

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 26 April 2021, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Chris Ritchie
Director
Industry Assessments

Sydney

28 May 2021

File: EF20/22600

SCHEDULE 1

Application Number:	SSD-10467
Applicant:	Stockland Trust Management Limited
Consent Authority:	Minister for Planning and Public Spaces
Site:	11-17 Khartoum Road and 33-39 Talavera Road, Macquarie Park (Lot 1 DP 633221)
Development:	The construction and operation of a data centre, including associated office space, supporting infrastructure and services, car parking and landscaping

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DEFINITIONS

AEP	Annual exceedance probability
Applicant	Stockland Trust Management Limited, or any person carrying out any development to which this consent applies
ARI	Average recurrence interval
BCA	Building Code of Australia
Calendar year	A period of 12 months commencing on 1 January
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
CEMP	Construction Environmental Management Plan
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CNMP	Construction Noise Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	City of Ryde Council
CTMP	Construction Traffic Management Plan
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning, Industry and Environment
Development	The development described in Schedule 1, the EIS and the RTS, including the works and activities comprising the construction and operation of a data centre, ancillary office and associated infrastructure, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled <i>Macquarie Park Data Centre – Environmental Impact Statement</i> and all attachments, prepared by AECOM Australia Pty Ltd, dated 11 November 2020, submitted with the application for consent for the development
Emergency Operations	The use of the data centre (for the collection, storage, processing and/or distribution of electronic data), associated office and site infrastructure during a power outage event
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPA	NSW Environment Protection Authority
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
FRNSW	Fire and Rescue NSW
FSS	Fire Safety Study
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement

Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: “material harm” is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
LBSDMP	Loading Bay / Service Delivery Management Plan
LMP	Landscape Management Plan
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
NCA	Noise Control Area
NER	National Engineering Register
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The use of the data centre (for the collection, storage, processing and/or distribution of electronic data), associated office and site infrastructure, as described in the EIS and RTS (excludes emergency operations)
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Power outage event	A sustained interruption to the site’s electricity supply, which lasts for a period of more than 15 minutes
Preliminary works	Includes vegetation clearing, earthworks, provision of services, construction of foundations and slab pouring, but does not include construction of the back-up power system (i.e. diesel generators, diesel fuel storage tanks, diesel tank filling systems, electrical power sources associated with diesel fuel pumps, lithium-ion batteries etc.)
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Road 22	A new 14.5-metre wide street running east-west off Talavera Road, Macquarie Park, and as described in Section 4.5 of the Ryde DCP

RTS	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled <i>Macquarie Park Data Centre – Response to Submissions Report</i> and all attachments, prepared by AECOM Australia Pty Ltd, dated 26 February 2021
Ryde DCP	The development control plan titled <i>City of Ryde Development Control Plan 2014</i> , as adopted by Council on 28 May 2013 and amended on 14 February 2017
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1 of this consent
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
WMP	Waste Management Plan
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and RTS;
 - (d) in accordance with the Development Layout in Appendix 1; and
 - (e) in accordance with the management and mitigation measures in Appendix 2.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in conditions A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in conditions A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

- A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.

Back-up Generator System

- A6. The Applicant must ensure:
- (a) operation of the back-up generators (including testing) does not exceed 200 hours per year; and
 - (b) the diesel fuel storage capacity of the site does not exceed 2,000 tonnes at any one time.
- Note:** For the purposes of Condition A6(a), calculation of how many hours the back-up generators are tested, as a collective, should be based on the hours (in real time) that testing is in fact undertaken at the site per year. For example, five generators being tested concurrently over the course of an hour would count as one hour towards the threshold stipulated by Condition A6(a), rather than five hours.
- A7. This development consent does not permit the use of the back-up generators:
- (a) for the purposes of generating electricity to be exported off-site; or
 - (b) to support load curtailment at the site.

NOTIFICATION OF COMMENCEMENT

- A8. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction;
 - (b) operation; and
 - (c) cessation of operations.
- A9. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

- A10. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A11. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A12. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A13. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

COMPLIANCE

- A14. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A15. Prior to the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.
- A16. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Pre-construction Dilapidation Report

- A17. Prior to the commencement of construction of the development, the Applicant must submit a pre-construction dilapidation report to the Certifier and Council. The report must:
- (a) provide an accurate record of the existing condition of public infrastructure in the vicinity of the site (including, but not limited to, roads, gutters and footpaths); and
 - (b) include a closed-circuit television (CCTV) assessment of existing stormwater lines and kerb lintel pit/s in the vicinity of the site, undertaken in accordance with the requirements of Council's City Works Directorate.

Post-construction Dilapidation Report

- A18. Prior to the commencement of operation of the development, the Applicant must submit a post-construction dilapidation report to the Certifier and Council. The report must:
- (a) provide an accurate record of the post-construction condition of public infrastructure in the vicinity of the site (including, but not limited to, roads, gutters and footpaths);
 - (b) include a closed-circuit television (CCTV) assessment of existing stormwater lines and kerb lintel pit/s in the vicinity of the site, undertaken in accordance with the requirements of Council's City Works Directorate; and
 - (c) compare post-construction conditions to the conditions documented in the pre-construction dilapidation report (see Condition A17).

UTILITIES AND SERVICES

- A19. Prior to the commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- A20. Prior to the issuing of the relevant Occupation Certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.
- A21. Prior to the issuing of the relevant Construction Certificate, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to the development to enable fibre to be readily connected; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to the development demonstrated through an agreement with a carrier.
- A22. Prior to the issuing of the relevant Occupation Certificate, the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit for purpose.

POSITIVE COVENANT – STORMWATER DRAINAGE

- A23. Prior to the issuing of the relevant Occupation Certificate, a positive covenant under the relevant section of the *Conveyancing Act 1919* must be registered on the title of Lot 1 DP 633221.

The positive covenant must ensure the development's stormwater drainage system (including any on-site detention basins and/or water sensitive urban design components) are not modified or altered without the written consent of Council, and that suitable arrangements are made for the ongoing maintenance of this system.

The positive covenant must name Council as the prescribed authority, and can only be revoked, varied or modified with the consent of Council.

EXTERNAL WALLS AND CLADDING

- A24. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Note:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

- A25. Prior to the issuing of:
- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
 - (b) the relevant Occupation Certificate,
- the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- A26. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

WORK AS EXECUTED PLANS

- A27. Prior to the issuing of the relevant Occupation Certificate, work-as-executed drawings signed by a registered surveyor demonstrating that the:
- (a) public domain upgrade works (see Condition B33);
 - (b) stormwater drainage system; and
 - (c) finished ground levels,
- have been constructed as approved, must be submitted to the Principal Certifier and Council.

COMPLIANCE CERTIFICATE – PUBLIC DOMAIN

- A28. Within six months of the commencement of operation of the development (or as otherwise agreed with Council), a compliance certificate must be obtained from Council confirming that all works in the road reserve (including the construction of Road 22 and the public domain improvement works) and restoration of infrastructure assets that have been dilapidated as a result of construction works (see Condition A18), have been completed to Council's satisfaction and in accordance with the Council approved drawings.

Note: The Applicant is liable for the payment of the fee associated with the issuing of this Certificate in accordance with Council's Schedule of Fees and Charges at the time of issue of the Certificate.

PLANNING AGREEMENT

- A29. In accordance with Division 7.1 of Part 7 of the EP&A Act, the Applicant must carry out the development in accordance with the most recent version of the Voluntary Planning Agreement between Council, The Trust Company Limited and Stockland Trust Management Limited as Trustee for Advance Property Fund, dated 2 December 2019 (and as amended 27 November 2020).

OPERATION OF PLANT AND EQUIPMENT

- A30. All plant and equipment used on site, or to monitor the performance of the development, must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

APPLICABILITY OF GUIDELINES

- A31. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A32. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

- AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE

Hours of Work

- B1. The Applicant must comply with the hours detailed in Table 1.

