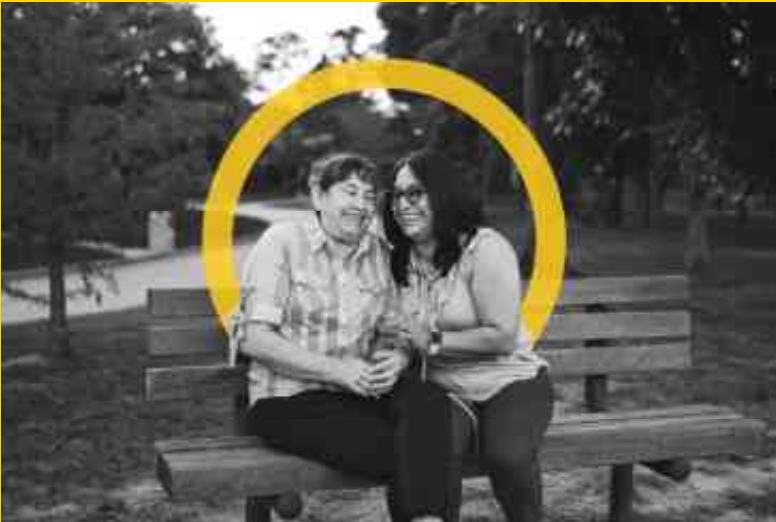


Engagement Report

Station Road Data Centre Expansion



Lehr Consultants International (Australia)
Pty Ltd
March 2022

About Astrolabe Group

Astrolabe Group are the recognised experts in urban growth and change management with a uniquely empathetic approach to client and community.

This report was prepared for Lehr Consultants International (Australia) Pty Ltd. In preparing the report, Astrolabe has made every effort to ensure the information included is reliable and accurate. Astrolabe is unable to accept responsibility or liability for the use of this report by third parties.

Acknowledgement of Country

In the spirit of reconciliation, Astrolabe Group Acknowledges the Traditional Owners of Country throughout Australia and their continuing connections to land waters and community. We show our respect to elders past and present. We acknowledge that we stand on Country which was and always will be Aboriginal Land.

We acknowledge the Traditional Owners of the land on which this proposed development is placed, the Darug people.

Table of Contents

1. Introduction	4
2. About the proposed development.....	6
3. Engagement Overview	9
4. Engagement Findings and Response.....	11
Appendix A: Community session postcard	13
Appendix B: Letter to Blacktown City Council.....	14
Appendix C: Letter to Parramatta City Council	15
Appendix D: Letter to Natural Resources Access Regulator (NRAR)	16
Appendix E: Community Information Session PowerPoint Presentation.....	18

1. Introduction

1.1 Report Purpose

This Community and Stakeholder Engagement report has been prepared on behalf of Lehr Consultants International (Australia) Pty Ltd (LCI) in support of a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment (DPE) under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979).

LCI is seeking to secure approval for the construction of a new data storage centre development on the site known as 57 Station Road, Seven Hills, located within the Blacktown City Council Local Government Area (LGA). The proposed development will comprise the erection of a new two-storey data centre at the rear of the site, associated plant and equipment, car parking areas, landscaping, and civil works.

1.2 Secretary's Environmental Assessment Requirements: Data storage centres

This report provides an overview of engagement activities and outcomes and responds to the Industry Specific Secretary's Environmental Assessment Requirements (SEARs) issued by DPE on 23 December 2021.

An outline of the SEARs relevant to this engagement report, and how they have been responded to, is summarised in the table below.

Table 1: Relevant Secretary's Environmental Assessment Requirements

SEARs Item	Requirements	Response
26. Engagement	Engagement undertaken is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Correspondence and direct consultation was provided to: - the relevant Department assessment team. - Two relevant local councils. - the community and adjacent landowners/occupiers. - if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	Correspondence to relevant Local Government Authorities and State Agencies (Appendix B, C and D). Community information postcard distribution and adjacent business land occupants information email (Appendix A). Virtual Information Session (presentation Appendix E). Community and Stakeholder Engagement Report (this report). The development would have required an approval under the <i>Water Management Act 2000</i>. The Natural Resources Access Regulator were consulted (Appendix D).

2. About the proposed development

2.1 Site location

The site is within the Blacktown local government area (LGA), however is on the boundary of the Parramatta LGA also. The site is in the Seven Hills Industrial Area, approximately 3.8km east of the Blacktown CBD and 6.8km west of the Parramatta CBD, and approximately halfway between Toongabbie and Seven Hills railway stations.



