

# NEXTDC S7

# CONCEPT DESIGN REPORT



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|                                                                            |                                                      |                            |
|----------------------------------------------------------------------------|------------------------------------------------------|----------------------------|
| Project and report                                                         | NEXTDC S7 Design Report                              |                            |
| Date                                                                       | 11 February 2026                                     |                            |
| Client                                                                     | NEXTDC                                               |                            |
| Document no.                                                               | 240292                                               |                            |
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|                                                                            | Issue D (Final issue) - DD/MM/YY                     | Approved by: First, Last   |
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| This report is considered a draft unless signed by a Director or Principal | Approved by:                                         |                            |

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# INTRODUCTION



# 1.0 Introduction

## Executive Summary

### 1.1 Executive Summary

This document has been prepared by Architectus on behalf of NEXTDC Limited for the NEXTDC S7 data centre development at Honeycomb Drive, Eastern Creek.

The site is located at Lot 13 on Deposited Plan 1302361 and Lot 7 in Deposited Plan 1225803.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) for the project. The report concludes that the proposed data centre development can comply with planning and building controls and identifies the key technical issues that will be resolved for an SSDA.





# 1.0 Introduction

## Project Overview

### 1.2 Project Overview

The proposed development is a multi-building Data Campus.

NEXTDC S7 is located within the IN1 General Industrial Zone.

The following table provides details currently established for the project.

| Design Overview    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Project Area       | The site has a total area of 255,137 m².                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Use and Activities | Data Centre with 66 data halls, admin/office floor space, loading and ancillary storage areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Project Summary    | <ul style="list-style-type: none"><li>The site slopes northeast to southwest by approx. 28m.</li><li>Site preparation works include bulk earthworks and an on-site stormwater overflow structure.</li><li>New in ground infrastructure will support the development including power and water.</li><li>The data centre blocks are proposed to be constructed in stages comprising a total gross floor area (GFA) of 174,411.28 m² including:<ul style="list-style-type: none"><li>86,494.32 m² tech data halls</li><li>4552.95 m² office/admin floor space</li><li>360.40 m² SOC</li></ul></li><li>The three building blocks are tiered across the site as follows:<ul style="list-style-type: none"><li>Block A - RL 71.0</li><li>Block B - RL 70.0</li><li>Block C - RL 69.0</li></ul></li><li>External works is inclusive of, substation and associated infrastructure, two security operations centres (SOC), staff and customer carparking and landscaping.</li></ul> |

|                                      | Description                                                                                                                                                                                                                                     |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gross Floor Area (GFA)               | Total GFA is 174,411.28 m²                                                                                                                                                                                                                      |
| Maximum Height                       | Block A - 22.41m<br>Block B - 22.41m<br>Block C - 22.41m                                                                                                                                                                                        |
| Floor Space Ratio (FSR)              | 0.684:1                                                                                                                                                                                                                                         |
| Deep Soil Area                       | 18,143.71 m² (7.1% of site area)                                                                                                                                                                                                                |
| Car Parking                          | 330 car spaces                                                                                                                                                                                                                                  |
| Motorbike Parking                    | TBC                                                                                                                                                                                                                                             |
| Bicycle Parking                      | TBC                                                                                                                                                                                                                                             |
| Utilities                            | Primary Power Supply<br>Backup Power Supply<br>UPS Units<br>Cooling plant<br>Diesel Tanks<br>Water Tanks<br>Fire Protection Systems/<br>water tanks<br>Water Supply<br>Telecommunications<br>Stormwater and Drainage<br>Security and Monitoring |
| Power Consumption                    | TBC                                                                                                                                                                                                                                             |
| Operations and Management            | The facility will be operated by NEXTDC. The site will run as a 24 hour operation, 7 days a week.                                                                                                                                               |
| Existing Services and Infrastructure | Existing services and infrastructure will be extended/ adapted and augmented to meet the demands of the project.                                                                                                                                |
| Staging/Phasing                      | The project will be delivered in multiple construction stages. Staging of the development is to be confirmed.                                                                                                                                   |



SITE CONTEXT



# 2.0 Site Context

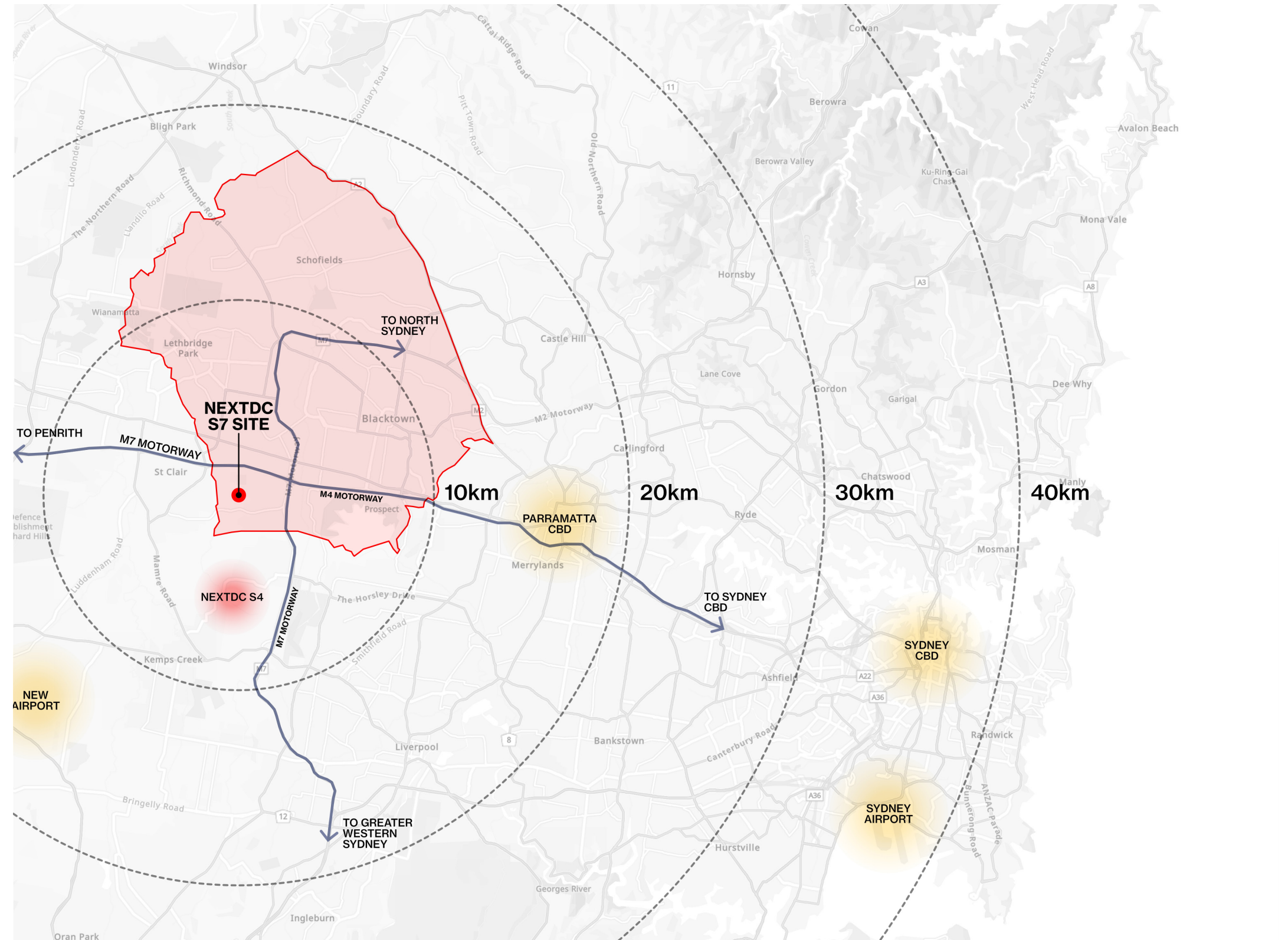
## Regional Context

### 2.1 Regional Context

The S7 site is located on Dharug land, within the Blacktown City Council LGA, with development guided by the State Environmental Planning Policy (SEPP) (Industry and Employment) 2021, the Blacktown Development Control Plan (DCP) 2015 and the Blacktown Local Environmental Plan (LEP) 2015.

The site is approximately 20 kilometers west of Parramatta Central Business District (CBD) and 35 kilometers west of Sydney CBD and Sydney Airport. The Western Sydney International Airport is within 20 kilometers of the site, and is to be completed in late 2026.

The development is located within the Western Sydney Employment Area (WSEA).



