

27 March 2026

Industry Assessments
NSW Department of Planning, Housing, and Infrastructure (DPHI)
GPO Box 39
SYDNEY NSW 2000

SEARS ADVICE – PROPOSED NEXTDC S4 DATA CENTRE PHASE 2 AT 6 JOHNSTON CRESCENT, HORSLEY PARK (SSD-108864209)

Dear Mr Williams,

This letter is in reference your request seeking Council advice on the Secretary Environmental Assessment Requirements (SEARs) for the proposed data centre at 6 Johnston Crescent Horsley Park.

Proposal

The proposal is for the construction and operation of two (2) data centre buildings with a maximum height of 32 to 38 metres with associated bulk earthworks, retaining walls, on-site car parking and landscaping. It is estimated that the proposed development will consume approximately 134 megawatts of power during operation.

The scope of works involve:

- Earthworks, excavation, and retaining walls,
- Construction and operation of a data centre development with ancillary offices comprising:
 - Two data centre buildings with the following maximum heights:
 - Building EF = 38.67 metres over four storeys
 - Building G = 32.37 metres over three storeys
 - A total gross floor area of approximately 37,425m²
- Internal roads and vehicle crossovers,
- On-site car parking and loading areas with vehicle access provided from Lot 305 via the approved secure accessway,
- Utility and service connections, including power from the Lot 305 substation and industrial water supply from approved infrastructure.
- Associated landscaping.

The proposal is classified as a state significant development under Schedule 1, clause 25 of the *State Environmental Planning Policy (Planning Systems) 2021*, therefore the NSW Department of Planning and Environment (DPE) is the consent authority.

Council advice on SEARs

Council officers acknowledge the scoping report and relevant technical documents made available during the early consultation to issue a SEARs and request the proponent to address the following matters as part of the SEARs.

A. Development Control Plan (DCP) Compliance

The subject site is associated with DA 893/2013 for the staged subdivision of the former CSR site. As part of the DA a Site-Specific Development Control Plan '*327-335 Burley Road, Horsley Park Development Control Plan*' (March 2016) was adopted and applies to the site. In this regard, the proposal must comply with the controls set within the Site-Specific DCP.

B. Adjoining rural-residential amenity impact

The site directly abuts the C2 Environmental Conservation zone and is close to RU4 Primary Production Small Lots zone.

Due to the site's proximity to the surrounding RU4 zone, sufficient consideration for the amenity impacts must be addressed as part of the EIS.

This must include, but not limited to:

- Visual Impact Assessment Report assessing the impacts to the rural residential interface to the east of the site. The proposal must clearly illustrate the articulated heights proposed / extensive visual impact assessments are to be submitted as part of the EIS identifying various angles where the building would be visible from rural residential land.
- Air Quality and Odour Assessment outlining the associated impacts data centre potentially with the air-cooling towers.
- Noise Impact Assessment Report to identify the potential noise impacts associated with the data centre operation will have upon adjoining sensitive land uses and mitigation measures as appropriate.
- Community Engagement Plan is to be prepared for any nearby sensitive receivers informing complaints procedures.
- Environmental Management Plans to include the safety considerations associated with the data centre such as managing diesel fuel tanks, dealing with electricity outages, potential spills, etc.

C. Plan of Management

A Plan of Management (PoM) is required to be submitted detailing the daily operation of the premises. The information provided in the PoM must include, but not limited to:

- Number of staff members and visitors onsite.
- Front of house operations.
- Number of truck movements per day.
- Types of vehicles / machinery used on site.

- A Loading Management Plan indicating the number and the types of vehicles that are expected to service the site daily shall be submitted to Council for assessment.
- Details of the general daily operation of the premises.
- Types of waste and / or chemicals and the management procedures.
- Safety procedures / protocols; particularly in regard to any dangerous/ hazardous goods stored on the site.
- Security details.
- Waste Management including the construction and ongoing use of the completed development.