Figure 1 Local context map.

2.2 Site description and context

The site is located on land known as 57 Station Road, Seven Hills, described legally as Lot B / DP 404669. The site is rectangular in shape with an area of 2.57ha and a northeast-southwest orientation. It is a corner lot with a frontage of around 111m to Station Road to the southwest, and 242m to McCoy Street road reserve to the southeast. The majority of the McCoy Street road reserve is unformed, with a formed 80m long driveway providing access to the adjoining McCoy Park.

The site is currently occupied by a range of buildings and structures associated with the previous industrial uses. An HV transmission tower is also located on the Site in the south, at the corner of Station Road and McCoy Street. Vehicular access is provided via three separate crossings along Station Road.



Figure 2 - Land use zoning map

Overview of Approved Development

The Site is subject to an existing development approval, issued by Blacktown City Council under DA-21-01058 on 10 January 2022. The development consent permits:

Removal of trees, bulk earthworks, stormwater drainage works and construction of a single storey data centre to operate 24 hours a day 7 days a week with ancillary offices, on-site parking and associated landscaping.

The existing approval permits tree removal, bulk earthworks, and drainage works across the entirety of the site, with the construction of a data centre on approximately the front third as depicted in the figure below. The balance of the site is the location of the proposed SSDA, excluding bulk earthworks.



Figure 3 Site Plan for approved data centre on Site, under DA-21-01058. Source: DEM architects/Nearmap

Overview of proposed development

The SSDA seeks approval for the construction and use of a new data storage premises at the rear of the site. The particulars of the proposal are as follows:

- Construction of a new two-storey 19.2MW data centre at the rear of the Site including ancillary office space
- A total floor area of 8,076sqm
- Provision of external plant in plant yards to the west, north and south of the proposed data hall, as well as rooftop plant, which will be screened
- Provision of 9 new generators, for a site total of 12 generators
- Capacity for up to 289,000L of diesel fuel storage
- Operation to take place 24 hours a day, 7 days a week
- New vehicular circulation to provide access to Station Road, connecting into new driveways already approved under DA-21-01058
- Parking for 31 vehicles
- Landscaping works.

3. Engagement Overview

3.1 Objectives

The purpose of the engagement undertaken was to:

- Consult the local community and relevant stakeholders, to raise awareness of the proposal and provide transparency on the consultation process
- Identify any issues and/or concerns held by the local community and relevant stakeholders
- Satisfy the SEARs and legislative requirements.

3.2 Stakeholders and methodology

Table 2 outlines the tools used to engage various stakeholders on the proposal.

Table 2: Engagement tools

Tool	Description	Reach
Community, business and stakeholder postcard distribution	A postcard providing information about the proposal and an Online Community Information Session was distributed to properties around the site. (Appendix A).	1,500 dwellings and businesses via letterbox drop
Community Information Session webpage	A webpage was created to support the Information Session and provide details of the proposal and allow for registrations.	2 registrations
Local Government correspondence	Emailed letter including preliminary drawings, development overview report and SEARS notification to Blacktown City Council, the LGA where the proposed development is located (Appendix B). Emailed letter including preliminary drawings, development overview report and SEARS notification to Parramatta City Council due to the proximity to the Parramatta LGA (Appendix C).	Council Planning and Assessment team

Tool	Description	Reach
Email invitation	Key business organisations in the surrounding areas were provided information about the proposal and the upcoming Community Information Session and asked to promote to relevant members and networks.	Greater Blacktown Business Chamber, BREED Australia, Parramatta Chamber of Commerce, Sydney Hills Business Chamber
State agency correspondence	Letter including preliminary drawings, development overview report and SEARS notification to Natural Resources Access Regulator due to site proximity to a watercourse (Blacktown Creek) at rear (Appendix D).	Natural Resources Access Regulator