Regional Context Map



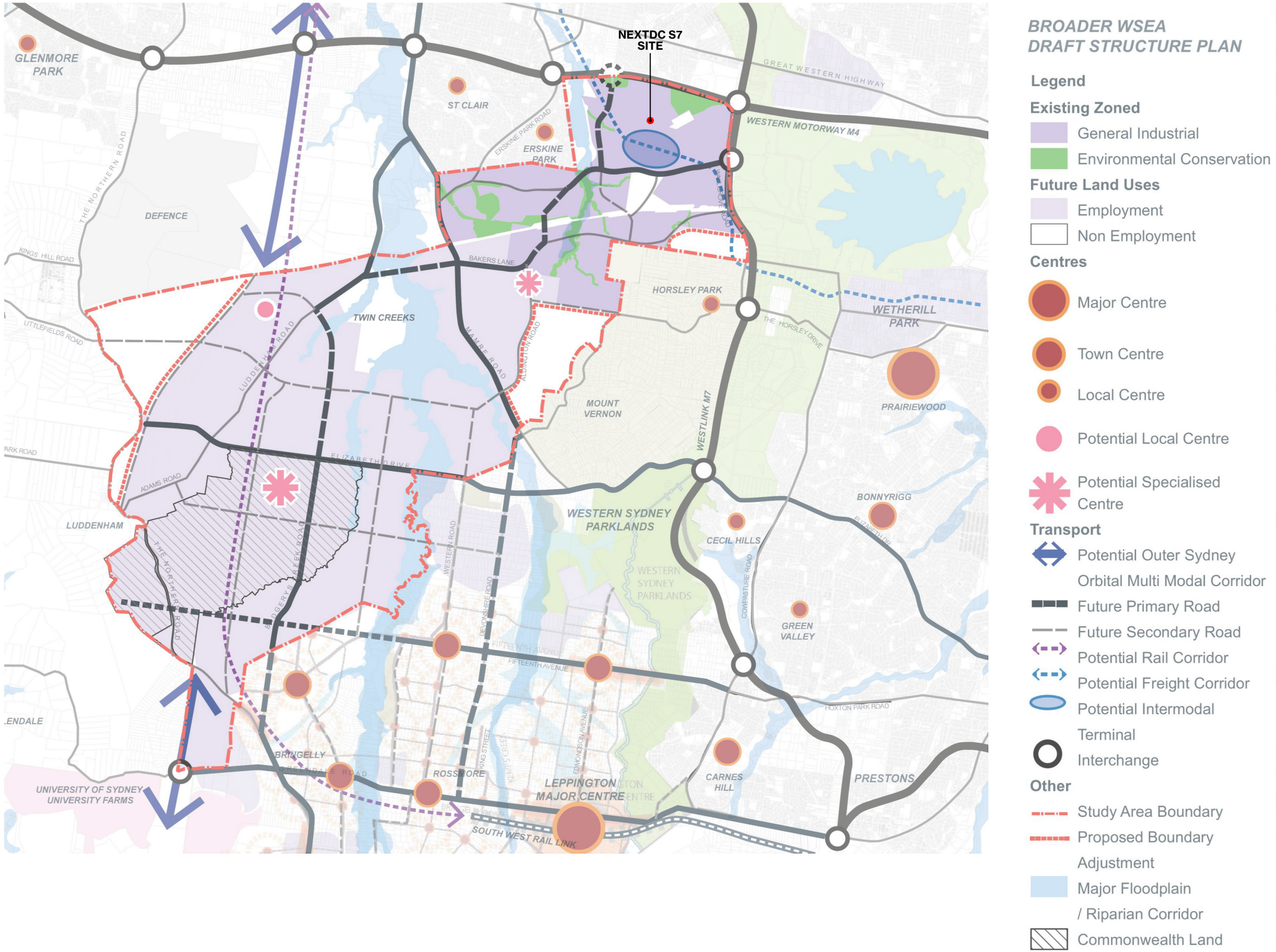
# 2.0 Site Context

## Broader WSEA Structure Plan

### 2.2 WSEA Structure Plan

The Western Sydney Employment Area (WSEA) Structure Plan proposed to provide a framework for land use, transport and infrastructure planning. It is designed to generate local employment opportunities with fully integrated transport and infrastructure for residents.

WSEA plans to generate about 57,000 new jobs over the next 30 years, with a total of 212,000 new jobs when the area is fully developed beyond 2046.



Reference: 'Broader WSEA Draft Structure Plan'



## 2.0 Site Context

### Site Overview

### 2.3 Site Overview

#### North

The Bingo Eastern Creek Recycling Ecology Park is immediately north of the site.

The closest residential area is about 1 kilometer North from the site.

#### East

The Frasers industrial development is located east the site, including other warehouses.

#### South

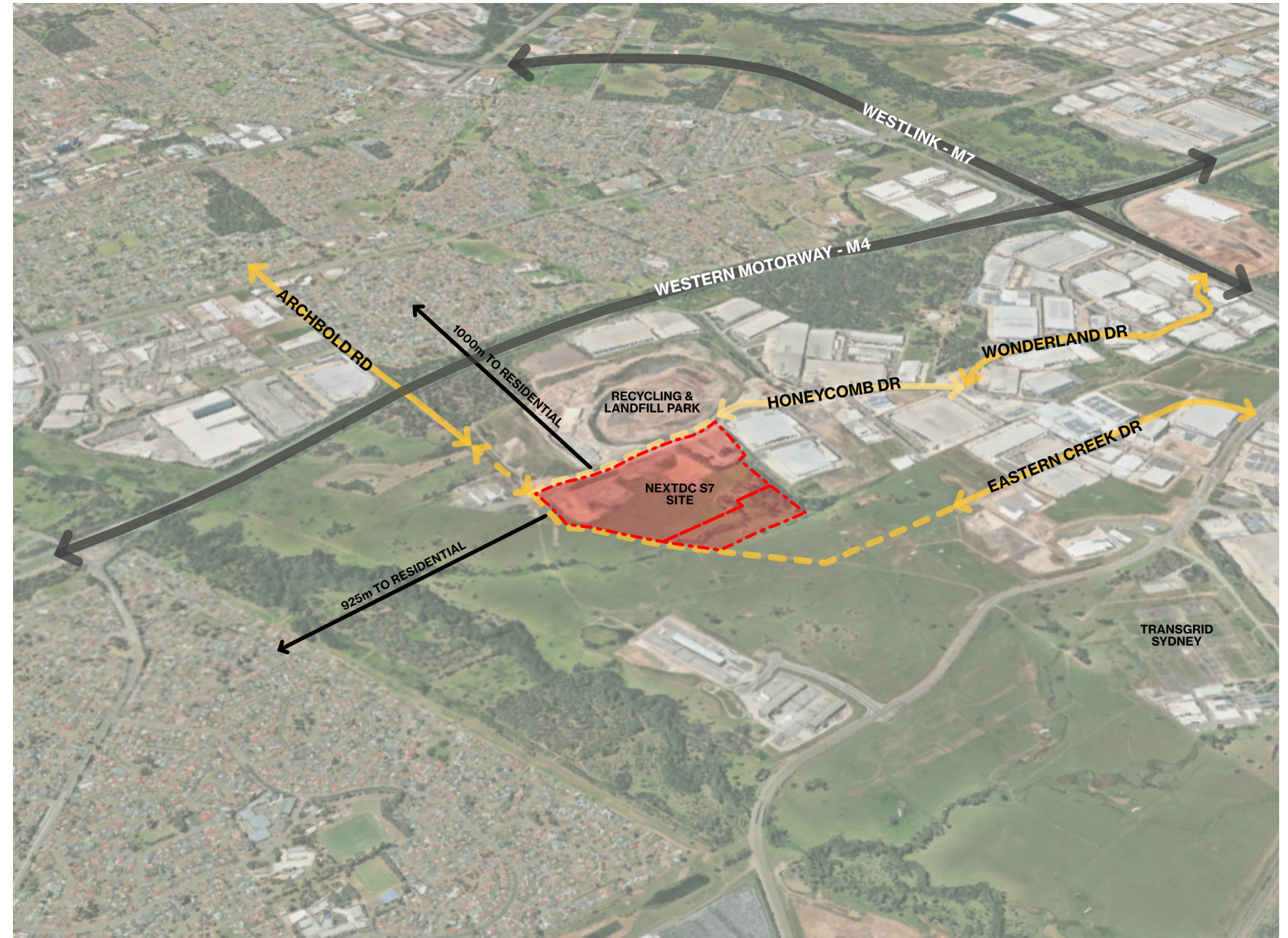
Towards the South of the site is the Transgrid Sydney substation.

#### West

The West of the site is predominantly cleared and includes a transmission easement that links to the Transgrid Sydney substation.

Ropes Creek is located along the west of the site, with an abundance of native vegetation.

The closest residential area is approximately 900 metres West from the site.



Site Overview



# 2.0 Site Context

## Planning Controls

### 2.4 Planning Controls

The site is zoned IN1 General Industrial Zone.