Table 1 Hours of Work

Activity	Day	Time
Earthworks and construction	Monday – Friday	7:00 AM to 6:00 PM
	Saturday	8:00 AM to 1:00 PM
Operation (excluding back-up generator testing)	Monday – Sunday	24 hours
Back-up generator testing	Monday – Friday	7:00 AM to 6:00 PM

- B2. Works outside of the hours identified in Condition B1 may be undertaken in the following circumstances:
- (a) works that are inaudible at the nearest sensitive receivers; or
 - (b) works agreed to in writing by the Planning Secretary; or
 - (c) for the delivery of materials or equipment required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

- B3. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.

Construction Noise Management Plan

- B4. The Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with Condition C2 and must:
- (a) be prepared by a suitably qualified and experienced noise expert;
 - (b) be approved by the Planning Secretary prior to the commencement of construction;
 - (c) describe procedures for achieving the noise management levels in the EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
 - (d) describe the measures to be implemented to manage high noise generating works, such as piling;
 - (e) describe the community consultation which would be undertaken during construction; and
 - (f) include a complaints management system that would be implemented for the duration of construction.
- B5. The Applicant must:
- (a) not commence construction of any relevant stage until the CNMP required by Condition B4 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

- B6. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2 at the receiver locations shown on the plan in Appendix 3 of this consent.

Table 2 Noise Limits (dB(A))

Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)
Residential receivers in NCA1	50	48	43
Residential receivers in NCA2	47	43	38
Commercial receivers	63	63	63
Hotel/Motel receivers	63	53	48
Education receivers (internal)	38	-	-
Education receivers (external)	58	-	-

The noise criteria in Table 2 do not apply during emergency operations.

Note Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time).

Attended Noise Compliance Monitoring

- B7. Attended noise compliance monitoring must be undertaken within three months of the commencement of full operation of the development (described in the EIS as being when all data storage equipment and associated infrastructure is in place and operating). The monitoring must be undertaken by a suitably qualified and experienced acoustic consultant at surrounding sensitive receivers (see Appendix 3 of this consent) and must:
- (a) occur when the development is operating in a manner typical of its normal operations, including back-up generator testing; and
 - (b) occur during the day, evening and night periods as defined in the *Noise Policy for Industry* (EPA, 2017) for a minimum of:
 - (i) 1.5 hours during the day;
 - (ii) 30 minutes during the evening; and
 - (iii) 1 hour during the night.

Noise Compliance Verification Report

- B8. A noise compliance verification report must be submitted to the Planning Secretary within 30 days of the completion of the attended noise compliance monitoring required by Condition B7. The report must be prepared by a suitably qualified and experienced acoustic consultant and include:
- (a) an assessment of compliance with the noise limits specified in Condition B6, including consideration of any modifying factors as defined in Fact Sheet C of the *Noise Policy for Industry* (EPA, 2017);
 - (b) an outline of management actions taken to address any exceedances of the noise limits specified in Condition B6; and
 - (c) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

AIR QUALITY

Dust Minimisation

- B9. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B10. During construction of the development, the Applicant must ensure that:
- (a) dust from exposed surfaces and stockpiles are suppressed using appropriate measures;
 - (b) all trucks entering or leaving the site with loads have their loads covered;
 - (c) trucks associated with the development do not track dirt onto the public road network;
 - (d) public roads used by these trucks are kept clean; and
 - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Back-up Generator System

- B11. The Applicant must ensure that the design, installation and operation of the back-up generators and/or generator enclosures does not preclude the ability for air pollution emission controls to be retrofitted.

Emission Limits

- B12. The development must comply with section 128 of the POEO Act, which sets out the concentration standards and emission rates which must not be exceeded, except as expressly provided for in an EPL.

HAZARDS AND RISK

Fire Safety Study

- B13. At least one month prior to the commencement of construction of the development (except for construction of preliminary works that are outside the scope of the fire-related reports or studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare a Fire Safety Study (FSS) for the development. The FSS must be prepared in consultation with Fire and Rescue NSW (FRNSW) and submitted for their approval.

Once the FSS has been approved by FRNSW, the study must also be submitted for the approval of the Planning Secretary. Construction of the development (except for construction of preliminary works that are outside the scope of the fire-related reports or studies) must not commence until approval of the FSS has been given by the Planning Secretary.

The FSS must include and not be limited to:

- (a) providing the final detailed design of the back-up power system (i.e. diesel generators, diesel fuel storage tanks, diesel tank filling systems, electrical power sources associated with diesel fuel pumps, lithium-ion batteries etc.);
 - (b) covering the relevant aspects of the Department's *Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study'*; and
 - (c) consideration of the NSW Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*.
- B14. The Applicant must implement all actions and recommendations arising from the Applicant's consultation with FRNSW on fire safety of the development.

Dangerous Goods

- B15. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of *Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.
- B16. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
 - (b) the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (DECC, 2007) if the chemicals are liquids.
- B17. In the event of an inconsistency between the requirements of conditions B16(a) and B16(b), the most stringent requirement must prevail to the extent of the inconsistency.

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B18. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by Condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) detail heavy vehicle routes, access and parking arrangements;
 - (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;

- (f) include a program to monitor the effectiveness of these measures; and
- (g) if necessary, detail procedures for notifying surrounding businesses of any potential disruptions to routes.

B19. The Applicant must:

- (a) not commence construction until the CTMP required by Condition B18 is approved by the Planning Secretary; and
- (b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

Roadworks and Access

B20. Prior to the commencement of operation of the development (or as otherwise agreed with Council), the Applicant must complete the construction of Road 22 and the associated intersection with Talavera Road to the satisfaction of Council as the relevant roads authority. The Applicant must:

- (a) ensure the longitudinal and cross-sectional details of Road 22 are amended such that the design complies with Council's relevant standards and specifications;
- (b) ensure the final design of Road 22 and the associated intersection with Talavera Road generally complies with the Road Safety Audit included in the RTS; and
- (c) obtain approval for the works under section 138 of the *Roads Act 1993*.

B21. The Applicant must ensure construction of Road 22 and the associated intersection with Talavera Road (see Condition B20) is undertaken in accordance with the latest version of *Network Standard NS156 – Working near or around underground cables* (Ausgrid, 2016).

B22. Within six months of the commencement of operation of the development (or as otherwise agreed with Council), Road 22 (and the associated splay located on the site) must be dedicated to Council as the relevant roads authority. Prior to any dedication, the Applicant must ensure construction of Road 22 has been completed to the satisfaction of Council and that measures (such as a defects security bond) are in place for the prescribed maintenance period.

B23. In accordance with the relevant requirements of the *Roads Act 1993*, the Applicant must obtain a Road Activity Permit and/or Road Occupancy Licence from the relevant roads authority for any works performed in, on or over a public road reserve.

Access and Parking

B24. Prior to the issuing of the relevant Construction Certificate for the site access points and the associated footpath crossings, the Applicant must submit design plans to the satisfaction of the Planning Secretary and the relevant roads authority which demonstrate the proposed access arrangements are:

- (a) designed to accommodate the turning path of a 19-metre articulated vehicle and a 400-tonne mobile crane (as appropriate); and
- (b) consistent with the most recent version of the Austroads *Guide to Road Design* and the relevant TfNSW supplements.

B25. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that operational traffic associated with the development does not utilise public and residential streets or public parking facilities.

B26. Prior to the issuing of the relevant Occupation Certificate, a minimum of twenty (20) bicycle parking spaces must be provided to service the development. The bicycle spaces must be located and installed in accordance with the applicable design standards contained in the relevant Austroads guidelines and *AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking* (Standards Australia, 2015), to the satisfaction of the Certifier.

Loading Bay / Service Delivery Management Plan

B27. Prior to the issuing of the relevant Occupation Certificate, the Applicant must prepare a Loading Bay / Service Delivery Management Plan (LBSDMP) for the development. The Plan must:

- (a) provide details of:
 - (i) the on-site service bays and/or loading docks; and
 - (ii) the number and frequency of service vehicle movements during operation; and
- (b) outline the measures which would be implemented to ensure service vehicles associated with the development do not adversely impact upon the surrounding road network.

