

Project Atlas - 10 Roberts Road, Eastern Creek - Engagement Report

Prepared for
Goodman

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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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Executive Summary

This Engagement Report has been prepared by Mecone Pty Ltd (Mecone) on behalf of Goodman Property Services (Aust) Pty Ltd (Goodman) to support a State Significant Development Application (SSDA) for the demolition of existing buildings and the construction and operation of a data centre and offsite enabling infrastructure at 10 Roberts Road, Eastern Creek, within the Blacktown Local Government Area (LGA).

The proposed development includes two data centre buildings of two and three storeys respectively, with a total power capacity of up to 500 MVA, ancillary office space, a substation, diesel storage, hardstand areas, landscaping.

The proposal also includes associated electricity lead-in infrastructure required to support data centre operations. The site is legally described as Lot 553 in DP 1110447 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.

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) issued for SSD-101067971 on 16 January 2026.

Throughout December 2025 and January 2026, Mecone and Goodman (the Proponent) project team implemented a targeted engagement program to inform the community and key stakeholders about the SSDA inviting them to provide feedback on the project. This supplementary engagement formed a key part of the broader communication and engagement strategy for the project.

Communication tools that were used during the engagement process included:

- Project information sheet distributed to neighbouring landowners
- Stakeholder engagement through direct correspondence.

Limited feedback has been received from the community and adjacent landowners at the time of writing. This reflects the industrial nature of the precinct and the relatively contained nature of construction activities within the site boundaries. Lower levels of community interest in engagement activities have also been observed in similar SSD proposals within the Eastern Creek industrial precinct.

As the project progresses, opportunities for community and stakeholder feedback will continue to be provided through the formal exhibition and assessment process. A standalone Community and Stakeholder Engagement Strategy has been developed to guide ongoing engagement throughout the construction and operation of the project. The proponent welcomes feedback on the proposal and is committed to maintaining transparent and ongoing communication with stakeholders and the community as the project moves through the approval process.



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1 Introduction

This report documents the process and outcomes of the stakeholder engagement undertaken by Mecone for the demolition, construction and ongoing operation of a data centre facility and associated Offsite Enabling Infrastructure (OEI) at 10 Roberts Road, Eastern Creek (the site) in the Blacktown local government area (LGA) which will also include necessary electricity lead in infrastructure to support the data centre operation.

This report underpins an Environmental Impact Statement (EIS) that has been prepared for the project, as required under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The development is classified as State Significant Development (SSD) under the State Environmental Planning Policy (*Planning Systems*) 2021 (Planning Systems SEPP) and forms part of a development application to be assessed under Part 4 of the EP&A Act.

1.1 Secretary's environmental assessment requirements (SEARS) for engagement

This Engagement Report addresses the following industry specific SEARs requirements issued on 16 January 2026 for this project.

Table 1: SEARs requirements for engagement

Item	Description	Project response
Community and Stakeholder Engagement	A community and stakeholder engagement strategy consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to): - evidence of direct, ongoing consultation undertaken with nearby sensitive receivers - details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development - details of the proposed approach to future community and stakeholder engagement based on the results of consultation.	This report outlines Mecone's approach to engagement for the SSD, which is consistent with the Undertaking Engagement Guidelines for State Significant Projects. The appropriate and specified agencies have been consulted as a part of this engagement program; details are provided in Section 2.2. The outcome of the consultation approach including how issues raised, and feedback provided have been considered and responded to in the project will be captured in the: - Engagement Report - Social Impact Assessment - Environmental Impact Statement - Aboriginal Cultural Heritage Assessment Report. Details of the proponent's approach to future engagement as the project progresses is comprehensively documented in the Community and Stakeholder Engagement Strategy prepared for this project.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: Blacktown City Council	



	• Department of Climate Change, Energy, the Environment and Water: ◦ Conservation Programs, Heritage and Regulation Group ◦ Environment Protection Authority ◦ Energy, Climate Change and Sustainability • Transport for NSW • Fire & Rescue NSW • Heritage NSW • Sydney Water • Endeavour Energy • Transgrid • Western Sydney Airport Corporation • surrounding local landowners, businesses and stakeholders • Deerubbin Local Aboriginal Land Council • local and regional community and environmental groups • any other public transport, utilities or community service providers.	
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1.2 Site location and context

As shown in **Figure 1** below, the proposed development is located at 10 Roberts Road, Eastern Creek within the Blacktown Local Government Area (LGA). It is approximately 35 to 40 kilometres west of the Sydney Central Business District. The Site forms part of the Eastern Creek Precinct Stage 3 within the Western Sydney Employment Area, a major industrial and logistics hub containing large-format warehouses, freight operations and utility infrastructure.

The land is situated within Goodman's M7 Business Hub, an established industrial estate with direct access to the M4 and M7 motorways via Wallgrove Road. The site contains an existing warehouse and extensive hardstand from its former use as a distribution centre.