There is no maximum height within the site, however, it is affected by the 'Obstacle Limitation Surface' due to the location of the new airport to the South-west of the site.

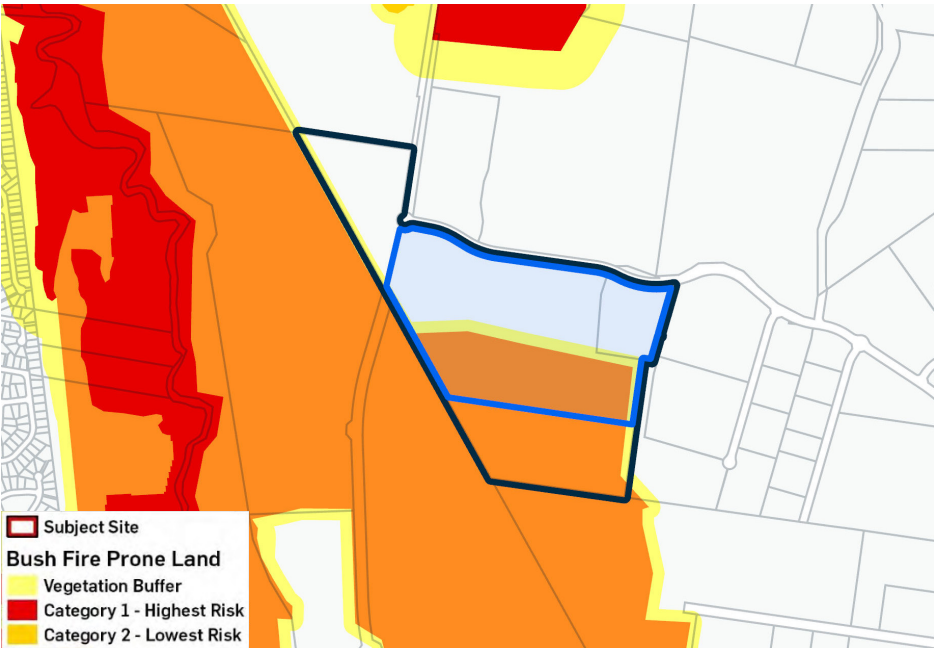
Due to the sites proximity to bushfire prone land, consideration of the applicable Bushfire Attack Level (BAL) is required along the southern and western boundaries.



Reference: 'Land Zoning Map' Urbis, 2024



Reference: 'Obstacle Limitation Surface' Urbis, 2024



Reference: 'Bushfire Zone' Urbis, 2024



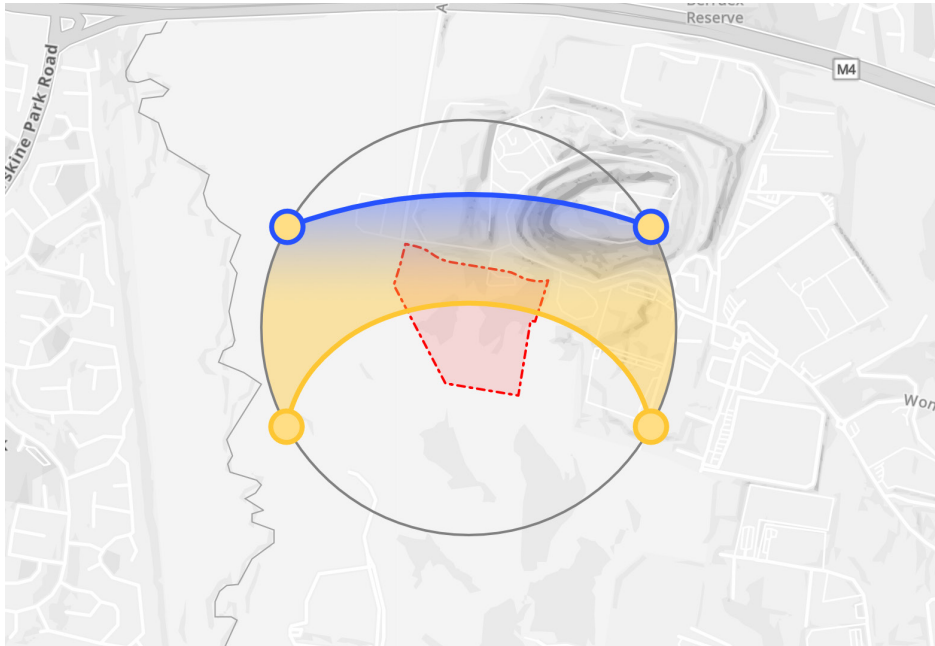
# 2.0 Site Context

## Site Characteristics

### 2.5 Climate

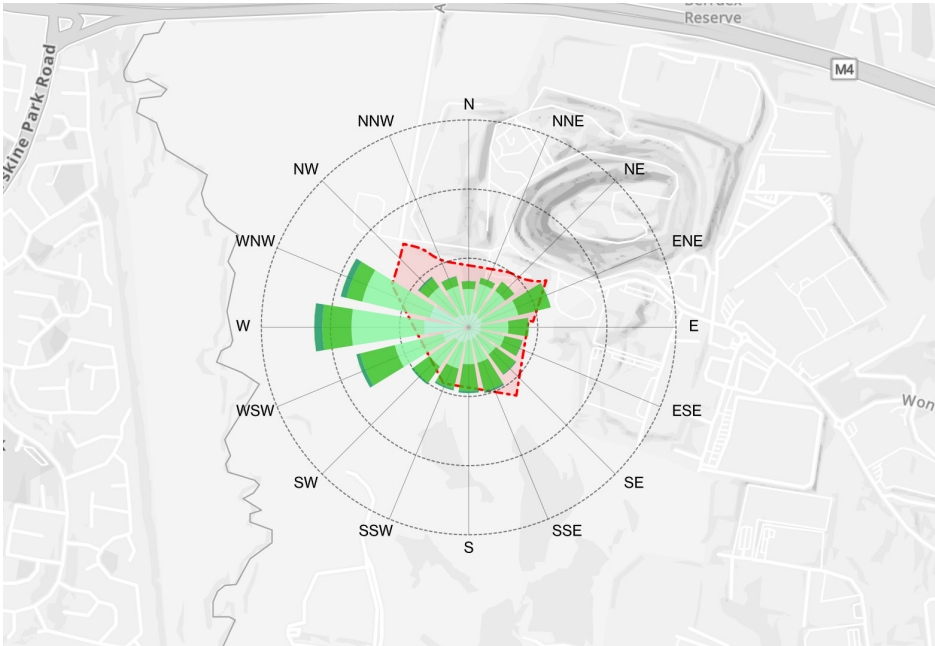
The site is North/South facing and is subject to a humid subtropical climate.

Winds are generally light to moderate with prevailing winds primarily from West of the site.



Reference: 'Sun path at Honeycomb Drive, Eastern Creek, NSW' 2026, Suncalc

-  Project Site
-  Winter Solstice
-  Summer Solstice



Reference: 'Wind Rose at Honeycomb Drive, Eastern Creek, NSW' 2026, meteoblueblue

-  Project Site
-  < 2km/h
-  2 – 5 km/h
-  10 – 20 km/h
-  20 – 30 km/h
-  30 – 40 km/h



# 2.0 Site Context

## Roads and Transport

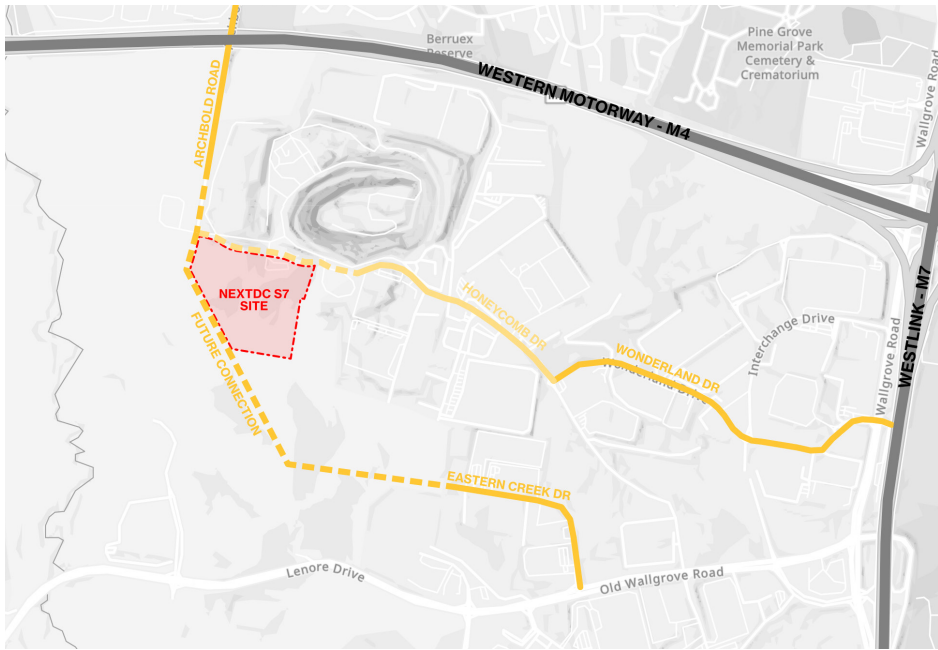
### 2.6 Roads and Transport

The M4 Motorway is located to the North of the site, while the M7 Westlink Motorway is located on the East. The site has a wide frontage and direct access to Honeycomb Drive which links to Wonderland Drive and the future Archbold Road extension.

