



Our Ref: PSM5953-008L REV A - SSDA Submission

31 March 2026

Assistant Development Manager, Data Centres
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Attention: Athena Vercoe

Dear Athena

**RE: PROJECT ATLAS DATA CENTRE, 10 ROBERTS ROAD EASTERN CREEK AND OFFSITE
ENABLING INFRASTRUCTURE LOCATED AT LENORE DRIVE - GEOTECHNICAL COMMENTS
ON SEARS**

1. Executive Summary

This letter has been prepared by PSM to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility and associated Offsite Enabling Infrastructure (OEI) at 10 Roberts Road, Eastern Creek within in the Blacktown Local Government Area ("LGA"). The site is legally described as Lot 553 in Deposited Plan 1110447.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Atlas Data Centre (SSD - 101067971) date 16th January 2026.

2. Background

A State Significant Development Application (SSDA) has been prepared to support a data centre at 10 Roberts Road, Eastern Creek and associated offsite enabling infrastructure.

The proposal will include:

- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing and bulk earthworks.
- Construction, fit-out and 24/7 operation of a Data Centre.
- Offsite enabling infrastructure.
- 2 Data Centre Buildings.
 - Building 1 – 2 Level + rooftop plant
 - Building 2 – 3 Level + rooftop plant
- Ancillary office, EOT and amenity.
- Provision of required utilities including:
 - Diesel storage tanks.
 - Water tanks.

- Substations on site.
- Vehicle access for 20m articulated vehicles (semi-trailers)
- Associated landscaping and site servicing
- Installation of site services and drainage infrastructure.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Project Atlas Data Centre (SSD-101067971) dated 16th January 2026.

Specifically, this report has been prepared to respond to some of the SEARs requirements issued below.

Item	Description of Requirement (number added for reference)	Section reference (this report)
Soil	<i>An assessment of potential impacts on soil resources and riparian land on and near the site, including:</i> <i>1. Impacts on soil erosion, salinity and acid sulfate soils</i> <i>2. Details of earthworks, including cut and fill volumes</i> <i>3. Description of the proposed erosion and sediment controls during construction</i>	Section 4.1
Water Management (Groundwater)	<i>Provide an integrated water management plan for the development that includes:</i> <i>1. A detailed site water balance including a description of the water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements</i> <i>2. A description of groundwater and surface water conditions and all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent)</i> <i>3. An assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourse, riparian areas, groundwater, and groundwater water-dependent communities nearby in accordance with relevant water quality guidelines and communities nearby in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water-Water Group (DCCEWW-Water) Groundwater Toolkit.</i> <i>4. Details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat reuse or dispose of water.</i> <i>5. Where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been handed prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority.</i> <i>6. A surface water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses and riparian areas, and characterisation of water quality criteria using a MUSIC water quality model.</i> <i>7. Details of any surface or groundwater mitigation, management and monitoring activities and methodologies.</i>	Section 4.2

3. Site Description

The proposed Data Centre is located at 10 Roberts Road, Eastern Creek, legally referred to as Lot 553 DP1110447 with Offsite Enabling Infrastructure (OEI) proposed across Lot 21 DP1246626, Lot 20 DP1157491, and Lot 22 DP1246626 to connect to TransGrid’s Sydney West Substation & Switchyard (refer to Figure 1 below). The site is located on Country of the Dharug people within the local government area of Blacktown.

The Data Centre site has a land area of approximately 168,574m².

The site is identified as part of the Eastern Creek Precinct Stage 3 within the Western Sydney Employment Area. It is located approximately 35km of the Sydney Central Business District (CBD) and 5.1 km from Rooty Hill Train Station.

The site has a site area of approximately 17 hectares and is bounded by industrial development and has a primary frontage of 400m to Roberts Road. The existing site contains an industrial warehouse and surrounding hard-stand areas.

Surrounding land uses in the vicinity include:

- Northeast: A range of mixed-use industry & commercial buildings
- Southeast: Data Centre and substation
- South, southwest and west: land primarily owned and operated by TransGrid Sydney
- Northwest: Commercial industry and the Industrial Harvest café.

The site is zoned IN1 General Industrial within Chapter 2 Western Sydney Employment Area of State environmental Planning Policy (Industry and Employment) 2021 (IESEPP). The proposal is permissible with development consent in the IN1 zone as per the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP).

A summary of key features for the stie and surrounding context are also summarised in Table 1 below.

Table 1 – Summary of Key Features

Item	Description
Site Area	Data Centre - 168,574m²
Ownership	Goodman
Legal Description	Data Centre - Lot 553 DP1110447 OEI - Lot 21 DP1246626, Lot 20 DP1157491, and Lot 22 DP1246626



Inset 1: Site Aerial

4. Assessment of SEARS – Geotechnical Items

4.1 Soils

This section presents our response to some of the site-specific SEARs related to Soils.

Item	Description of Requirement (number added for reference)	Section reference (this report)
Soil	<i>An assessment of potential impacts on soil resources and riparian land on and near the site, including:</i> <i>Impacts on soil erosion, salinity and acid sulfate soils</i> <i>Details of earthworks, including cut and fill volumes</i> <i>Description of the proposed erosion and sediment controls during construction</i>	Section 4.1

4.1.1 PSM comments on Point 1 and Point 2

Based on the bulk earthworks plan (Ref. S25201-XX-CI-0210 REV A, dated 2 February 2026), we note:

- Up to 2 m of CUT across the majority of the site, with a localised area up to 2.5 m in the southern portion of the site.
- Up to 3 m of FILL across the majority of the site, with a localised area exceeding 3 m in the southwestern portion of the site.