The surrounding locality is characterised by industrial and logistics development, including warehousing, commercial premises and significant electricity infrastructure such as the Sydney West 330/132kV substation on Old Wallgrove Road. The proposed project will connect to this infrastructure through offsite electricity lead in works.

The surrounding Eastern Creek industrial precinct contains modern industrial and logistics facilities and does not include listed built heritage, conservation items or known archaeologically sensitive areas. The broader locality does contain cultural landscape values associated with the Western Sydney Parklands; however, these do not intersect with the site.

The site is approximately 5 kilometres south of Rooty Hill Train Station and is served by bus routes operating along Roberts Road and Old Wallgrove Road, providing connections to Blacktown, Mount



Druitt, Rooty Hill and St Marys. This established industrial setting, combined with strong transport access and proximity to utility services, supports the suitability of the site for the proposed data centre development and associated enabling infrastructure.



Figure 1: Site context map

Source: Mecone, 2025

1.3 Project overview

The SSDA seeks the proposed development of a 500MVA Data Centre at 10 Roberts Road, Eastern Creek as shown in **Figure 2** below.

Development consent will be sought under an SSDA for the following:

- Site preparation works
- Construction, fit out and 24/7 operation of two data centre buildings with a maximum
- Demand of 500 MVA and a total Gross Floor Area of 99,310m²
- Provision of required plant and utilities
- Vehicular and pedestrian access
- Landscaping and site servicing.



Figure 2: Site plan

Source: Grimsham, 2025



2 Community and stakeholder engagement approach

2.1 Strategic engagement principles

Community and stakeholder engagement will be guided by the following strategic engagement principles. These principles align with the International Association for Public Participation (IAP2) Public Participation Spectrum and are intended to support transparent, inclusive and aligned engagement throughout the life of the project and include,

- Inclusive Participation
 - Ensure all potentially affected or interested stakeholders, including residents, businesses, community groups, and government agencies, have the opportunity to participate in the engagement process
 - Proactively identify and engage with groups that may be underrepresented or vulnerable
- Transparency and Openness
 - Provide clear, accurate, and accessible information about the project, its objectives, impacts, and benefits
 - Ensure stakeholders understand how their input will be used and the decision-making process
- Early and Ongoing Engagement
 - Engage stakeholders early in the planning and design process to allow their feedback to meaningfully influence project outcomes
 - Maintain ongoing communication throughout the project lifecycle to keep stakeholders informed and involved
- Collaboration and Empowerment
 - Encourage two-way dialogue, allowing stakeholders to contribute ideas, raise concerns, and provide solutions
 - Where appropriate, involve stakeholders in co-design and collaborative decision-making activities to foster ownership and trust
- Responsiveness
 - Actively listen to stakeholder feedback, respond to concerns in a timely and respectful manner, and integrate insights into project planning and decision-making
 - Ensure feedback is documented and reported back to stakeholders to demonstrate how their input has been considered
- Integrity and Accountability
 - Conduct engagement in a professional, ethical, and unbiased manner
 - Record and report all engagement activities, outcomes, and decision-making processes to ensure transparency and accountability
 - Tailor engagement methods and communication strategies to the needs of different stakeholders and the evolving project context.
 - Use a flexible approach to respond to emerging issues or community concerns throughout the engagement process.

These principles provide a framework for consistent, quality engagement that aligns with best practice under the IAP2 spectrum, ensuring the development process is inclusive, transparent, and responsive to community and stakeholder needs.



2.2 Engagement guidelines for state significant projects

Engagement for SSD is guided by best practice principles to ensure that the views and concerns of stakeholders are effectively captured, considered, and responded to throughout the planning and assessment process.

For the proposed demolition, construction and ongoing operation of a data centre facility and associated Offsite Enabling Infrastructure (OEI) at 10 Roberts Road, Eastern Creek the engagement process was designed to align with the statutory requirements under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as the SEARs relating to engagement.

This report adheres to the Department of Planning and Environments' *Undertaking Engagement Guidelines for State Significant Projects* (2024)¹ by:

- **Planning** a comprehensive engagement approach: Developing a tailored engagement strategy that identifies key stakeholders, outlines clear objectives, and establishes appropriate methods and timelines for engagement activities.
- **Undertaking** meaningful engagement: Implementing engagement activities that are inclusive, transparent, and responsive, ensuring stakeholders have the opportunity to provide input and influence project outcomes.
- **Reporting** back to stakeholders: Providing clear and accessible information to stakeholders about how their feedback has been considered and how it has influenced the project design and decision making process.
- **Demonstrating** how engagement has shaped the project by documenting and presenting how stakeholder input has been integrated into the project, including addressing concerns and incorporating suggestions where feasible.

