

Department of Planning, Housing and Infrastructure

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Honeman Close Data Centre

State Significant Development Assessment Report (SSD-58601963)

October 2026





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Preface

This report details the Department of Planning, Housing and Infrastructure's (the Department's) assessment of the State significant development (SSD) application for the Honeman Close Data Centre (the development), located at 6 Honeman Close, Huntingwood in the Blacktown local government area.

The Department's assessment considers all documents submitted by Microsoft (Australia) Pty Ltd (the Applicant), including the Environmental Impact Statement and Submissions Report, submissions received from the public and Blacktown City Council, advice from government agencies, and all legislation and planning instruments relevant to the site and the development.

The report includes:

- a description of the development and the surrounding environment
- an assessment of the development against government policy and statutory requirements, including mandatory considerations
- an explanation of why the development is SSD and who the consent authority is
- consideration of matters raised by the community and other stakeholders
- an assessment of the likely environmental, social and economic impacts of the development and recommendations for managing any impacts during construction and operation
- an evaluation which weighs up the likely impacts and benefits of the development, having regard to the proposed mitigation measures, offsets, community views and government advice, and provides a view on whether the impacts are, on balance, acceptable
- a recommendation to the decision-maker, along with the reasons for the recommendation, to assist them in making an informed decision about whether development consent for the development should be granted and any conditions that should be imposed.

Executive Summary

Microsoft (Australia) Pty Ltd (the Applicant) proposes to construct and operate a data centre with associated office space, infrastructure and services at 6 Honeman Close, Huntingwood, in the Blacktown local government area.

The development has a capital investment value of approximately \$1.26 billion and is expected to generate up to 250 construction jobs and 74 operational jobs.

The development seeks to respond to growing demand for digital infrastructure across Greater Sydney. This demand is being driven by the increasing use of cloud computing, artificial intelligence, machine learning, autonomous systems and other data-intensive technologies. The proposed data centre would expand the Applicant's presence within the Sydney region and provide additional capacity for the storage, processing and distribution of electronic data and digital applications.

The site is located within the Huntingwood industrial precinct in the Western Sydney Employment Area, approximately 3.5 kilometres (km) south-west of the Blacktown Central Business District (CBD) and 10 km west of the Parramatta CBD. It comprises approximately 5.03 hectares (ha) of IN1 General Industrial zoned land bounded by the Great Western Highway, Reservoir Road and Honeman Close. The nearest residences are approximately 90 metres to the north-east of the site.

Most of the site has recently been cleared under an existing development consent for a service station and associated mixed-use precinct. Approximately 1.11 ha of native vegetation was retained as a conservation area in the north-western part of the site. The proposed data centre would encroach into 0.33 ha of this area, with approximately 0.78 ha retained as a revised conservation area.

The development comprises a 43 metre high data centre building (five storeys of data halls), containing 40 data halls, ancillary offices, a substation, rooftop cooling infrastructure, car parking and landscaping. It would operate 24 hours a day, seven days a week, with a total power consumption of 140 megavolt-amperes and an information technology load of 96 megawatts. The facility would be supported by 46 diesel back-up generators, lithium-ion batteries and diesel fuel storage to maintain operations during interruptions to the electricity supply.

The Department publicly exhibited the development application and accompanying Environmental Impact Statement from 14 December 2023 until 1 February 2024. During exhibition, the Department received one objection from a member of the public, one objection from Blacktown City Council (Council) and advice from relevant government agencies and utility providers.

The public submission raised concerns about the potential air quality and human health impacts associated with the development's greenhouse gas emissions. Council's objection focused on the development's impact upon the existing conservation area, particularly given the area of Cumberland

Plain Shale Woodlands and Shale-Gravel Transition Forest proposed to be removed and its designation as Swift Parrot habitat.

Following exhibition, the Applicant provided a Submissions Report and additional information addressing issues raised by Council, the community and government agencies. This included refinements to the development's façade and landscaping arrangements and updated technical assessments (including in relation to biodiversity and greenhouse gas emissions). The Department circulated this information to relevant agencies and Council for further comment.

The Department's assessment focused on four key issues, being noise, air quality, biodiversity and urban design. Operational noise is primarily mitigated through acoustic treatments and barriers, with conditions restricting the operating envelope and requiring on-going monitoring to verify compliance with noise limits. Air quality impacts have been mitigated through conditions restricting the operational parameters for the back-up generator system, coupled with the requirement for an Air Quality Management Plan and associated monitoring requirements.

In relation to biodiversity, the Applicant has made satisfactory attempts to avoid and minimise impacts where practicable and reasonable, and the reduced conservation area would continue to provide an effective, long-term biodiversity conservation outcome. A requirement for a Vegetation Management Plan will help ensure the protection and improvement of retained vegetation is achieved for the life of the development.