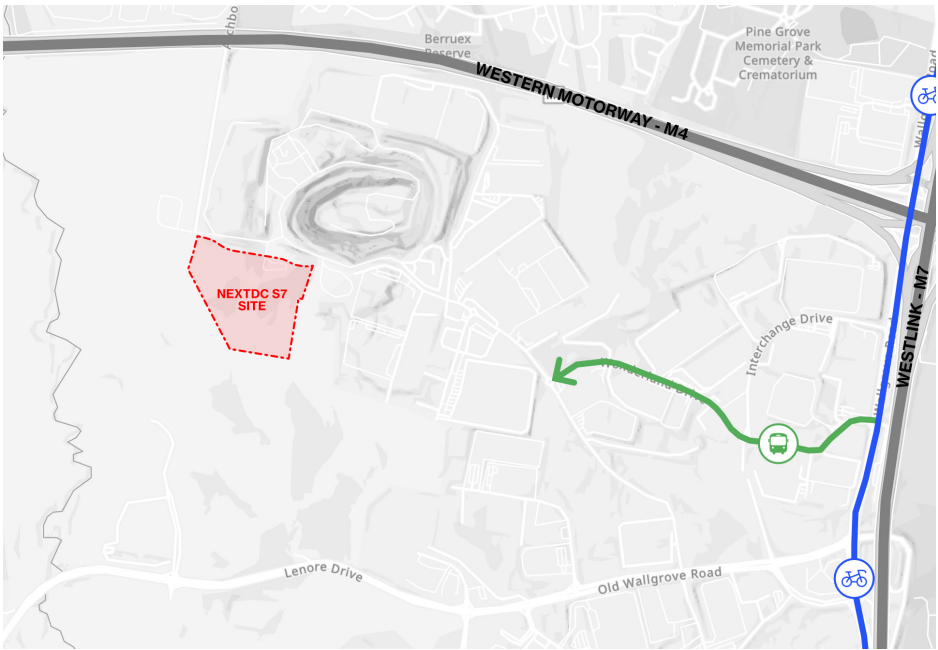
Future road connections are planned along Honeycomb Drive, and from Eastern Creek Drive to Archbold Road,

The closest bus stops are along Wonderland Drive.

An existing dedicated bicycle path runs along the M7 Westlink Motorway.



Site context and road map



Transport network map



# 2.0 Site Context

## Site Considerations

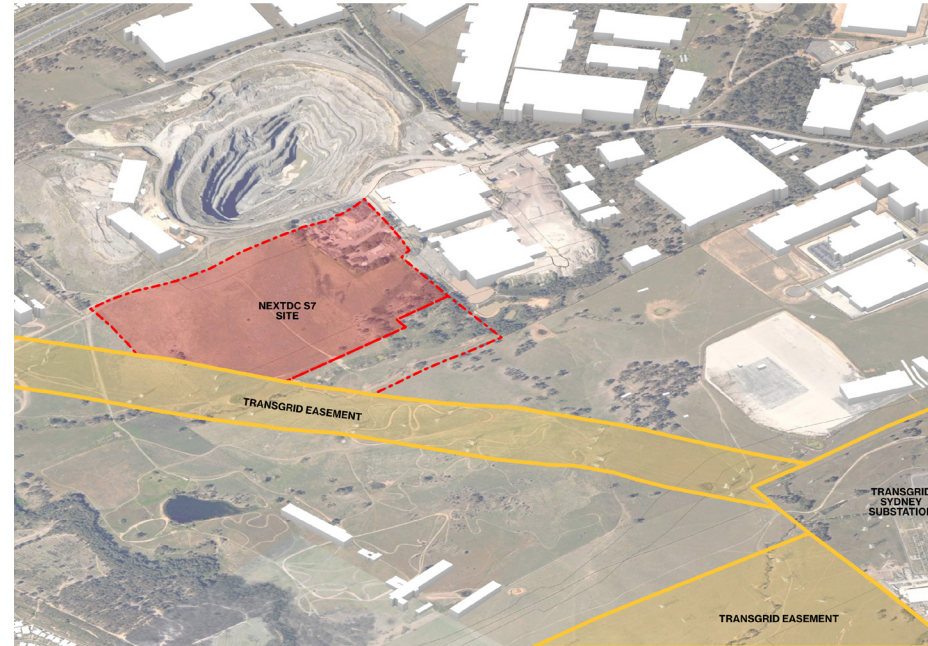
### 2.7 Site Considerations

#### Transgrid Easement

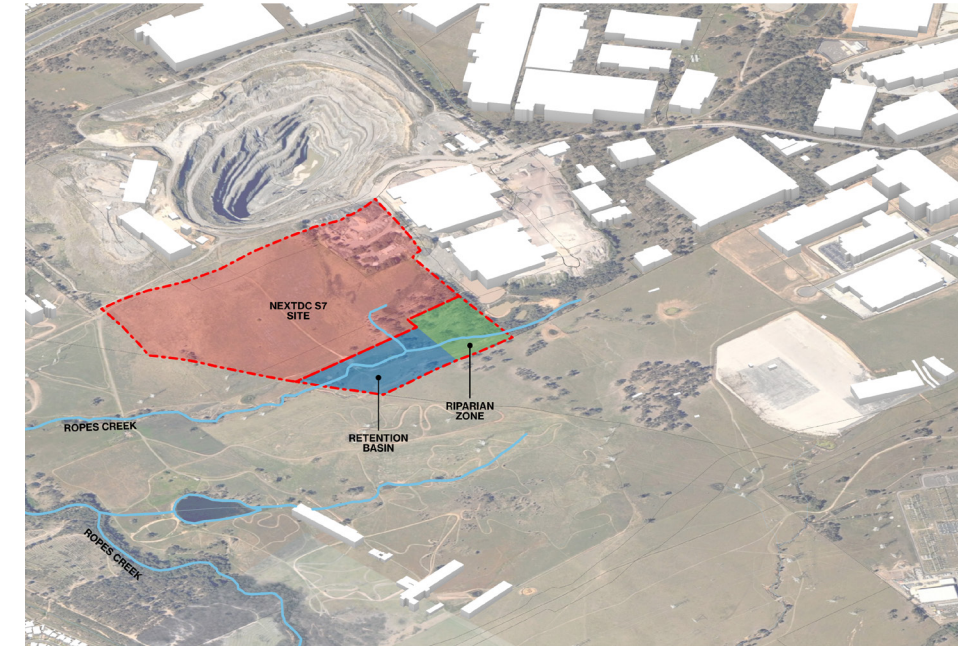
The site is directly adjacent to high-capacity supply lines and easement leading to the Transgrid Sydney West 330/132kV Substation and Switchyard.

#### Retention Basin

There is a requirement for a retention basin and VMP area to the south of the site to accommodate Ropes Creek.