¹ Department of Planning, Housing and Infrastructure 2024. *Undertaking Engagement Guidelines for State Significant Projects*
<https://www.planning.nsw.gov.au/sites/default/files/2023-03/undertaking-engagement-guidelines-for-ssp.pdf>

3 Stakeholder identification

Identifying and understanding all relevant stakeholders is a critical first step in ensuring that engagement efforts are inclusive, transparent, and responsive to the needs and interests of the community. A stakeholder is identified by assessing individuals, groups, or organisations that are affected by, have an interest in, or have the potential to influence the outcomes of a project or decision.

A stakeholder identification process was undertaken for the project to support the planning and delivery of targeted community and stakeholder engagement. This process involved identifying stakeholders with an interest in the project, or those directly and indirectly affected. Identified stakeholders are listed in the table below.

Table 2: Stakeholder group matrix

Stakeholder	Level of engagement	Key topics of interest	Engagement methods
Department of Planning Housing and Infrastructure (DPHI)	Inform/Consult	Matters identified in the industry specific SEARs.	- Formal assessment of proposal - Project specific meetings
Heritage NSW (HNSW)	Inform/Consult	Project's impacts on the European and Aboriginal heritage values within the surrounding locality.	Direct communication
Transport for NSW (TfNSW)	Inform/Consult	Project's impact on Transport for NSW assets and transport network capacity to service development ongoing.	Direct communication
Sydney Water	Inform/Consult	Project's impact on Sydney Water assets and system capacity to service development ongoing.	Direct communication
Fire and Rescue	Inform/Consult	Fire safety and emergency response requirements for the proposed development. Access for emergency vehicles, including site layout, driveway widths, turning paths and internal circulation. Fire separation distances, building design and compliance with relevant fire safety standards. Provision of fire services infrastructure, including hydrants, water supply and fire-fighting systems. Operational risks associated with the proposed use, including plant, equipment and hazardous materials (if applicable).	Direct communication
Environmental protection authority	Inform/Consult	Potential environmental impacts associated with construction and operation of the development.	Direct communication

		Noise and vibration impacts, including plant and equipment operation and cumulative impacts. Air quality impacts, including emissions, dust and odour (where relevant). Waste management, including handling, storage and disposal of waste and hazardous materials (if applicable). Compliance with relevant environmental legislation, guidelines and licensing requirements.	
Department of Climate Change, Energy, the Environment and Water	Inform/Consult	Compliance with relevant environmental legislation, guidelines and licensing requirements.	Direct communication
Endeavour Energy	Inform/Consult	Use of electricity network infrastructure and any potential impacts to wider network servicing	Direct communication
Transgrid	Inform/Consult	Use of electricity network infrastructure and any potential impacts to wider network servicing	Direct communication
Western Sydney Airport Corporation	Inform/Consult	Interactions between proposed building height, size and form and	Notification through public exhibition process, with feedback incorporated into an updated EIS in response to any submissions.
Local Council			
Blacktown City Council	Inform/Consult	How the project responds to local needs. Project opportunities to mitigate cumulative impacts on surrounding community infrastructure. Relevant Council planning and policies for consideration.	Direct communication
Local community			
Neighbouring residents and businesses located within the distribution area (refer to Figure 3).	Inform/Consult	Managing construction impacts on daily life.	- Letterbox drop - Project contact email for feedback

Deerubbin Local Aboriginal Land Council	Inform/Consult	Impacts to local cultural sites and First Nations community members.	Addressed through direct engagement as part of the ACHAR Report.
Local and regional community and environmental groups	Inform	Local environmental and wildlife needs.	Notification through public exhibition process, with feedback incorporated into an updated EIS in response to any submissions.
Any other public transport, utilities or community service providers.	Inform/Consult	Community service provision and potential impacts from ongoing workforce requirements.	Notification through public exhibition process, with feedback incorporated into an updated EIS in response to any submissions.



4 Engagement process

Effective communication and stakeholder engagement is fundamental to reducing risk, optimising alignment, minimising social and environmental impacts, securing statutory approvals, and gaining and maintaining the social licence to operate. Guided by the Department of Planning and Environment's *Undertaking Engagement Guidelines for State Significant Projects* (2024) the process sought to capture an accurate understanding of local issues, identify ways to respond to potential areas of impact, and establish clear channels of communication between stakeholders and the project team.

4.1 Communication tools

The table below outlines the communication tools and collateral used for this project that contributes to the desired engagement purpose and objectives.

Table 3: Communication tools and collateral

Activity tool	Description	Target audience	Level of engagement
Stakeholder and community project information sheet (Appendix A)	Distributed to addresses via letterbox drop and direct engagement with landowners to inform stakeholders about the project. Refer to map of distribution area in Section 4.3 below.	Local landowners	Inform

4.2 Engagement activities

The following table outlines the activities that contributed to the engagement process.

