



Our ref: DOC25/749044-3

15 September 2025

Shaun Williams
Department of Planning, Housing and Infrastructure

Via: Major Projects Portal

EPA Advice on 1-5 Khartoum Road Data Centre (SSD-63235720)

Dear Shaun

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to provide advice on potential air quality exceedances for the proposed 1 - 5 Khartoum Road Data Centre (SSD-63235720) at 1- 5 Khartoum Road, Macquarie Park.

The EPA has reviewed the following documents:

- *Response to Request for Further Information – SSDA 63235720 – URBIS – 29 August 2025*
- *Stockland MPark Talavera Road Data Centre SSDA – Arup Statement – Summary of Advice of CFD Modelling for MPark Talavera Road Data Centre – ARUP – 29 August 2025*
- *MPark Talavera Road Data Centre – Air Quality Impact Assessment – ARUP – 31 January 2025*

The EPA understands the proponent is proposing to undertake the Computational Fluid Dynamic (CFD) modelling once the future surrounding development for the remainder of the site has been finalised. The proponent has committed to undertake modelling and implement mitigation measures that can be addressed through conditions of consent.

The proposal does not require an Environment Protection Licence (EPL), and the EPA is not the Appropriate Regulatory Authority for the proposal. However, the EPA has reviewed the documents provided and has the following comments for DPHI to consider in their assessment of the proposal.

a. Air Quality exceedances

The use of dispersion modelling for air quality impacts should be used to demonstrate that the proposal will not result in predicted exceedances of the impact assessment criteria, inform the site's layout, operating regime and the selection of generators and engineering controls. To ensure the environmental outcomes are achieved, emissions from the premises should be assessed against the assessment criteria. If the premises does not comply with the impact assessment criteria, the assessment should be revised to incorporate additional controls or mitigation measures. Dispersion modelling result can be used by the proponent to select the most cost effective and environmentally effective control strategy.

DPHI should consider whether the proponent undertaking modelling and mitigation measures post approval is appropriate, as the proponent has not demonstrated compliance with the impact assessment criteria and without any further assessment the risk of air quality impacts is unknown.

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

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Where premises require an EPL, the EPA would require detailed dispersion modelling to be undertaken at the assessment stage for impacts from the reasonably worst-case operational scenarios and demonstrate the proposal will not result in any predicted exceedances of the relevant impact assessment criteria in the Approved Methods.

b. Mitigation measures proposed

The EPA notes the proponent proposes to implement mitigation measures after CDF modelling has been undertaken post approval. A review of the chosen generators manufacturers performance in Appendix B of the AQIA shows that better performing equipment could be considered for the proposal. The proposal does not appear to demonstrate that it has investigated whether using a better performance generator would remove the exceedances from the modelling as a mitigation measure or investigated the use of best performing equipment as it is developed.

If you have any questions about this request, please contact Nick Vlasoff via email at environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely



Christie Jackson
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NSW Environment Protection Authority