

WILLOWTREE PLANNING



7 October 2025

REF: WTJ24 -140

Blacktown City Council
62 Flushcombe Road
Blacktown
NSW 2148

Attention: Judith Portelli – Manager, Development Assessment

Glendenning Data Centre - SSD-73761707

Dear Judith,

Further to our meeting dated 5 August 2025 in relation to the subject State Significant Development Application, updates have been made to the proposal in response to the actions agreed between Council and the applicant.

The below table provides a summary of the amendments made against the agreed meeting minutes.

Meeting Minute	Applicant Response
Council acknowledged the capacity requirements and emerging trends associated with data centre buildings and the resultant bulk and scale. Council indicated that genuine design revisions are to be made to the façades of the buildings by including new colour to make the buildings more recessive with the Western Sydney Parklands and natural environment.	<p>The façade colours of the various buildings have been revised to respond to Council concerns. The changes include a green façade on DC01, a yellow façade for DCO2 and blue façade for DC03.</p> <p>The new colour schemes are considered to be more recessive with the natural landscape and alleviate the bulk and scale of the buildings from critical viewpoints.</p> <p>Refer to the updated architectural plans and at Appendix 1 and Visual Impact Assessment at Appendix 2.</p>
AWS provided various options that included new colour schemes on each façade. Council indicated support for a green façade on DC01, a yellow façade for DCO2 and blue façade for DC03.	As above.



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<p>AWS agreed that the above could be provided and a new Visual Impact Assessment would be prepared to capture the changes made.</p>	<p>An updated Visual Impact Assessment has been prepared and is enclosed at Appendix 2. The updated Visual Impact Assessment includes the new façade colours in response to Council's request.</p>
<p>Council indicated a desire for more deep soil landscaping in lieu of hardstand areas. AWS indicated that this could be explored through design revisions and changes would be shown on updated plans</p>	<p>While the amount of pervious area has not increased, the proposal now provides denser landscape along the frontage and additional trees in accordance with the Council's request.</p>
<p>Council requested that retaining walls be architecturally treated through use of colour / banding. AWS agreed to provide an alternative design to address this with details to be shown on the updated plans. This is relevant only to public facing walls that are visible from the public domain.</p>	<p>Retaining wall details will be updated as part of the final Response to Submissions and the applicant is also willing to accept conditions of consent regarding this matter.</p>
<p>AWS explained that the buildings have nil adaptive reuse potential as they are purpose built for data storage. Any other form of development on the site would require demolition of the buildings. Council acknowledged that given there is no adaptive reuse potential that the current provision of parking would be acceptable as proposed.</p>	<p>No change proposed per meeting minute.</p>
<p>AWS clarified that there would be no need for workers or visitors to park on the street. AWS explained the site is highly secure and there is strict control as to who can enter the site</p>	<p>No change proposed per meeting minute.</p>
<p>Council acknowledged the existing easement for overhead powerlines adjacent the eastern boundary (adjoining the Western Sydney Parklands) prevents further landscaping from being planted in this area. Council acknowledged the building setbacks to the eastern boundary interface as sufficient.</p>	<p>No change proposed per meeting minute.</p>
<p>Council requested additional planting fronting Glendenning Road where fuel tanks are proposed. AWS committed to providing low level shrubs with suitable root systems that would not interfere with infrastructure proposed.</p>	<p>To address this, the following changes have been made:</p> <ul style="list-style-type: none"> ▪ One <i>Elaeocarpus reticulatus prima donna</i> tree has been replaced with a larger species; <i>Cupaniopsis anacardioides</i>. ▪ 1-3 m tall shrubs have been introduced to create denser landscaping in the front setback. <p>Refer to the updated Landscape Plans at Appendix 3.</p>



<p>AWS committed to preparing a package addressing the landscaping, bulk and scale concerns for Council review prior to submission of the formal Response to Submissions package. Council and AWS agreed that this in principle review would expedite the formal assessment process once the package is referred by NSW DPHI.</p>	<p>The subject package provides the information requested and addresses the concerns of Council.</p>
<p>Council committed to resolving any engineering (stormwater and flooding) issues prior to submission of the formal Response to Submissions package. A separate meeting is to be arranged between the Council and project engineers.</p>	<p>A separate engineering response is provided at Appendix 4 that addresses civil and stormwater matters identified in the Council submission to DPHI.</p>

It is the intention of the applicant to submit the final Response to Submissions Report on or after 20 October 2025. It is therefore requested that Council provide any comments prior to the 20th so these can be included in the final package.

The applicant is committed to working with Council to resolve the outstanding matters and welcomes a further meeting is required.

Should you require further information, please contact the undersigned.



Andrew Cowan
 Director
 Willowtree Planning (NSW) Pty Ltd

Enclosed:

- **Appendix 1 - Architectural Plans**
- **Appendix 2 - Visual Impact Assessment**
- **Appendix 3 - Landscape Plans**
- **Appendix 4 - Acor Engineering Response**

