



File Ref. No: FRN26/1184 BFS26/2245 7000001007
TRIM Doc. No: D26/53926
Contact: Senior Firefighter Naomi Ledgerwood

1 April 2026

JEFFREY PENG
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Jeffery,

Re: Advice on Secretary's Environmental Assessment Requirements (SEARs) – 90 ALDINGTON ROAD DATA CENTRE – 74-88 ALDINGTON ROAD KEMPS CREEK (SSD-112059740)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 30 March 2026, requesting input into the preparation of the SEARs for the 90 ALDINGTON ROAD DATA CENTRE – 74-88 ALDINGTON ROAD KEMPS CREEK (SSD-112059740). FRNSW have reviewed the SEARs along with the Scoping Report.

The Scoping Report details a Data Centre with Battery Energy Storage. It has been the experience of FRNSW that Data Centres present special problems of fighting fire and suitable additional provisions are likely to be required in accordance with E1D17 and E2D21 of the National Construction Code 2022¹.

FRNSW will likely recommend a Fire Safety Study (FSS) be developed in accordance with the Hazardous Industry Planning Advisory Paper No 2² as a condition of consent. The FSS should be used to inform the design and as such it is FRNSW Position³ that the FSS be developed to the satisfaction of FRNSW prior to any further submission being made to FRNSW; this includes: an Initial Fire Safety Report (IFSR) and / or Performance-Based Design Brief / Fire Engineering Brief Questionnaire (FEBQ).

The FSS should be prepared consistent with the relevant FRNSW Fire Safety Guidelines and FRNSW Technical Information Sheets⁴.

Project proponents undertaking the FSS are to engage directly with FRNSW by submitting all correspondence electronically to FireSafety@fire.nsw.gov.au and reference FRNSW file number FRN26/1184. Further information regarding FRNSW Meetings⁵ and FRNSW Written Reports⁶ can be found at the FRNSW Building Fire Safety Industry Portal⁷.

Yours sincerely,



Station Officer Courtney Goodhew
A/Team Leader
Fire Safety Liaison Unit

Cc: jeffrey.peng@planning.nsw.gov.au

¹ <https://ncc.abcb.gov.au/editions/ncc-2022>

² <https://www.planning.nsw.gov.au/sites/default/files/2023-03/hazardous-and-offensive-planning-advisory-paper-no-2-fire-safety-study-guidelines.pdf>

³ <https://www.fire.nsw.gov.au/page.php?id=9447&position=51>

⁴ <https://www.fire.nsw.gov.au/page.php?id=9166>

⁵ <https://www.fire.nsw.gov.au/page.php?id=9193>

⁶ <https://www.fire.nsw.gov.au/page.php?id=9156>

⁷ <https://www.fire.nsw.gov.au/page.php?id=9140>

9 April 2026

TfNSW Reference: SYD26-00334/01

DPHI Reference: SSD-112059740



Ms. Kirsten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Jeffrey Peng

**REQUEST FOR SEAR'S FOR DATA CENTRE & SUBSTATION
74-88 ALDINGTON ROAD, KEMPS CREEK**

Dear Ms. Fishburn,

Reference is made to the Department's correspondence dated 30 March 2026, requesting Transport for NSW (**TfNSW**) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (**SEARs**).

TfNSW has reviewed the submitted scoping report and provides the following advice for consideration to the draft SEARs in **Attachment A – Key Issues**.

For more information regarding the above matter, please contact Nav Prasad, Land Use Planner via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Lee Farrell".

Lee Farrell
A/Senior Manager Land Use Assessment Central and Western
Transport Planning, Planning Passenger and Integration Division

Attachment A – Key Issues

Transport and Accessibility

Traffic Generation and Movement

- Provide detailed projections of all traffic types and volumes expected to be generated by the proposed development, including daily and peak hour movements.
- Provide a comparison of the forecasted traffic generation of the site against the forecasted traffic generation approved in the masterplan for the site.
- Detail the types of service vehicles expected to access the site, including anticipated arrival and departure times.
- Provide detailed information on the operation of the data centre including but not limited to:
 - The hours of operation
 - The number of shifts
 - The number of employees per shift

Access and Parking Provisions

- Outline the proposed access arrangements and parking provisions, ensuring compliance with relevant Australian Standards (e.g. sight distance, aisle widths).
- Include swept path analysis using Austroads turning templates and DCP design vehicle requirements to demonstrate that the largest vehicle anticipated to use the site can enter and exit in a forward direction and manoeuvre safely throughout the site.
- Specify the proposed number of car parking spaces and demonstrate compliance with applicable parking codes and planning controls.
- Information regarding the adequacy of the proposed number of car parking spaces with regard to the shift change over times.

Road Infrastructure and Upgrades

- Identify any required road upgrades, interim works, new roads, or access points necessary for the development or proposed by adjacent developments within the precinct.
- Describe the road network expected to be operational at the time of the development's completion and occupation, including but not limited to:
 - Mamre Road Stage 2 Upgrade (MRUS2)
 - Abbotts Road Upgrade
 - Aldington Road Upgrade

Precinct Integration and DCP Compliance

- Demonstrate compliance with Mamre Road Precinct Development Control Plan, including compatibility with the integrated freight network.

Intersection Impact Assessment

- Assess the impact of the development on nearby intersections, referencing intersection layouts developed for MRUS2.
- Identify any required upgrades or improvement works and outline associated funding responsibilities for both the ultimate development and the road network at the time of occupation.

Public Transport, Pedestrian and Cycling Infrastructure

- Evaluate the adequacy of existing and planned public transport services, pedestrian pathways, and bicycle networks in the vicinity of the site.
- Propose measures to integrate the development with current and future public transport infrastructure.

Traffic Impact Mitigation

- Identify measures to mitigate adverse traffic and transport impacts, including the implementation of a Travel Demand Management Program to promote sustainable transport options (e.g. a Green Travel Plan).

Construction Pedestrian and Traffic Management Plan (CPTMP)

- Prepare a preliminary CPTMP addressing the following:

- Assessment of cumulative impacts from concurrent construction activities in the area.
- Road safety analysis at key intersections and locations with high pedestrian activity and heavy vehicle movements.
- Construction program outlining duration, key milestones, and significant events.
- Anticipated peak hour and daily construction vehicle movements.
- On-site parking and access arrangements for construction vehicles, workers, emergency services, and service vehicles.
- Temporary pedestrian and cycling access provisions during construction.

Flooding

- The EIS shall provide a flood impact assessment to understand the potential impacts of the development on flood evacuation. To assess the impacts of the proposed development, information for pre and post-development scenarios including modelling of the local overland flows are to be provided to allow assessment of the impact of the development.

Consultation

- During the preparation of the EIS, the applicant must consult with the relevant local, State, Commonwealth Government authorities, service providers, community groups and affected landowners and in particular the applicant must consult with Transport for NSW.

Planning Instruments and Reference Documents

- The applicant is to demonstrate that the proposal is generally consistent with all relevant environmental planning instruments including:
- State Environmental Planning Policy (Western Sydney Employment Area) 2009 Amendment
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Western Sydney Aerotropolis)
- Mamre Road Precinct Structure Plan (DPIE, June 2020)
- Mamre Road Precinct Development Control Plan
- Western Sydney Aerotropolis Plan
- In addition (but not limited to) the following documents:
 - Future Transport 2056 and supporting plans
 - Guide to Transport Impact Assessment (TfNSW)
 - Cycling Aspects of Austroads Guides
 - NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004)
 - Australian Standard 2890 Parking facilities – all relevant parts.

Jeffrey Peng
Principal Planning Officer
Industry Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Subject: ECCS Recommended Secretary's Environmental Assessment Requirements -
90 Aldington Road Data Centre (SSD-112059740)

Dear Jeffrey Peng

I refer to your request for advice sent 30 March 2026 to the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) Energy, Climate Change and Sustainability (ECCS) about the above matter.

ECCS has reviewed the Scoping Report prepared by Colliers Urban Planning dated 19 March 2026. ECCS understands the proposal is for construction and operation of a 245 MW (subject to design) data centre and substation consisting of:

- 12 data halls at 14 megawatts per hall
- Ancillary 1,000 MW substation
- Associated on-site storage:
 - Lithium-ion batteries: approximately 1200 tonnes.

In carrying out the assessment, the proponent should refer to the relevant guidelines listed, as well as any relevant industry codes of practice and best practice management guidelines.

Please contact the Energy Transition & Enablers team at etep@dcceew.nsw.gov.au.