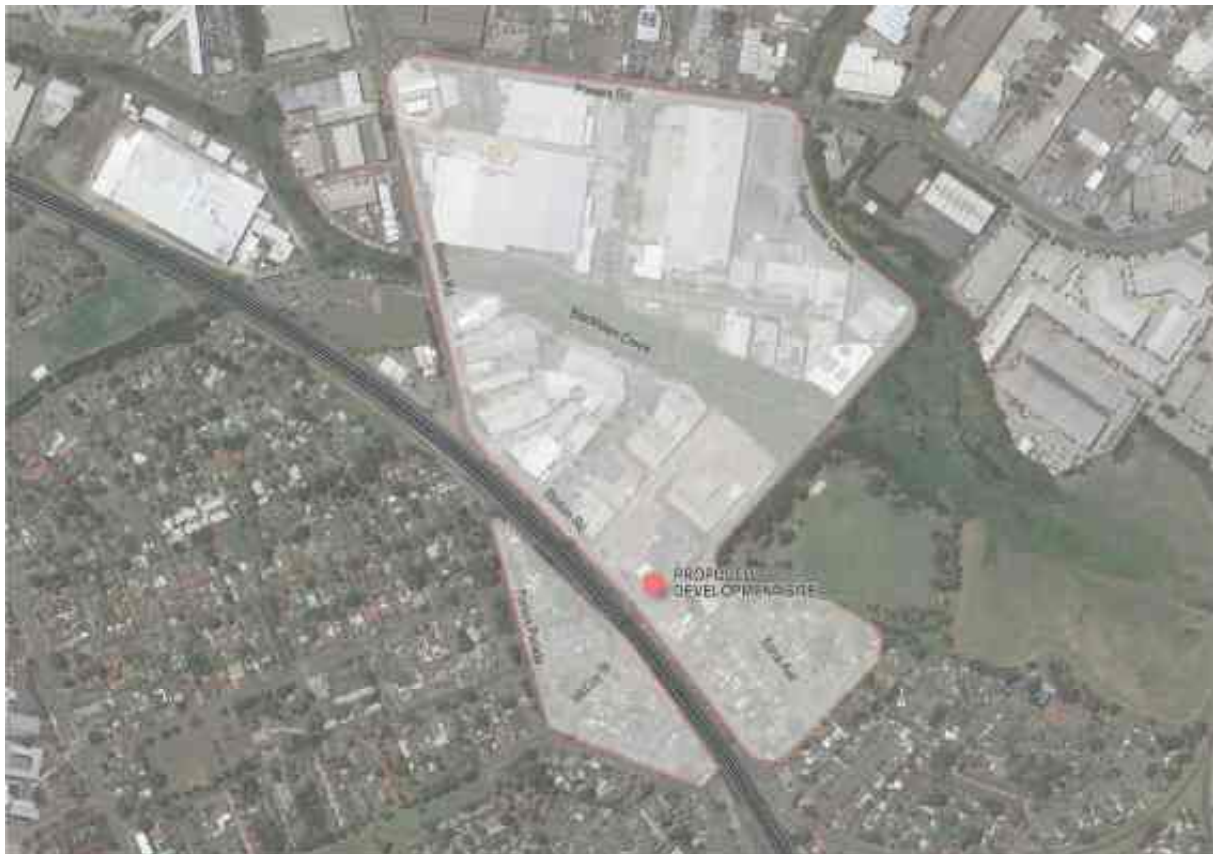


Figure 4: 1500 postcards were delivered to residential and industrial properties in the blue shaded area

4. Engagement Findings and Response

4.1 Community

Promoted using postcard distribution, email and website registration page, an online community information session was held on Tuesday 15 February 2022.

The purpose of the session was to ensure community and stakeholders had an opportunity to hear about the proposal, meet the project team, ask any questions and provide feedback.

Two members of the public registered for the session, however, did not attend.

A presentation, detailing specific elements of the proposal and how community interests had been considered was prepared (Appendix E).

4.2 State Agencies

Details of engagement with state agencies are as follows:

Agency	Engagement type	Details
NSW Environment Protection Authority (EPA)	- Email on 31 January 2022 outlining the proposal, sent by Patch Planning and Development (on behalf of LCI). - Phone call on 11 February 2022.	EPA advised it had no comments, and would wait for referral to provide a formal response.
NSW Department of Natural Resources Access Regulator	Email on 31 January 2022 outlining the proposal, sent by Patch Planning and Development (on behalf of LCI).	No response received.
NSW Department of Planning and Environment	Engagement session on 17 February 2022.	Discussed the proposed scheme, status, and likely lodgement date.
Sydney Water	Contacted by LCI	Seeking engagement to discuss service connection. No response received.
Endeavour Energy	Correspondence with LCI in November 2021	Discussed energy connections for the site.

