

By email  
31 January 2024

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Reference | Project Echidna Data Centre Eastern Creek (SSD-47320208)

Dear Julie,

## **Project Echidna Data Centre Eastern Creek** Meeting minutes and Concept DA consistency

Firstly, an extended thanks for organising the meeting earlier this month. Accordingly, we wanted to take this opportunity to close out on the points discussed for completeness and consistency going forward. For reference, we have presented the same information to DCCEEW (formerly DPE) relating to resolving the planning inconsistency between the extant concept consent and the design presented in the SSD EIS (commonly referred to as the ‘median strip planting’).

### **Flue stack design**

Of the design options presented, we acknowledge and thank Council for supporting the applicant’s planned adoption of Option 3, therefore closing out this matter and concern.

### **Parking**

While it is recognised that the operational parking allocation is inconsistent with the gross floor area (GFA) for the development type and class, Council was satisfied with the applicant’s revised allocation and provision as proposed in the SSD was sufficient for the eventual occupancy of the data centre.

### **Median strip planting**

Following our meeting, we can confirm that we can include median strip planting along the internal road consistent with the approved Concept (ref SPP-19-00013). Figure 1 below shows the final proposed arrangement for this planting.

### **Context**

Our inclusion of the median strip planting maintains consistency with the three overlapping developments, the Concept (ref SPP-19-00013), Building 1/1A (ref MOD-21-00447) and the Substation (ref DA-22-01312), which were given consent in that order. We note that traffic and swept path analysis was prepared to support the latter two applications, which for reference we have overlain on the Concept DA below on Figure 2.

Consistent with the development consents, and specifically as shown below on Figure 2, the access and egress swept paths presented in the application for Building 1/1A partly limit the ability to provide median strip planting at the northern end of the road. We too are proposing to adopt the same arrangement. However, unlike the approved Concept, we are proposing to slightly widen the median strip for the remainder of the length of the road as shown on Figure 1 below.

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## Typology

The concept for the planting will be consistent with the planting standards set in the LEP and DCP as adopted elsewhere on the site and detailed in the EIS. The proposal is to install the vegetation in raised movable planters of the typology presented in Figure 3. This will support operations during a site emergency or under the exceptional circumstance of needing to traffic an over-sized vehicle along the road (as assessed and accounted for in the EIS).

## Traffic movements

Further, on the rare occasions heavy vehicle movement is needed around the site we will either adopt the traffic flow as granted in consenting the Building 1/1A and substation developments, with the ability for vehicles to also circulate around the main data centre building as allowed for in the EIS. This preserves traffic flow and prevents vehicles having to reverse onsite. Other than the above, there is no change to the swept path analysis, traffic impacts (or the assessment presented in the EIS), pedestrian or active transport provisions, safety provision, or access arrangements making the change consistent with the EIS.

While the applicant believes the above solution is entirely serviceable to support its development requirements, we appreciate that if we need to progress removing the median planting as proposed initially, this may require a modification to the Concept and potentially the SSD post consent.

Please do reach out to me or Shaun (Williams) if you have any questions or clarifications. Appreciating the challenges in coordinating diaries for a meeting, a simple acknowledgement over *the coming week* would be appreciated for the purpose of maintaining traction in the approval process.

Yours sincerely,



**Chris Fay**

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cc: Shaun Williams Snr. Environmental Assessment Officer | Industry Assessments DCCEEW

cc: Matthew Sales, Smriti Jasuja, Cathal McLogan Blacktown City Council

Enclosed:

Figure 1 | proposed development layout (including median strip planting)

Figure 2 | extant consented planning layout accounting for the provided swept path analysis

