



Shaun Williams
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Subject: Environmental Impact Statement – STACK SYD01 - Data Centre, Erskine Park (SSD-82211208) (Penrith)

Dear Shaun,

Thank you for your referral received on 3 December 2025, requesting advice from the Conservation Programs, Heritage and Regulation (CPHR) Group of the NSW Department of Climate Change, Energy, the Environment and Water on the above State significant development project.

CPHR has reviewed the *Environmental Impact Statement* (Urbis, November 2025) and relevant supporting technical reports and provides its flooding comments and recommendations at Attachment A. A summary including biodiversity comments is provided below.

Biodiversity

The project description provided in the EIS is consistent with the biodiversity development assessment report (BDAR) waiver for this SSD that was granted on 3 September 2025 by CPHR. If the proposed development is changed so that it is no longer as described in Schedule 1 of the determination, the proponent will need to lodge a new BDAR waiver request or prepare a BDAR.

Flooding

CPHR advises that the Flood Impact and Risk Assessment (FIRA) is inadequate. A revised FIRA prepared in accordance with the Flood Risk Management Guideline [LU01 Flood Impact and Risk Assessment](#) should be submitted.

Should you have any queries regarding this advice, please contact the Central Metropolitan Planning Team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Kerry Richardson'.

Kerry Richardson
Director, Conservation Planning and Assessment
Conservation Planning and Offsets
Conservation Programs, Heritage and Regulation Group

22 January 2026

CPHR flood advice on the EIS – STACK SYD01 - Data Centre, Erskine Park (SSD-82211208) (Penrith)

In preparing this advice CPHR has reviewed the following documents:

- Environmental Impact Statement (EIS) – 78 Lockwood Road, Erskine Park (Urbis, November 2025)
- Appendix E – Architectural Drawings (Genton, 8 August 2025)
- Appendix K – Landscape Design Report (Habit8, 30 October 2025)
- Appendix ZB – Biodiversity Development Assessment Report (BDAR) Waiver Request (écologique, 11 August 2025)
- Appendix ZD – Flood Impact and Risk Assessment Report (FIRA) (Acor Consultants, 30 October 2025)
- Appendix ZJ – Civil Engineering Plans (Acor Consultants, 8 August 2025)
- Appendix ZM – BDAR Waiver (Department of Planning, Housing and Infrastructure (DPHI, 12 September 2025).

Key assessment issue

1.	Inadequate Flood Impact Risk Assessment (FIRA)	<p>CPHR advises that the FIRA has not provided adequate information. Section 4.1 of the FIRA refers to existing Penrith City Council flood studies and describes existing flood behaviour in the vicinity of the proposed development for the 1% Annual Exceedance Probability (AEP). However, the FIRA does not:</p> <ul style="list-style-type: none"> • assess flood behaviour across the full range of flooding up to and including the probable maximum flood (PMF) • address the post development scenario. No modelling has been undertaken for the post development condition for any of the flood events. Therefore, impacts of the proposed development on flood behaviour cannot be identified • include climate change impacts on flood behaviour. <p>Recommended action: Submit a revised FIRA and prepared in accordance with the Flood Risk Management Guideline LU01 Flood Impact and Risk Assessment. The revised FIRA is to include:</p> <ul style="list-style-type: none"> • an assessment of flood behaviour for both the existing and post development scenarios for the full range of flooding up to and including the PMF • flood model data presented as maps for both the existing and post development scenario for the full range of flooding • an assessment of climate change impacts on flooding.
	<i>Extent and Timing</i>	Response to Submissions

End of Submission