



Your ref: SSD-113934740
File no: MC-26-00005

22 April 2026

NSW Department of Planning, Housing and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Recipient: shaun.williams@planning.nsw.gov.au

Attention: Shaun Williams

Dear Sir,

SSD-113934740 - Request for advice re: NEXTDC S7 Data Centre, Eastern Creek at 1 Kangaroo Avenue, Eastern Creek

Thank you for your correspondence dated 9 April 2026 requesting our input to the project specific Secretary's environmental assessment requirements (SEARS) for the construction and operation of a data centre including site establishment works and tree removal, construction of 3 interconnected 2-storey data storage buildings accommodating a total of 66 data halls, civil works and associated landscaping at 1 Kangaroo Avenue, Eastern Creek which is a State Significant Development proposal under section 4.36 of the Environmental Planning and Assessment Act 1979.

We have reviewed the applicant's request for SEARs and our requirements are listed in the following attachment to this letter. We request that these requirements be included in the DPHI SEARs list to be addressed in the development application for the proposal.

If you would like to discuss this matter further, please contact Luma Araim, our Senior Town Planner, on 9839 6958.

Yours faithfully

Alan Middlemiss
Acting Manager Development Assessment

Connect - Create - Celebrate

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Blacktown City Council's submission to SSD-113934740-NEXTDC S7 Data Centre (SSD-113934740) (Blacktown) – at 1 Kangaroo Avenue, Eastern Creek

1. Planning

- i) The following environmental planning instruments and development control plans are applicable to the proposal:
- State Environmental Planning Policy (Resilience and Hazards) 2021
 - State Environmental Planning Policy (Sustainable Buildings) 2022
 - State Environmental Planning Policy (Industry and Employment) 2021
 - State Environmental Planning Policy (Transport and Infrastructure) 2021
 - State Environmental Planning Policy (Biodiversity and Conservation) 2021
 - State Environmental Planning Policy (Planning Systems) 2021
 - Stage 3 Eastern Creek Precinct Plan.
 - Blacktown Development Control Plan 2015.
 - Central City District Plan 2018
 - Blacktown Local Strategic Planning Statement 2020

The following legislation is also applicable to the site:

- Rural Fires Act 1997 – the site is a bushfire prone buffer.
- National Parks and Wildlife Act 1974 - An Aboriginal due diligence report is required for all new development. This is to be prepared by a suitably qualified Aboriginal heritage consultant and must be submitted with the proposal. If archaeological items are identified on the site, the applicant is to obtain an Aboriginal heritage impact permit and submit it with the proposal.

Comprehensive reports demonstrating compliance shall be submitted for assessment, with detailed justification to be provided for any proposed non-compliances.

- ii) Section 7.11 Contributions are applicable to this site/development. The applicable contribution plan is CP 18 Eastern Creek Stage 3.
- iii) The application is to be referred to Transport for NSW (Roads & Maritime) as the proposal is for a warehouse and distribution centre on a site having an area of more than 8,000 m².
- iv) Surrounding properties shall be notified by the Department of Planning, Housing and Infrastructure upon receipt of the development application.

2. City Architect

The following must be submitted:

- i) Architectural statement, design and visual assessment reports
- ii) Architectural drawings

- iii) Landscape plans

3. Environmental Health

Contamination

- i) Satisfy State Environmental Planning Policy (SEPP) Resilience and Hazards 2021 - Remediation of Land to show that the land is suitable for the proposed development.

As a minimum this should take the form of a Stage 2 - Detailed Site Investigation and any subsequent contamination and remediation reports. These reports should be completed by a CEnvP - Certified Environmental Practitioner (Site Contamination Specialist) or a CPSS with CSAM - Certified Professional Soil Scientist (Contaminated Site Assessment and Management).

We note that the subject site is in close proximity to the Bingo Waste Facility and as such, a Hazardous Ground Gas Assessment will need to be undertaken by a suitably qualified environmental consultant.

Noise

- i) An acoustic assessment is to be carried out in accordance with the relevant legislation and guidelines. The report must be prepared by an appropriately qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS) and must be submitted to Council for consideration. The Acoustic assessment would need to consider the impact of the generators running in a worst-case scenario.

Air Quality

- i) Air Quality Impact Assessment, undertaken by an appropriately qualified consultant, to assess the air quality impacts from the proposed backup generators associated with the proposal. This needs to be done in accordance with NSW Environment Protection Authority's Approved methods for the modelling and assessment of air pollution in NSW (2017).

Fuel Storage

- ii) Provide details on fuel storage at the facility.