In relation to urban design, the Department notes the Applicant has revised the design in consultation with Council and the Office of the Government Architect NSW, resulting in a simplified façade, increased landscaping and the incorporation of Connecting with Country principles. Subject to conditions requiring the ongoing maintenance of the approved landscaping scheme, the Department considers the development would have an acceptable impact on the visual amenity of the locality.

In addition to these key issues, the Department assessed other matters including hazards and fire safety, Aboriginal and non-Aboriginal heritage, stormwater management, greenhouse gas emissions and sustainability, traffic and access and contamination. The Department is satisfied that these matters can be appropriately managed through design measures and recommended conditions of consent.

The Department considers the development is consistent with relevant State, regional and local strategic planning policies, which support innovation and employment growth within industrial areas. The development would deliver significant economic benefits and support the development of existing industrial-zoned land within the Huntingwood industrial precinct.

On balance, the Department concludes the development is in the public interest and would not result in unacceptable environmental or amenity impacts, subject to the recommended conditions of consent.

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1 Introduction

1.1 Development background

Microsoft (Australia) Pty Ltd (the Applicant) is seeking development consent for the construction and operation of data centre with associated infrastructure and ancillary office space (the development). The site is located at 6 Honeman Close, Huntingwood in the Blacktown local government area (LGA) (see **Figure 1**). A detailed description of the development is provided in **Section 2** of this report.

Data centres are secure facilities used by organisations to store, process and manage electronic data and digital applications using specialised information technology (IT) infrastructure. This may include personal data (such as social media content or cloud photo libraries), corporate data (such as financial systems or customer records), or sensitive government data (such as health and taxation information). Increasingly, data centres also support high-performance computing tasks, including artificial intelligence (AI), machine learning and real-time analytics.

In recent years, demand for large-scale and edge data centres has grown significantly across the State. This growth is being driven by the rapid adoption of digital technologies, including AI, autonomous systems, cloud computing and next-generation mobile networks. As these technologies become more embedded in everyday life and business operations, additional data centre capacity is required to support the increasing volume, speed and complexity of data generated and accessed by Australians.



Figure 1 | Regional context

The Applicant is a global technology company and data centre operator. It currently operates cloud infrastructure at multiple locations throughout Australia and is seeking to expand its operations within the Sydney region.

1.2 Site description

The site comprises 5.03 hectares (ha) of IN1 General Industrial zoned land located at 6 Honeman Close, Huntingwood. The site is legally described as Lot 100 in Deposited Plan (DP) 1293137 and is located approximately 3.5 kilometres (km) south-west of the Blacktown central business district (CBD) and 10 km west of the Parramatta CBD (see **Figure 1**).

The site is bound by the Great Western Highway to the north, Reservoir Road to the east, Honeman Close to the south and a private road to the west. Honeman Close forms part of the original alignment for the Great Western Highway and is both a State and local heritage item (see **Figure 2**).

The site gently falls from approximately 76 m Australian Height Datum (AHD) in its north-eastern corner to approximately 59 metres (m) AHD at the western boundary. This slope directs surface water flows across the site towards Bungarribee Creek and its associated riparian area.



Figure 2 | Local context

The north-western section of the site contains approximately 1.11 ha of native vegetation, comprising Cumberland Shale Plains Woodland (Plant Community Type (PCT) 3320) and Cumberland Riverflat Forest (PCT 4025).

The remainder of the site has recently been cleared to facilitate the future construction of the subject SSD application. The vegetation clearing works were completed under a local development consent for a service station complex, which was approved by the Land and Environment Court of NSW (NSW LEC) in 2019 (see **Section 1.4** below).

1.3 Surrounding land uses

The site is located within Precinct 3 (Huntingwood) of the WSEA and is surrounded by a range of land uses, including:

- the Great Western Highway, industrial land uses and the Blacktown Workers Club, located to the north
- residential receivers, located to the north-east
- Reservoir Road and industrial land uses, located to the east
- Honeman Close, a patch of remnant native vegetation and the M4 Motorway, located to the south
- industrial land uses, located to the west (see **Figure 3**).



Figure 3 | Surrounding land uses

The nearest residential receivers are located approximately 90 m to the north-east of the site, in the residential area of Blacktown (see **Figure 2**).

1.4 Other development approvals

On 28 June 2019, a deferred development consent was granted by NSW LEC for the staged development of a service station complex and separate commercial / industrial development (DA-17-01780). The consent permitted the following (see **Figure 4**):

- **Stage 1** – Construction of a service station complex, including:
 - subdivision of the site into three lots
 - vegetation clearing and the establishment of a 1.11 ha conservation area in the site's north-western corner
 - construction of a service station with separate car and heavy vehicle refuelling areas
 - construction of a convenience store, ancillary café and car wash
 - associated landscaping and drainage works
- **Stage 2** – Subsequent commercial / industrial development on Lot 2 of the subdivision (subject to a further development application).

