



NSW National Parks and Wildlife Service

Your ref: SSD-21342738
Our ref: DOC26/71406

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Department of Planning, Housing and Infrastructure (DPHI)
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By email: patrick.copas@planning.nsw.gov.au

Dear Sir or Madam

Thank you for notifying the NSW National Parks and Wildlife Service (NPWS) of the modification to state significant development SSD-21342738, being for the Expansion of DCI's Eastern Creek Data Centre, located at 90 Peter Brock Drive Eastern Creek.

NPWS is interested in this development as the site is adjacent to Prospect Nature Reserve (referred to as 'Reserve' in this letter) and the data centre's power supply connection is proposed to occur through the Reserve. Further note that Prospect Nature Reserve is listed on the State Heritage Register (No. SHR 01370). We note that demolition and works related to infrastructure servicing requirements have commenced for the approved data centre expansion but, to date, this has not included works on the power supply connection through the Reserve.

The current proposed modification to the development involves changes to onsite infrastructure to allow an increase in the data centre's overall capacity and nominal power consumption to approximately 70MW. The physical works include internal layout changes, an increase in the number of back up diesel generators and an increase in the size of the onsite substation. The proposed modification also removes the ancillary office building and reduces the number of carparking spaces.

In assessing the proposal, NPWS requests DPHI consider the matters listed in the published guideline [Developments adjacent to National Parks and Wildlife Service lands | NSW Environment and Heritage](#) (DPIE-NPWS 2020). These guidelines were prepared for consent authorities and outline some of the key matters of concern for NPWS which are commonly encountered with development on lands next to our parks and reserves.

The existing instrument of consent for SSD-21342738 (as modified by Mod 1) includes several conditions that are relevant to NPWS, including the following:

- A.2(f) Management and mitigation measures listed in Appendix 2, including*
- 1) DCI would not commence construction works (including demolition) on site until Endeavour Energy has approved the associated high voltage electricity works, and NPWS has approved the related Part 5 application for works within Prospect Nature Reserve (subject to separate approval)*
 - 2) All external lighting would be installed in accordance with AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting, and would be installed to ensure lighting is not directed into Prospect Nature Reserve*
 - 3) DCI would design and install any amendments to fencing on the boundary of Prospect Nature Reserve in consultation with NPWS and WaterNSW*

A18. The Applicant must obtain authorisation from the NPWS for any works within the Prospect Nature

Reserve (including the installation and/or ongoing maintenance of common boundary fencing), pursuant to the National Parks and Wildlife Act 1974 and its associated regulations.

NPWS has reviewed the Modification Report and the attached appendices and has identified that our previous comments on the original development still apply. However, NPWS recommends a change to the wording to Condition A18, to acknowledge the requirement for separate approval from WaterNSW for works in the Reserve, as the Reserve is 'Schedule 1 land' under the Water NSW Regulation 2020.

NPWS holds the following concerns regarding the proposed modification:

Increased site excavation next to the Reserve and possible additional encroachments