We assess that from a geotechnical point of view, the proposed development will likely have close to no impact on the soil resources at the site.

It is expected that appropriate erosion control will be included during construction and the civil designer will design the stormwater system, surface gradients and landscaping requirements to control surface flows and

minimise soil erosion and the effects of soil erosion. We note that the vast majority of the site will be sealed by the proposed development and appropriate surface runoff collection and disposal systems have been included in the design; similar to the current existing facility prior to redevelopment.

A Salinity Management Plan (SMP) has been prepared to effectively manage site salinity, minimise the effect of the proposed development on salinity processes and to protect the proposed development from salinity damage. Refer to a separate letter PSM5953-009L REV A for our assessment and recommendations.

Further comments / inputs from other disciplines (e.g. civil designer, ecologist, etc.) should be requested if required. A suitably qualified Environmental Consultant to address the acid sulfate soil potential and to prepare an Acid Sulphate Management Plan if required.

4.1.2 PSM comments on Point 3

With regards to the description of proposed erosion and sediment controls during construction, we understand the civil design and contractor will design and implement temporary sediment controls for the construction works.

4.2 Groundwater

This section presents our response to some of the site-specific SEARs related to the Water Management. Note that most of these requirements are related to surface water and thus should be addressed by other disciplines (eg. a suitably qualified ecologist, drainage / civil designer, environmental consultant).

Item	Description of Requirement (number added for reference)	Section reference (this report)
Water Management (Groundwater)	<i>Provide an integrated water management plan for the development that includes:</i> <i>1. A detailed site water balance including a description of the water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements</i> <i>2. A description of groundwater and surface water conditions and all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent)</i> <i>3. An assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourse, riparian areas, groundwater, and groundwater water-dependent communities nearby in accordance with relevant water quality guidelines and communities nearby in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water-Water Group (DCCEWW-Water) Groundwater Toolkit.</i> <i>4. Details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat reuse or dispose of water.</i> <i>5. Where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been handed prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority.</i> <i>6. A surface water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses and riparian areas, and characterisation of water quality criteria using a MUSIC water quality model.</i>	Section 4.2

Item	Description of Requirement (number added for reference)	Section reference (this report)
	7. <i>Details of any surface or groundwater mitigation, management and monitoring activities and methodologies.</i>	

4.2.1 PSM Comments on Point 1 – “detailed site water balance”

A suitably qualified drainage/civil designer or other suitably qualified person(s) should be engaged to provide site water balance.

4.2.2 PSM comments on Point 2 - Groundwater

Based on our geotechnical investigation, we observed groundwater seepage in BH10. We understand that groundwater levels are approximately RL 87.1 m AHD (i.e. 6 m below ground level) in the associated offsite enabling infrastructure located at Lenore Drive. Groundwater was not encountered at 10 Roberts Road Eastern Creek during our site investigation.

Based on the bulk earthworks plan (Ref. S25201-XX-CI-0210 REV A, dated 2 February 2026), we note:

- Up to 2 m of CUT across the majority of the site, with a localised area up to 2.5 m in the southern portion of the site.
- Up to 3 m of FILL across the majority of the site, with a localised area exceeding 3 m in the southwestern portion of the site.

The proposed development will comprise excavation depth up to 2 m to 2.5 m. On this basis, we consider the proposed development will have negligible impacts on groundwater resources at the Site, thus a groundwater impact assessment will not be required.

We note that matters on surface water resource are not addressed by PSM. A suitably qualified ecologist, drainage/civil designer and environmental consultant or other suitably qualified person(s) should be engaged to address these items.

4.2.3 PSM comments on Point 3 – Groundwater

The proposed development will comprise excavation depth up to 2 m to 2.5 m and groundwater was not encountered at 10 Roberts Road Eastern Creek during our site investigation. On this basis, we consider the proposed development will have negligible impacts on groundwater resources at the Site, thus a groundwater impact assessment will not be required.

We note that impacts on surface water resource (quality and quantity), impacts on dependent ecosystems, drainage lines, downstream assets and watercourses are not addressed by PSM. A suitably qualified ecologist, drainage/civil designer and environmental consultant or other suitably qualified person(s) should be engaged to address these items.

4.2.4 PSM Comments on Point 4, 5 and 6 – Stormwater, drainage infrastructure

A suitably qualified drainage/civil designer or other suitably qualified person(s) should address these items.

4.2.5 PSM comments on Point 7

The proposed development will comprise excavation depth up to 2 m to 2.5 m and groundwater was not encountered at 10 Roberts Road Eastern Creek during our site investigation. On this basis, we consider the proposed development will have negligible impacts on groundwater resources at the Site, thus a groundwater mitigation, management and monitoring activities and methodologies will not be required.

Should you have further queries, please do not hesitate to contact us.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Tsang' followed by a stylized flourish.

**TSZ IN WONG
GEOTECHNICAL ENGINEER**

A handwritten signature in black ink, appearing to read 'Stephanie' with a stylized flourish.

**STEPHANIE SALIM
ASSOCIATE GEOTECHNICAL ENGINEER**

A handwritten signature in black ink, appearing to read 'Agustria' followed by a stylized flourish.

**AGUSTRIA SALIM
PRINCIPAL**