B28. The Applicant must:

- (a) not commence operation until the LBSDMP has been submitted to the Planning Secretary; and
- (b) implement the most recent version of the LBSDMP submitted to the Planning Secretary for the duration of operation.

Framework Travel Plan

- B29. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Framework Travel Plan (FTP) to encourage the use of sustainable and active transport options by operational staff. The Plan must:
- (a) be prepared in consultation with TfNSW;
 - (b) be submitted to the Planning Secretary;
 - (c) be prepared generally in accordance with the draft FTP included in the RTS;
 - (d) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (e) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- B30. The Applicant must:
- (a) not commence operation until the FTP has been submitted to the Planning Secretary; and
 - (b) implement the most recent version of the FTP submitted to the Planning Secretary for the duration of the development.

Operating Conditions

- B31. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of:
 - (i) AS 2890.1:2004 *Parking facilities Off-street car parking* (Standards Australia, 2004);
 - (ii) AS 2890.2:2018 *Parking facilities Off-street commercial vehicle facilities* (Standards Australia, 2018); and
 - (iii) AS 2890.6:2009 *Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009);
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
 - (e) all vehicles are wholly contained on site before being required to stop;
 - (f) all loading and unloading of materials is carried out on-site;
 - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
 - (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

PUBLIC DOMAIN

Pre-construction Inspection

- B32. Prior to the commencement of construction of any public domain works, the Applicant must undertake a joint inspection of the site with Council's Engineer from the City Works Directorate.

Note: A minimum 48 hours' notice will be required when booking the joint inspection.

Public Domain Upgrades

- B33. Prior to the issuing of the relevant Construction Certificate, the Applicant must submit, for the approval of Council as the relevant roads authority, full design engineering plans and specifications for the following infrastructure works:
- (a) construction of a new 14.5-metre wide road (Road 22) and its associated intersection with Talavera Road (see Condition B20);
 - (b) construction of the granite footpath along Road 22 and the development's Talavera Road frontage, in accordance with the relevant requirements of Council's *Public Domain Technical Manual*;
 - (c) construction of new kerb and gutter to replace redundant vehicle and pedestrian kerb ramps along the development's Talavera Road frontage, in accordance with the relevant requirements of the Ryde DCP;
 - (d) installation of new street lighting serviced by metered underground power and on multifunction poles (MFPs), in accordance with the relevant requirements of Council's *Public Domain Technical Manual*;
 - (e) re-alignment and adjustment of Council's infrastructure (where required), to ensure a smooth transition is achieved between the new and existing infrastructure;

- (f) any proposed retaining wall alongside Road 22 and the site boundary, in accordance with the requirements of the EIS and RTS;
- (g) stormwater drainage installations in the public domain, in accordance with the recommendations of Council's stormwater team;
- (h) signage and linemarking details;
- (i) street trees;
- (j) staging of the public domain works (if any staging is proposed), and transitions between the stages; and
- (k) the relocation/adjustment of all public utility services affected by the proposed works.

B34. The Applicant must complete construction of the public domain works (see Condition B33):

- (a) prior to the commencement of operation of the development, or as otherwise agreed with Council; and
- (b) to the satisfaction of Council.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B35. The Applicant must:

- (a) ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site;
- (b) keep accurate records of the volume and type of fill to be used; and
- (c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

B36. Prior to the commencement of any construction for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by Condition C2.

Ground Anchors

B37. The installation of any ground anchors associated with the development (whether permanent or temporary) is to be subject to further approval.

Discharge Limits

B38. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Drainage

B39. Prior to the issuing of the relevant Construction Certificate, the Applicant must prepare detailed design drawings and associated certificates for the development's stormwater drainage system, to the satisfaction of Council. The stormwater drainage package must address the following:

- (a) detailed design drawings prepared by a suitably qualified Civil Engineer (registered on the NER of Engineers Australia) or equivalent, showing:
 - (i) the development's stormwater management system, including the proposed connection to Council's kerb inlet pit; and
 - (ii) the relationship between the data centre's footings/foundations and the stormwater management system;
- (b) Council's existing stormwater lines through the development site must be physically located via a non-destructive method, surveyed by a registered surveyor and shown on the final construction drawings (including amended survey, architectural and civil design plans);
- (c) a minimum horizontal clearance of 1.0 metre is to be provided from the outside edges of the existing stormwater lines/culverts to the data centre building. All setbacks of the proposed structures (including roof eaves) from Council's drainage lines must be shown on the plans submitted; and
- (d) a Structural Engineer's design certificate must be prepared confirming the data centre building has been designed in such a way that no building loads are transmitted to the existing stormwater lines/culverts and that Council's infrastructure can be repaired at any time without affecting the stability of the building or its foundations.

B40. Prior to the issuing of the relevant Construction Certificate, a design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, confirming that the site drainage outlet pipe has been designed with a reflux valve in order to stop any backwater effect from Council's stormwater system for all storm events up to the 1% AEP (100 year ARI).

- B41. Prior to the issuing of the relevant Construction Certificate, a design certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must be provided to the Certifier, certifying that the development's roof drainage system and associated on-site detention basin have been designed so as to capture runoff generated by all storm events up to the 1% AEP (100 year ARI).
- B42. Prior to the commencement of any drainage works, the Applicant must survey the Council stormwater pits which are being connected into to confirm they are capable as being structurally adequate for receiving the upstream connection from the development and satisfy durability requirements. If it is deemed appropriate to replace the pit, kerb inlet pits must be cast in-situ and conform to Council's standard drainage pit details.
- B43. Prior to commencement of the drainage works, a notice of intention to commence drainage works must be submitted to Council's City Works Directorate.

Stormwater – Construction Inspections

- B44. The Applicant must undertake joint inspections with Council's Engineer and the Site Engineer to confirm the construction of the drainage works is to Council's satisfaction. The scope and number of inspections required must be discussed and mutually agreed with Council's Engineer prior to the commencement of the drainage works.

Inspections will typically occur at the following hold points:

- (a) upon installation of pipeline in the trench and installation of other drainage structures, prior to backfilling; and
- (b) upon backfilling of excavated areas and prior to the construction of the final pavement surface.

Work is not to proceed until the works are inspected and accepted by Council in writing.

Note: An inspection fee may be payable for each visit in accordance with Council's Schedule of Fees & Charges, and at least 48 hours' notice is required for the inspections.

Stormwater – Final Inspections

- B45. Prior to the handover of trunk drainage assets to Council, the Applicant must undertake a final inspection of the assets in conjunction with Council's Engineer from the City Works Directorate. Any defects found during the inspection must be rectified by the Applicant, prior to Council issuing a Compliance Certificate for the trunk drainage works (see Condition A28).

Note: An inspection fee may be payable for each visit in accordance with Council's Schedule of Fees & Charges, and at least 48 hours' notice is required for the inspections.

CONTAMINATION

Unexpected Contamination Finds Procedure

- B46. Prior to the commencement of earthworks for the development, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with Condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary, prior to removal of the contaminated materials from the site.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B47. If any item or object of Aboriginal heritage significance is identified on site:
- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
 - (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
 - (c) Heritage NSW and the Metropolitan Aboriginal Land Council must be contacted immediately.
- B48. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

NON-ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B49. If any archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area. Unexpected finds must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.

BIODIVERSITY

Pre-clearing Works

- B50. Prior to the commencement of construction, the Applicant must clearly delineate areas to be cleared of vegetation for the construction of the data centre and its associated infrastructure.

- B51. All trees to be retained at the site must be protected in accordance with the latest version of *AS 4970-2009 Protection of trees on development sites* (Standards Australia, 2009).
- B52. Prior to the commencement of vegetation clearing works, the Applicant must engage an appropriately qualified ecologist to:
- (a) carry out pre-clearing surveys to identify any native fauna; and
 - (b) where necessary, implement procedures for the safe relocation of native fauna.

Pests, Vermin and Priority Weed Management

- B53. The Applicant must:
- (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and
 - (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

Note: For the purposes of this condition, priority weed has the same definition of the term in the *Biosecurity Act 2015*.