Table 4: Engagement activities table

Activity/Tool	Description	Target audience	Level of engagement
Project contact email for feedback	A dedicated project contact email was established to enable community members to provide feedback and make enquiries. The project contact details were included in the project information sheet distributed to the engagement catchment area, as shown in Figure 3 . The contact email was also provided as part of the mail out and letterbox drop activities.	Local landowners	Consult/engage
Liaison with stakeholders	Liaison on key matters with relevant State government agencies and authorities has occurred to resolve issues prior to lodgement.	Government stakeholders	Engage

4.3 Distribution area

The distribution area for landowner notification was selected to capture all applicable residents, businesses and other receivers who are most likely to experience direct social impacts within 200 metres of the project site. The distribution area is shown in **Figure 3** below.

The following considerations were also made in selecting this distribution area:

- The physical characteristics of the locality, including topography and existing built form, which limit the extent to which the project is visible or directly experienced by surrounding areas.



- Major transport infrastructure, including surrounding arterial roads and rail corridors, along with the scale of existing industrial buildings, reduces the potential for direct visual or social impacts on nearby communities beyond the immediate area.

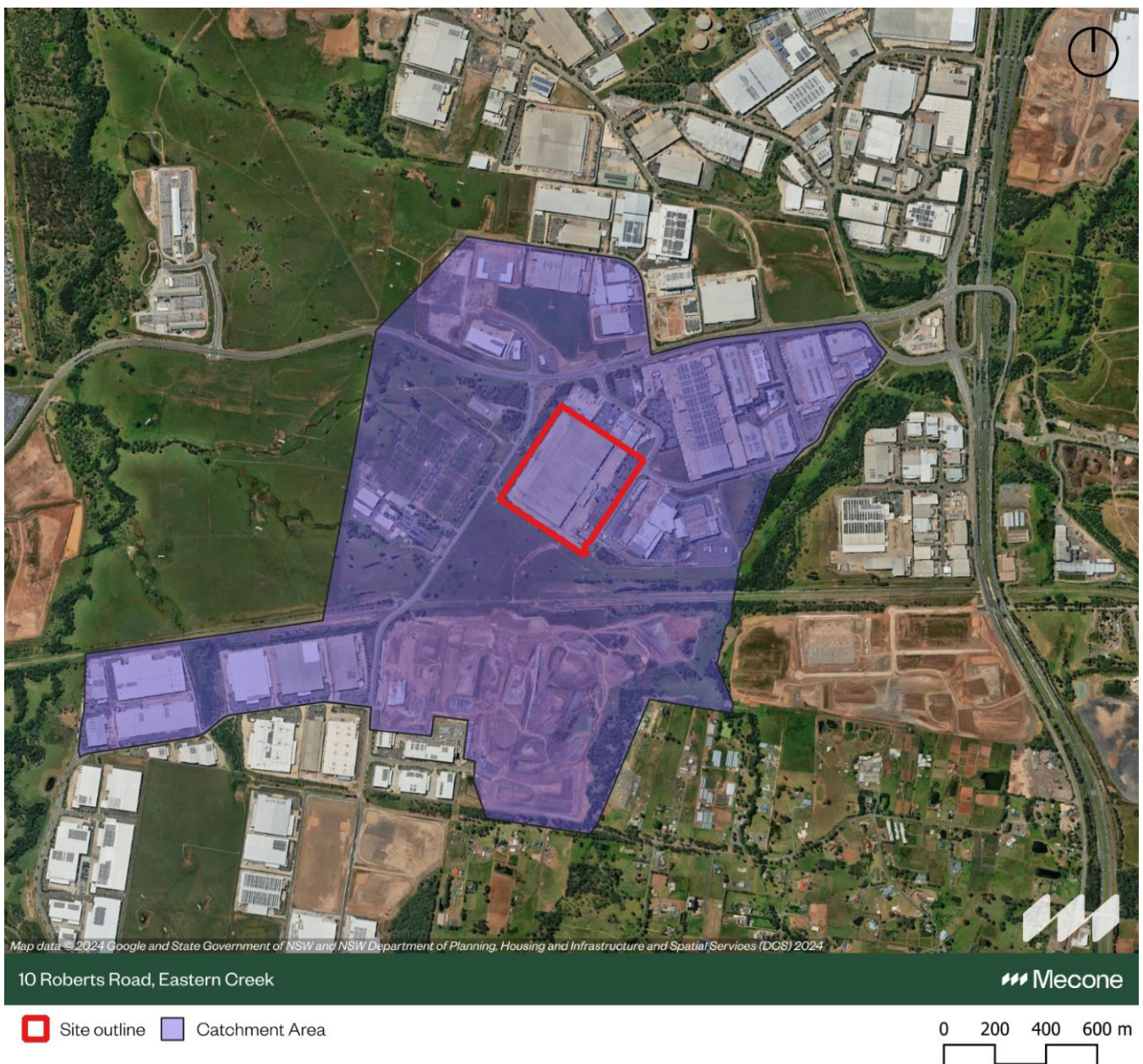


Figure 3: Engagement distribution area

Source: Mecone, 2025



5 Feedback and project response

The following section provides a consolidated summary of the key feedback received from community members, businesses, and project stakeholders throughout the engagement process to date. It highlights the main themes, issues, and opportunities raised during engagement and outlines how these insights have been considered in the planning and design of the proposed development. In addition, this section details the project team's responses to feedback, including the measures adopted to address concerns, the strategies developed to minimise potential impacts, and the commitments made to ensure that stakeholder input continues to inform decision-making as the project progresses.

