

Detailed information about proposal and DA submission material

1 Overview

- 1.1 The Development Application (DA) was lodged by Urbis Pty Ltd for:
- construction and operation of a 2 storey Data Centre, including 6 data halls, 2 tech spaces, office facilities, amenities and external plant zones
 - operation of the Data Centre 24 hours a day, 7 days a week, 365 days a year, with a maximum of 28 employees anticipated to be on site at any one time
 - a total of 33 car parking spaces including 1 disabled space. 12 car parking spaces will be indented within the front setback area to Eddie Road but outside the 7.5 m wide setback, with the remaining 21 car parking spaces to be located at the north-western corner of the site
 - provision of 4 bicycle parking spaces, 4 showers and 30 lockers
 - 1 loading dock via an internal ring road that is accessible from Eddie Road
 - removal of 22 trees and the retention of 17 trees
 - landscaping works that include the planting of 89 trees predominantly around the perimeter of the site
 - powder coated palisade perimeter fencing 1.8 m in height
 - on-site detention in the form of an underground concrete tank
 - entry and exit points to be fully controlled and monitored by a sophisticated security system.
- 1.2 The proposed gross floor area is 8,228 m², consisting of 4,192 m² on the ground floor and 4,036 m² on the first floor. The proposal comprises of 7,813 m² of all other areas and 415 m² of office space.
- 1.3 The proposed built form of the 13.5 m high data centre is a modular design with robust finishes, having a glass façade to the street behind decorative metal screens. Cladding is also incorporated into the building with extended metal screens.
- 1.4 The roof plant storage above the data centre building is approximately 4.6 m high and is screened by decorative screens.
- 1.5 Installation of on-site diesel fuel storage for the emergency power generators. The emergency power generators provide power to the facility in the event of a utility power failure. Each of the generators will be provided with a base fuel tank to provide 24 hours operation at full load before requiring refilling.
- 1.6 The Applicant has confirmed that the Data Centre will be connected to reticulated services (including potable water, sewer, electricity, gas and telecommunications) in Eddie Road, which is adequate to accommodate the demands from the development.

2 Traffic and parking matters

- 2.1 The application is accompanied by a Traffic Impact Assessment Report prepared by Wood & Grieve Engineers dated 17 August 2018 and a car parking survey dated 5 June 2019. The report includes a review of the proposed development, surrounding road hierarchy, existing traffic controls and existing public transport services. It identifies that:
- the proposal will create the potential to generate up to 30 vehicle movements in a peak hour and 132 vehicle movements during a day. The traffic impact of the development proposal is considered satisfactory for the adjacent road network
 - an on-site loading area is provided which has been designed to accommodate 2 trucks up to and including a 12.5 m long heavy rigid vehicle
 - the internal access road has been designed to accommodate side loading for trucks up to and including a 19 m long articulated vehicle
 - demand for on-site car parking will primarily be for up to 28 staff members and visitors.
- 2.2 A car parking survey has been submitted in support of the application that demonstrates that the proposed 2 external plant zone areas can accommodate an additional 116 car parking spaces should the Applicant no longer tenant the site. This would enable a total of 149 car parking spaces to be provided on site for the use of the building in the event of a future change of use, and this will exceed the DCP parking requirement of 115 car parking spaces.

3 Biodiversity

- 3.1 An ecological constraints analysis dated 4 May 2018 and an assessment of significance dated 5 April 2019 prepared by Eco Logical Australia Pty Ltd were submitted in support of the application.
- 3.2 The assessment concluded that the proposal is unlikely to constitute a significant impact on Cumberland Plain Woodland given the:
- proposal will require the removal of 22 trees which consists of 0.07% of the community (which currently comprises of 0.05 ha in moderate condition and 0.02 ha scattered paddock trees)
 - areas to be removed constitutes 0.26% of the community in the local occurrence
 - areas to be removed lack structural complexity and exist as small, isolated patches
 - proposal will not increase fragmentation of the community within the local occurrence
 - areas to be removed are not considered important to the functionality of the community within the local occurrence.

4 Landscaping

- 4.1 A Landscape Design Concept for the site has been submitted in support of the proposal. It proposes a unified site landscape treatment that responds to and enhances the existing site landscape elements that are to be retained, whilst providing attractive and practical landscape screen and perimeter fencing treatments to the site boundaries.
- 4.2 The landscape treatment has been designed to complement the proposed building's architectural treatments and external finishes.
- 4.3 The emphasis for the landscape design around the site is to maintain visual access and clear sight lines for security, for correct operation of the premises.
- 4.4 In addition to this, the landscape design will provide visual softening for the proposed building, hardstand areas, plant structures and mechanical services from both street frontages.