VISUAL AMENITY

Landscaping

- B54. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan (LMP) to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The Plan must:
- (a) detail the species that have been planted on-site (including final planting densities);
 - (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
 - (c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.
- B55. The Applicant must:
- (a) not commence operation until the LMP is approved by the Planning Secretary.
 - (b) implement the most recent version of the LMP approved by the Planning Secretary; and
 - (c) maintain the landscaping and vegetation on the site in accordance with the approved LMP required by Condition B54 for the life of the development.

Outdoor Lighting

- B56. Prior to the issuing of the relevant Construction Certificate, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting associated with the development (including public domain lighting) has been designed to comply with the latest version of:
- (a) *AS 4282:2019 Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
 - (b) *AS 1158.3.1:2020 Lighting for Roads and Public Spaces* (Standards Australia, 2020).

Signage and Fencing

- B57. Any signage associated with the development is to be subject to further approval.
- Note:** This condition does not apply to temporary construction and safety related signage and fencing.
- B58. All permanent fencing approved under this consent must be erected in accordance with the development plans included in the EIS.
- Note:** This condition does not apply to temporary construction and safety related fencing.

WASTE MANAGEMENT

Waste Storage and Processing

- B59. Waste must be secured and maintained within designated waste storage areas at all times and must not be stored or impact upon neighbouring public or private properties.

Statutory Requirements

- B60. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B61. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of the EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.
- B62. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
 - (b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (c) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
 - (d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (e) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (f) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (g) a protocol for periodic review of the plan.

Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of Condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under Condition C2, the Applicant must include the following:
- (a) erosion and sediment control plans;
 - (b) details of the community consultation and complaints handling procedures to be implemented during construction; and
 - (c) a copy of the:
 - (i) development's CNMP (see Condition B4);
 - (ii) development's CTMP (see Condition B18); and
 - (iii) development's Unexpected Contamination Finds Procedure (see Condition B46).
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP required under Condition C2 is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

- C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must:
- (a) detail how complaints would be received by the Applicant;
 - (b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers; and
 - (c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint.

A copy of the complaints register must be provided to the Planning Secretary upon request.

Note: *Methods for receiving complaints could include, but are not limited to, email, a toll-free telephone number and/or a postal address. Methods for communicating contact details could include, but are not limited to, on-site signage and/or an advertisement published in a local paper.*

- C6. The Applicant must:
- (a) not commence operation until the OCHP required under Condition C5 is submitted to the Planning Secretary; and
 - (b) implement the most recent version of the OCHP submitted to the Planning Secretary for the duration of operation.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C7. Within three months of:
- (a) the submission of an incident report under Condition C9;
 - (b) the approval of any modification of the conditions of this consent; or
 - (c) the issue of a direction of the Planning Secretary under Condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed.
- C8. If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under Condition C7.

Note: *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*

REPORTING AND AUDITING

Incident Notification, Reporting and Response

- C9. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number, SSD-10467) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 4.

Back-up Generator Incident Reporting

- C10. Within 30 days of the back-up generator system being used to power the development during a power outage event, the Applicant must prepare a Back-up Generator Incident Report to the satisfaction of the Planning Secretary. The report must be submitted to the Planning Secretary and include:
- (a) details regarding the:
 - (i) date and time of the power outage event;
 - (ii) total number of back-up generators used to power the development;
 - (iii) total number of hours the back-up generators were operated for;
 - (iv) total quantity of diesel fuel used by the back-up generators; and
 - (v) total amount of electricity produced by the back-up generators;
 - (b) an assessment of any air quality impacts resulting from the operation of the back-up generators; and
 - (c) an assessment and consideration of any additional measures which could be implemented to reduce future air quality impacts.

Note: *Additional measures could include, but are not limited to, measures to reduce the likelihood of the back-up generators being operated and retrofitting of emission controls to the back-up generators.*

Non-Compliance Notification

- C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- C12. A non-compliance notification (see Condition C11) must:
- (a) identify the development (including the development application number, SSD-10467);
 - (b) set out the condition of consent that the development is non-compliant with and the way in which it does not comply;
 - (c) set out the reasons for the non-compliance (if known); and
 - (d) identify what actions have been, or will be, undertaken to address the non-compliance.

- C13. A non-compliance which has been notified as an incident (see Condition C9) does not need to also be notified as a non-compliance.

Monitoring and Environmental Audits

- C14. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

Note: *For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

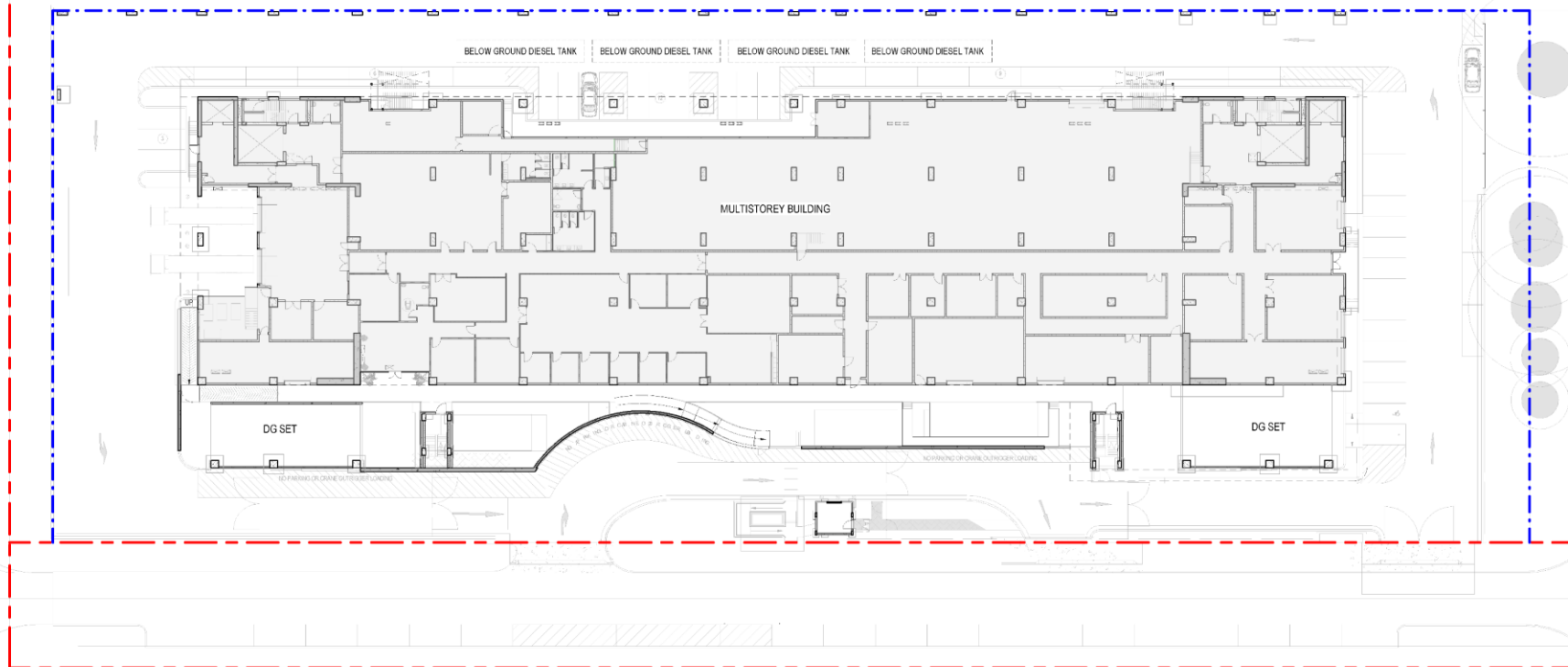
ACCESS TO INFORMATION

- C15. At least 48 hours before the commencement of construction of the development until the completion of all construction works under this consent, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in Condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) a summary of the current stage and progress of the development;
 - (v) contact details to enquire about the development or to make a complaint;
 - (vi) a complaints register, updated monthly;
 - (vii) any other matter required by the Planning Secretary; and
 - (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