5.1 Local community feedback

The following section outlines the feedback from neighbouring landowners received during engagement conducted for this project.

Table 5: Stakeholder feedback & project response

Stakeholder	Feedback	Project Response
Local businesses	Feedback from local businesses raised concerns regarding parking over driveway entrances. It was noted that, during previous construction activities, workers had parked across driveways, obstructing business access and restricting entry and exit points for service vehicles and trucks.	The project team acknowledges concern regarding traffic and parking impacts. These impacts have been assessed through the Traffic Impact Assessment and will be managed via a Construction Traffic Management Plan (CTMP).

Opportunities for community and stakeholder feedback will continue to be provided through the engagement process, including during the formal exhibition period. In addition, a standalone Community and Stakeholder Engagement Strategy has been developed to guide ongoing engagement throughout construction and operation.

5.2 Council and government agency feedback

Formal feedback has been received from Council and relevant government agencies in relation to the proposed development. The issues, requirements and recommendations raised to date have been documented in this Engagement Report and will be addressed through the Environmental Impact Statement and supporting technical assessments.

Consultation with Council and relevant government agencies will continue as part of the ongoing assessment process, including during the formal exhibition period. A standalone Community and Stakeholder Engagement Strategy has been developed to guide ongoing engagement with Council, government agencies, and utilities providers throughout the assessment and operation of the project. Any feedback received will be reviewed and addressed as part of the assessment process and, where relevant, incorporated into project design, mitigation measures and ongoing management.

Table 6: Council and government feedback

Stakeholder	Feedback	Project response
Blacktown City Council	On 19 December 2025, Blacktown City Council provided the following feedback in response to DPHI's request for input to the SEARs for SSD-10167971: - Requirement for the EIS to document compliance with the controls documented in the identified environmental planning instruments and development control plans applicable to the proposal. Any proposed departure from the prevailing controls should be clearly justified. - Requirement for the Department of Planning Housing and Infrastructure to refer the application to TransGrid, Endeavour Energy, and Sydney Water Corporation. Additionally, Council identified a notification requirement for surrounding properties upon receipt of the development application - Requirement for a detailed car parking assessment addressing a scenario of a future adaptive re-use of the building should it become redundant for data centre purposes in the future. - Requirement to provide engineering details, including: - Engineering plans in accordance with the Blacktown City Council Engineering Guide for Development 2005 - A detailed stormwater management plan in accordance with the Engineering Guide for development 2005 - Electronic copy of MUSIC modelling - Detailed civil plans, including dimensions of proposed pipes and pits and longitudinal sections of the proposed pipeline with the hydraulic grade line - Electronic copy of DRAINS. - Request for a comprehensive Traffic and Parking Assessment Report to be prepared in alignment with the NSW Government Guide to Transport Impact Assessment 2024. Specific details and requirements for this report are outlined in the Submission. - Details of environmental health assessments and investigations to be provided as part of the DA, including addressing: - Contamination through a Preliminary Site Investigation	The Environmental Impact Statement document compliance with the controls documented in the identified environmental planning instruments and development control plans applicable to the proposal. The following technical matters have also been addressed as follows: - Civil engineering – Section 6.10 of the EIS and Appendix W - Traffic and parking – Section 6.4 and Appendix P - Soils - Section 6.12 and Appendix T, Appendix U and Appendix V - Contamination – Section 6.7 and Appendix X and Appendix Y - Waste, Chemicals and hazardous materials – Section 6.3 and 6.18, as well as Appendix S and Appendix GG - Water – Section 6.10 and Section 6.12, as well as Appendix W, Appendix T, Appendix U and Appendix V - Ground Water – Section 6.12 and Appendix T, Appendix U and Appendix V - Noise and Vibration – Section 6.8 of EIS and Appendix I - Air issues – Section 6.9 of EIS and Appendix J - Waste, Chemicals and hazardous materials – Section 6.3 and 6.18, as well as Appendix S and Appendix GG - Diesel Generator Testing Regime – Section 3.6, 3.7 and Appendix H - Landscape and tree planting – Section 6.6 and Appendix Z, and Appendix CC - Materials and finishes – Section 6.1 and Appendix E; Appendix F. - Visual identity and character – Section 6.2 and Appendix R. Additional matters confirmed with Council through consultation during the preparation of the EIS has included the sufficiency of the proposed crossing in Old Wallgrove Road.