Transgrid Easements



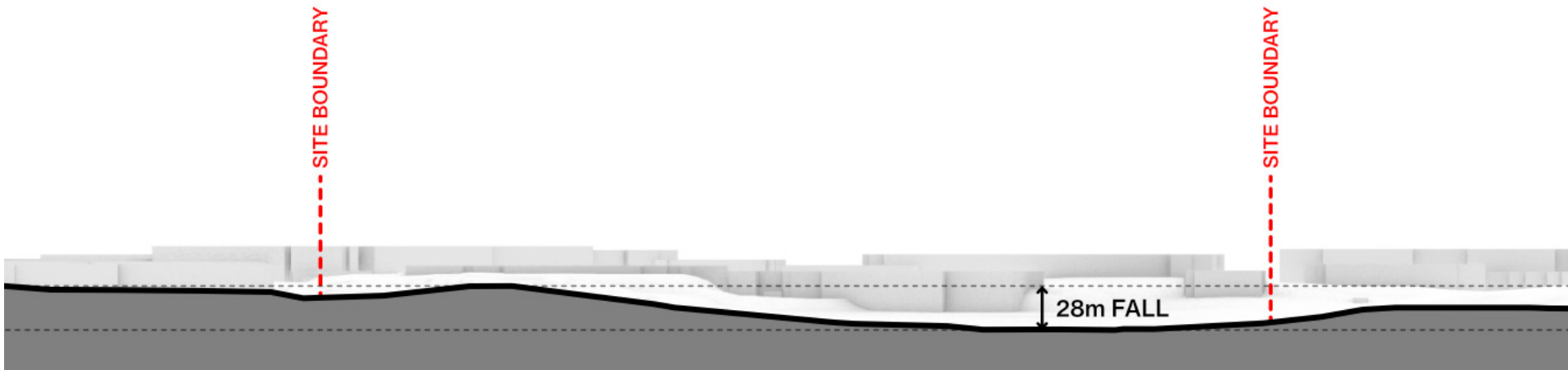
Ropes Creek Retention Basin

# 2.0 Site Context

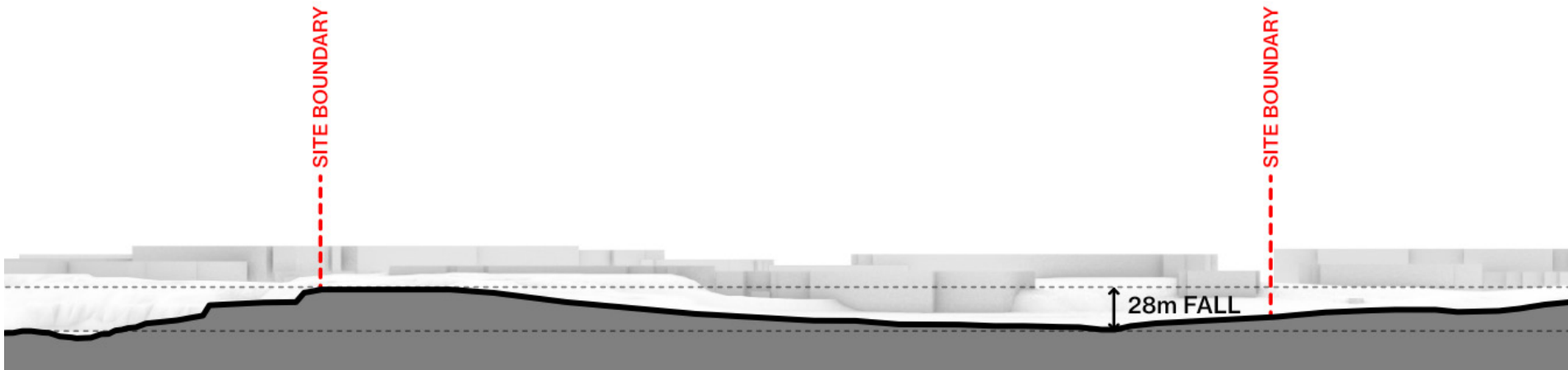
## Existing Site Conditions

### 2.8 Existing Site Conditions

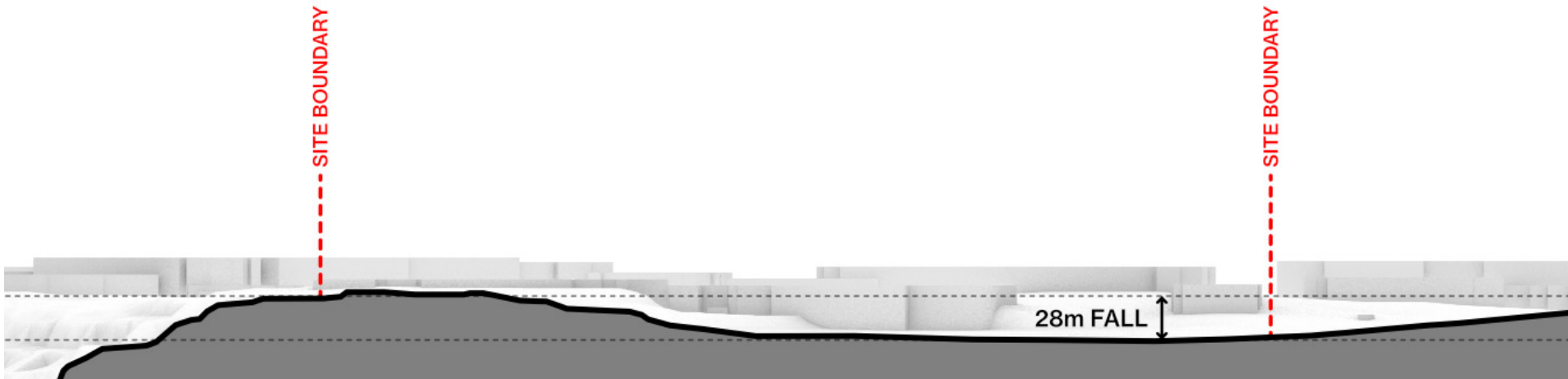
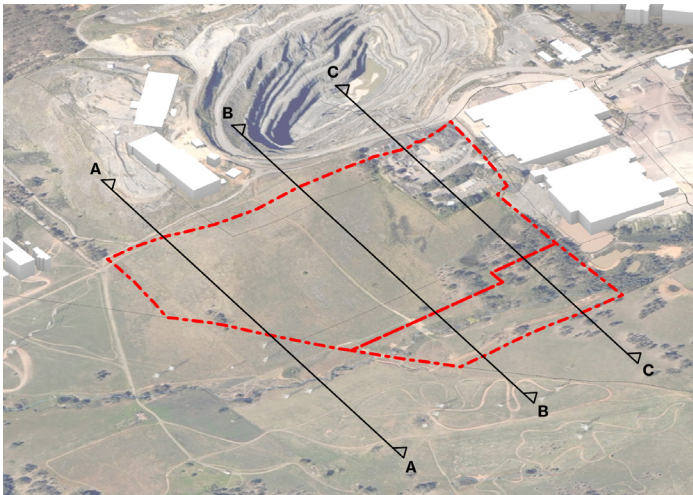
From topographic data, there is an approximate 28m fall from north to south of the site, with an approximate 18m from east to west.



Section A



Section B



Section C

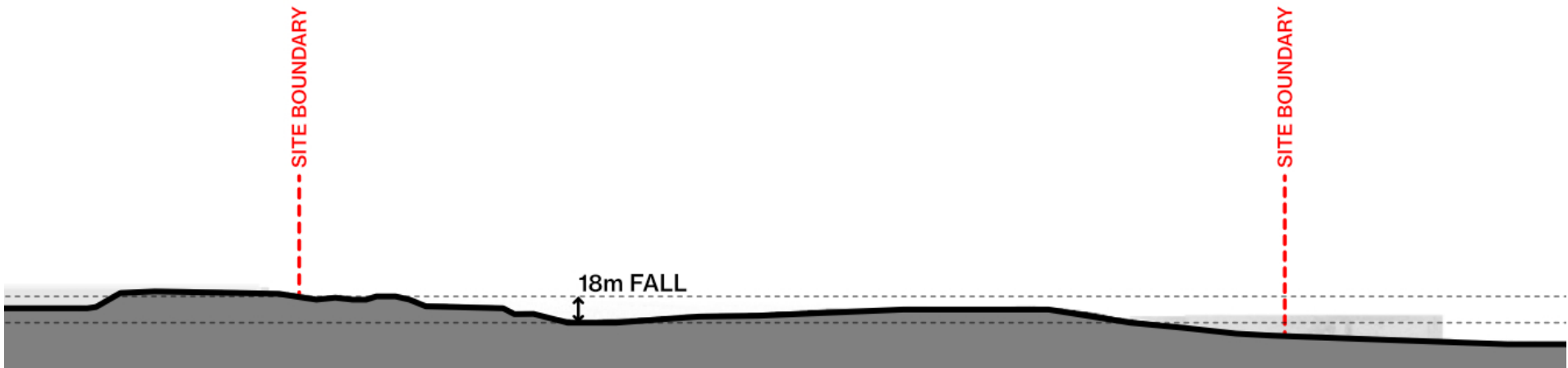


# 2.0 Site Context

## Existing Site Conditions

### 2.9 Existing Site Conditions

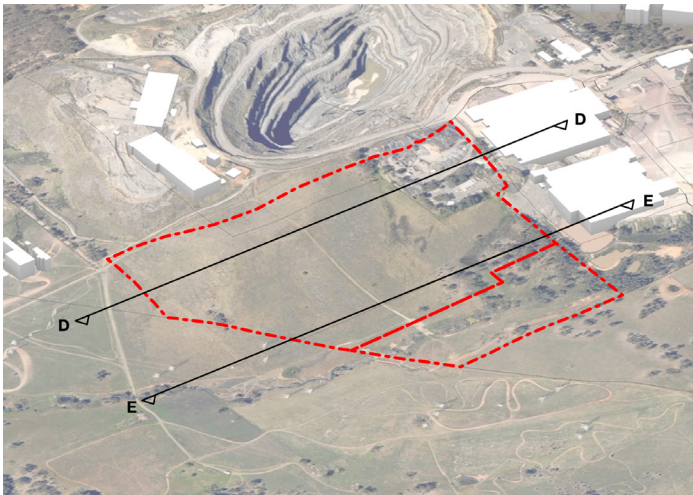
From topographic data, there is an approximate 28m fall from north to south of the site, with an approximate 18m from east to west.