JOB NO.	DRAWING NO.	REV	DATE	TITLE
Architectural Drawings prepared by AECOM				
60628128	DR-A-0000	A	14/09/2020	Architectural cover sheet
60628128	DR-A-0010	A	14/09/2020	Site plan ground level
60628128	DR-A-2000	A	14/09/2020	Ground floor GA plan – Overall
60628128	DR-A-2001	A	14/09/2020	Levels 1-4 overall layout
60628128	DR-A-4000	A	14/09/2020	Building elevations – South side
60628128	DR-A-4001	A	14/09/2020	Building elevations – West side
60628128	DR-A-4002	A	14/09/2020	Elevations – Sheet 3
60628128	DR-A-4003	A	14/09/2020	Elevations – Sheet 4
Landscape Plans prepared by AECOM				
60628128	DR-A-8000	B	23/10/2020	Landscape legend and plant schedule
60628128	DR-A-8001	B	23/10/2020	Landscape Plan – Ground floor
60628128	DR-A-8002	A	23/10/2020	Landscape Plan – Level 1 – Sheet 1
60628128	DR-A-8003	A	23/10/2020	Landscape Plan – Level 1 – Sheet 2
60628128	DR-A-8004	A	23/10/2020	Landscape Plan – Level 1 – Sheet 3
60628128	DR-A-8006	A	23/10/2020	Landscape sections – Sheet 1
60628128	DR-A-8007	A	23/10/2020	Landscape details – Sheet 1
60628128	DR-A-8008	A	23/10/2020	Landscape details – Sheet 2
Site Civil Engineering Plans prepared by Northrop Consulting Engineers				
171708-07	C301.11	A	16/11/2020	Specification notes – Sheet 01
171708-07	C301.21	A	16/11/2020	General arrangement plan
171708-07	C302.01	A	16/11/2020	Sediment and soil erosion control plan
171708-07	C302.11	A	16/11/2020	Sediment and soil erosion control details
171708-07	C303.01	A	16/11/2020	Bulk earthworks cut to fill plan
171708-07	C303.06	A	16/11/2020	Bulk earthworks plan
171708-07	C303.11	A	16/11/2020	Bulk earthworks cut/fill sections – Sheet 01
171708-07	C303.12	A	16/11/2020	Bulk earthworks cut/fill sections – Sheet 02
171708-07	C303.13	A	16/11/2020	Bulk earthworks cut/fill sections – Sheet 03
171708-07	C303.14	A	16/11/2020	Bulk earthworks cut/fill sections – Sheet 04
171708-07	C306.01	A	16/11/2020	Retaining wall alignment control plan
171708-07	C306.21	A	16/11/2020	Retaining wall elevations – Sheet 01
171708-07	C312.01	A	16/11/2020	Details – Sheet 01
Road 22 Civil Engineering Plans prepared by Northrop Consulting Engineers				
171708-07	C202.01	02	16/10/2020	Sediment and soil erosion control plan
171708-07	C202.11	02	16/10/2020	Sediment and soil erosion control details
171708-07	C203.01	02	16/10/2020	Bulk earthworks cut to fill plan
171708-07	C204.01	03	16/10/2020	Siteworks and stormwater plan – Sheet 1
171708-07	C204.02	03	16/10/2020	Siteworks and stormwater plan – Sheet 2

JOB NO.	DRAWING NO.	REV	DATE	TITLE
171708-07	C205.01	02	16/10/2020	Typical road cross sections – Sheet 1
171708-07	C206.01	03	16/10/2020	Alignment control plan
171708-07	C210.01	02	16/10/2020	Pavement plan – Sheet 1
171708-07	C211.01	02	16/10/2020	Signage and linemarking plan – Sheet 1
171708-07	C212.01	02	16/10/2020	Details – Sheet 1
171708-07	C214.01	02	16/10/2020	Services coordination plan – Sheet 1
Combined Services Plan prepared by AECOM				
60628128	DR-C-1000	B	23/10/2020	Overall combined services plan
Podium Drainage Plans prepared by AECOM				
60628128	DR-H-5110	1	08/12/2020	Level 1 podium drainage layout – Overall
60628128	DR-H-5111	1	08/12/2020	Level 1 podium drainage layout – Sheet 1
60628128	DR-H-5112	1	08/12/2020	Level 1 podium drainage layout – Sheet 2



1 SITE PLAN GROUND FLOOR LEVEL

scale 1 : 300

DRAWING TO BE READ IN CONJUNCTION WITH CIVIL DRAWINGS

LEGEND	
SYMBOL	DESCRIPTION
---	PLOT BOUNDARY
---	LEASE LINE
	SLOPE



Figure 1: Site Plan (Ground Level)

Management and mitigation measures

Table 0-1 Summary of safeguards and management measures

ID	Mitigation measure	Timing
Landscape and visual		
VIA1	The retention of trees along Talavera Road assist in partially screening the proposed built form, helping to 'bed down' the data centre into the landscape.	During construction and operation
VIA2	The inclusion of screening shrubs within the frontage of the building on Talavera Road reduce the visual prominence of the security fencing and partially screen and soften the building from the public realm	During construction
VIA3	The provision of a landscaped 'lid' along the northern side of the site, which would visually soften and screen the built form when viewed from the north.	During operation,
VIA4	Proposed landscaping along Road 22 and Talavera Road includes trees that, when mature, will reduce the visual scale of the building from the public realm as well as from private properties surrounding the Proposal site;	During design and construction
VIA5	The articulated façade design reduces the visual scale of the building; and	During design and construction
VIA6	The lighting of the site at the boundary with downward facing lights reduces the visual prominence of the building at night.	During construction and operation
Geology, soils and contamination		
SC1	<p>A Soil and Water Management Plan will be prepared and implemented as part of the Construction Environmental Management Plan (CEMP). The Plan will identify all reasonably foreseeable risks relating to soil erosion and water pollution associated with undertaking the Proposal, and describe how these risks will be managed and minimised during construction. This will include arrangements for managing pollution risks associated with:</p> <ul style="list-style-type: none"> management of fuels, chemicals used in the Proposal management and handling of waste and litter generated during construction identification and management of contaminated soils identification and management and monitoring during and post-construction response to spillage or contamination on the site and adjoining areas. 	Prior to and during construction
SC2	A site-specific Erosion and Sediment Control Plan would be prepared and implemented in accordance with the (Managing Urban Stormwater: Soils and Construction – Landcom, 2004) (Blue Book). The Erosion and Sediment Control Plan would be established prior to the commencement of construction and be updated and managed according to the activities occurring during construction.	Prior to and during construction
SC3	Erosion and sediment control measures would be established prior to site establishment activities and would be maintained and regularly inspected during construction	Prior to and during construction

ID	Mitigation measure	Timing
	(particularly following rainfall events) to ensure their ongoing functionality. Erosion and sediment control measures would be maintained and left in place until construction is complete and areas are stabilised	
SC4	The CEMP for the Proposal would include procedures for waste disposal and tracking including testing and disposal of fill, soil and bedrock in accordance with the NSW EPA (2014) Waste Classification Guidelines and applicable provisions under the POEO Act. Work, health and safety controls to prevent exposure of construction workers to contamination would be implemented in accordance with the requirements of the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2017	Prior to and during construction
SC5	The CEMP would also include an AMP and an unexpected finds procedure. Unexpected finds refers to contamination that is excavated during construction that was not anticipated based on the findings of the investigations	Prior to and during construction
SC6	Should groundwater be encountered during excavation works it would be managed in accordance with the requirements of the Waste Classification Guidelines (EPA, 2014) and Transport for NSW Water Discharge and Reuse Guidelines	During construction
SC7	Vehicles and machinery would be properly maintained and routinely inspected to minimise the risk of fuel/oil leaks. Construction plant, vehicles and equipment would also be refuelled offsite, or in a designated refuelling area	During construction
SC8	Hydrocarbons and chemicals such as fuels, lubricants and oils would be stored on-site in dedicated facilities such as secure sheds, containers, storage tanks and proprietary hazardous substance cupboards, and in accordance with the applicable Safety Data Sheet (SDS)	During construction
SC9	Spill kits appropriate to products used on site must be readily available	During construction
SC10	Spills of fuel, oil, chemicals or the like would be cleaned up immediately, and the site environmental manager would be notified of the location of the incident, extent of the incident and type of material spilled	During construction
SC11	Diesel fuel storage tanks would be designed in accordance with the relevant safety standard for fuel storage tanks so as to prevent leaks. In addition, operational measures would be in place to control the refuelling of the tanks, lowering the risk of spills occurring	During design and operation
Traffic and transport		
TT1	<p>A Construction Traffic Management Plan (CTMP) will be prepared and implemented as part of the CEMP. The CTMP will include:</p> <ul style="list-style-type: none"> • Confirmation of haulage routes • Ongoing consultation/coordination with relevant stakeholders (Ryde City Council and Transport for NSW) as relevant to manage impacts • Measures to maintain access to local roads and properties • Site specific traffic control measures (including signage) to manage and regulate traffic movement • Measures to maintain pedestrian and cyclist access 	Prior to and during construction

