EIS - Greenhouse gas and sustainability assessment. This includes comment on the ability for the building to achieve 5 star NABERS energy rating, as well as broader modelling of likely greenhouse gas emissions associated with its operation.                                       |
| Condition 30 - Assessment of traffic impacts                             | A traffic impact assessment report has been provided as part of this Response to Submissions (Appendix B to this report)  |
| Condition 31 - Loading Bay / Service Delivery Management Plan            | As required by condition 13, a Loading Bay / Service Delivery Management Plan will be prepared prior to the issue of the relevant construction certificate, as requested by Council in their submission to the EIS  |
| Condition 32 - Parking Capacity and Allocation                           | The Proposal (Building B) will comply with the requirements for GFS, loading bays, waste areas and car parking limits outlined in the conditions of consent, as modified. The Proposal includes the provision of 48 car spaces, which is compliant with Condition 10. Compliance with the City of Ryde's DCP is provided in Appendix E to the EIS.                                |
| Condition 33 - Land Dedication - Road No. 22 and Pedestrian Link         | Road 22 has been designed in accordance with Council's Public Domain standards and approved plans. This road will be dedicated to Council in accordance with the terms of the VPA between Council and the applicant. The pedestrian link is not applicable to the construction of the Proposal (Building B in the M_Park master plan) and does not form part of this application. |
| Condition 34 - Tree retention  | Trees will be retained as specified in the Arboricultural Impact Assessment accompanying the approved amended DA.   |
| Condition 35 - Open Space Design   | The data centre facility does not incorporate any public open space areas. Despite this the Proposal has provided a green roof adjacent to the pedestrian link to provide for an enhanced visual amenity of the building. This is further complemented by landscape planting around the boundary of the site, adjacent to footpaths on Talavera Road, Road 22 and future Road 1.  |
| Condition 36 - Sydney Water  | The development would liaise with Sydney Water through Sydney Water's Section 73 and Building Plan Approval processes. MGP has been appointed as Water Servicing Coordinator to assist in this process.   |