Yours sincerely



Jason Scattolin

A/Director, Energy Transition Policy
Energy, Climate Change and Sustainability
Department of Climate Change, Energy, the Environment and Water

Attachment A – Suggested requirements and comments

Power Usage Effectiveness (PUE)

1. Demonstration of how the proposed development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards, including a maximum Power Usage Effectiveness (PUE) of 1.3 and a minimum NABERS rating of five stars.
2. Include a comprehensive analysis of all commercially available cooling and back-up power systems and the PUE of each of the options.
3. Provide a detailed overview of the proposed data hall cooling system and details of associated energy demands of plant and equipment.

Energy consumption and demand flexibility

4. The description of the expected energy use during the different phases of the life of the data centre.
5. Consider how the data centre can reduce its demand during periods of high grid stress, peak electricity demand or low variable renewable energy supply, including:
 - a. Identifying specific non-critical functions within the data centre that can be curtailed or deferred
 - b. How it will manage operations during peak electricity demand
 - c. Options for demand flexibility, including the use of intelligent workload systems or other innovative solutions
6. Information about supporting electricity infrastructure related to the development, including:
 - a. Details of substations within the development and associated infrastructure
 - b. The external substation which serves as a connection point to the data centre
7. Identify any likely interactions between the development and any existing/approved data centres in the area

Power Purchase agreements (PPA)

8. Provide information on:
 - a. whether sufficient PPAs will be secured to match the full load of the data centre.
 - b. when the proponent intends to secure these PPAs.
 - c. whether these PPAs will be firmed and time matched.

Power System Impacts

9. Provide information on what systems will be installed to help mitigate grid impacts. This could include the use of supervisory control and data acquisition telemetry.

10. How the proponent intends to comply with the AEMC's draft 'Improving the NEM access standards - Package 2' requirements. This draft determination includes AEMC's proposed new grid standards for data centre connections.

Backup Generation

11. Provide a detailed overview of the proposed back-up power system and any generation and energy storage units proposed on-site or co-located within the subzone. This must set out:
 - a. The number of UPS on site and how long these systems can support the facility for if there is a power outage
 - b. The number of UPS active at each phase of the data centre's lifecycle. For example, 10% of the UPS may be installed after the first data hall has been energised.
 - c. Information on the energy capacity (MW h) of the on-site lithium-ion batteries.
 - d. Information on whether these lithium-ion batteries are intended to be used during lack of reserve instances or system security events.
 - e. Number of back-up diesel generators on-site and capacity of each back-up generator.
12. Provide a detailed justification for the proposed back-up power system, including alternatives considered.
13. If back-up diesel generators are proposed, provide information on whether:
 - a. These back-up diesel generators can use renewable diesel (HVO).
 - b. Information on steps the proponent plans to take to trial the use of biofuels, HVO or other less emissions intensive fuel to substitute the use of diesel.
14. Greenhouse gas emissions impact from the use of back-up diesel generation from:
 - a. network outages from normalised system average interruption duration index (SAIDI)
 - b. network outages from un-normalised SAIDI to capture major event days such as severe weather events. During these events, back-up generation may be required for extended periods.
15. Potential options to mitigate GHG impacts from the two events listed above.

Consultation:

16. During the preparation of the EIS, the Applicant should engage with the relevant local, State, Commonwealth Government authorities, the Australian Energy Market Operator, the relevant transmission and distribution network service providers, community groups and affected landowners.

14 April 2026

Our reference: 232748, 230632, 211100

Jeffrey Peng

Department of Planning, Housing and Infrastructure
jeffrey.peng@planning.nsw.gov.au

RE: Sydney Water input to SEARs for SSD-112059740 at 90 Aldington Road, Kemps Creek

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the SSD-112059740 at 90 Aldington Road, Kemps Creek, within the Mamre Road Precinct of the Western Sydney Employment Area. The SSDA will seek consent for the construction and 24/7 operation of:

- A data centre (comprising approximately 12 data halls at 14 megawatts per hall) with a building height of up to 27m.
- Ancillary 1,000 MW substation to supply the proposed data centre and future surrounding demand.
- Access road from Aldington Road.
- Associated landscaping and embellishment work.
- Associated on-site storage:
 - Diesel: approximately 1,900 kL / 1600 tonnes.
 - Water: approximately 9,770 kL.
 - Lithium-ion batteries: approximately 1200 tonnes.
- At-grade parking.

We note that most of the site preparation and earthworks required to support the proposed development will be undertaken / reliant on the existing local consent (DA22/0530).

Sydney Water requests that the Department of Planning, Housing and Infrastructure (the Department) include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

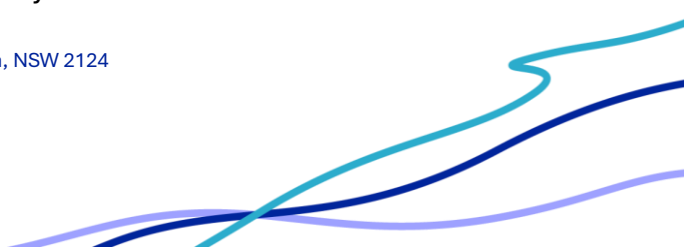
Water-related Infrastructure Requirements

1. The EIS must include water service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled or non-potable water services have been made. This should be progressed via a Sydney Water Feasibility application. Please see the enclosed factsheet for details and a summary of the information required is noted below
 - a. The following information is required:
 - i. Staging of developments showing yearly

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



1. Average Day Demand
2. Maximum hour demand (to understand impact on the network during peak hour)
3. High demand days (e.g. 95th percentile or those high demand 5 to 10 days per year)
4. Maximum daily demand (Peak day - 1 in 10 year)
- ii. One of the following (for ultimate development as a minimum)
 1. Expected daily usage over a year
 2. Expected monthly average daily usage over a year
- iii. Daily diurnal usage based on a high demand day. The preferred usage pattern should reflect the draw from Sydney Waters' mains and not the internal usage. However, understanding the internal water usage can provide insight to Sydney Water on potential draws from the system and demonstrate that the applicants have leveraged water efficiency opportunities and recycling within their operation as appropriate.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. To do this, the proponent should register a direct **Feasibility** enquiry with Sydney Water as soon as possible via an approved Water Servicing Coordinator (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning, land requirements, existing or future easements that we might be undertaking or investigating.
3. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
4. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.
5. Strict requirements for the protection of Sydney Water's stormwater assets may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater

Stormwater and Integrated Water Cycle Management

Sydney Water is the Regional Stormwater Authority for the Mamre Road Precinct. Sydney Water has undertaken integrated water cycle management (**IWCM**) planning for this precinct which details the infrastructure necessary to support the delivery of a regional stormwater management system, integrated with the recycled water network (**Regional Integrated Stormwater Scheme**). Regional stormwater infrastructure for this Scheme comprises natural creek lines, naturalised trunk drainage channels, consolidated treatment and stormwater harvesting basins, final polishing, and recycled water distribution system.

Connection to the Integrated Stormwater Scheme is required and will enable development in the precinct to meet the NSW Government stormwater quality and flow targets, as well as the NSW Government parkland city objectives.

The Integrated Stormwater Scheme Plan for the Mamre Road Precinct was finalised in May 2025 and can be found [here](#).

The proponent should outline the development's projected potable and non-potable water demands and any sustainability initiatives that will minimise/reduce the demand for drinking water. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.

Sydney Water encourages high non-potable water demands within the Mamre Road Precinct which must be met through the development's connection to the Regional Stormwater Scheme recycled water network.

To demonstrate compliance with the regional integrated stormwater servicing approach, the development must:

- demonstrate the integration of any planned regional stormwater infrastructure on the development site as per the Mamre Road Integrated Stormwater Scheme Plan (Sydney Water, 2025)
- ensure it complies with the relevant DCP requirements for:
 - pervious area/percentage,
 - provide gross pollutant traps to service the development,
 - provide passively irrigated street trees on all public roads,
- demonstrate a commitment to connect to the regional stormwater scheme,
- respond to the relevant stormwater requirements in the [Draft Scheme Infrastructure Design Guideline](#) (Sydney Water, 2024),
- demonstrate compliance with the [Technical guidance for achieving Wianamatta - South Creek stormwater management targets](#) (DPE, 2022) for both construction and operational phases **(including for interim periods before the Regional Stormwater Scheme is available)**. Noting Sydney Water has provided a Scheme Service Area (SSA) Allocation Letter to the proponent that will unlock the site once basin 26 is delivered. This letter should be included in all future SSD documentation.
- provide appropriate access to all trunk drainage corridor land on the development site (including waterways and riparian corridors) under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919.

