



Matthew Campbell  
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Our ref: 10/09077  
Your ref:

Dear Mr Campbell

## **Euston Road Data Storage Project MP10\_0051 Director-General's Requirements**

I refer to your application for the Euston Road Data Storage Project in the Sydney Local Government Area.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared based on the information you have provided to date.

Please note that the Director-General may alter these requirements at any time.

If the project is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274-1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. If it is subsequently determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the Environmental Assessment (EA) for the project. This will enable the Department to determine the:

- applicable fee (see Division 1A, Part 15 of the Environmental Planning and Assessment Regulation 2000); and
- number of copies (hard-copy or CD-ROM) of the EA that will be required for exhibition purposes.

Once the Department receives the EA, it will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web,

and arrange for an electronic version of the EA to be hosted on a suitable website during the assessment process.

If you have any enquiries about these requirements, please contact Megan Webb on 9228-6495.

Yours sincerely

 27/4/10

David Kitto  
**Director**  
**Mining & Industry**  
As delegate for the Director-General

# Director-General's Requirements

## Section 75F of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	10_0051
<b>Project</b>	The Euston Road Data Storage Project.
<b>Location</b>	100-110 Euston Road, Alexandria, Sydney LGA – Lot 1 DP709175
<b>Proponent</b>	Euston Road Pty Limited
<b>Date of Issue</b>	27 April 2010
<b>General Requirements</b>	<p>The Environmental Assessment of the project must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a detailed description of the project, including: <ul style="list-style-type: none"> <li>– need for the project;</li> <li>– alternatives considered;</li> <li>– the development to be carried out onsite, including plans of all proposed building works; and</li> <li>– the likely staging of the project;</li> </ul> </li> <li>• a risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment;</li> <li>• a detailed assessment of the key issues specified below, and any other significant issues identified in the risk assessment (see above), which includes: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data;</li> <li>– an assessment of the potential impacts of the project, including any cumulative impacts, taking into consideration any relevant guidelines, policies, plans and statutory provisions (see below); and</li> <li>– a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the project, including detailed contingency plans for managing any significant risks to the environment;</li> </ul> </li> <li>• a suitable assessment of the other issues specified below, outlining the measures that would be implemented to minimise the potential impacts of the project;</li> <li>• a statement of commitments, outlining all the proposed environmental management and monitoring measures for the project;</li> <li>• a conclusion justifying the project on economic, social and environmental grounds, taking into consideration whether the project is consistent with the objects of the <i>Environmental Planning &amp; Assessment Act 1979</i>; and</li> <li>• a signed statement from the author of the Environmental Assessment, certifying that the information contained within the document is neither false nor misleading.</li> </ul>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• <b>Development Controls</b> – including: <ul style="list-style-type: none"> <li>– demonstration of compliance with the setback requirements to the Alexandria Canal and its open secondary channels under the <i>South Sydney Local Environmental Plan 1998</i>; and</li> <li>– demonstration that the project is generally consistent with the <i>South Sydney Local Environmental Plan 1998</i> and the relevant Development Control Plans.</li> </ul> </li> <li>• <b>Landscaping</b> – including: <ul style="list-style-type: none"> <li>– detailed consideration of options to retain and manage the street trees and other vegetation on site, particularly the trees on Burrows</li> </ul> </li> </ul>