Section D



Section E





# 2.0 Site Context

## Site Photos

### 2.10 Site Photos

Photos of the site taken along Honeycomb Drive.



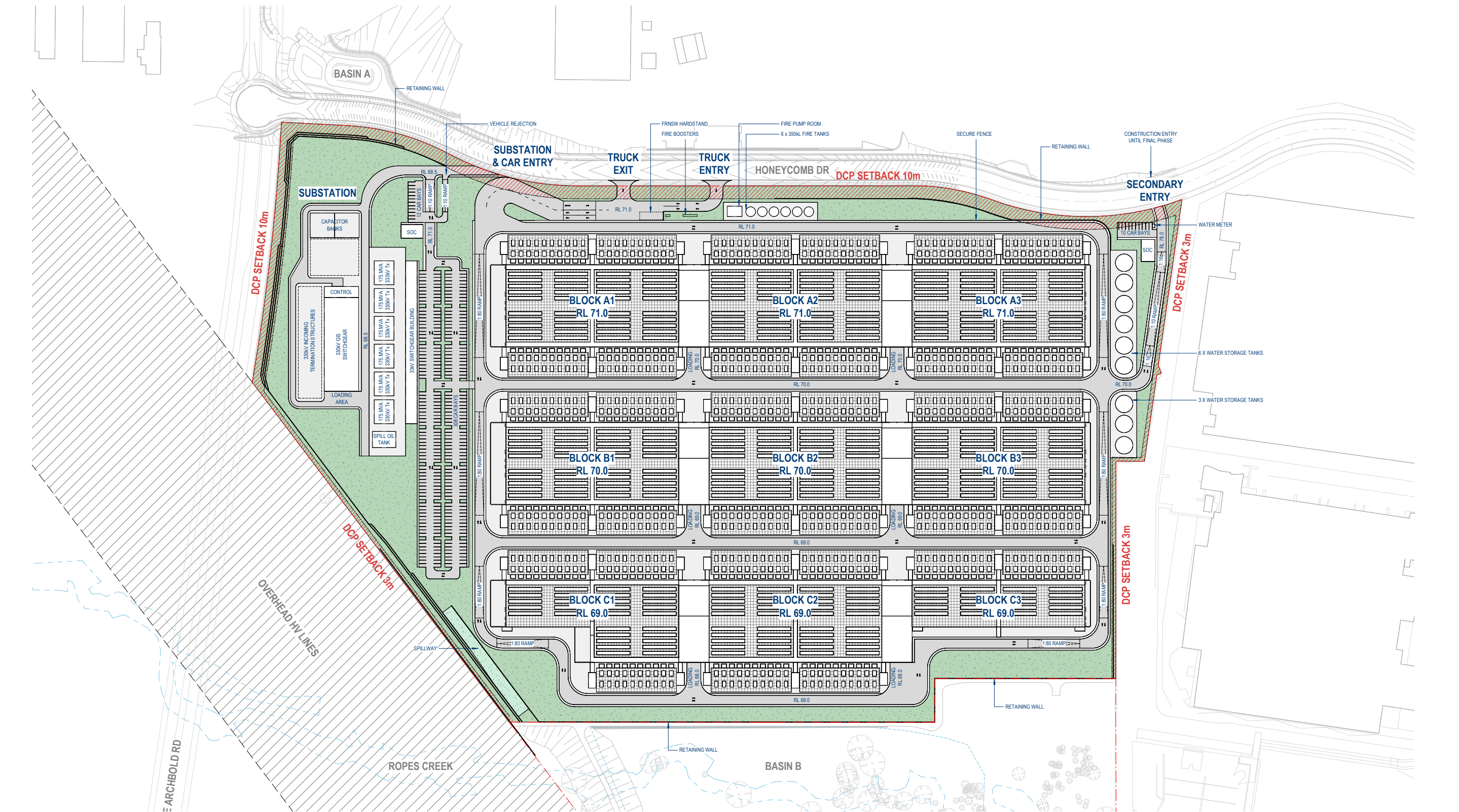


# PRELIMINARY DRAWINGS



# 3.0 Preliminary Drawings

## Site Master Plan

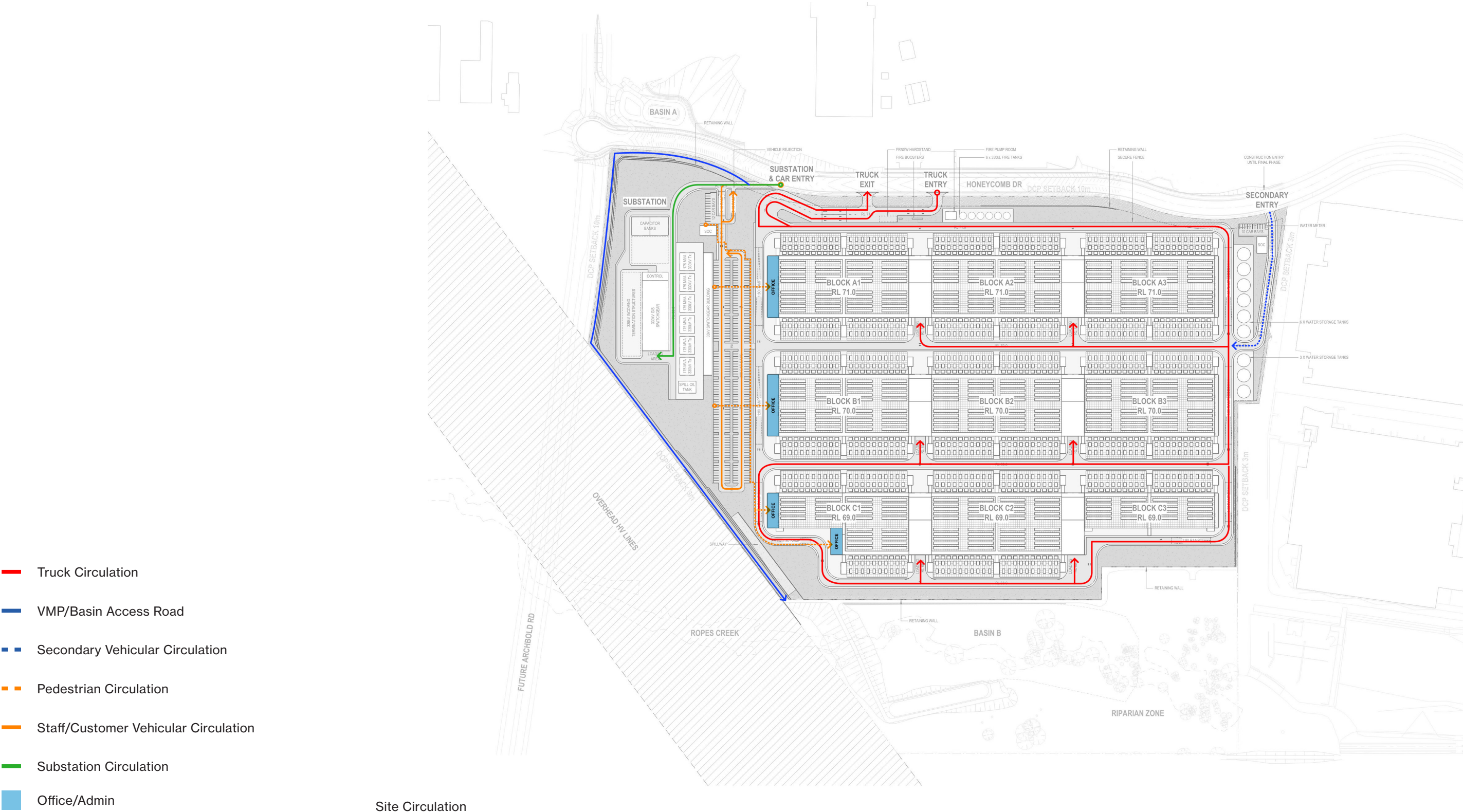


Site Plan



# 3.0 Preliminary Drawings

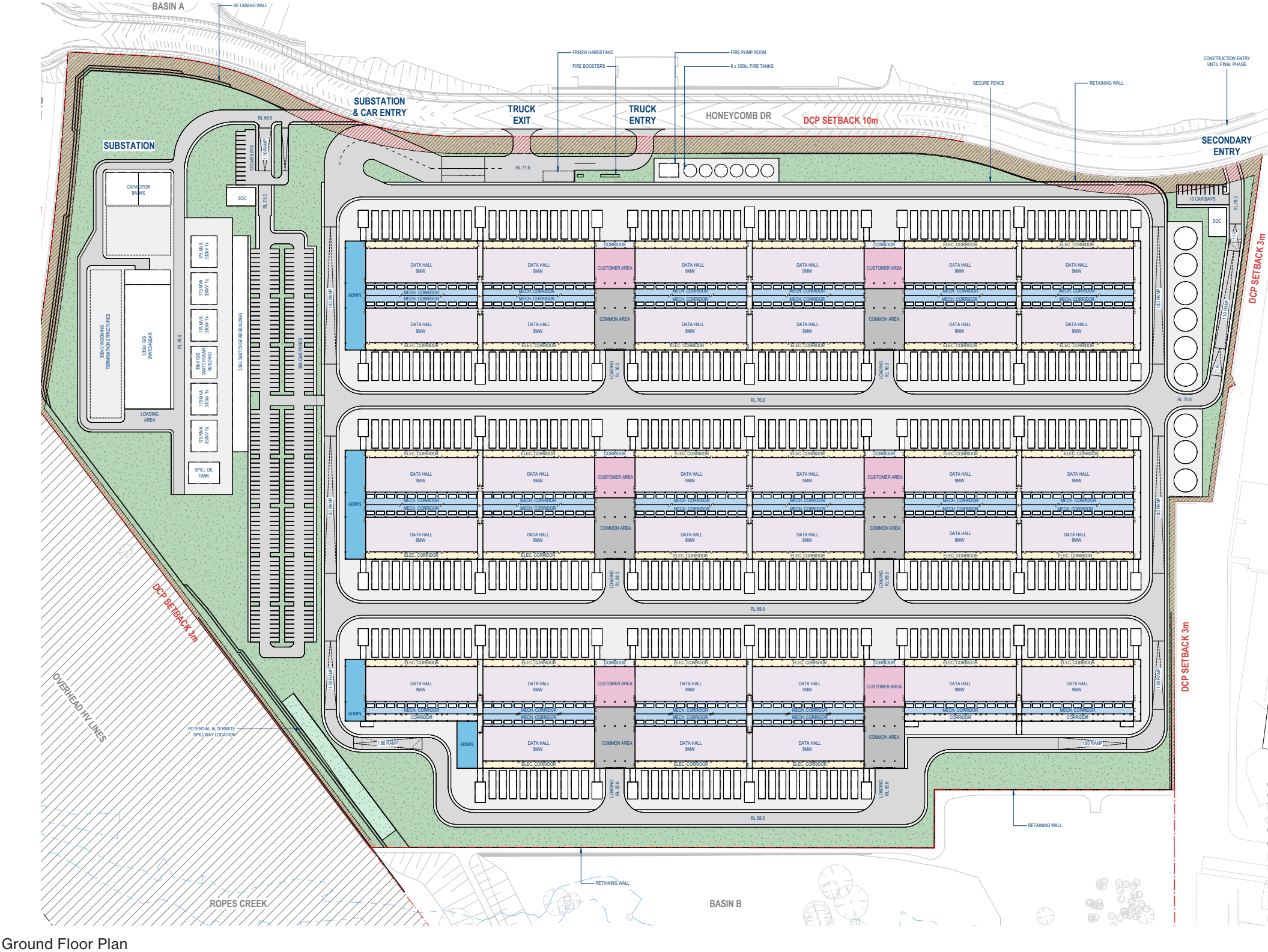
## Site Circulation



# 3.0 Preliminary Drawings

## Ground Floor Plan

- Data Hall
- Customer Area
- Mechanical
- Electrical
- Office/Admin
- Common Area