- The new two-level zone substation has a larger footprint and occupies more part of the development site's boundary with the Reserve, approximately 2.5 times longer than currently approved.
- Creating a level site for the expanded footprint of the substation means that additional excavation will occur alongside the Reserve, and removal of the existing batter. This will result in a difference in relative ground level of up to 6.75 metres (according to Drawing no. S02-CI-00-DRG-ACR-0503 in *Appendix C – Revised Civil Design Plans*). In the vicinity of the switch room, however, the difference in ground level during construction will be approximately 8 metres due to additional excavation for the cable basement.
- One concern relates to the fact that the excavation will extend to an area where several trees currently grow in the Reserve near the boundary. These trees are not depicted in Drawing no. SYD02-L-A-03-0 of *Appendix B – Revised Landscape Design Plans*, and so it is unclear whether there will be ground disturbance in these trees' root zone or if the works will otherwise affect the trees' long-term viability.
- NPWS is also concerned regarding potential direct impacts to the Reserve resulting from the additional excavation and construction of the high retaining wall on the property boundary. The plans are not clear what the offset from the Reserve's boundary will be. For example, the revised *Appendix A – Architectural Plans* in the substation's cross-sections on Drawing no. ar—2620 do not indicate the distance to the property boundary. *Appendix C – Revised Civil Design Plans* also do not indicate the separation, but it appears (from Drawing no. SHT-S02-CI-00-DRG-ACR-0503) to be much less than half a metre. This is not sufficient to allow construction works to remain on the development site.
- DCI's planning consultant has recently contacted NPWS outlining that, due to the replacement of the existing batter on the development site with a high retaining wall on the site's boundary, the following works will directly affect the Reserve:
 - Additional access in the Reserve to facilitate construction of a substantial shoring wall up against the common boundary
 - Additional survey and investigation works in the Reserve (including, potentially, further geotechnical investigations)
 - Temporary ground anchors in the Reserve to support the existing batter during construction which will be left in place as a permanent piece of infrastructure at the conclusion of works although they will be redundant and have no structural capacity once the wall is completed
 - An additional period of temporary occupation and use of the Reserve from 12 months up to 24 months.
- These additional works in the Reserve are not acknowledged in the Modification Report. *Appendix M – Statement of Heritage Impact* is misleading in stating that no works associated with the Modification will occur in any area listed on the State Heritage Register. (The boundary of *SHR #01370 Prospect Reservoir and surrounding area* coincides with the Reserve's boundary in the vicinity of the development site).
- These additional incursions are not currently subject to any approval from NPWS, Water NSW or the Heritage Council. NPWS believes they would **not** be suitable for consideration as a modification to the existing approval which followed NPWS's determination of the Review of

Environmental Factors (REF) that dealt only with the electrical connection from the Endeavour transmission lines (see below).

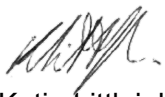
- **NPWS advises** that this use of the nature reserve is not consistent with our published guidelines for adjacent development, are not permissible under the *National Parks and Wildlife Act 1974* and so **cannot** be authorised under that Act.
 - **NPWS recommends:**
 - DPHI recognises that the Modification Report has not considered the potential impact on the Reserve arising from the additional excavation and construction work adjacent to and proposed to encroach into the Reserve.
 - Revised plans are prepared, increasing the separation of the substation from the property boundary to enable construction of the retaining wall to occur without the need for any encroachment or additional works in the nature reserve.
 - An arborist report on the potential impact to existing trees in the Reserve of the proposed additional excavation and extended retaining wall.
 - The additional impacts on the Reserve (and any proposed additional temporary encroachments) be considered as part of SSD-21342738 (noting that this would be subject to the NSW Minister for the Environment providing landowner consent under section 23 of the Environmental Planning and Assessment Regulation 2021).
 - A revised Statement of Heritage Impact outlining and considering any ancillary works in the Reserve to facilitate construction of the retaining wall on the property boundary, for referral to Heritage NSW.
 - A revision to Condition A18 in the current conditions of consent that, for any works in the Reserve, a separate approval will be needed from WaterNSW.

Electricity cabling to service the site through the Reserve

- NPWS confirms it has provided an approval for the installation of new poles and underground cabling in the Reserve to supply electricity to the expanded data centre from the Endeavour Energy 132kV transmission line. This approval was granted following NPWS's determination of an REF in 2023. This electrical connection will become subject to an easement granted under the NPW Act.
- It is unclear from *Appendix E – Infrastructure Servicing Strategy* whether the works associated with this electrical connection will require changes due to the increased power consumption of the site and/or changes to the substation. Some differences in alignment and separation of the underground cabling with the approved works have been noted in Figure 4 of the Infrastructure Servicing Strategy. See the excerpts of relevant diagrams in **Attachment A** to this letter.
- Any changes to the approved electrical connection works would be subject to a modification to the NPWS authorisation, and consideration of additional impacts through an addendum to the determined REF.
 - **NPWS recommends:**
 - Further information is provided on the implications of the proposed modification on ancillary services, such as the electrical connection through Prospect Nature Reserve to the Endeavour Energy transmission line.