	◦ Acoustics through a comprehensive acoustic assessment ◦ Air Quality through an Air Quality Report ◦ Fuel Storage details. • Requirement to provide the following environmental, biodiversity, and greenspace details: ◦ Provide an Arboricultural Impact Assessment Report to address the retention of existing mature trees to the extent possible, with detailed justification to be provided if removal required. Specific guidance provided includes on the required qualifications (AQF5) and desired tree protection plan in line with AS4970:2025. ◦ Detail setback approaches and provide detail on how landscaping, including large canopy trees, have been incorporated, including a requirement to include locally native species. This should be documented in a landscape plan prepared by a qualified professional. ◦ Demonstrate how the proposal is well considered and environmentally aware through a Biodiversity Development Assessment Report. Specific guiding policy and legislation to be referred to has been identified in the submission. • Requirement to provide the following built form detail: ◦ Provide detail on the materials and finished, including through elevation drawings and renders ◦ Consider surrounding environment and provide appropriate acoustic measures and façade articulation ◦ Provide a visual impact statement to provide justification for bulk and scale ◦ Consider visual identity, context, and function in a meaningful way.	
NSW Environment Protection Authority	On 10 December 2025, the NSW Environment Protection Authority provided the following feedback in response to DPHI's request for input to the SEARs for SSD-10167971:	The Environmental Impact Statement prepared for this project provides a detailed description of the proposal (construction and operation), identifies likely interactions between the development and existing/future uses and sensitive receivers, identifies approvals and licenses required under the POEO Act, and summarises the key

• Detailed requirements for the description of environmental impacts to be provided as part of the EIS. • Identification of the following: ◦ any likely interactions between the development and any existing/approved developments and land uses in the area ◦ Sensitive receivers likely to be affected by the development ◦ Potential environmental emissions • Requirement to assess the likely environmental impacts and describe the proposed mitigation measures to minimise environmental pollution achieve compliance with relevant environmental legislation, policies, and guidelines. The EIS to accurately summarise the key findings of the detailed technical studies and use suitable cross-referencing to reduce repetition. • Identify all approvals and licences required under environment protection legislation, including details of all scheduled activities under schedule 1 of the Protection of the Environment Operations Act 1997. • Outline how the proposal and its environmental protection measures would be implemented and managed so as to demonstrate that the proposal is capable of complying with statutory obligations under EPA licences or approvals. The EPA noted that this may be satisfied through the outline of an environmental management plan. • Detail on construction works, including in relation to any earthworks or site clearing, re-use and disposal of cleared material, classification in accordance with the EPA's <i>Waste Classification Guidelines (2014)</i>, identification of construction timetable and staging, proposed construction methods, and environment protection measures including: ◦ Noise and vibration (including referring to the <i>Interim Construction noise Guideline</i> (DECC, 2009). The ◦ Dust control measures and erosion ◦ Sediment control measures. • Requirement for the EIS to address air quality during operation in accordance with the relevant policies and guidelines, and supported by an Air Quality Impact Assessment.	findings of detailed technical studies including a summary of environmental protection measures to satisfy statutory obligations under EPA licences or approvals The following technical matters have also been addressed as follows: • Air issues – Section 6.9 of EIS and Appendix J • Noise and Vibration – Section 6.8 of EIA and Appendix I • Waste, Chemicals and hazardous materials – Section 6.3 and 6.18, as well as Appendix S and Appendix GG • Diesel Generator Testing Regime – Section 3.6, 3.7 and Appendix H • Battery Energy Storage System – NA • Water – Section 6.10 and Section 6.12 and Appendix W Appendix T, Appendix U and Appendix V • Ground Water – Section 6.12 and Appendix T, Appendix U and Appendix V • Soils - Section 6.12 and Appendix T, Appendix U and Appendix V • Contamination – Section 6.7 and Appendix X and Appendix Y • Climate Change – Section 6.21 and Appendix N.
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	• Demonstrate compliance through the EIS on noise and vibration aspects of the proposed development, with specific requirements and guiding policies and legislation to be referred to identified in the submission. • Requirement to assess waste, chemical and hazardous materials aspects of the proposed development through the EIS, with specific requirements and guiding policies and legislation to be referred to identified in the submission. • Requirement to outline the proposed testing regime for back-up diesel generators, with specific information to be provided outlined in the submission. • Requirement to outline details on the amount of waste batteries proposed to be stored on the premises at any one time and appropriate fire management measures proposed. • Requirement to prepare a surface water quality assessment, with specific requirements and guiding policies and legislation to be referred to identified in the submission. • Requirement to provide details of the project that are essential for predicting and assessing impacts to groundwater, with specific information requirements identified in the submission. • Requirement to undertake an assessment of the potential impacts on soil and land resources through the EIS, guided by the <i>Soil and Landscape Issues in Environmental Impact Assessment</i> (DLWC, 2000). Additional requirements and guiding policies and legislation have been identified for the EIS to refer to. • Identification of the likelihood of contamination at the site and surrounding land through the EIS, with specific requirements and guiding policies and legislation to be referred to identified in the submission. • Requirement to provide an estimate of greenhouse gas (GHG) emissions for the project through the provision of a Greenhouse Gas Assessment consistent with the EPA's Greenhouse Gas Assessment Guide for Large Emitters.	
Sydney Water	On 22 December 2025, Sydney Water provided the following feedback in response to DPHI's request for input to the SEARs for SSD-10167971:	The Environmental Impact Statement prepared for this project provides a detailed description of impacts and associated mitigations across water, wastewater, and flooding considerations.