The proponent must provide documentary evidence that the proposal has been through a Feasibility assessment with Sydney Water to secure endorsement of the proposed stormwater management strategy, including the delivery of any regional stormwater infrastructure. The evidence should include details of:

- Allocation, design and layout of stormwater assets including trunk drainage channels and wetlands/basins where relevant,
- Consistency with the relevant stormwater Scheme Plan or endorsement of any proposed variations to the Scheme Plan,
- Delivery of any regional stormwater assets and proposed reimbursement by Sydney Water for the delivery of these assets,
- Scheme Serviced Area credit for any regional stormwater basins/wetlands.

Should satisfactory evidence not be provided with the application, the application may not proceed to exhibition.

Regional Stormwater Infrastructure

We note that the proponent:

- has received endorsement of their design for the regional trunk drainage channel located within the lot and will look to deliver this channel in the near future as part of the DA22/0530 works. The proponent will need to continue to engage with Sydney Water to work through the integration of the proposed development with the trunk drainage channel.
- is working with Sydney Water on the design of the Regional Basin 26 within the lot, which is being delivered via part 5 approval pathway.
- must demonstrate that the stormwater management plan for this SSD considers the approved trunk drainage channel design and aligns with the design of Regional Basin 26 as it progresses. Please ensure continued engagement with Sydney Water with respect to the timing of implementation of the Regional Basins to ensure it is delivered prior the proposed development to ensure it will unlocking the site for development via the Scheme Serviced Area (SSA) approach otherwise the proponent will require the use of interim stormwater measures to meet the stormwater management targets.

Comments on the scoping report

Sydney Water has the following comments relating to the scoping report relating to stormwater and the recycled water demand.

- Water use and demand
 - We understand that depending on the type of cooling system used, the water demand could potentially exceed availability of recycled stormwater that is generated from Sydney Water's Regional Stormwater Scheme. The applicant is advised to continue to engage with Sydney Water in understanding and progressing appropriate next steps to

investigate viability of servicing solutions collaboratively, due to the potential capacity limitations of the regional stormwater scheme and AWRC recycled water.

- Storage of harmful substances
 - We note that the proposed development has a large quantity of diesel and potentially other harmful substances stored on site. There will need to be suitable measures in place to prevent discharges into the stormwater system that will impact the downstream regional trunk drainage and basins. DPHI will need to be satisfied that the mitigation measures proposed reduce the risk of hazardous substances entering the stormwater system/s.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide **anticipated non-residential Gross Floor Area, recycled water data and the stages involved** for this development as outlined in the enclosed Growth Data Form.

A Feasibility application will enable a comprehensive servicing review ensuring the proposed development is considered in any potential planning that we might be undertaking. Failure to provide this information may impede proper planning requirements for the proposed development and for the broader area. The completed growth form should be submitted by the proponent to Sydney Water as part of the Feasibility application via a Water Servicing Coordinator (WSC), citing this referral response and our reference number.

Next steps

- Given the scale and complexity of the proposed development, further investigations may be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a **Feasibility** application is submitted with Sydney Water **prior to the preparation of the EIS**.
- The proponent is advised to continue to engage with Sydney Water through the Growth & Development Account Manager to enter into a Planning Agreement with SWC to investigate servicing solutions collaboratively.
- The proponent should complete and return the enclosed Growth Data Form as part of their Feasibility application submission. The Growth Data Form should be updated promptly with Sydney Water in case of changes. The information listed in 1.a. should be included as part of this Feasibility application.
- The Department is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

If the proponent has any questions, they should contact Sydney Water Account Manager Lubna Thalib at Lubna.Thalib@sydneywater.com.au. once a Feasibility is lodged. Should the Department require further information, please contact Joanne Chan from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Growth Analytics Team

Growth and Development, Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)
- Sydney Water Growth Data Form

Jeffrey Peng
Principal Planning Officer
Industry Assessments
Department of Planning, Housing and Infrastructure
4 Parramatta Square
PARRAMATTA NSW 2150

Dear Mr Peng,

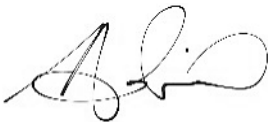
Re: 90 Aldington Road Data Centre (SSD-112059740) at 74-88 Aldington Road, Kemps Creek – request for SEARs

Thank you for providing the Bradfield Development Authority (the Authority) with the opportunity to comment on the request for SEARs in relation to 90 Aldington Road Data Centre (SSD-112059740) at 74-88 Aldington Road, Kemps Creek (Lot 90 in DP 1289463).

The Authority has reviewed the scoping report and supporting documentation and has no specific comments in relation to the proposal.

If you require additional information or wish to discuss this matter further, please contact If you have any questions, please contact Harrison Barrett, Para Planner at planningreferral@bda.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Adrian", with a stylized flourish at the end.

Adrian Hohenzollern

Director, Planning, Design and Sustainability
13 April 2026



Your ref: SSD-112059740
Our ref: DOC26/191859

Jeffrey Peng
Principle Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

23 April 2026

Subject: Request for Secretary's environmental assessment requirements (SEARs) for 74- 88 Aldington Road, Kemps Creek (also known as 90 Aldington Road, Kemps Creek) – Data Centre (SSD-112059740)

Dear Jeffrey,

Thank you for your referral received on 30 March 2026, requesting input from the Conservation Programs, Heritage and Regulation (CPHR) Group of the NSW Department of Climate Change, Energy, the Environment and Water on SEARs for the above State significant development.

CPHR has reviewed the *Project-Specific SEARs Request* (Colliers, 19 March 2026) and Preliminary Architectural Drawings (Greenbox Architecture, 27 February 2026) and recommends the proponent address the requirements below and at Attachment A.

Biodiversity

CPHR notes that most of the subject land is identified as certified urban capable land under *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (SEPP) and the Cumberland Plain Conservation Plan (CPCP). However, a portion of the subject site is mapped as avoided and excluded land under the SEPP and CPCP.

In accordance with Section 8.4 of the *Biodiversity Conservation Act 2016* (BC Act), an assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the *Environmental Planning and Assessment Act 1979*.

For all 'avoided' and 'excluded' land under the SEPP and CPCP, a biodiversity assessment must be prepared in accordance with Section 7.9 of the BC Act.

In relation to point 4 of the recommended biodiversity environmental assessment requirements, the minimum information and spatial data requirements are in Tables 24 and 25 of the [Biodiversity Assessment Method 2020 \(BAM\)](#). Other requirements, such as those relating to the BAM Calculator and Biodiversity Offset Assessment Management System, are detailed in the [guides, tools and databases](#) webpage.

Yours sincerely,

S. Harrison

Susan Harrison
**Senior Team Leader, Central Metropolitan
Conservation Planning and Assessment**

**CPHR Environmental Assessment Requirements for 74-88 Aldington Road, Kemps Creek
(also known as 90 Aldington Road, Kemps Creek) – Data Centre (SSD-112059740)**

Biodiversity

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the [Biodiversity Conservation Act 2016](#) (BC Act), the [Biodiversity Assessment Method](#) 2020 (BAM) and documented in a [Biodiversity Development Assessment Report \(BDAR\)](#). The BDAR must include information in the form detailed in the BC Act (s 6.12), *Biodiversity Conservation Regulation 2017* (s 6.8) and BAM, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - The total number and classes of biodiversity credits required to be retired for the development/project.
 - Any proposal to make a payment to the Biodiversity Conservation Fund.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM.
5. The BDAR must be prepared by a person accredited in accordance with the *Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017* under s 6.10 of the BC Act.

Water and Soils

6. The EIS must map the following features relevant to water and soils including:
 - Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - Rivers, streams, wetlands, estuaries.
 - Wetlands.
 - Groundwater.
 - Groundwater dependent ecosystems.
 - Proposed intake and discharge locations.
7. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - Existing surface and groundwater.
8. The EIS must assess the impact of the development on hydrology, including:
 - Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.