ID	Mitigation measure	Timing
	<ul style="list-style-type: none"> Requirements and methods to consult and inform the local community of impacts on the local road network Access to construction sites including entry and exit locations and measures to prevent construction vehicles queuing on public roads. A response plan for any construction traffic incident Consideration of other developments that may be under construction to minimise traffic conflict and congestion that may occur due to the cumulative increase in construction vehicle traffic Monitoring, review and amendment mechanisms Plans for pedestrian and cyclist detours including communicating changes to pedestrian and cycling routes, provision of linemarking and signage. 	
TT2	<p>A Framework Travel Plan (FTP) will be prepared and implemented as part of the Proposal. The FTP will include:</p> <ul style="list-style-type: none"> Strategies and procedures and an Action Plan to meet a 40 percent public transport/ 60 percent private transport target for the Proposal for journey to-work trips Information about infrastructure connections to the nearby footpath, bicycle and public transport networks 	Prior to and during construction and operation
TT3	Communication would be provided to the community to inform them of changes to or traffic conditions including vehicle movements and anticipated effects on the surrounding road network	Prior to and during construction
TT4	Access for emergency vehicles would be maintained in accordance with relevant requirements. Emergency services would be advised of all planned changes to traffic arrangements prior to applying the changes.	During construction
Noise and vibration		
NV1	<p>A Construction Noise and Vibration Management Plan (CNVMP) is to be prepared for each stage of the Proposal's construction. The CNVMP should include:</p> <ul style="list-style-type: none"> Identification of nearby residences and other sensitive land uses Description of approved hours of work Description and identification of all construction activities, including work areas, equipment and duration Description of what work practices (generic and specific) would be applied to minimise noise and vibration A complaint handling process Noise and vibration monitoring procedures, and Overview of community consultation required for identified high impact works. 	Prior to and during construction
NV2	Periodic notification (monthly letterbox drop or equivalent), website, Proposal Infoline, Construction Response Line, email distribution list and community and stakeholder meetings	Prior to construction
NV3	All employees, contractors and subcontractors are to receive an environmental induction	Prior to and during construction

ID	Mitigation measure	Timing
NV4	No swearing or unnecessary shouting or loud stereos/radios on site. No dropping of materials from height, throwing of metal items and slamming of doors.	During construction
NV5	Attended vibration measurements are recommended at the commencement of vibration generating activities to determine site specific minimum working distances. Vibration intensive work should not proceed within the minimum working distances unless a permanent vibration monitoring system is installed approximately a metre from the building footprint, to warn operators (via flashing light, audible alarm, SMS etc.) when vibration levels are approaching the peak particle velocity objective	During construction
NV6	Where feasible and reasonable, construction should be carried out during the standard daytime working hours. Work generating high noise and/or vibration levels should be scheduled during less sensitive time periods. Consideration should be given to avoiding examination periods	During construction
NV7	High noise and vibration generating activities (e.g. rock breaking) may only be carried out in continuous blocks, not exceeding three hours each, with a minimum respite period of one hour between each block	During construction
NV8	Use quieter and less vibration emitting construction methods where feasible and reasonable. Equipment would be regularly inspected and maintained to ensure it is in good working order	During construction
NV9	The noise levels of plant and equipment must have operating sound power or sound pressure levels that would meet the predicted noise levels Noise emissions should be considered as part of the selection process	During construction
NV10	<ul style="list-style-type: none"> Avoid simultaneous operation of noisy plant within discernible range of a sensitive receiver. the offset distance between noisy plant and adjacent sensitive receivers is to be maximised. Plant used intermittently to be throttled down or shut down. Plant and vehicles to be turned off when not in use. Noise-emitting plant to be directed away from sensitive receivers. 	During construction
NV11	Plan traffic flow, parking and loading/unloading areas to minimise reversing movements within the site	During construction
NV12	Non-tonal reversing beepers (or an equivalent mechanism) must be fitted and used on all construction vehicles and mobile plant regularly used on site and for any out of hours work	During construction
NV13	<ul style="list-style-type: none"> Loading and unloading of materials/deliveries is to occur as far as possible from sensitive receivers. Select site access points and roads as far as possible away from sensitive receivers. Dedicated loading/unloading areas to be shielded if close to sensitive receivers. Delivery vehicles to be fitted with straps rather than chains for unloading, wherever possible. 	During construction
NV14	<ul style="list-style-type: none"> Schedule and route vehicle movements away from sensitive receivers and during less sensitive times. 	During construction

ID	Mitigation measure	Timing
	<ul style="list-style-type: none"> Limit the speed of vehicles and avoid the use of engine compression brakes. Maximise on-site storage capacity to reduce the need for truck movements during sensitive times. 	
NV151	Where possible reduce noise from mobile plant through additional fittings including: <ul style="list-style-type: none"> Residential grade mufflers Damped hammers such as "City" Model Rammer Hammers Air parking brake engagement is silenced 	During construction
NV16	The use of less vibration-intensive methods of construction or equipment is preferred where practical to reduce the potential for cosmetic damage. All equipment should be maintained and operated in an efficient manner, in accordance with manufacturer's specifications, to reduce the potential for adverse vibration impacts	During construction
NV17	Attended vibration measurements are undertaken when work commences, to determine site-specific minimum working distances. Vibration intensive work should not proceed within the minimum working distances unless a permanent vibration monitoring system is installed around one metre from the building footprint, to warn operators (e.g. via flashing light, audible alarm, SMS) when vibration levels are approaching the peak particle velocity objective	During construction
NV18	Stationary noise sources should be enclosed or shielded whilst ensuring that the occupational health and safety of workers is maintained.	During construction
NV19	Use structures to shield residential receivers from noise such as site shed placement; earth bunds; fencing; erection of operational stage noise barriers (where practicable) and consideration of site topography when situating plant.	During construction
Air Quality		
AQ1	Daily construction activities should be planned to take into account the expected weather conditions for each workday. Regular dust observations to be undertaken of active excavation or stockpiling areas. Aim is to ensure visible dust is not moving offsite and that any areas needing additional measured be identified early. Records of observations should be compiled to enable the demonstration that dust is being managed in an ongoing manner. Records should include (as a minimum) the following: <ul style="list-style-type: none"> Observation date and time Area being inspected Level of dust being generated Meteorological conditions when observation occurred Mitigation measures undertaken. 	During construction
AQ2	Minimise exposed surfaces, such as stockpiles and cleared areas, including partial covering of stockpiles where practicable.	During construction
AQ3	Implement dust suppression measures on exposed surfaces, such as watering of exposed soil surfaces, dust mesh, water trucks and sprinklers to minimise dust generation.	During construction
AQ4	Establish defined site entry and exit points to minimise tracking of soil on surrounding roads. Use wheel washes or	During construction