	- Requirement to determine service demands following servicing investigations and demonstrate satisfactory arrangements for drinking water, wastewater, and recycled water (where required) services have been made. Sydney Water identified information requirements as part of the servicing investigations. - Requirement to obtain endorsement and/or approval from Sydney Water through registration of a direct Feasibility enquiry with Sydney Water via an approved Water Servicing Coordinator. - Recommendation to ensure that tree species utilised for landscape are not liable to cause cracking or blockage of Sydney Water pipes. - Recommendation to consider measures to minimise potential flooding, degradation of water quality, and avoid adverse impacts on heritage items. Creation of pipeline easements where required should also be considered. - Ensure satisfactory measures to protect existing stormwater assets that may be present on this site. - Engage directly with Sydney Water via the feasibility process to discuss Integrated Water Cycle Management (IWCM) opportunities.	Refer particularly to Sections 6.11 and 6.12 of the EIS. The following technical reports provide additional detail on: - Geotechnical Report (Appendix T) - Salinity Management Plan (Appendix V) - Water Management Report (Appendix W) - Geotechnical Report (Appendix T) - Flood Impact Report (Appendix LL).
TfNSW	On 9 December 2025, TfNSW provided the following feedback in response to DPHI's request for input to the SEARs for SSD-10167971: - A requirement to prepare a Transport Impact Assessment as part of the EIS for this proposal. The submission by TfNSW provides additional requirements to be addressed in the Transport Impact Assessment, including: - Details of adequacy of the existing and future public transport network and pedestrian and bicycle networks to meet future demand - Measures to integrate the development into the existing/future public transport network - Review of crash data and assessment of the proposed development's safety implications - Details of site access, pedestrian network and parking provision in accordance with the relevant standards and legislation - Preliminary Construction Management Plan to address construction vehicle impacts	The Environmental Impact Statement prepared for this project provides a detailed description of impacts and associated mitigations across traffic and transport issues. Refer to Section 6.4 and Appendix P of the EIS for more detail.

	• Demonstrating how the proposal minimise the reliance on car usage through implementation of Travel Demand Management measures, including details on location-specific sustainable travel Plan through a Green Travel Plan or Workplace Travel Plan. The following additional matters have been raised by TfNSW during further consultation during the preparation of the EIS: • The proposed conduits would have to be outside the road reserve and if not possible deep enough to avoid any existing utilities in the ground including drainage infrastructure along the state road, and • The proposed works would have to be constructed so they do not prevent TfNSW for any potential upgrade of the state infrastructure in future, such as but not limited to road widening and adding a turn lane by utilising existing road reserve (from Old Wallgrove Rd into Lenore Dr and Old Wallgrove Rd etc.) and at no cost to Transport associated with any adjustments/relocation of the proposed electrical assets.	
Heritage NSW	On 3 December 2025, Heritage NSW provided the following feedback in response to DPHI's request for input to the SEARs for SSD-10167971: • In relation to non-Aboriginal heritage, Heritage NSW identified that the site is not listed on the State Heritage Register, is not located in the immediate vicinity of any State Heritage Register items, and no known historical archaeological relics are present on the site. As such, the agency advised that referral to the Heritage Council of NSW is not required for subsequent stages of the proposal. • In relation to Aboriginal Cultural Heritage, Heritage NSW advised of a requirement for the EIS to be informed by an Aboriginal Cultural Heritage Assessment Report, with specific guiding policies and legislation outlined in the submission. Specifically, Heritage NSW identified a requirement to include evidence of adequate and continuous consultation with Aboriginal parties in relation to determining and assessing impacts, as well as identifying and selecting options for avoidance of Aboriginal Cultural heritage and identifying appropriate mitigation measures.	It is understood that no subsequent referral to the Heritage Council is required, there being no non-Aboriginal Heritage located on this site. Aboriginal cultural heritage requirements have been addressed through preparation of an Aboriginal Cultural Heritage Assessment Report aligned with the relevant NSW guidance and code of practice. Consultation activities with Aboriginal parties are documented, including how feedback informed impact identification, avoidance options and mitigation measures, and how consultation was maintained across key assessment stages.