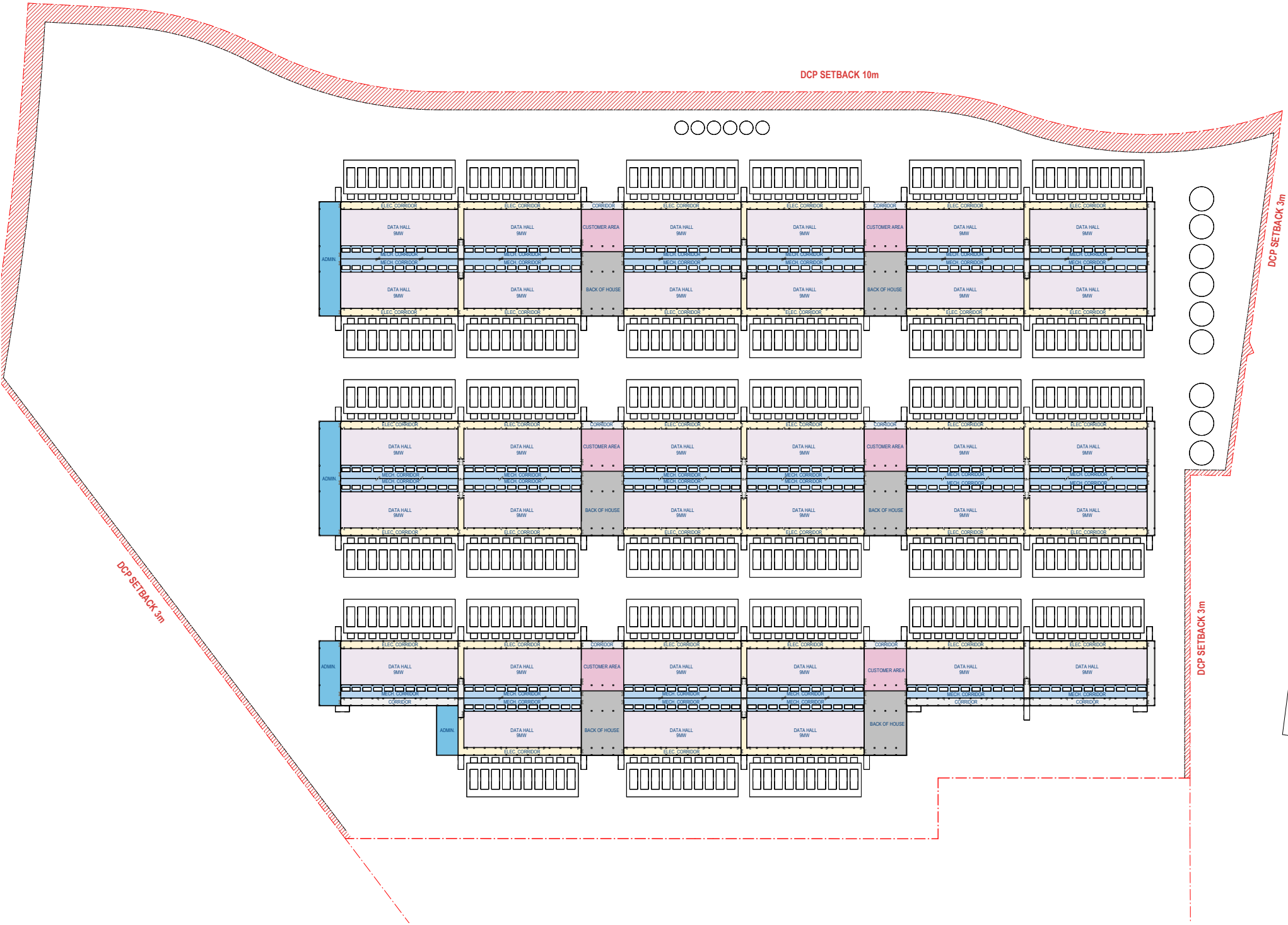


# 3.0 Preliminary Drawings

## First Floor Plan

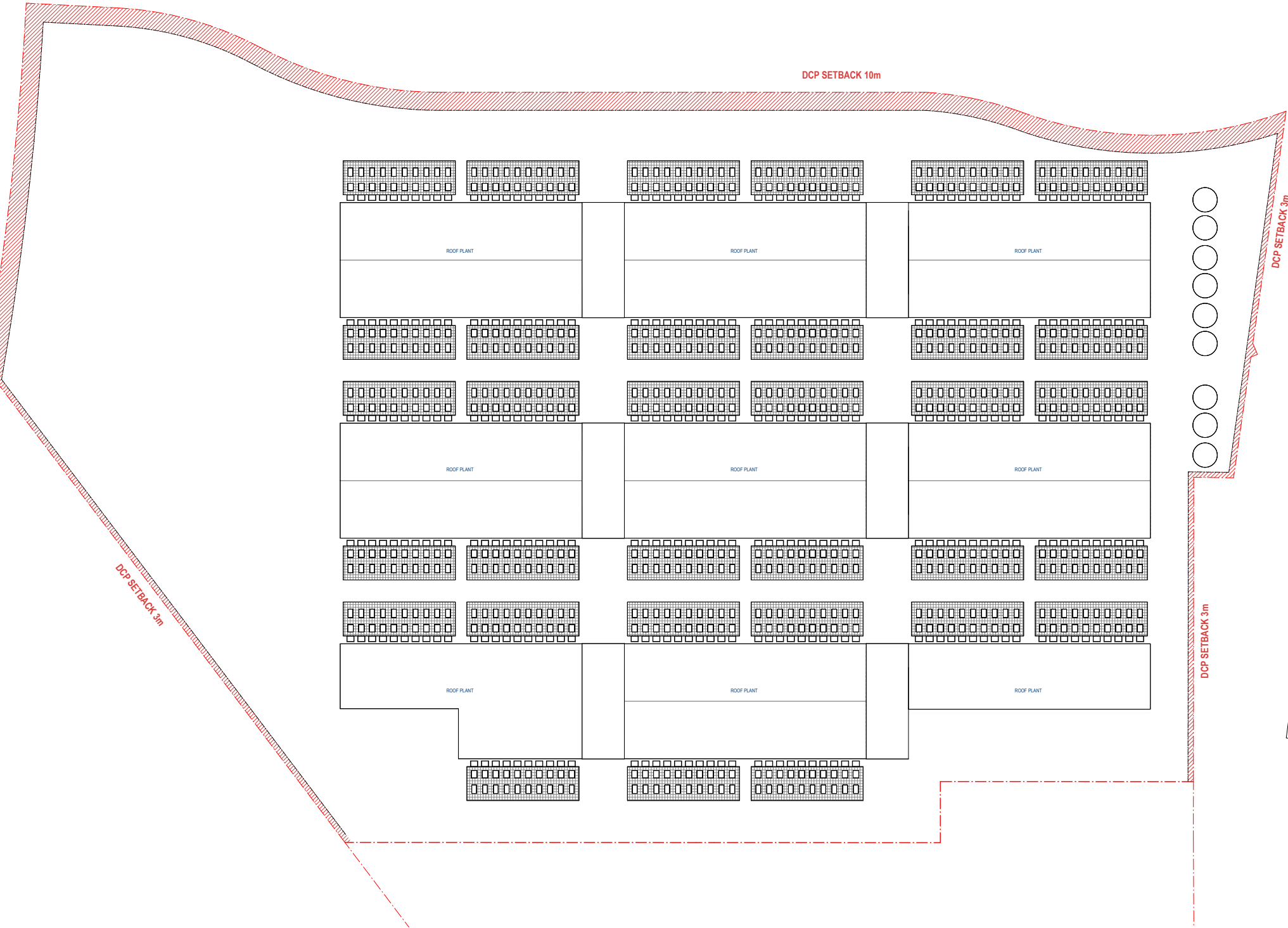
- Data Hall
- Customer Area
- Mechanical
- Electrical
- Office/Admin
- Back of House

First Floor Plan



# 3.0 Preliminary Drawings

## Second Floor Plan

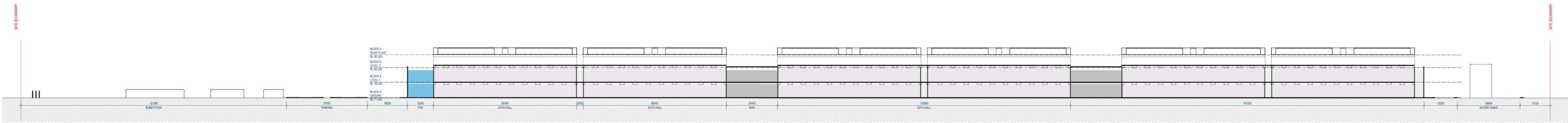


Second Floor Plan

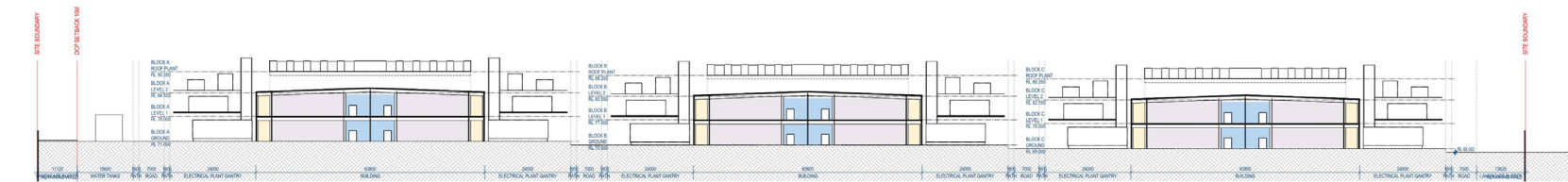