ID	Mitigation measure	Timing
	shaker grids where the risk of off-site track out of dirt is identified.	
AQ5	Cover heavy vehicles entering and leaving the site to prevent material escaping during transport.	During construction and operation
AQ6	Keep vehicles and construction equipment operating on site well maintained and turned off when not operating (minimise idling on the site).	During construction and operation
AQ7	Minimise the handling of spoil when excavating and loading of vehicles.	During construction
Non-Aboriginal heritage		
NAH1	In the event that any unanticipated archaeological deposits are identified within the project site during construction, works within the vicinity of the find would cease immediately. The Construction Contractor would immediately notify the Project Manager and the Environment and Planning Manager so they can assist in co-ordinating the next steps, which are likely to involve consultation with an archaeologist and Heritage NSW. Where required, further archaeological work and/or consents would be obtained for any unanticipated archaeological deposits prior to works recommencing at the location	During construction
NAH2	The CEMP should include stop work procedures to manage activities in the unlikely event that intact archaeological relics or deposits are encountered.	During construction
Aboriginal Heritage		
AH1	All construction staff should undergo a heritage induction, including information such as the importance of Aboriginal cultural heritage material and places to the Aboriginal community, as well as the legal implications of removal, disturbance and damage to any Aboriginal site	Prior to and during construction
AH2	In the event that Aboriginal items, including possible human skeletal material (remains), are unexpectedly identified during works, all works in the area must cease immediately and a heritage specialist be consulted to assess the significance of the unexpected find and determine appropriate measures to follow. A stop work procedure relating to Aboriginal heritage should be included within the Proposal's construction management plan and presented during the heritage induction.	During construction
Biodiversity		
BIO1	A Flora and Fauna Management Plan (FFMP) will be prepared and implemented as part of the CEMP to identify potential impacts and to define management and mitigation measures. All workers should be inducted as to the requirements detailed in the FFMP.	Pre-construction and during construction
BIO2	All vegetation removal will be limited to the minimum extent necessary to construct the Proposal. Measures to further minimise the need for vegetation removal will be investigated during detailed design and implemented where practicable and feasible.	Pre-construction and during construction
BIO3	Areas of vegetation to be retained will be demarcated prior to the commencement of works to protect from damage. This may include fencing or flagging trees or vegetation to	Pre-construction and during construction

ID	Mitigation measure	Timing
	be protected, establishment of root protection zones and establishment of no-go zones, where relevant and practical.	
BIO4	<p>If unexpected threatened species are discovered, an expected find protocol will be implemented, which at a minimum should include:</p> <ul style="list-style-type: none"> • Stop works immediately • Notification of the find to the environment manager • Determination of appropriate mitigation measures in consultation with the environment manager (including relevant re-location measures) • Any handling of fauna would be carried out by appropriately licenced or experienced person and undertaken in accordance with relevant guidelines • Implementation of frog hygiene protocols (if required) • Updating of biodiversity offset requirements (if required). 	Pre-construction and during construction
BIO5	<p>Pre-clearing surveys will be undertaken by a suitably qualified ecologist to identify the presence of:</p> <ul style="list-style-type: none"> • Vegetation that may exhibit important habitat features • Threatened flora and fauna. 	Pre-construction and during construction
BIO6	Where practical, vegetation clearing will be staged to allow for fauna that may have the potential to be disturbed as a result of clearing activities to self-relocate.	During construction
BIO7	Weeds within the Proposal Site will be actively managed prior to vegetation clearing. Cleared weed material will be disposed of to a facility licenced to receive green waste. Machinery and vehicles will be checked and/or cleaned to ensure that they come and go from Proposal Site in a weed free state.	During construction
BIO8	The identification of pathogens would be undertaken as part of pre-clearing inspections. In the event that pathogens are identified within the Proposal Site, appropriate mitigation measures would be identified and implemented.	Prior to construction and during construction
Greenhouse gas and energy efficiency		
GHG1	Passive systems including high performance insulation to facility walls, ceilings and roofs, and high performance glazing to occupied spaces	During construction and operation
GHG2	High efficiency chilled water-cooling system	During operation
GHG3	Variable speed drives on all chilled water and condenser water pumps	During operation
GHG4	Energy efficient LED lighting throughout the facility	During construction and operation
GHG5	Sub-metering throughout the facility to help monitor and interpret energy consumption in operation and enable optimisation year-on-year	During construction
GHG6	Where practical, selection of materials with low embodied materials such as concrete with high proportion of substitute cementitious materials (SCM)	During construction and operation
GHG7	Procurement of renewable energy supply agreements to provide a portion of total facility energy demands	During operation
GHG8	Based on the estimated design PUE ratio, it is projected that the facility would be capable of achieving at least a 5 Star	During construction and operation

ID	Mitigation measure	Timing
	National Australian Built Environment Rating System (NABERS) Energy rating for Data Centres.	
GHG9	High efficiency fixtures and fittings matching the highest Water Efficiency Labelling and Standards (WELS) water efficiency labelling	During construction and operation
GHG10	Sub-metering of major water uses and sources	During construction and operation
GHG11	Collection of rainwater and treated stormwater with potential for reuse in cooling tower systems and/or toilet flushing and irrigation	During operation
GHG12	Collection of condensate from air handling systems	During operation
GHG13	For the main building green roofs were considered but not adopted due to risks related to water incursion which would compromise the security of IT and power equipment within the data halls. A green roof was however adopted for the elevated landscape structure over the driveway running along the north-eastern face of the building. This structure would span the distance between the building itself and the retaining wall, but would not be attached to the building (to prevent water ingress).	During operation
GHG14	Building commissioning and tuning undertaken against internationally recognised standards such as ASHRAE Standard 150 and CIBSE Code M	During construction
GHG15	Contractor requirements to implement a best practice environmental management plan and undertake all construction under an ISO14001 certified environmental management system	During construction and operation
GHG16	Consider the inclusion of electric vehicle charging infrastructure with the inclusion of renewable supply to enable carbon neutral private transportation.	During operation
Hazard and Risk		
HR1	All hazardous substances that may be required for construction and operation would be stored and managed in accordance with the <i>Storage and Handling of Dangerous Goods Code of Practice</i> (WorkCover NSW, 2005), the <i>Hazardous and Offensive Development Application Guidelines: Applying SEPP 33</i> (Department of Planning, 2011) the <i>Work Health and Safety Act 2011</i> (Commonwealth and NSW) and the requirements of the <i>Environmentally Hazardous Chemicals Act 1985</i> (NSW).	During construction and operation
HR2	Hazardous materials and special waste (such as asbestos – if detected) would be removed and disposed of in accordance with the relevant legislation, codes of practice and Australian Standards (including the <i>Work Health and Safety and Regulation 2011</i> (NSW)).	During construction
HR3	Construction site planning would ensure hazardous materials are stored appropriately and at an appropriate distance from receivers, in accordance with the thresholds established under <i>Applying SEPP 33</i> . Should the minimum buffers be unable to be maintained, either due to space constraints, the close proximity of sensitive receivers, or requirements to store volumes of hazardous materials in excess of storage thresholds, a risk management strategy would be developed on a case-by-case basis (NSW)).	Prior to and during construction