Flood Risk Management

9. Prepare a flood impact and risk assessment (FIRA) in accordance with the *Flood Impact and Risk Assessment – Flood Risk Management Guide LU01*. The FIRA is to be undertaken by a suitably qualified engineer with experience in NSW flood risk management. As a minimum, the FIRA must:
- Consider the relevant provisions of the [NSW Flood Risk Management Manual](#) (2023), associated guides, existing council and government studies, information and requirements including Wianamatta South Creek existing condition flood study (Advisian, 2022).
 - Identify and describe the existing flood behaviour, constraints and risk on the site and its surrounding areas for the full range of events, including 10% Annual Exceedance Probability (AEP), 5% AEP, 1% AEP, 0.5% AEP or 0.2% AEP and probable maximum flood (PMF). The hydrological and hydraulic models developed by the consultant must be compatible with Wianamatta South Creek existing condition flood study (Advisian, 2022). The consultant should verify their models against this study for the full range of flooding.
 - Identify and describe post development scenario(s) for flood behaviour, constraints and risk on the site and its surrounding areas for the full range of abovementioned events. Details of the development must be included in the verified models.
 - Identify flood-related constraints on the land, including floodways, flood storage areas, flood hazard zones, and emergency response issues determined for several events, typically 5%, 1%, 0.2% or 0.5% AEP and PMF.
 - Assess the appropriateness of the development or development types for the location based on the flood constraints on the land.
 - Identify the impacts of the development on flood behaviour and risk for the full range of abovementioned flood events
 - Identify and assess the adequacy of management measures and controls to:
 - effectively address flood constraints to ensure the flood risks to the proposed development and its users are acceptable
 - manage flood and associated emergency management impacts due to the development on existing communities and individual property owners and occupiers.
 - Consider climate change impacts based on the existing advice provided in the [Flood Risk Management Guideline FB01 Understanding and managing flood risk](#) 2023 as outlined in Section 2.6.

Note: Flood modelling is to be undertaken by a suitably qualified engineer consistent with Council's requirements and Australian Rainfall and Runoff and is to consider the influence of oceanic conditions in coastal areas. Flood behaviour includes flood volume, extent, depth, level, velocity, duration, rate of rise, flood function and hazard. Impacts of flooding include changes to flood behaviour and risks to the community including changes to the emergency management response for the community.

Waterway Health

10. The EIS must address sections 2.4 Integrated Water Cycle Management and 4.4.2 Erosion and Sediment Control of the Mamre Road Precinct Development Control Plan as well as appendices.
11. The EIS, in accordance with the [Technical guidance for achieving Wianamatta-South Creek stormwater management targets](#) (DPE, 2022) (Tech Guide), must include a proposed Erosion and Sediment Control plan for the construction phase (Chapter 2 in Tech Guide) and a Water and Stormwater Management Plan (WSMP) for the operational

phase (Table 7 of Tech Guide) demonstrating the approach and timing for meeting stormwater quality and quantity targets.

12. The WSMP must be accompanied by MUSIC modelling file/s of the stormwater management design (Chapter 2 and Appendix A of Tech guide) (see also [Wianamatta MUSIC modelling toolkit](#)) for the site. The MUSIC models should demonstrate how the current development will meet waterway health targets. All components of the stormwater strategy (e.g sediment basins, regional basins and WSUD devices) must be included in the MUSIC Model and WSMP if part of the stormwater treatment strategy.
13. Details of the MUSIC modelling must be elaborated in the WSMP.
14. Detailed drawings (construction and ultimate or operational phase) of the stormwater treatment components and location and operational parameters of WSUD elements for the proposed approach to achieve the stormwater targets are to be provided. Include all stormwater treatment train elements (WSUD, basins, landscapes, etc) inclusive of those outside the site area that contribute to achievement of waterway health targets.
15. The EIS must also include an assessment of any impacts on salinity and sodic soils.
16. The WSMP, MUSIC modelling and design drawings must be consistent with each other.
17. To demonstrate the construction phase stormwater quality targets are met, a detailed ESCP must:
 - be developed and certified by a Certified Professional in Erosion and Sediment Control or a qualified and experienced civil engineer with at least 5 years' experience in the development of site-specific soil and water management plans
 - illustrate appropriate controls, that when implemented will achieve the construction phase stormwater quality targets in Table 2 of the Tech Guide
 - be prepared in accordance with the Blue Book (NSW Government, 2004)
 - be prepared in accordance with the WSUD design considerations set out in Chapter 3 of the Tech Guide (especially WSUD measures)
 - provide conceptual designs that include the site, catchment and key features of the ESCP on scaled drawings.
18. As the site area is larger than 2,500m², the Tech Guide provides best practice initiatives strengthening the elements in the Blue Book. This involves designing and implementing sediment controls that treat at least 80% of the average annual runoff volume (i.e. 80% hydrological effectiveness) to 50mg/L TSS or less, and pH in the range 6.5–8.5. To achieve these construction phase targets, the design of the basins generally needs to:
 - be sized and operated in accordance with either a Type-A or Type-B sediment basin as documented in International Erosion Control Association (IECA, 2008)
 - be provided with an automated system of flocculant dosing and a suitable supply of flocculant/coagulant, with the type of flocculant/coagulant determined based on the IECA chemical coagulants and flocculants fact sheet (IECA, 2018)
 - have markers within each basin to show the maximum sediment storage level and any additional water storage capacity for water reuse
 - limit discharge from the primary outlet system to 50mg/L TSS, with a pH within the range of 6.5–8.5
 - be operational before any disturbance occurs in the catchment upslope of the basin.

End of Submission

Department of Climate Change, Energy, the
Environment and Water



Our ref: OUT26/3823

Jeffrey Peng
Planning and Assessment Group
NSW Department of Planning, Housing and Infrastructure
Email: jeffrey.peng@dpie.nsw.gov.au

1 April 2026

Subject: 90 Aldington Road Data Centre (SSD-112059740)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)

Dear Jeffrey Peng,

The NSW DCCEEW Water Group has developed standard input to SEARs for SSD and SSI projects. Please see **Attachment A** for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

Should you have any further queries in relation to this submission please do not hesitate to contact the Water Assessments team at water.assessments@dcceew.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "T. Baker".

Tim Baker
Senior Project Officer, Water Assessments, Planning & Knowledge Division
NSW Department of Climate Change, Energy, the Environment and Water

Water Take and Licensing

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
1	A detailed and consolidated site water balance.	
2	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	NSW Aquifer Interference Policy (2012), section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans Clause 46 of the <i>Water Management (General) Regulation 2025</i> Groundwater Guidelines- Water Library: Browsing the Water Group
3	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities
4	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent.	Water Sharing Plans Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i> WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i> Exemptions or exclusions information: ○ Schedule 4 <i>Water Management Regulation 2025</i> ○ Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i> ○ Water licensing and works approvals exemptions - Licensing and approvals Water and Groundwater access licence exemptions NSW Government Water

Water Impacts

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
5	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	NSW Aquifer Interference Policy Groundwater Guidelines
6	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	<i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a)) NSW Aquifer Interference Policy Groundwater Guidelines
7	Proposed surface and groundwater monitoring activities and methodologies.	Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018)

Dam Safety

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation Dam Safety NSW - Resources
8	Identify the proposed construction and/or use of a declared dam under Dam Safety Regulations. This is to include existing declared dams with or without physical modifications, new declared dams, modifications to existing dam/s that would require the dam to be declared or the decommissioning of a declared dam.	<i>Dam Safety Act 2015</i> <i>Dam Safety Regulation 2019</i> – Part 2 & 3
9	Describe the consequence category of existing declared dam/s and provide an overview of compliance with the requirements of the Dam Safety Regulation, including (but not limited to) requirements for a dam safety management	<i>Dam Safety Act 2015</i> <i>Dam Safety Regulation 2019</i> – Part 3, 4, 5

	system, operations and maintenance plans, and emergency plans.	
10	Include a written consequence category assessment for any proposal involving a new dam, modifications to an existing declared dam/s that are likely to change its consequence category, or changes to downstream property that are likely to change the consequence category of a declared dam.	<i>Dam Safety Regulation 2019 Part 3</i>
11	Describe the decommissioning process of any existing declared dam.	<i>Dam Safety Act 2015</i> <i>Dam Safety Regulation 2019</i>
12	Describe all mining and mining related activities proposed within a Mining Notification Area and assess the impacts of the proposed activities on any declared dam. This is to include proposed mitigating measures and monitoring programs.	<i>Dam Safety Act 2015 – Section 48</i> NSW Declared Dams Interactive Map MinView

Assessment against Policy and Guidelines

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
13	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (DCCEEW 2025).	Guidelines for Controlled Activities on Waterfront Land (DCCEEW 2025)
14	Assessment of project against relevant policies and guidelines	Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (DCCEEW 2025), Groundwater Guidelines

9 April 2026

Jeffery Peng
Department of Planning, Housing and Infrastructure

Via: Major Projects Portal

**EPA's Recommended Secretary's Environmental Assessment Requirements -
90 Aldington Road Data Centre – SSD-112059740**

Dear Jeffrey,

I am writing in response to your request for the NSW Environment Protection Authority's (EPA's) Secretary's Environmental Assessment Requirements (SEARs) for the proposed data centre development (SSD-112059740) located at 90 Aldington Road Kemp's Creek.