# 3.0 Preliminary Drawings

## Sections



Long Section



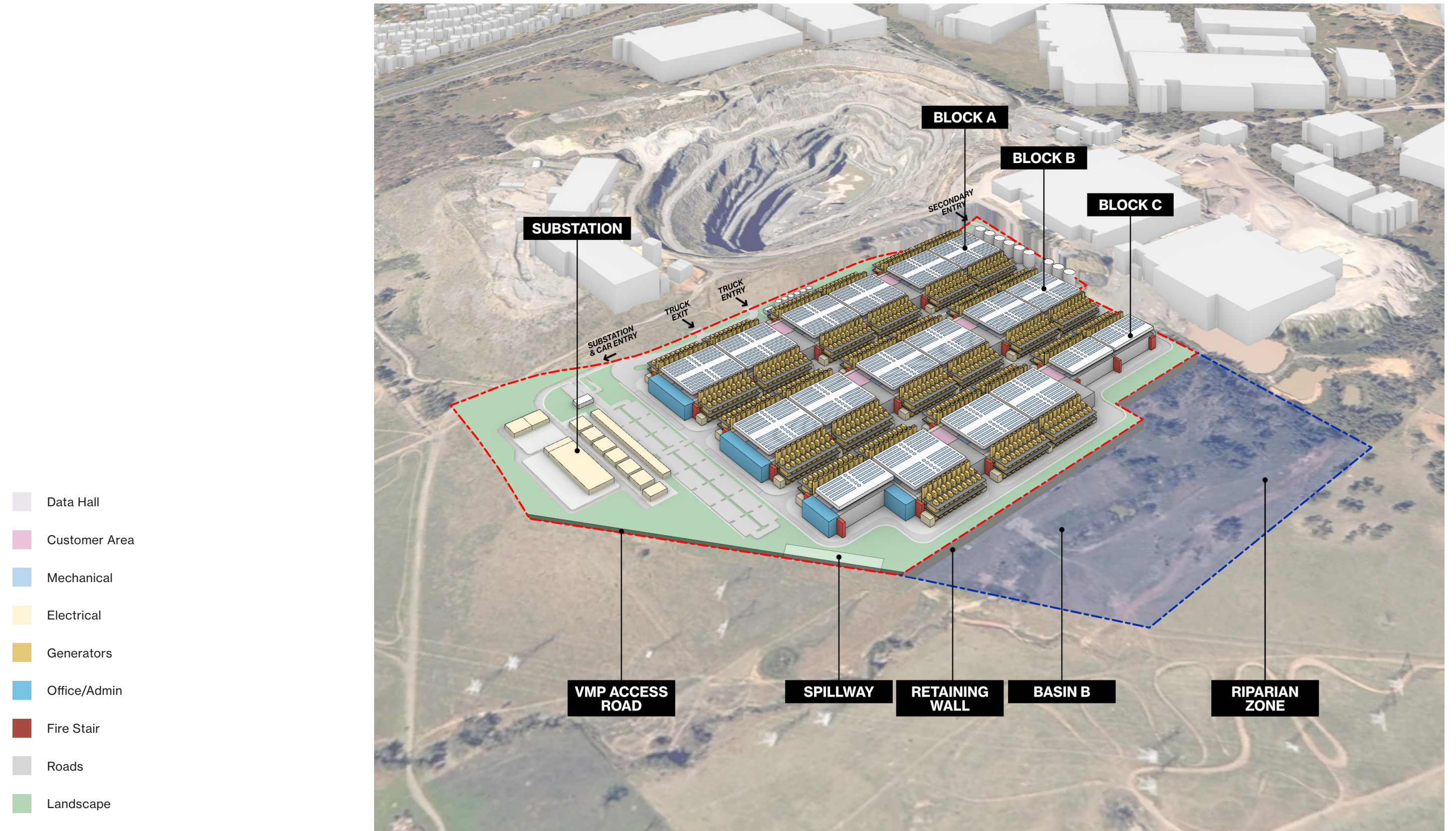
Short Section

- Data Hall
- Office/Admin
- Mechanical
- Electrical
- Office/Admin
- Common Area/Back of House



# 3.0 Preliminary Drawings

## Axonometric





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Robert Ousey 10214,  
Lawrence Toaldo 10255  
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