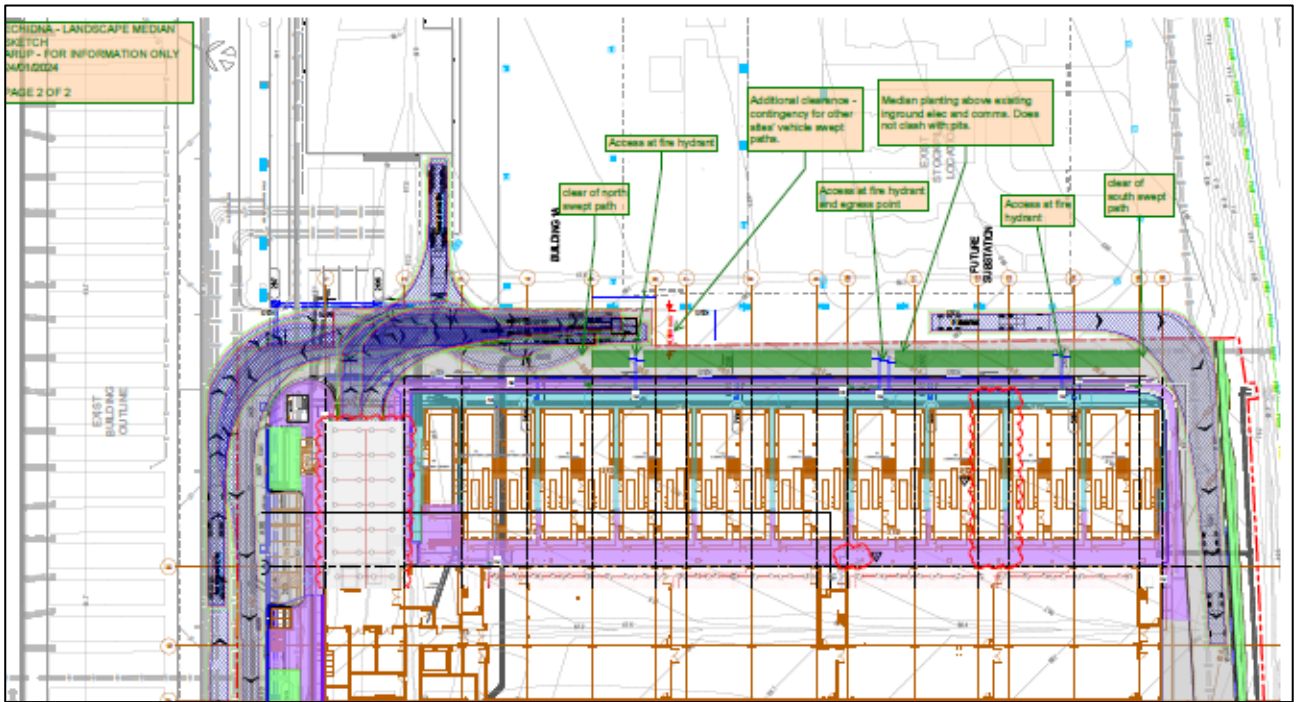
Figure 3 | indicative median planting arrangement

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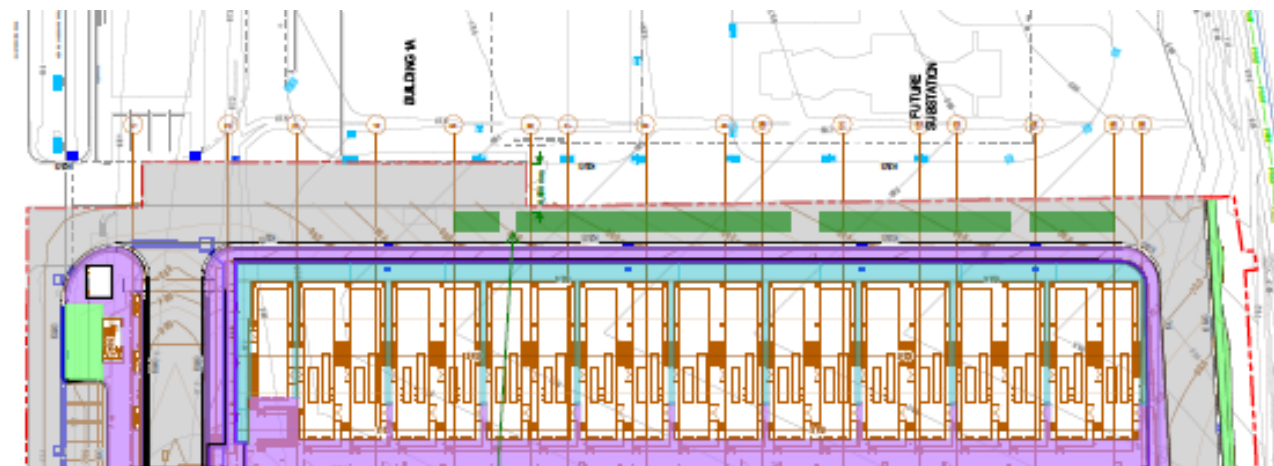
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Figure 1 | proposed development layout (including median strip planting)