Based on the information provided, it appears:

- the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) and so will not require an Environment Protection Licence under this Act, particularly regarding the thresholds in Clause 9 Chemical Storage (2,000t diesel storage) or Clause 17 Energy Generation (back-up plant operation exceeds 200hrs/pa).
- the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there activities for which the EPA is the appropriate regulatory authority.
- the site is not being regulated by the EPA under the *Contaminated Land Management Act 1997*.

As such, it does not appear that the EPA will be the Appropriate Regulatory Authority for the proposal with regards to relevant matters under the POEO Act.

The EPA provides the general environmental assessment requirements for data centres in **Attachment A** for consideration when preparing the EIS for the proposal. **Attachment B** has also been provided which gives detailed air and noise assessments requirements for DPHIs consideration.

If you have any further questions, please email environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gabby Sutherland', with a stylized, flowing script.

Gabby Sutherland
A/Unit Head – Environment Protection Planning
NSW Environment Protection Authority

ATTACHMENT A – Recommended environmental assessment requirements for non-licenced data centre proposals

The EPA provides the recommended data centre environmental assessment requirements below for consideration when preparing an EIS for the proposal.

a. Licencing requirements

The EIS should clearly identify whether an Environment Protection Licence (EPL) will be required under the *Protection of the Environment Operations (POEO) Act 1997*. Information should be provided addressing the relevant thresholds in Schedule 1 of the POEO Act, including Chemical Storage (diesel storage and pressurised gases) and Energy Generation (back-up generators).

b. Details of generator testing

Proposals should clearly detail proposed testing regimes for back-up generators, including:

- All testing types (e.g. monthly, annual) and details of scheduled and unscheduled works that would require use of back-up diesel generators (e.g. electrical infrastructure works),
- Number of tests for each generator/year,
- Number of generators to be tested at any one time,
- Testing duration for each generator (including cool down),
- Load during testing,
- Time of the day testing will occur,
- Maximum number of tests per day,
- Total number of cumulative hours generators will be tested and operated per annum.

c. Assessment of air quality and noise impacts

Proposals should prepare a Noise and Vibration Impact Assessment (NVIA) and Air Quality Impact Assessment (AQIA) in accordance with the EPA's standard environmental assessment requirements, included in **Attachment B**.

d. Emergency Scenarios

The NVIA and AQIA should model for an emergency scenario for total loss of power to the site, assuming a 100% reliance on back-up generators as a reasonable worst case, unless clear justification is provided for alternate assumptions. This should also consider the likelihood, frequency and duration of emergency events as part of the assessment.

The extent of impacts from the emergency scenario should be considered, particularly on any sensitive land uses (residences, schools, aged care facilities etc.). Proposals should consider whether these impacts can be practicably prevented or minimised with appropriate mitigation measures and include notification protocols for impacted receivers/receptors.

In particular, the NVIA should include a detailed feasible and reasonable assessment of available mitigation measures that clearly addresses impacts from the emergency scenario.

e. Cumulative Impacts

The NVIA and AQIA should clearly identify any nearby data centres (existing, approved or proposed) and any industrial activities that may result in cumulative impacts, and consider any staging of the proposal where operation and construction phases overlap.

Where there is a potential for cumulative impacts, proposals should include detailed quantitative assessments to demonstrate compliance with applicable impact criteria and consider whether these impacts can be practicably prevented or minimised, including mitigation measures such as coordinating testing times and scheduled maintenance works with other nearby data centres or industries.

f. Compliance with *Protection of the Environment Operations (Clean Air) Regulation 2022*

The EPA encourages proposals to consider best available technology when selecting back-up diesel generators for data centres. Proposals should have regard to applicable emissions limits in the Clean Air Regs.

In particular, where a data centre, or future changes to a data centre, exceed the thresholds in Schedule 1 of the POEO Act, the proposal will require an Environmental Protection Licence.

Use of stationary reciprocating internal combustion engines (i.e. back-up diesel generators) at licenced premises needs to comply with the *Schedule 2 Part 2, Division 3 of the Clean Air Regulation*. The EPA will not be able to issue a licence unless all stationary reciprocating internal combustion engines, including any existing generators, comply with the emission limits in Schedule 2 of the Clean Air Regs.

The EPA notes where stationary reciprocating internal combustion engines operate for less than 200 hours per year, they are exempt from the air impurities standard of concentration for nitrogen dioxide (NO₂) equivalent in Schedule 2, Part 2, Division 3 – please see Section 73 of Clean Air Regulations.

g. Greenhouse Gas Emissions

Proposals should provide GHG emissions estimates and consider whether they will exceed 25,000t CO₂-e per annum during its operational life, which would trigger reporting under the National Greenhouse and Energy Reporting (NGERs) scheme.

Proposals not requiring an Environmental Protection Licence will not be subject to the requirements in the NSW Large Emitters Guide (the guide). However, the EPA encourages consistency with the principles of this guide to reduce scope 2 emissions as much as practicable, including the following measures (see Box 8 p27 in large emitters guide).

- Energy efficiency practices,
- Installation of on-site renewable power generation,
- Purchasing renewable energy certificates,
- Entering into green power purchase agreements.

ATTACHMENT B – EPA detailed environmental requirements for air and noise assessments**1. Air Assessment**

- a. The EIS must demonstrate the proposal's ability to comply with the relevant regulatory framework, specifically the POEO Act and the Protection of the Environment Operations (Clean Air) Regulation 2022. This consideration should include Section 129 of the POEO Act concerning control of "offensive Odour".
- b. The EIS must include an air quality impact assessment (AQIA). The AQIA must be carried out in accordance with the document, Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2022).
- c. The EIS must detail emission control techniques/practices that will be employed at the site and identified how the proposed control techniques/practices will meet the requirements of the POEO Act, POEO (Clean Air) Regulation (2022) and criteria within Approved Methods for Modelling and Assessment of Air Pollutants in NSW (2022).

2. Noise Assessment

The EIS must assess the following noise and vibration aspects of the proposed development:

- a. Operational and construction activities on the premises that maybe considered vibration intensive should be assess using the guidelines contained in the Assessing Vibration: a technical guideline (DEC,2006).
- b. Operational noise from noise intensive activities to be undertaken on the premises should be assessed using the guidelines contained in the NSW Noise Policy for Industry (EPA, 2017).
- c. If applicable, noise on public roads from increased road traffic generated by land use developments other than road projects should be assessed using the guidelines contained in the NSW Road Noise Policy (EPA,2011) and associated application notes.

Jeffery Peng
Department of Planning, Housing and Infrastructure
jeffrey.peng@planning.nsw.gov.au

Letter uploaded to the Major Projects Planning Portal

Input to SEARs – State Significant Development

Proposal: 90 Aldington Road Data Centre

Major Project reference: SSD-112059740

Received: 30 March 2026

Dear Jeffery,

Thank you for your referral seeking input to the Secretary's Environmental Assessment Requirements for the above State Significant Development proposal.

In preparing this advice Heritage NSW has reviewed the provided scoping report. Noting Aboriginal Heritage Impact Permit 5258 issued 23 May 2024 for part of the area subject to the current SSD proposal, Heritage NSW recommends that the following Secretary's Environmental Assessment Requirements be included with respect to Aboriginal cultural heritage in relation to the proposed 90 Aldington Road Data Centre (SSD-112059740)

- The Environmental Impact Statement should be informed by an Aboriginal Cultural Heritage Assessment Report which:
 - outlines previous Aboriginal cultural heritage assessments and approvals relevant to the project site;
 - assesses the currently proposed impacts of the SSD relative to the impacts assessed under previous Aboriginal cultural heritage assessments and approvals;
 - details the status of works undertaken under previous approvals, including any outstanding consent conditions relevant to Aboriginal cultural heritage.
 - All proposed impacts beyond the extent of those previously assessed or approved must be assessed in accordance with the *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* <https://www.environment.nsw.gov.au/publications/guide->

investigating-assessing-and-reporting-aboriginal-cultural-heritage-new-south-wales and the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* <https://www.environment.nsw.gov.au/publications/code-practice-archaeological-investigation-aboriginal-objects-nsw> , including results of archaeological survey and test excavations (where required) undertaken in accordance with the relevant standards and requirements;

- Include evidence of adequate and continuous consultation with Aboriginal parties in relation to determining and assessing impacts, identifying and selecting options for avoidance of Aboriginal cultural heritage and identifying appropriate mitigation measures (including the final proposed measures) in substantial compliance with the consultation process outlined in the *Aboriginal cultural heritage consultation requirements for proponents* <https://www.environment.nsw.gov.au/publications/aboriginal-cultural-heritage-consultation-requirements-proponents>

Please note that the above comments relate only to Aboriginal cultural heritage regulation matters. If you have any questions about this correspondence, please contact Alison Lamond at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Corey O'Driscoll

Corey O'Driscoll

Practice Lead

Major Projects

Heritage NSW

Department of Climate Change, Energy, the Environment and Water

As Delegate under *National Parks and Wildlife Act 1974*

13 April 2026

Jeffery Peng
Department of Planning, Housing and Infrastructure
jeffrey.peng@planning.nsw.gov.au

Letter uploaded to the Major Projects Planning Portal

Input to SEARs – State Significant Development

Proposal: 90 Aldington Road Data Centre

Major Project reference: SSD-112059740

Received: 30 March 2026

Dear Mr Peng,

Thank you for your referral inviting Secretary's Environmental Assessment Requirements input from the Heritage Council of NSW on the above State Significant Development proposal.