If you have any further questions about this issue, please contact Mr Adrian Johnstone, Team Leader Rangers, NSW National Parks and Wildlife Service, on 0419 408 651 or at adrian.johnstone@dcceew.nsw.gov.au.

Yours sincerely

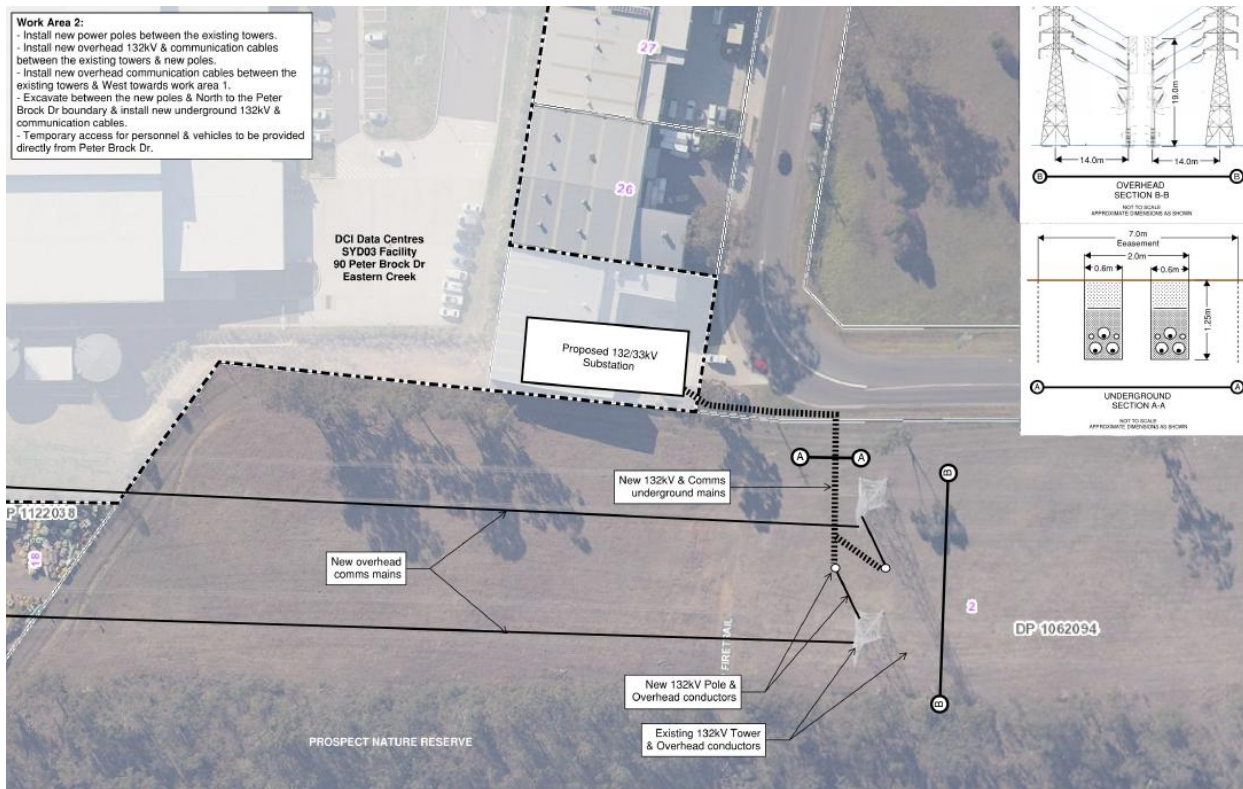


Katie Littlejohn
Manager, Cumberland Area
National Parks and Wildlife Service

13 February 2026