Fire and Rescue NSW	On 9 December 2025, Fire and Rescue NSW provided the following feedback in response to DPHI's request for input to the SEARs for SSD-10167971: • Fire and Rescue NSW advised that a Fire Safety Study is likely to be required as a condition of consent. The study is to inform the design of the development and must be completed to FRNSW's satisfaction prior to further submissions, including preparation of an Initial Fire Safety Report and/or a Performance-Based Design Brief. • Fire and Rescue NSW identified that all fire safety documentation is to be prepared in accordance with FRNSW Fire Safety Guidelines and Technical Information Sheets.	A Fire Safety Concept Strategy (FSCS) has been prepared by CORE Engineering Group (refer Appendix Q of the EIS. The proponent will continue to work with Fire and Rescue NSW to ensure adequate arrangements are made in compliance with the FRNSW Fire Safety Guidelines and Technical Information Sheets.
The Department of Climate Change, Energy, the Environment and Water	On 13 January 2026, the Department of Climate Change, Energy, the Environment and Water provided the following feedback in response to DPHI's request for input to the SEARs for SSD-10167971: • Proponent to prepare a Biodiversity Development Assessment Report in accordance with the relevant legislation and guidance which is comprehensively identified in the Department's submission. • Proponent to prepare an Arboricultural Impact Assessment (AIA) to identify all trees, including neighbouring trees, that are equal to or greater than five metres in height and have a Tree Protection Zone (TPZ) extending into the proposed development impact area. The Department identified a requirement for the preparation of the AIA by an AQF Level 5 arborist in accordance with AS 4970-2025, and identified.	The following technical matters have been addressed as follows: • Biodiversity – Section 6.5 and Appendix K • Landscape and tree planting – Section 6.6 and Appendix Z, and Appendix CC.
TransGrid	On 17 December 2025, TransGrid provided the following feedback in response to DPHI's request for input to the SEARs for SSD-10167971: • During the preparation of the EIS, the Customer would need to consult with Transgrid Group regarding the full scope of the grid connection works. All grid connection works (330kV cable and onsite substation) would need to be described in the EIS and captured in the project development footprint. • Transgrid Group requests that a draft EIS be provided for review prior to its lodgement with DPHI to verify that the grid connection works have been included.	As at time of writing, the EIS has been shared with TransGrid as part of early and iterative communications regarding the designs for the cable route. The Proponent welcomes all feedback regarding the proposed route and is committed to working closely with TransGrid to ensure a suitable connection can be made.

	The proponent will be responsible to procure all property related tenure arrangements as part of the project and consult with Transgrid Group to understand these requirements.	
Endeavour Energy	The stakeholder was contacted to provide feedback in response to DPHI's request for input to the SEARs for SSD-10167971. As at time of writing, it is understood that no direct feedback has been provided.	Endeavour Energy will have further opportunity to provide input through the SSD assessment process, including during public exhibition. The proponent is committed to working through any feedback identified at that time.
Western Sydney Airport Corporation	The stakeholder was contacted to provide feedback in response to DPHI's request for input to the SEARs for SSD-10167971. As at time of writing, it is understood that no direct feedback has been provided.	An Airport Safeguarding Risk Assessment has been prepared by Arup (Appendix GG) to evaluate the compatibility of the proposed development with the operations at Western Sydney International (Nancy-Bird Walton) Airport (WSI) with specific regard to matters in the State Environmental Planning Policy (Western Parkland City) 2021 and the National Airports Safeguarding Framework and associated guidelines, including consideration of wildlife hazards. This assessment has found no impact to the Airport operations. Western Sydney Airport Corporation will have further opportunity to provide input through the SSD assessment process, including during public exhibition. The proponent is committed to working through any feedback identified at that time.

6 Conclusion and next steps

This Engagement Report provides an overview of the community, Council and government agency engagement activities undertaken to support the Environmental Impact Statement for the proposed data centre development at 10 Roberts Road, Eastern Creek.

Engagement undertaken to date has focused on early notification and consultation with relevant government agencies and stakeholders to inform of the assessment process and identify key site specific considerations, including operational characteristics of the proposal, infrastructure interfaces, environmental performance requirements and emergency management considerations.

The engagement activities documented in this report have informed the identification of relevant assessment matters and helped guide the development of technical studies and mitigation measures to address potential construction and operational impacts associated with the proposal.

Limited feedback has been received from community and adjacent landowners as at time of writing. This reflects the industrial nature of the precinct and the relatively contained nature of any construction activities within the site boundaries. Lower levels of community interest in engagement activities has also been observed in similar SSD proposals in the Eastern Creek industrial precinct.

As the project progresses, opportunities for community and stakeholder feedback will continue to be provided through the formal exhibition and assessment process. A standalone Community and Stakeholder Engagement Strategy has been developed to guide ongoing engagement throughout the construction and operation of the project. The proponent welcomes feedback on the proposal and is committed to maintaining transparent and ongoing communication with stakeholders and the community as the project moves through the approval process.