The subject site is not listed on the State Heritage Register (SHR), nor is it in the immediate vicinity of any SHR items. Further, the site does not contain any known historical archaeological relics. Therefore, no heritage comments are required.

If you have any questions about this correspondence, please contact Alison Lamond at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely

Alison Lamond

Alison Lamond
Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW
10 April 2026

Our reference: P-1134634-Q8N7
Contact: Sandra Fagan
Telephone: 4732 7992

15 April 2026

NSW Department of Planning, Housing & Infrastructure
Via email: jeffrey.peng@planning.nsw.gov.au

Attention: Jeffrey Peng

Dear Sir,

Council Response to Request for Advice on SEARS- SSD-112059740 – ‘90 Aldington Road Data Centre’ at 74 – 88 Aldington Road, Kemps Creek

Thank you for providing Penrith City Council the opportunity to comment on the abovementioned Secretary's Environmental Assessment Requirements (SEARS).

Staff have reviewed the information referred for comment on 30 March 2026, and noting that this is a request for SEARs, the Applicant should be required to consider / address the comments provided at Appendix A.

In addition, it is noted that at its Ordinary Meeting of 23 March 2026, Penrith City Council endorsed a submission to the NSW Parliamentary Inquiry on Data Centres. This submission is contained at Appendix B.

Council's submission to the Inquiry acknowledges the critical need for strategic planning and policy development to manage the rapid growth of data centres, particularly in Western Sydney. The submission emphasises that data centres are essential for digital infrastructure, supporting cloud services, government operations and artificial intelligence.

However, their resource-intensive nature poses significant challenges, including increased energy and water consumption, strain on local utilities, and environmental impacts. The submission notes that Sydney's data

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrith.city

centres currently consume 3.9 TWh of electricity annually, projected to rise to 34.5 TWh by 2050, and use 3.5 billion litres of drinking water annually, which could increase to 25% of Sydney's total water demand by 2035 under high-growth scenarios. Additionally, it raises concerns about the impact of data centres on local land use, housing, job creation, and health, particularly in Western Sydney, which faces extreme heat and growing population demands and is increasingly attractive as a precinct to data centre developers.

To address these challenges, Council recommends a strategic, evidence-based approach to data centre approvals that balances national, state, and local interests.

Key recommendations include assessing the suitability of locations for data centres, considering local impacts such as strain on utilities, noise, air pollution, and land use trade-offs, and ensuring meaningful community engagement. Council also calls for robust public reporting to monitor environmental and social impacts and advocates for a central role for local councils in decision-making processes.

Of relevance, Recommendation 5 of Council's submission states:

Further, given the serious potential impacts related to utility servicing (water and power) of data centres to the local environment, economy, and land use trade-offs that can be compromised including not being able to progress local housing and jobs growth, Council calls on the NSW Government to:

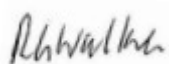
Not consider any further data centre applications until utility servicing (water and power) impacts for NSW in both the short and long term are fully understood, and there is a high level of confidence that utility servicing and growth plans for local communities will not be compromised as a result. The Government should also seek, as far as possible, to require that data centres are self-sufficient with regard to power and water needs.

Given that there is a current Parliamentary Inquiry, it would be prudent for the consent authority to consider the outcomes of the inquiry, prior to any further development occurring.

Council is also considering making a separate submission to the NSW Government on the NSW Data Centre Consultation Paper, released on 27 March 2026.

Should you wish to discuss this matter further, please contact, Sandra Fagan, Principal Planner, on 4732 7992.

Yours sincerely,



Robert Walker

Senior Development Assessment Planner

Appendix A – Council Staff Comments to the SEARs

Appendix B – Penrith City Council's Submission to the Parliamentary Inquiry

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrith.city

1. Development Assessment Considerations

- a) Clear justification for the proposed development, including any implications for the broader Mamre Road Precinct, noting the 'Objectives' for the Precinct and the 'IN1 – General Industrial' zone, and the ability to provide services to meet the growing demands and needs, for logistics and employment uses to serve the wider area, including the Western Sydney Aerotropolis.
- b) The application is to demonstrate how the proposal meets the objectives of the 'IN1 – General Industrial' zone (pursuant to Chapter 2 of State Environmental Planning Policy (Industry and Employment) 2021), such as:
- To facilitate a wide range of employment-generating development including industrial, manufacturing, warehousing, storage and research uses and ancillary office space,
 - To minimise any adverse effect of industry on other land uses,
 - To encourage a high standard of development that does not prejudice the sustainability of other enterprises or the environment.
- c) The site is also in a prime location for employment opportunities, given available access arrangements (i.e. via motorways and proximity to a future airport). The objectives of the 'IN1 – General Industrial' zone and of the Mamre Road Precinct Development Control Plan 2021, along with various applicable planning provisions (such as within State Environmental Planning Policy (Industry and Employment) 2021 and the Mamre Road Precinct Development Control Plan 2021), require that development provides for local employment opportunities. However, large scale data centres are known to employ minimal permanent staff on site, despite the footprint of the built form.
- d) Operational requirements, including an explanation of why the various structures and supporting infrastructure are required, and how the site and various infrastructure will work.

- e) A Visual Impact Assessment (including photomontages from various vantage points) taking into account proposed external infrastructure.
- f) Demonstrate how the proposed built form and architectural design, is of a high standard and will positively contribute to the streetscape. It is noted that the documentation referred for comment suggests that a key design driver, is the use generator gantry to provide facade articulation. Concern is raised regarding the limited and servicing nature of this 'key design element'. It is expected that the 'Design Principles' of Section 2.30 of the State Environmental Planning Policy (Industry and Employment) 2021, be carefully considered.
- g) Demonstrate how the proposed built form, has considered and responded to the natural slope of the locality.
- h) Landscape and design detail for all landscaped setbacks. This should include and be reconciled with any proposed fencing and signage.

Given the large scale of the built form, which exceeds the maximum building height requirements of Part 4.2.1 of the Mamre Road Precinct Development Control Plan 2021, consideration should be given to providing landscaping beyond the minimum requirements of the Mamre Road Precinct Development Control Plan 2021, and which is commensurate with the height and massing of the proposed development. As it is expected that the setback and landscaping controls in the Mamre Road Precinct Development Control Plan 2021 were developed / established in association with the desired maximum of 20 metre height of buildings.

Furthermore in this regard, it is noted that the site is 'bushfire prone land' and therefore it is highly likely that the site (or elements of the site) will need to be managed as an 'Asset Protection Zone' in accordance with Planning for Bush Fire Protection 2019. Accordingly, any associated proposed landscaping scheme will need to have regard to such.

- i) The proposed data centre will have a heavy reliance on water and also requires additional external infrastructure, which will contribute

to the urban heat island effect. The proposal should detail the expected use and reliance upon water for cooling and how impacts to the urban heat island effect will be mitigated and addressed, including tree canopy coverage and recycled water use.

- j) The proposal seeks a building height of approximately 27 metres. The Mamre Road Precinct Development Control Plan 2021 provides a maximum building height of 20 metres, which represents a suitable building envelope to allow for warehouse and logistics buildings, and a more suitable contextual scale to the area. The proposed non-compliance is exacerbated by the need for the large building footprints and appears to relate each of the 'data hall' buildings.

Any such proposal should provide justification on environmental planning grounds to warrant the significant height non-compliance. Concern is raised that the proposed development may set an undesirable precedent to provide for other significant non-compliances for future development proposals, in the absence of a DCP amendment, that has holistically and strategically considering the broader Precinct.

- k) Demonstrate whether all required mechanical plant and infrastructure has been accounted for, and whether any plant is expected to be provided on the roof of building. This has implications for further height non-compliances and visual impacts.
- l) While it is understood that the proposed development is to include (and seek approval for) an ancillary substation, minimal details have been provided regarding such. Any such proposal will need to have carefully considered the design of such (including built form, height, streetscape and landscape treatment).
- m) Address acoustic and air quality impacts, considering operational requirements, proposed infrastructure and surrounding sensitive receivers.
- n) Any such application should detail the relationship of the proposal with any prevailing Development Consents, including to all elements

of Development Consent No. DA22/0530 (including the approved 3 lot subdivision, which may need to be modified to facilitate the proposed layout).

