



Detailed information about proposal and DA submission material

1 Overview

- 1.1 The applicant seeks approval for a data centre including the following:
 - Stage 1 Construction of the northern data centre building, associated car parking and landscaping works.
 - Stage 2 Concept plan approval for the southern data centre building envelope and future substation footprint, with landscaped areas.
 - Approximately 325KL total diesel fuel storage split across 18 self-bunded base fuel tanks housing 3KL each of diesel fuel and 1 self-bunded base fuel tank housing 3KL of diesel fuel.
 - The applicant has indicated that the aboveground fuel tanks along the south-eastern corner of the proposed data centre Building 1 of Stage 1 will be used to store diesel fuel tanks, to facilitate the operation of the back-up generators when required in an emergency situation such as a power failure. According to the SEPP, this type of fuel storage tank is Class C1 and these tanks will be stored in a separate bund or within a storage area where they are the only flammable liquid present.
 - The proposed development includes electronic data storage equipment, electrical distribution and generation capacity, and mechanical cooling plant and equipment.

2 Data Centre

- 2.1 The proposed 2 storey data centre Stage 1 building will comprise:
 - Data hall = 6,711 m² having dimensions of 71 m x 130 m.
 - Office space = 490 m².
 - Storage = 2,521 m².
 - Mechanical plant room space = 8,595 m².
 - Building 1 incorporates a concentrated area of high quality landscaping in the front setback and a contemporary façade provides for a development outcome which will ensure that the bulk and scale of the development is appropriate for the locality. The angular panels that form the front façade serve to provide an appropriate level of articulation and create a unique façade. The building height ranges from 22.26 m to 24.26 m. The generator flue has a height of 30.09 m.
 - The main part of the building is proposed to be painted precast concrete panels. Glazing infill panels, metal frames, painted concrete renders and metal screens have also been adopted to improve the quality and diversity of the materials of the building.
 - All setbacks will be landscaped by a mixture of local and exotic species, serving to soften the bulk and scale of the development and contribute to the character of the locality. The carpark will also be appropriately landscaped to reduce visual impact and provide for amenity.
 - Vehicular cross-over to Eastern Creek Drive servicing the broader site and providing access to secure on-site car parking and loading facilities comprising 60 spaces, including 2 accessible spaces.

- Total of 5,142 m² of the site will be landscaped, including private open space.
- Total of 18 generator flues are proposed along the southern elevation of Building 1.
- 2 satellite dishes are proposed on the northern section of the roof.
- Fuel storage area in the eastern corner of the Stage 1 area.
- MV switch room adjacent to the south-western corner of Building 1.
- 2.2 The Concept application for Stage 2 includes an envelope for future data centre Building 2 with ancillary office space, a substation building envelope and landscaped areas. Building 2 will share the parking for Building 1. However, if more parking is deemed to be necessary this can be reviewed and considered in the future DA. The dimensions of Building 2 are proposed to be 94 m x 126 m and the future substation will have dimensions of 54 m x 126 m. The building detail will be the subject of a separate future DA.

3 Operational matters

- 3.1 The proposed data centre will operate 24 hours a day with 2 shifts:
 - 6 am to 6 pm
 - 6 pm to 6 am.
- 3.2 The proposed number of office staff will be 20 for each stage. The business office hours are from 9 am to 5 pm. Also, 9 non-office employees are proposed for each stage to work both on the day shift and the night shift.
- 3.3 In addition up to 10 visitors are anticipated to arrive throughout the working day per building. It is assumed that a maximum of 2 visitors will arrive per hour for each building. The anticipated parking demand for visitors for both buildings is 4 parking spaces. The Traffic Report states that the maximum parking demand is 56 based on the modal share provided in the report and therefore the proposed visitor parking can be contained within the proposed 60 spaces.
- 3.4 There will be 2 deliveries daily arriving to the site one in the morning between 8 am and 9 am and 1 delivery in the afternoon between 5 pm and 6 pm. Loading and delivery vehicles consist of semi-trailers, heavy rigid, medium rigid and small vans.

4 Associated documents

- 4.1 The proposal is accompanied by the following reports:
 - Statement of Environmental Effects dated October 2019 prepared by Mecone NSW Pty Ltd.
 - Stormwater Management Plan dated 31 October 2019 prepared by Aurecon Australasia Pty Ltd.
 - Preliminary Site Investigation for Contamination Risks dated 23 October 2019 prepared by Aurecon Australasia Pty Ltd.
 - Preliminary Geotechnical Investigation Report dated 20 September 2019 prepared by Arup.
 - Geotechnical Report dated 20 July 2018 prepared by Macquarie Geotechnical.
 - Dangerous and Hazardous Goods Report dated 23 October 2019 prepared by Aurecon Australasia Pty Ltd.
 - Traffic Impact Assessment dated 30 October 2019 prepared Aurecon Australasia Pty Ltd.

- Accessibility Capability Statement dated 31 October 2019 prepared by Code Construction Group.
- Waste Management Plan dated 31 October 2019 prepared by Mecone.
- Acoustic Assessment Report dated 23 October 2019 prepared by Aurecon Australasia Pty Ltd.
- BCA Capability Statement dated 30 October 2019 prepared by McKenzie Group.
- Crime Prevention through Environmental Design (CPTED) dated October 2019 prepared by Mecone.
- Sustainability Report dated 23 October 2019 prepared by Aurecon Australasia Pty Ltd.