*We suggest to undertake a preliminary risk screening in accordance with State Environmental Planning Policy No. 33 - Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should the preliminary risk screening indicate that the development is "potentially hazardous", a Preliminary Hazard Analysis (PHA) must be prepared.

The provided plans must show that site bunding is designed in accordance with all relevant standards and legislation.

Public Health

- iii) Provide details of either of the following if they are to be included as part of the development:
 - Any plans to operate cooling towers at the subject site (if any).
 - Any plans to operate a food premises at the facility, such as a canteen (if any).

Food Premises

- iv) Any food premises would need to be designed in accordance with the following:
 - Food Act 2003 and its Regulation.
 - Australian Standard 4674-2004 Design, construction and fit-out of food premises.

Other

- v) Prepare and submit a Construction Environmental Management Plan (to include at minimum: the hazards material survey , noise and vibration control, proposed schedule of works and hours of works, sediment and erosion control, dust control, salinity management plan, proposed means of controlling any activity that could potentially cause a pollution incident as defined by Protection of the Environment Operation Act 1997.

4. **Biodiversity**

- i) Given NSW Biodiversity Values mapping over a portion of the impact area of this proposal a Biodiversity Development Assessment Report (BDAR) may be required or a previously approved BDAR updated for this proposal. Biodiversity management plan and offset credit obligations need to be recalculated for the current proposal.
- ii) A strong landscaping design is required to be shown at submission. Suggest landscaping around the outside of the site with the goal of providing a north - south biodiversity corridor wrapping around the western side of the site connecting the VMP over the vegetation of Bingo Eco park and the Ropes Creek riparian corridor as well as large canopy trees to ameliorate urban heat. Fragmentation of vegetated areas in the wider landscape of the proposal should be avoided.
- iii) A Kangaroo Management plan is to be provided given the population of onsite Eastern Grey Kangaroos. Considerations for animal welfare and human/traffic safety interactions considering relocation, sterilisation, euthanasia etc. are to be planned for.
- iv) How impacts to the riparian corridor are avoided is to be presented.
- v) Consistency with Council's LEP and DCP are to be presented for Council's consideration.

5. Drainage Engineering

- i) Temporary On-site Stormwater Detention (OSD) must be provided to service the data centre. The OSD will remain in place until Council's regional basin and associated drainage infrastructure are constructed and fully operational. The OSD system must be designed and calculated in accordance with Council's OSD deem to comply spreadsheet.
- ii) A permanent on-lot water quality treatment system must be provided, and the design must comply with Council's WSUD Developer handbook 2020.
- iii) A legal point of discharge for the site stormwater must be identified and provided.

Required documents and information:

1. Stormwater Management Plan:

Provide a comprehensive stormwater management plan and report that Includes:

- Detailed design of the OSD system
- Water quality treatment system
- OSD and water quality treatment catchment plans that must align with the OSD design spreadsheet and the MUSIC model nodes respectively
- Internal drainage design
- Water conservation
- Legal point of discharge

All designs must comply with Council's Engineering Guide for Development.

- 2. OSD Calculations: Submit an electronic copy of Council's OSD "Deemed-to-Comply" spreadsheet used for the OSD design.
- 3. MUSIC Model: Provide an electronic copy of the MUSIC model demonstrating that the proposed water quality treatment measures and water conservation to achieve Council's pollutant reduction targets.

6. Asset Design

The development will require the following:

- i) Permanent on-lot water quality as per the current Water Cycle Management Strategy, Blacktown City Council Development Control Plan 2015 and Contribution Plan No. 18

- ii) Temporary stormwater detention will be required until the regional detention basin (CP18 RC1.1) has reached 'practical completion' as lodged/approved under MOD-23-00703 and relevant approval processes.

7. Traffic

- i) A Traffic and Parking Assessment Report, prepared by a suitably qualified traffic engineer, must accompany the Development Application. The assessment is to be undertaken in accordance with the NSW Government Guide to Transport Impact Assessment (Version 1.1) and must evaluate the development's traffic generation and its impacts on the surrounding road network.

The report must:

- Demonstrate compliance with the car parking rates specified in Part A of Blacktown City Council Development Control Plan 2015.
 - Confirm that all required parking is provided on-site, with no reliance on on-street parking to meet demand.
 - Show that the proposed development will not create traffic or parking issues, including congestion, unsafe vehicle movements, or overflow parking in adjacent streets.
 - Verify that all proposed uses can fully accommodate their own parking needs within the subject site.
 - Address access, circulation, and safety, ensuring that vehicle entry/exit points, internal manoeuvring areas, and loading facilities operate safely and efficiently.
- ii) On-street parking will not be accepted as contributing to the parking supply for the development.