Local Council

Details of engagement with state agencies are as follows:

Agency	Engagement type	Details
Blacktown City Council	Engagement session (pre-application meeting) on 7 February 2022, attended by LCI and Patch Planning and Development.	Key discussion points: • Controls and development standards • Issues and submissions requirements • Planning issues. Matters raised by Council are addressed in the SSDA.
City of Parramatta (CoP)	Email on 22 January 2022 outlining the proposal, sent by Patch Planning and Development (on behalf of LCI).	CoP advised that the Development & Traffic Services Unit had no comments.

Appendix A: Community session postcard

Copy of postcard distributed to surrounding properties and emailed to key stakeholder groups.



You're invited to an online information session for the State Significant development application of a data centre at 57 Station Road Seven Hills

We're creating data centre services to meet the growing needs of data use and cloud storage.

Please join us as we share our plans with you and offer the opportunity for you to provide feedback.

WHO SHOULD ATTEND?
Interested residents and business owners.

WHY SHOULD I ATTEND?
Find out about our plans and provide any feedback.

REGISTER FOR THE SESSION HERE:
<https://bit.ly/32JaPAW>



FOR MORE INFORMATION ABOUT THE ONLINE SESSION CONTACT:
info@astrolabegroup.com.au

NEW DATA CENTRE
57 Station Road Seven Hills

ONLINE COMMUNITY INFORMATION SESSION
TUESDAY 15 FEBRUARY 2022 AT 6:30PM

Appendix B: Letter to Blacktown City Council



22 January 2022

Judith Portelli
Blacktown City Council
67 Flushcombe Road,
Blacktown NSW 2148

Dear Judith,

RE: NEW STATE SIGNIFICANT DEVELOPMENT PROJECT - DATA STORAGE PREMISES AT 57 STATION ROAD, SEVEN HILLS

I am writing on behalf of Lehr Consultants International (Australia) Pty Ltd (LCI Consultants) to let you know about a data storage premises proposal at the site known as 57 Station Road, Seven Hills. The proposal is intended to be located to the rear of another data storage premises recently approved by Blacktown City Council under DA-21-01058.

The proposal will comprise a two storey 99.2MW data storage premises, associated plant, equipment, car parking and landscaping. As the power consumption of the development will exceed 10MW, it is considered State Significant Development (SSD) in accordance with State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

To provide you with a greater understanding of the project, I have enclosed preliminary drawings (**Attachment 1**) and the project overview report (**Attachment 2**) that accompanied the request for Secretary's Environmental Assessment Requirements (SEARs) issued to the Department on 15 December 2021.

Following receipt of the SEARs for this project (**Attachment 3**) we are now in the process of preparing an Environmental Impact Statement (EIS) to support the submission of an SSDA. It is our intention to submit the EIS in early March 2022.

As part of our stakeholder consultation process, we invite you to provide us with your feedback in relation to the proposal. You can do this by contacting myself by letter, email, or by calling the contact number below.

In addition, we ask for the opportunity to meet with Council in the coming weeks to provide you with further information in relation to the project. We request this meeting prior to 14 February 2022 to ensure that all feedback can be reasonably considered prior to submission of the SSDA.

We look forward to discussing the proposal with you further. As above, should you wish to discuss please do not hesitate to contact me on 0401 699 336 or via email at mstankovic@patchplanning.com.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'M. Stankovic'.

Milosh Stankovic
Director

Attachments

- Attachment 1 - Preliminary drawings
- Attachment 2 - Development Overview Report
- Attachment 3 - SEARs for SSD-33781208

Patch Planners Pty Ltd
H: 0401 699 336
E: info@patchplanning.com
W: www.patchplanning.com

Appendix C: Letter to Parramatta City Council



22 January 2022

Myfanwy McNally
City of Parramatta
125 Church Street,
Parramatta NSW 2150

Dear Myfanwy,

RE: NEW STATE SIGNIFICANT DEVELOPMENT PROJECT – DATA STORAGE PREMISES AT 57 STATION ROAD, SEVEN HILLS

I am writing on behalf of Lebe Consultants International (Australia) Pty Ltd (LCI Consultants) to let you know about a data storage premises proposal at the site known as 57 Station Road, Seven Hills. While the data centre is in Blacktown City Council Local Government Area (LGA), we thought it may also be of interest to you given its close proximity to Parramatta LGA.