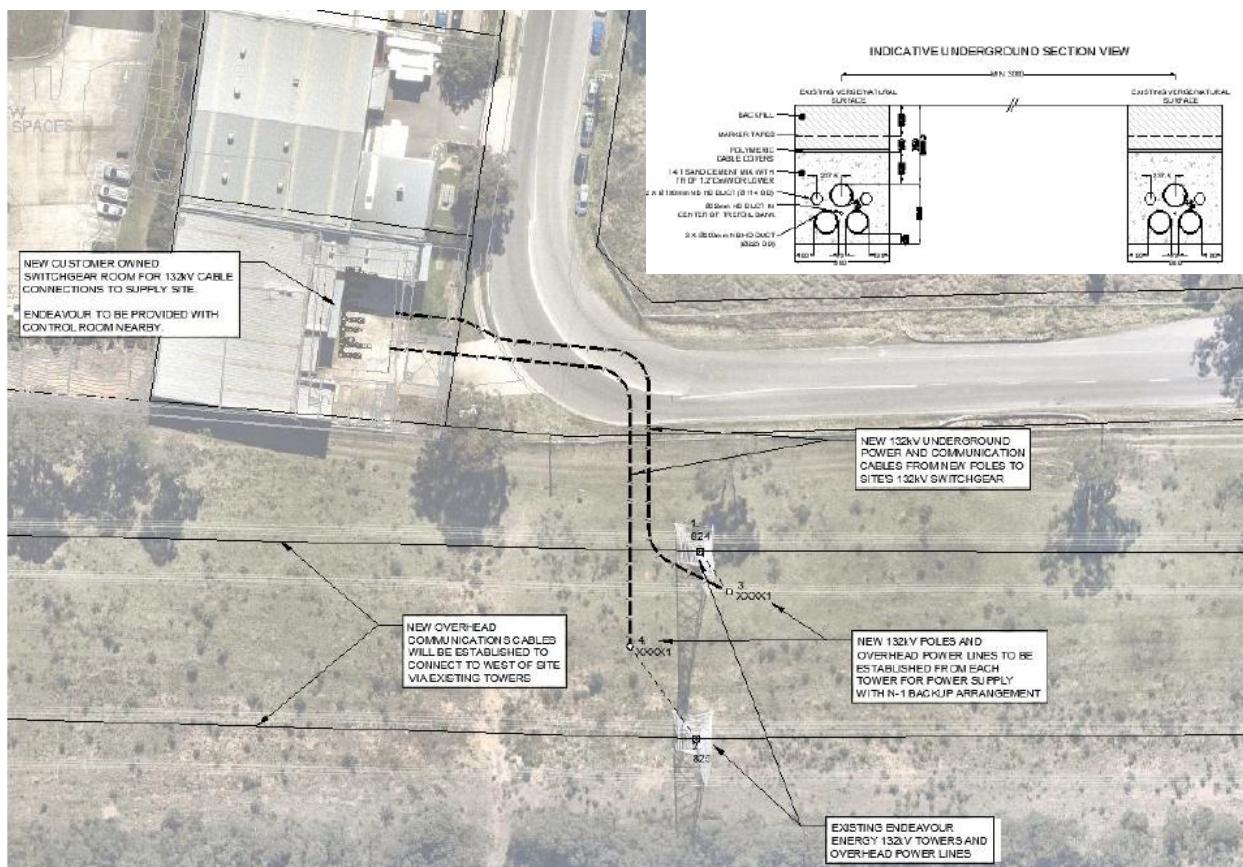
Attachment A

Electrical connection approved by NPWS (note: 2-metre separation of buried cable bundles)



(source: Work Area Plans attached to the Review of Environmental Factors determined 5 June 2023)

Indicative electricity servicing strategy (note: minimum 3-metre separation and different alignment)



(source: Figure 4 from Mod Report's Appendix E)