- 4.5 An existing stand of Cumberland Plain Woodland (CPW) – Moderate Condition (BC ACT) is being retained in the north-western corner of the site. In order for the site to present a unified landscape presentation, the proposed plant schedule includes representing a restrained overall plant species selection in keeping with the range of Cumberland Plain Woodland species.
- 4.6 The landscape design proposes less tree species being used than is indicated in the Blacktown City Council tree list, so that it enhances existing site vegetation rather than competing with it via multiple species usage.
- 4.7 The driveway on the western side of the site has been positioned to minimise the impact on the remaining trees in this location. The landscape proposal aims to strengthen this isolated community with weed removal and revegetation of the lower understorey within this area. Some tree trimming will take place to maximise sightlines for security purposes.
- 4.8 The planting theme for the side and rear boundaries will use Cumberland Plain Woodland species of clear stemmed trees and low understorey planting to create a low water use and indigenous planting theme for the site. This will also strengthen the existing pocket of Woodland on the site.
- 4.9 The landscape frontage along Eddie Road will continue this plant theme, but will include additional decorative and flowering low water use mix of native and exotic plant species to highlight important entry points at the fence line and at the building. Tree species will be a mix selected from the Cumberland Plain Woodland and Blacktown City Council Recommended Tree List:
- Native Teak Ash & QLD Brush Box 75 litre pot size are to be planted within the front setback along the Eddie Street frontage
 - Kurrajong, Spotted Gum, Narrow Leaf Ironbark, Broad Leaved Ironbark, and Honey Myrtle 25 litre to 75 litre pot sizes are to be planted within the rear setback along Sargents Road
 - Callistemon viminalis (Kings Park Special) will be plant as street trees along both Sargents and Eddie Roads.

5 Acoustics

- 5.1 The proposal is supported by an Acoustic DA report prepared by Wood & Grieve Engineers. This document presents the relevant acoustic criteria for the site, establishes the predicted noise emissions from the site to nearby sensitive receivers, and provides acoustic design recommendations (listed below) to achieve compliance with the applicable acoustic criteria:
- Mechanical plant treatment: At this stage the mechanical plant (e.g. chillers, cooling towers) has not been finalised. Based on the location of the site and the proximity of the boundary, it is expected that some form of screening may be required depending on the final equipment selection.
 - Generator treatment: All generators will be housed within acoustic enclosures with all transmission pathways suitably treated. Generator acoustic enclosures shall be selected for each unit to achieve a maximum sound pressure level of 70 dB(A) at 1 m from the enclosure intake, discharge and exhaust flue.
 - The acoustic enclosures shall not present noise emission spectra with tonal or low frequency noise characteristics which trigger the annoyance 'Modifying Factors' provided in Table 5 of the report.
 - Ancillary equipment servicing the generators which present notable sources of noise emission (e.g. return fuel heat exchangers, radiator pumps) shall be housed within the acoustic enclosure where possible, and acoustically treated otherwise to ensure compliance with the site specific noise limits.

- 5.2 A detailed acoustic review of the mechanical plant is to be undertaken prior the issue of the Construction Certificate, to ensure that the noise associated with the plant complies with the noise emission criteria. Standard acoustic treatments may be necessary, such as duct lining, acoustic silencers and enclosures. This has been addressed by conditions of consent.

6 Stormwater drainage works

- 6.1 The Applicant proposes on-site detention in the form of an underground concrete tank.
- 6.2 Details of the proposed location of the tank are in the stormwater management plans submitted in support of the application.
- 6.3 An emergency overflow weir will also need to be constructed to ensure blocked water does not surcharge back into the development site.

7 Contamination

- 7.1 The proposal is supported by a Detailed Site Investigation prepared by Prensa Pty Ltd that confirms the presence of asbestos. Should redevelopment/earthworks occur, the report recommended that an Asbestos Management Plan be implemented to manage any asbestos containing material during redevelopment works in the event that further fragments are encountered.
- 7.2 Based on the findings of the site investigation, the report concluded the following:
- It is considered unlikely that contamination at the site would pose a potential risk to future site users, in light of the proposed commercial use, provided that no further asbestos containing material is identified and an Asbestos Management Plan is implemented.
 - No remedial works have been recommended as an outcome of this detailed site investigation at this time, however should further asbestos containing material be found remedial works may be required.
 - The site can be made suitable for the proposed use.
- 7.3 Given the findings, all areas contaminated and potentially contaminated are required to be remediated. A condition is to be imposed on the consent that upon completion of remediation a qualified environmental consultant is to prepare a validation report in accordance with the NSW Environment Protection Authority's and the National Environment Protection Council's requirements for dealing with contamination.
- 7.4 A further condition will also be imposed for a Site Audit Statement to be provided to Council that verifies that the investigation, remediation and validation was carried out in accordance with the aforementioned guidelines and that the site has been made suitable for the proposed use.

8 Aboriginal cultural assessment

- 8.1 An Aboriginal cultural heritage assessment prepared by Extent Heritage Pty Ltd dated 9 August 2018 was submitted with the proposal.
- 8.2 The assessment involved geographical investigations of the study area and indicated the site has been heavily disturbed in the recent past. The investigations did not identify any Aboriginal objects, sites or deposits in the study area.

8.3 The report recommended the following:

- Development work in the subject area may proceed with caution. It is considered that there is a low risk of Aboriginal objects being present within the study area. However, the nature of disturbance does not preclude the potential for isolated Aboriginal objects, which is a common site type across the region, even in disturbed contexts.
- In the event that unexpected Aboriginal objects, sites or places (or potential Aboriginal objects, site or places) are discovered during construction, all works in the vicinity should cease and the proponent should determine the subsequent course of action in consultation with a heritage professional and/or the Office of Environment and Heritage (OEH) as appropriate. A process of consultation with Aboriginal community representatives would also be required.
- If any Aboriginal objects are later identified within the proposed activity area, this report cannot however be used to support an application for an Aboriginal Heritage Impact Permit (AHIP). Such an application would require more detailed investigation involving a formal process of Aboriginal community consultation and the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR).
- If human remains are discovered, the Coroners Act 2009 requires that all works should cease and the NSW Police and the NSW Coroner's Office should be contacted. Traditional or contemporary (post-contact) Aboriginal burials which occur outside of designated cemeteries are protected under the National Parks and Wildlife Act 1974 and should not be disturbed.