- o) Any such application should address how applicable Planning Contributions are to be satisfied, including having regard to the Mamre Road Precinct Development Contributions Plan 2022.
- p) Any such application should outline the relationship of the proposed development to any related Planning Agreement (if applicable).

2. Development Engineering Considerations

Stormwater

- a) Stormwater drainage for the site must be in accordance with:
 - Mamre Road Precinct Development Control Plan 2021.
 - Stormwater Drainage Specification for Building Developments Policy.
 - Water Sensitive Urban Design Policy and Technical Guidelines.
- b) Provision of a Stormwater Concept Plan, accompanied by a supporting report and calculations.
- c) Demonstrate how stormwater discharge from the site complies with the trunk drainage infrastructure provisions as per Figure 4 of the Mamre Road Precinct Development Control Plan 2021.
- d) Provision of a water sensitive urban design strategy for the site, prepared by a suitably qualified person, addressing water conservation, water quality, water quantity, and operation and maintenance.
- e) Provision of MUSIC modelling (*.sqz file) demonstrating compliance with water quality controls of the Mamre Road Precinct Development Control Plan 2021.
- f) Council will not accept the dedication of any estate water quantity or water quality basins. Any estate drainage basins are to be

maintained in perpetuity by the estate. It is Council's preference that all water quantity and water quality treatment be provided on the individual lots. Any on lot detention system or water quality system must be within common property and be accessible from a public road.

- g) Sydney Water have been appointed as the Water Management Authority for the Mamre Road Precinct and have prepared an Aerotropolis Stormwater Management Framework, which is a set of guiding principles to plan and manage trunk drainage in the Mamre Road Precinct and the broader Aerotropolis. As part of the framework, a Stormwater Scheme Plan has been prepared for the Mamre Road Precinct that nominates areas for water treatment wetlands and storage ponds for water reuse. Consultation is to occur with Sydney Water to determine how the development will comply with the proposed scheme, including final land levels, top water levels, appropriate freeboard, etc.

Local Overland Flow Flooding

- h) The site flood affected by local overland flow flooding from the local catchment and has been coded as being subject to flood related development controls.

Therefore any such application will need to demonstrate consistency with Section 2.5 of the Mamre Road Precinct Development Control Plan 2021.

- i) Provision of an Overland Flow Flood Report, prepared by a suitably qualified person, which assesses impacts upon overland flows. It is expected that overland flows through the site be managed in a safe manner.
- j) All finished floor levels shall be at minimum 0.5m above the 1% AEP flood.

Traffic

- k) The shared site access driveway for heavy and light vehicles is not supported. Driveways should be designed to avoid conflict between

heavy vehicle and staff, customer and visitor vehicular and cycle movements by providing separate access driveways.

- l) The proposed site access driveway should be designed in consideration of both the interim and final road configuration of the eastern Local Industrial Road.
- m) Any site entry access gates shall be located such that queuing vehicles are to be wholly located within the property boundary.
- n) Demonstrate that access, car parking, and manoeuvring is compliant with AS2890 Parts 1, 2 & 6.
- o) Provision of turning paths in accordance with AS2890, and which clearly demonstrate satisfactory manoeuvring on site, and forward entry and exit to and from the site.

Earthworks

- p) No retaining walls or filling should impede, divert or concentrate stormwater runoff passing through the site.
- q) Provide details of any retaining walls (including location and height), having regard to potential impacts upon adjoining land.
- r) Provide a Geotechnical Report prepared by a suitably qualified person and which addresses (but not be limited to) ground water movement, salinity, contamination and potential damage to adjoining public and private infrastructure during construction.
- s) Provide sections extending into adjoining lands, showing existing and proposed site levels, retaining walls, batters and the impacts upon adjoining properties.

3. Traffic Considerations

- a) Provide details of all traffic types and volumes likely to be generated during construction and operation.

- b) Provide an assessment of the predicted impacts of the traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model. This should include the identification and consideration of approved and proposed developments / planning proposals / road upgrades in the vicinity of the site. The assessment should also consider any impacts on Aldington Road for the duration of construction works.
- c) Details showing how the proposed development connects to adjoining sites to facilitate their future development for their intended purpose.
- d) Demonstrate how all vehicles likely to be generated during construction and operation, can be accommodated on site to avoid queuing in the street network.
- e) Include details of any road upgrades, infrastructure works or new roads or access points, required for the development.
- f) Outline travel demand management measures and the provision of facilities to increase 'non-car mode' share for travel to and from the site.

4. Environmental Management Considerations

- a) Concern is raised that the proposed development could have significant environmental health impacts upon the Penrith community. Any such application will need to demonstrate how the proposal will avoid any such impacts, upon the local and the broader community.

Noise Impact Assessment

- b) Due to the sensitive nature of the surrounding land uses, a Noise Impact Assessment will need to be undertaken by a suitably qualified and practicing person. The Department of Planning, Housing and Infrastructure will need to be satisfied that the construction and use of the proposed development will not adversely affect neighbouring

properties. Cumulative impacts should also be considered, having regard to other nearby approved / proposed data centre developments.

Land Contamination

- c) Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021, requires Consent Authority's to be satisfied in relation to the site's suitability for the proposed use. Accordingly, the Department will need to ensure that the site is suitable, or can be made suitable, prior to its use.
- d) Where it is proposed that contaminated materials be retained on site (as would be the case with a 'cap and contain' strategy), Council does not support locating these materials beneath future public land (i.e. Council owned land) or areas of biodiversity value.
- e) Copies of all contamination related documentation (such as any Preliminary Site Investigations, Detailed Site Investigations, Remediation Action Plans, Validation Reports and Long-Term Environmental Management Plans, along with any documents prepared by a NSW EPA Accredited Site Auditor endorsing these documents) are to be provided to Council, so that they can be recorded on the property files and be placed as property notations on any Section 10.7 (5) Planning Certificates that are prepared.

Wastewater

- f) The site is not yet serviced by Sydney Water's sewerage network. Though the development will eventually be able to connect to this infrastructure, the delivery of this service may not align with the timing of the current proposal. The Department should ensure that where connection to the sewerage network is not able to occur prior to the occupation of the development, that an Interim Operation Procedure be approved to manage wastewater generated on the site. This may require a 'Section 68 Approval', under the Local Government Act 1993. Alternatively, where an alternate solution is proposed, it may trigger the need for Water Industry Competitions Act 2006 approval and licencing, as well as an approval under the Local Government Act 1993.

Environmental Management

- g) Any such application should demonstrate that adverse impacts on surrounding receivers and the environment, are to be avoided (and mitigated where necessary), in accordance with any relevant planning instrument and the relevant NSW Environment Protection Authority guidelines.

Hazardous Industry

- h) The fuel storage for the diesel generators will require the Department to be satisfied that the proposed development is assessed in compliance with Chapter 3 of State Environmental Planning Policy (Resilience and Hazards) 2021 and that the assessment is undertaken in accordance with relevant guidelines and standards, such as the Hazardous Industry Planning Advisory Papers.
- i) In relation to the lithium-ion batteries, a Fire Safety Study should be developed in accordance with the requirements of Hazardous Industry Planning Advisory Paper No. 2 and to meet the operational requirements of Fire & Rescue NSW, focusing on inherent safe design to maintain sufficient separation distances between any battery energy storage system and auxiliary infrastructure from the site boundary, onsite assets (including transformers, adjoining modules and adjoining exposures, during an emergency response in relation to fire). Separation from any sensitive environmental areas that may be impacted by firefighting run off. A suitable fire protection system and contaminated firewater system should be designed and installed compliant with the relevant codes, in particular Fire & Rescue NSW guidelines.

Pollution Management

- j) The storage of diesel and the refuelling of diesel tanks need to be considered at the design stage. A Pollution Management Plan should accompany any such application, detailing strategies to prevent spills, and methods to protect the stormwater system and other sensitive areas in the event of spills occurring.

Electromagnetic Energy

- k) Due to the number of substations and associated infrastructure, the Department will need to be satisfied that the electromagnetic energy produced by any element of the overall development / operations, will not affect human health. Therefore, it is recommended that an Environmental EME Report be prepared, in accordance with the Australian Radiation Protection and Nuclear Safety Agency requirements.