As shown below, the swept path analysis as presented and used in the SSD EIS to appraise traffic-related impacts, with an overlay showing the inserted median strip planting.



As above with the engineering detail and swept paths removed.

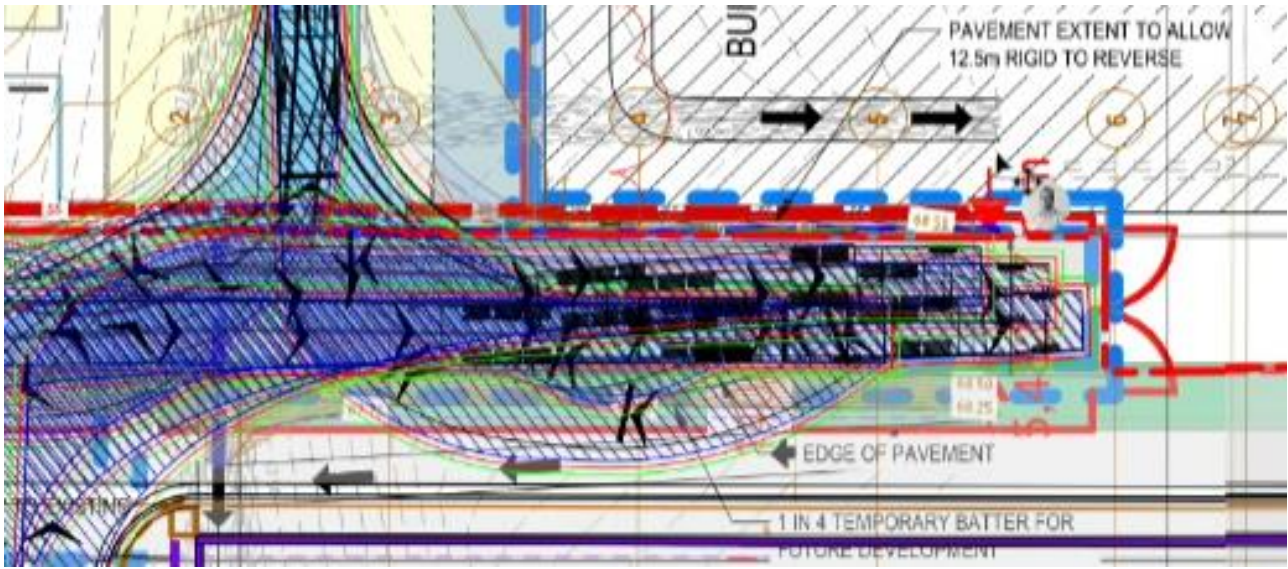


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## Figure 2 | extant consented planning layout accounting for the provided swept path analysis

As shown below, the swept path analysis presented to support the consent for Building 1/1A and the Substation overlaid on top of the consented Concept DA showing the original median strip planting.





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Figure 3 | indicative median planting arrangement