D. Traffic, Access and Parking

A Traffic and Parking Impact Assessment is required to be submitted as part of the EIS and must address the following matters, but not limited to:

- Design and total number of car parking spaces (to be calculated as per DCP)
- The applicant should provide swept paths for all heavy vehicles showing the driveway layout, road and the line marking on road.
- Explanation should be provided on how conflict between heavy vehicles, light vehicles and pedestrians will be managed during peak periods.
- A safe pedestrian walkway should be provided in the car park area.
- Total trips generated by the proposed development and the impact of the trips on the road network. Please consider the trips generated by the existing and proposed developments.
- Assessment of loading management and servicing demand and details of the proposed loading and servicing facilities, including safe and efficient access to loading, deliveries and servicing of the development, swept path assessment and route to site review
- A Construction management Plan showing the route of vehicles used during construction, time of the construction and breakdown of the vehicles used should be provided.
- An Operational Traffic Management Plan should be provided explaining how the vehicles will be managed within the site during peak periods. The OTMP must include details of the breakdown of the types of heavy vehicles assessing the site (12.5m HRVs, 19m semi-trailers, 26m B-double vehicles etc.) and the expected daily and weekly movements of each vehicle.

E. Social Impact Assessment

The Scoping Report does not include a Social Impact Scoping Worksheet or a community profile and only notes that an SIA will be prepared. This limits Council's ability to provide informed early feedback. A project briefing and engagement with Council to inform development of the Social Impact Assessment (SIA) is therefore recommended, as is the following approach and key considerations aligned with the Guideline assessment categories:

1. *Responses to local planning considerations:*
 - Clear responses to considerations under the Fairfield DCP, Section 2.5.13: Social Impact Statement
 - Direct and specific analysis of potential impacts to, and benefits for, minority groups, different ages, income levels, cultural groups, and future generations. This includes First Nations people, younger and older people, unemployed people, people with disability, and CALD communities.
2. *Engagement with Council and the community:*
 - Documentation of engagement conducted with Council and local residents, how feedback was addressed, and how it informed design and management measures.
 - Minimum engagement should include offers of meetings seeking feedback from Council and from neighbouring/nearby stakeholders.
3. *Implementation of management measures:*
 - Identification of mechanisms to embed SIA mitigation and enhancement measures into:
 - Construction management plans
 - Conditions of consent
 - Plan of management requirements
 - Preparation of a Social Impact Management Plan (SIMP) to enable ongoing monitoring, adaptive management, and commitment to mitigation and positive social outcomes.
4. *Livelihoods:*
 - The project is expected to generate approximately 1,100 FTE construction jobs and 217 FTE operational jobs.
 - The SIA should propose minimum employment and procurement targets for local residents and the groups listed above, for both construction and operations.
 - To support delivery of these targets, the SIA should explore mechanisms such as training pathways, employment supports and partnerships to enhance workforce participation.
5. *Way of life:*
 - Demonstration of how the design supports safe, positive employee experiences, including:
 - Safety measures
 - Access to public and active transport
 - Access to thermally comfortable indoor and outdoor communal spaces for breaks
6. *Health and wellbeing:*
 - A clear outline of potential social effects associated with the project's hazard and risk profile, community responses, and proposed management approaches.

F. Landscaping and biodiversity

The landscape plan is to use the recommended planting species within Appendix F of the Fairfield City Wide DCP 2013. No hybrids species should be planted within 100m of the Managed Ecological Zone as per Part 3, Section 4.3 of Council's Biodiversity Strategy.

In addition, appropriate landscaped setbacks to the east of the site from the Managed Ecological Zone. Further consideration and detail of the landscaped buffer to the eastern setback is also to be considered. Details of landscape maintenance is also required to be addressed.

Under section 7.9 of the Biodiversity Conservation Act 2016, a Biodiversity Development Assessment Report is required for state significant developments to determine the impacts on the biodiversity values. However, given that the site has been cleared of all vegetation as part of DA 893.1/2013, a Biodiversity Development Assessment Report (BDAR) waiver will be required to accompany the EIS.

To avoid any indirect impacts, lighting for the development must face into the site to reduce light spill into the nearby Biodiversity Exclusion Zone. If any light does spill into the surrounding vegetation, extra measures such as installing light shields should be used to minimise it. All lighting should follow the requirements of AS/NZS 4282:2019.

G. Local Infrastructure Contributions

To avoid issues later in the development process, the applicant should ensure that cost estimates of the development (for the purpose of calculating local infrastructure contributions) align with 'Clause 208 Determination of proposed cost of development', of the Environmental Planning and Assessment Regulation 2021.

H. Additional information

Council officers are continuing their assessment on other potential impacts. This ongoing assessment includes but not limited to land contamination and stormwater management. Additional information and further advice will be provided once these matters have been fully reviewed and the relevant information becomes available.

Further detailed comments will be provided at the EIS phase of the project.

If you would like more information, please contact Mosheur Rahman on 9725 0850.

Yours sincerely



Chris Shinn
COORDINATOR STRATEGIC LAND USE PLANNING