ID	Mitigation measure	Timing
HR4	Risks associated with the rupture of underground utilities would be minimised by carrying out utility checks (such as Dial Before You Dig searches and non-destructive digging), consulting with relevant utility providers and, if required, relocating and/or protecting utilities in and around the Proposal prior to construction. Consultation with utility providers would commence during detailed design and continue during construction to mitigate the risk of unplanned and unexpected disturbance of utilities.	Prior to and during construction
HR5	A Battery Management System is to be deployed to prevent overheating or overcharging of the lithium-ion batteries	Operation
HR6	The Battery Management System is to be connected to the essential power system for the building.	Operation
Infrastructure		
IN1	The ongoing detailed design of the Proposal will incorporate ESD principals to the greatest extent practicable, to reduce the extent to which the Proposal would be required to draw upon electricity and water resources.	Detailed design
IN2	A detailed construction delivery and staging plan would be developed by the construction contractor prior to the commencement of construction. The construction delivery and staging plan would describe the commencement and duration anticipated for the construction for each key project element, in detail. The construction and delivery staging plan will also provide details regarding commissioning of the Proposal. During the commissioning phase, utilities and infrastructure will be tested to confirm adequacy and operational quality.	Prior to construction
IN3	Construction best practices would be implemented to reduce the water consumption of the Proposal during operation. This may include such actions as sweeping instead of hosing where possible, and use of high pressure low flow nozzles, auto stop-flow triggers on hoses and so on.	During construction
IN4	The construction and commissioning of Road 22 will be delivered prior to the operational phase of the Proposal to provide access to the Site and to improve the existing local road network.	During construction
Social and economic		
SE1	All businesses, residential properties and other key stakeholders (e.g. local councils, shopping centre management) affected by the Proposal will be notified at least five working days prior to commencement of construction. The notification will include: <ul style="list-style-type: none"> • Details of the proposal • Construction period and construction hours • Contact information for Proposal management staff • Complaint and incident reporting and how to obtain further information. 	Prior to construction
SE2	Complaints received from the community will be accepted, monitored and acted upon	Prior to and during construction
SE3	Local people, services and materials will be prioritised for the Proposal as far as practical	Prior to and during construction

ID	Mitigation measure	Timing
SE4	Further consideration of the Crime Prevention Through Environmental Design (CPTED) principles will be given for the construction and operational phases of the Proposal	Prior to and during construction and operation
Groundwater, surface water and flooding		
GW1	A groundwater monitoring program will be prepared and implemented to confirm the existing conditions and to monitor groundwater levels and groundwater quality during construction. The groundwater monitoring program will be included as a subplan to the CEMP and will identify groundwater monitoring locations, performance criteria in relation to groundwater levels and groundwater quality, and potential remedial actions that would manage or mitigate any non-compliances with performance criteria. The frequency of this ground water monitoring should be implemented commensurate to the extent to which the Proposal would intercept groundwater. A minimum bi-annual frequency is recommended.	Prior to and during construction
GW2	Any diversion of groundwater to the existing stormwater network would take place in consultation with City of Ryde Council, and any tests required by council such as establishment of baseline pollutants would be implemented.	Prior to and during construction
SW1	A Construction Soil and Water Management Plan (CSWMP) would be developed to manage the soil and water issues relevant to the construction of the Proposal. This sub-plan would be part of the CEMP. The CSWMP would identify all reasonably foreseeable risks relating to soil erosion and water pollution and describe how these risks would be addressed during construction. The CSWMP would include detailed erosion and sediment control measures to be implemented for the Proposal. These control measures would align with the management approaches outlined in <i>Managing Urban Stormwater: Soils and Construction Volume 1</i> (Landcom, 2004), <i>Managing Urban Stormwater: Soils and Construction Volume 2A</i> (DECC, 2008) (referred to as the Blue Book), the <i>Water Discharge and Reuse Guideline</i> (TfNSW, 2015c), <i>Concrete Washout Guideline</i> (TfNSW, 2015b), <i>Water Sensitive Urban Design Guideline</i> (TfNSW, 2017b) and <i>Chemical Storage and Spill Response Guideline</i> (TfNSW, 2015a).	Prior to and during construction
SW2	On-site retention or detention strategies would be implemented to manage permissible site discharge and reduce flood risk. Assessment of the permissible site discharge and minimum on-site detention volume as dictated by City of Ryde Council requirements would be confirmed during the detailed design.	Prior to and during construction
SW3	Undertake consultation with City of Ryde Council prior to connecting to existing stormwater drainage system.	Prior to and during construction
SW4	Stormwater treatment device/s / water sensitive urban design features would be provided as part of the Proposal	Prior to and during construction and operation
SW5	Stormwater quality management measures would be implemented to further support the City of Ryde Council stormwater pollution reduction targets These measures would include:	Construction and operation

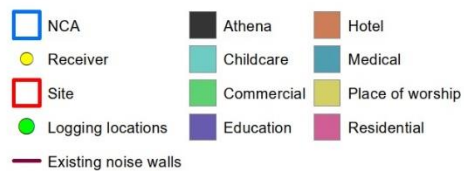
ID	Mitigation measure	Timing
	<ul style="list-style-type: none"> Prohibition of release of dirty water into drainage lines and/or waterways As part of the regular site walk-overs that are conducted by construction supervisors, visual checks for potential water quality issues (i.e. turbidity, hydrocarbon spills/slicks), should be undertaken ,to identify any potential spills or erosion and sediment control issues Water quality control measures would be implemented to prevent any construction materials (e.g. concrete, grout, sediment etc) entering drain inlets or waterways. 	
SW6	Measures to manage accidental spills and leaks would be detailed in the site-specific emergency spill plan, included in the CEMP and implemented on Site.	Prior to and during construction
FL1	Stockpiles and storage areas would be located outside of mapped flood extents.	During construction
FL2	Works would cease in mapped or likely flood prone areas (such as un-stabilised excavated areas) when a severe weather warning is issued for the immediate area, and work sites would be secured accordingly.	During construction
FL3	Temporary drainage or drainage diversions would be installed so that stormwater function is not impeded during construction	During construction
Waste Management		
W1	<p>A Waste Management Plan (WMP) would be prepared as part of the CEMP. The WMP would:</p> <ul style="list-style-type: none"> Identify requirements consistent with the waste and resource management hierarchy and cleaner production initiatives Include relevant measures from the National Waste Policy: Less Waste, More Resources (Department of Agriculture, Water and the Environment, 2018) Provide a framework so that resource efficiency is delivered through the design and construction practices Provide consistent clear direction on waste and resource handling, storage, stockpiling, use and reuse management measures Outline procedures for stockpiling of wastes Set out processes for disposal, including on-site transfer, management and the necessary associated approvals/permits. All waste generated would be regularly removed from site as required by licensed contractors, in order to avoid potential issues associated with odour, visual amenity and attracting animals/pest species Outline that waste generated within the Proposal area would be segregated at source and suitably stored in designated waste management areas within the Proposal area Include material tracking measures to track waste and recyclables generated from the Proposal and removed from the Proposal area. Material tracking 	During construction

ID	Mitigation measure	Timing
	<p>records would include types, volumes and management measures for waste and resources arising from/used for the Proposal</p> <ul style="list-style-type: none"> • Outline an unexpected finds protocol to manage the potential for unexpected finds during construction of the Proposal (i.e. asbestos or other hazardous materials) • Include a process for auditing, monitoring and reporting. 	
W2	<p>Stockpiled wastes would be:</p> <ul style="list-style-type: none"> • Appropriately segregated to avoid mixing and contamination Appropriately labelled • Appropriately stored to minimise risk of erosion • Less than three metres in height with an appropriate height to length batter ratio (e.g. 1:3) • Isolated from surface water and stormwater drains. 	During construction
W3	<p>The following resource management hierarchy principles would be followed:</p> <ul style="list-style-type: none"> • Avoid unnecessary resource consumption as a priority • Avoidance is followed by resource recovery (including reuse of materials, reprocessing, recycling and energy recovery where possible) • Disposal is undertaken as a last resort. 	During construction and operation
W4	<p>Where a NSW EPA Resource Recovery Order exists for a specific waste material the opportunity to re-use the waste under that order should be considered prior to disposal. Current orders (and exemptions) are found on the NSW EPA website: https://www.epa.nsw.gov.au/yourenvironment/recycling-and-reuse/resource-recoveryframework/current-orders-and-exemption</p> <p>The current orders should be periodically reviewed during construction for applicability.</p>	During construction and operation
W5	<p>All waste would be assessed, classified, managed and disposed of (where they cannot be re-used) in accordance with the Waste Classification Guidelines (NSW EPA, 2014a).</p>	During construction and operation
W6	<p>Waste segregation bins would be located at various locations within the Proposal Site, if space permits, to facilitate segregation and prevent cross contamination.</p>	During construction and operation

APPENDIX 3 NOISE RECEIVER LOCATIONS



Macquarie Park Data Centre Receiver, and noise monitoring location map

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Source:

Figure 2: Noise receiver locations

APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under Condition C9 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.