The proposal is intended to be located to the rear of another data storage premises recently approved by Blacktown City Council under DA-21-01058 and will comprise a two storey 19.2MW data storage premises, associated plant, equipment, car parking and landscaping. As the power consumption of the development will exceed 10MW, it is considered State Significant Development (SSD) in accordance with State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

To provide you with a greater understanding of the project, I have enclosed preliminary drawings (**Attachment 1**) and the project overview report (**Attachment 2**) that accompanied the request for Secretary's Environmental Assessment Requirements (SEARs) issued to the Department on 15 December 2021.

Following receipt of the SEARs for this project (**Attachment 3**), we are now in the process of preparing an Environmental Impact Statement (EIS) to support the submission of an SSDA. It is our intention to submit the EIS in early March 2022.

As part of our stakeholder consultation process, we invite you to provide us with your feedback in relation to the proposal. In addition, we welcome the opportunity for an in-person meeting to discuss the project further if desired by Council.

We look forward to hearing from you and please do not hesitate to contact me on 0401 699 336 or via email at mstankovic@patchplanning.com should you wish to discuss any aspects of the documentation provided or arrange a meeting.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'M. Stankovic'.

Mason Stankovic
Director

Attachments

- Attachment 1 – Preliminary drawings
- Attachment 2 – Development Overview Report
- Attachment 3 – SEARs for SSD-33781208

Patch Planners Pty Ltd
M 0401 699 336
E info@patchplanning.com
W www.patchplanning.com

Appendix D: Letter to Natural Resources Access Regulator (NRAR)



28 January 2022

Natural Resources Access Regulator
Locked Bag 5022
Parramatta NSW 2124

By email: nrar.enquiries@nrar.nsw.gov.au

To whom it may concern,

RE: NEW STATE SIGNIFICANT DEVELOPMENT PROJECT – DATA STORAGE PREMISES AT 57 STATION ROAD, SEVEN HILLS

I am writing on behalf of Lehr Consultants International (Australia) Pty Ltd (LCI Consultants) to let you know about a data storage premises proposal at the site known as 57 Station Road, Seven Hills, in the Blacktown City Council Local Government Area (LGA).

The subject site is within proximity of a watercourse to its rear (Blacktown Creek, flowing into Toongabbie Creek and ultimately the Parramatta River). As such, the NRAR may have an interest in providing comment on the project. The site's location and proximity to this watercourse is shown in Figure 1 below.



Figure 1: Map of subject site and proximity to watercourse

Source: SIXMaps modified by Patch

The proposal will be located to the rear of another data storage premises recently approved by Blacktown City Council under DA-21-01058 and will comprise a two-storey 19.2MW data storage premises, associated plant, equipment, car parking and landscaping. As the power consumption of the

Patch Planners Pty Ltd
M 0401 699 336
info@patchplanners.com
www.patchplanners.com

development will exceed 10MW, it is considered State Significant Development (SSD) in accordance with State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

To provide you with a greater understanding of the project, I have enclosed preliminary drawings (**Attachment 1**), the project overview report (**Attachment 2**) that accompanied the request for Secretary's Environmental Assessment Requirements (SEARs) issued to the Department on 15 December 2021.

Following receipt of the SEARs for this project (**Attachment 3**), we are now in the process of preparing an Environmental Impact Statement (EIS) to support the submission of an SSDA. It is our intention to submit the EIS in early March 2022.

As part of our stakeholder consultation process, we invite you to provide us with your feedback in relation to the proposal. In addition, we welcome the opportunity for an in-person meeting to discuss the project further if desired.

We look forward to hearing from you and please do not hesitate to contact me on 0401 699 336 or via email at mstankovic@patchplanning.com should you wish to discuss any aspects of the documentation provided or arrange a meeting.