	<p>Road;</p> <ul style="list-style-type: none"> <li>– detailed justification for any tree removal proposed, supported by an Arboricultural Assessment Report prepared by a suitably qualified and experienced Arborist; and</li> <li>– a detailed landscape management plan, outlining how the integrity of the trees to be retained on site would be maintained and details of options to replace any trees to be removed.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Visual and Design</b> – including: <ul style="list-style-type: none"> <li>– the height, bulk and scale of the project;</li> <li>– design quality (including suitable photomontages), especially considering the façade, massing, setbacks, building articulation, colours, materials, finishes, safety by design and public domain;</li> <li>– impacts on environmental amenity, including solar access and views; and</li> <li>– any signage, fencing and lighting.</li> </ul> </li> <li>• <b>Sustainable Development</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the energy use of the project and all reasonable and feasible measures that could be implemented on site to minimise the project's greenhouse gas emissions;</li> <li>– a description of how the project will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the project; and</li> <li>– a description of the measures to be implemented to minimise consumption of resources, especially energy and water.</li> </ul> </li> <li>• <b>Transport and Parking</b> – including: <ul style="list-style-type: none"> <li>– details of the availability of non-car travel modes and measures to encourage greater use of these travel modes;</li> <li>– predictions of the traffic volumes to be generated and the impacts of this traffic on the safety and capacity of the surrounding road network, including modelling of key intersections; and</li> <li>– access and parking.</li> </ul> </li> <li>• <b>Soil and Water</b> – including: <ul style="list-style-type: none"> <li>– sediment and erosion controls during construction and stormwater management during operations;</li> <li>– flood impacts and management (with consideration of climate change);</li> <li>– consideration of potential contamination, salinity, acid sulfate soil and groundwater impacts.</li> </ul> </li> </ul>
<b>Other Issues</b>	<ul style="list-style-type: none"> <li>• <b>Noise</b> – including construction, operation and traffic noise.</li> <li>• <b>Heritage</b> – both Aboriginal and non-Aboriginal.</li> <li>• <b>Hazards</b> – including: <ul style="list-style-type: none"> <li>– from the storage and use of hazardous materials; and</li> <li>– fire risk and management.</li> </ul> </li> <li>• <b>Waste</b> – including a detailed description of the measures that would be implemented to minimise, handle and dispose of waste on site.</li> </ul>
<b>References</b>	<p>The environmental assessment of the key issues listed above must take into account relevant guidelines, policies, and plans. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this project.</p>
<b>Consultation</b>	<p>During the preparation of the Environmental Assessment, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with the:</p> <ul style="list-style-type: none"> <li>• Roads and Traffic Authority;</li> <li>• Department of Transport and Infrastructure; and</li> </ul>

	<ul style="list-style-type: none"><li>• Sydney City Council.</li></ul> <p>The consultation process and the issues raised must be described in the Environmental Assessment.</p>
<b>Deemed Refusal Period</b>	60 days

## Policies, Guidelines & Plans

Risk Assessment	
	AS/NZS 4360:2004 Risk Management (Standards Australia)
	HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Site Design & Layout	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997, AS 4282-1997)
	State Environmental Planning Policy No 64 - Advertising and Signage
Transport and Access	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	State Environmental Planning Policy (Infrastructure)
Sustainable Development	
	National Greenhouse Accounts Factors (Australian Department of Climate Change (DCC))
	Guidelines for Energy Savings Action Plans (DEUS)
	Guidelines for Water Savings Action Plans (DEUS)
Soil & Water	
<i>Acid Sulfate Soils</i>	Acid Sulfate Soil Manual (ASSMAC)
<i>Salinity</i>	NSW Salinity Strategy (DLWC)
<i>Contamination</i>	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
	Contaminated Sites: Sampling Design Guidelines (NSW EPA)
	Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA)
	Contaminated Sites: Guidelines for the NSW Auditor Scheme (NSW EPA)
	Contaminated Sites: Guidelines on Significant Risk of Harm from Contaminated Land and Duty to Report (NSW EPA)
	State Environmental Planning Policy No 55 - Remediation of Land
<i>Erosion &amp; Sediment Control</i>	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
<i>Stormwater</i>	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
<i>Flood Management</i>	Floodplain Development Manual: the Management of Flood Liable Land (DIPNR)
	Floodplain Risk Management Guideline - Practical Consideration of Climate Change (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW State Groundwater Quality Protection Policy (DLWC, 1998)

	NSW State Groundwater Quantity Management Policy (DLWC, 1998)
	Guidelines for the Assessment & Management of Groundwater Contamination (DECC, 2007)
<b>Noise</b>	
	NSW Industrial Noise Policy (DECC)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (DECC)
<b>Heritage</b>	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation (DoP and DEC)
	NSW Heritage Manual (NSW Heritage Office)
<i>Non-Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy (Resource NSW)
	Waste Classification Guidelines (DECC)