Air Quality

- l) The proposal comprises of an unknown quantity of generators to be powered by diesel fuel. The proposed development will emit additional air pollutants of particulate matter (PM2.5) and Nitrogen Oxide (NO2). Power interruptions, particularly during the summer period is not uncommon. An air quality assessment should form part of any such application. It is noted that generator testing will not surpass the 200 hours allowed under (Schedule 1, Clause 17 of) the Protection of the Environment Operations Act 1997, however, a detailed testing schedule should be provided in support of any such proposal.

Heat impacts

- m) Western Sydney is prone to periods of extreme heat. The proposed development is anticipated to produce an urban heat island effect. Urban heat related impacts will need to be carefully considered, and any such application should be accompanied by heat emissions calculations and strategies to minimise urban heat related impacts. The cumulative urban heat related impacts should be considered giving regard to other nearby approved / proposed data centre developments.

Cooling Methods

- n) The documentation referred for comment is unclear in relation to the number and type of associated cooling units to be used / installed. Any such application will need to clearly outline the type of cooling methods to be used and include detailed plans showing associated mechanical plant. Any cooling tower will need to be managed in

accordance with the Public Health Act 2010 and Public Health Regulation 2022.

Careful consideration will need to be given in this regard to vulnerable populations in the vicinity of this site, which include an aged care facility and several schools. Legionellosis is incredibly difficult to treat and has a mortality rate of between 5% and 15%, however, this increases for people over the age of 50 years of age and increases again for those with comorbidities.

Recycled Water

- o) The documentation referred for comment indicates that storage for 9,770 kilolitres (kL) of water is to be provided on site. It is unclear whether this is potable or recycled water. Details should be provided on what any recycled water will be used for, in addition to storage and treatment methods. Should the recycled water be used in the cooling process, details will need to be provided showing that the water will meet the requirements for that cooling process.

Environmental Health Risk Assessment

- p) An overarching Environmental Health Risk Assessment (EHRA) should be undertaken and provided in support of any such application. The Environmental Health Risk Assessment should be undertaken in accordance with the Australian Governments Department of Health, Disability and Ageing's "Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards" and have regard to associated matters raised elsewhere within this letter.

Appendix B – Penrith City Council Submission to the Parliamentary Inquiry

Penrith City Council Submission:

NSW Parliamentary Inquiry into Data Centres

March 2026

Penrith City Council welcomes the opportunity to make a submission to the NSW Parliament Public Accountability and Works Committee's Inquiry into data centres.

Sydney leads the way in data centre supply in Australia, with 88 data centres which accounts for over a third of all data centres nationally and over 60% of the national total data centre capacity.¹ Further data centre development is forecast to expand significantly, concentrated in Western Sydney.¹ Penrith is at the heart of Western Sydney and at the time of writing, within the LGA has three data centres operational, one under construction and two data centre applications lodged under a state significant development pathway.

Council acknowledges data centres are critical digital infrastructure underpinning cloud services, government and business continuity, and the growth of artificial intelligence. The rapid rise in supply and demand, together with the significant operational demands of data centres, requires thoughtful strategic planning and policy settings to ensure decision making accounts for national and local interests, considers economic, environmental, social and land use impacts and trade-offs, as well as the sustainable future growth of the sector.

In the Western Sydney context, there are specific challenges that will be exacerbated if data centres are not carefully considered and planned with a precinct level perspective.

Understanding the potential impacts from data centre development on availability and capacity of water and energy services is critical.

Data centres are among the most resource intensive forms of development. Oxford Economics estimates that in Australia data centres consumed 3.9 TWh of electricity in FY25, equivalent to around 2% of National Electricity Market (NEM) grid-supplied electricity. Under a high-growth scenario, consumption is forecast to reach 12.0 TWh by FY30 (around 6% of NEM grid-supplied electricity) and 34.5 TWh by FY50 (around 12%).² This growth in energy demands has practical local consequences: increased pressure on network capacity, higher cumulative impacts where facilities cluster, and potentially greater reliance on backup supplies through network overloads.

¹ Committee for Sydney, State of the City 2026: A Bold City (report prepared by BDO, February 2026) & <https://sydney.org.au/wp-content/uploads/2026/02/State-of-the-City-2026-A-Bold-City.pdf> (accessed 20 February 2026).

² Oxford Economics Australia, Data Centre Energy Demand: Final Report (prepared for the Australian Energy Market Operator (AEMO), July 2025) 3, 14.

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrith.city



penrith.city

Water demand is also a critical planning consideration. Currently all 88 data centres in Sydney draw from the public drinking water supply.¹ Sydney's data centres currently use around 3.5 billion litres of Sydney's drinking water supply each year which is less than 1% of total demand. Sydney Water have estimated this could rise to 25% by 2035 under a high growth scenario.³

Add to this, Western Sydney is the hottest part of Sydney. In December 2025, Penrith recorded 55% of the month with temperatures over 30 degrees (3 days over 40 degrees). January 2026 recorded 48% of the month over 30 degrees, with the highest temperature recorded on 4 January at 48.9 degrees. With an increasingly hotter environment in Western Sydney, data centres located here will draw on even more additional energy and water resourcing for cooling purposes.

Alongside the expected increasing interest in land within Western Sydney for data centres, there is also high expectation for Western Sydney to be the economic driver of the State and deliver substantial new housing and jobs. Land cannot be unlocked for housing and employment if it cannot be serviced with water and energy. A well informed and strategic approach for data centres is required to ensure a sustainable future where energy and water demands are balanced and do not compromise and come at the cost of progressing the state's overall housing and jobs growth.

An understanding of the potential local health and economic impacts for local communities arising from data centres is also key, particularly noise and air pollution effects and the number of permanent local jobs generated from data centres once operational.

Penrith, and Western Sydney, has a growing population and in order to support liveable thriving communities we must plan for increased housing supply together with jobs close to home. Penrith has approximately 2,700 hectares of zoned and undeveloped employment lands and a jobs target of an additional 23,000 jobs over the 2023 – 2031 time period. It is important to fully understand the number of permanent jobs likely to be created by data centre developments in relation to their building footprint. Planning and approval decisions must consider what local communities receive by way of economic benefits or trade-offs, including the impact of less intensive jobs generating industries. This is particularly important where clustering of data centres is likely to occur and displace the diversity of other employment and land uses.

¹ Rhannon Shine and Emily Jane Smith, 'Data centres are vital for the future and AI but their environmental footprint can be a problem', ABC News (27 August 2025) (reporting Sydney Water estimates) <https://www.abc.net.au/news/2025-08-27/ai-to-take-up-a-quarter-of-sydney-water-in-a-decade/105700026> (accessed 20 February 2026).

Equally important is the consideration of potential health impacts that may arise from data centre operations. Data centres rely on diesel generators as backup power supply. It is important that government understands the potential health impacts that could arise from ongoing maintenance and use of back up diesel generators that create noise and air pollution impacts for both employees and the surrounding community.

Recommendations:

With data centre supply and demand growing rapidly, there is clear need for a strategic long-term approach to data centre approvals that is evidence-based and transparently balances national and state interests with local place-based impacts. Council recommends that strategic planning, policy settings and approval processes for data centres in NSW are informed by and take into account the following:

1. **Strategic assessment of:**
 - **Suitability of location** – ideally should be located where water and power services are available or planned and where other important land uses and development are not compromised as a result
 - **Local place-based impacts** – including potential strain on energy grids, water supply and ecosystems effects, noise and air pollution health related impacts for employees and surrounding community, land use trade-offs, clustering issues and impacts on local jobs numbers.
2. **Meaningful community engagement** – to ensure an understanding and due consideration of opportunities and risks from the community stakeholder perspective, and to inform preparation of appropriate mitigation measures.
3. **Robust and transparent public reporting** – to ensure ongoing public reporting that enables the monitoring of environmental and social impact and sustainable practices.
4. **That councils have a central role in informing decision-making** – Councils should have the opportunity for input into decision-making around data centres within their local government area, to ensure site specific strategic opportunities are well understood and considered and that outcomes balance national and state interest with community needs.

Further, given the serious potential impacts related to utility servicing (water and power) of data centres to the local environment, economy, and land use trade-offs that can be compromised including not being able to progress local housing and jobs growth, Council calls on the NSW Government to:

5. Not consider any further data centre applications until utility servicing (water and power) impacts for NSW in both the short and long term are fully understood, and there is a high level of confidence that utility servicing and growth plans for local communities will not be compromised as a result. The Government should also seek, as far as possible, to require that data centres are self-sufficient with regard to power and water needs.

For more information contact:

Carlie Ryan, Head of City Strategy, carlie.ryan@penrith.city



[penrith.city](https://www.penrith.city)

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
[penrith.city](https://www.penrith.city)