Yours sincerely,



Mason Stankovic
Director

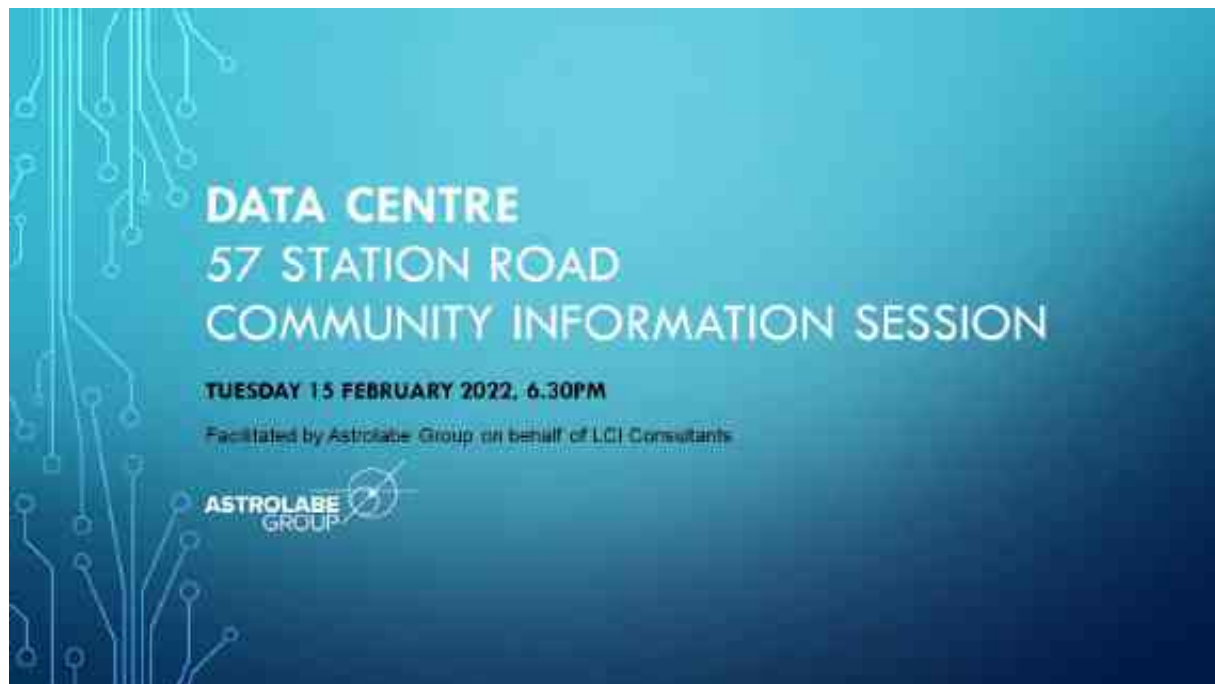
Attachments

- Attachment 1 – Preliminary drawings
- Attachment 2 – Development Overview Report
- Attachment 3 – SEARs for SSD-33781208



Appendix E: Community Information Session PowerPoint Presentation

Presentation prepared for Community Information Session



The slide has a blue gradient background with a white circuit-like pattern of lines and circles on the left side. The word "AGENDA" is centered in white capital letters.

AGENDA

Purpose of today's session

About the proposal

Question and answer session

Next steps

The slide has a blue gradient background with white circuit-like patterns in the corners. The title "PURPOSE OF TODAY'S SESSION" is in bold black capital letters.

PURPOSE OF TODAY'S SESSION

This session is to share with you information about our Data Centre, hear your views and answer your questions.

Your feedback will help inform the planning process. Today we will provide:

- Details about the Data Centre
- Information about what to expect during construction and upon completion
- Facilitated question & answer session
- Overview of next steps

ABOUT THE PROPOSAL

The growth and demand for data centres is increasing. As more businesses transition their operations to cloud-based and online, secure data management storage is critical to support new ways of working.

A Development Application has already been approved by Blacktown Council for the front third of the site.

A specialist data centre allows companies and organisations to ensure all their systems are safe, secure and reliable.



Image depicts data centre location.

ABOUT THE SITE



Images depicts current site



ABOUT THE PROPOSAL



Image depicts preliminary drawing of Data Centre

WHAT THE COMMUNITY CAN EXPECT

During construction:

- Traffic management – planning in place to minimise impact to community. Entry via Station Road close to existing entry.
- Construction impacts – works completed during approved hours. Use of prefabricated materials will reduce impact of noise and duration of construction.



QUESTIONS AND ANSWERS



WHAT THE COMMUNITY CAN EXPECT



When the Data Centre is operational:

Operation

Hours of operation will be 24 hours, 7 days a week with passive activity related to technology driven Data Centre.

Noise

Will operate consistent within government EPA noise guidelines with equipment on west side of facility away from residential areas.

Traffic

Limited movement consistent with passive activity of Data Centre activity.

Parklands

Designed to minimise impact on adjacent park. Existing trees will provide screening.

Residential properties

Existing buffers to properties include rail line and road. Existing trees on eastern side of facility will provide screening.