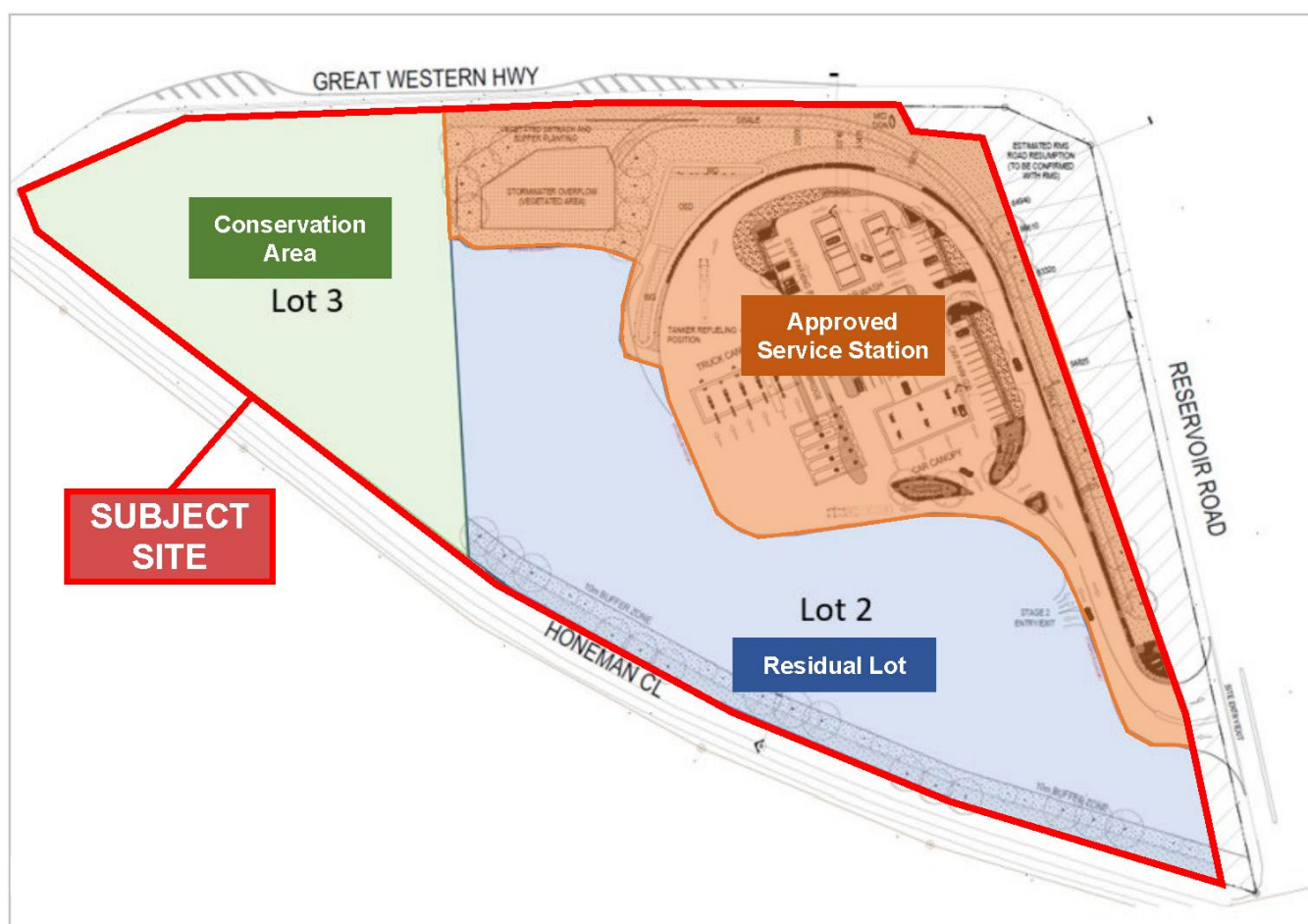


Figure 4 | Plan showing works approved under DA-17-01780

As the approved clearing works would impact upon Matters of National Environmental Significance (MNES), the approval of DA-17-01780 also triggered the need for a separate ‘controlled action’ approval from the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (see **Section 4.7** below).

At the time of writing this report, the Applicant has completed the clearing works approved under DA-17-01780 and constructed the approved site access driveway crossing off Reservoir Road.

The subject SSD application seeks to reduce the approved conservation area by 0.33 ha to accommodate the development footprint and would maintain similar access arrangements to those which were approved under DA-17-01780.

2 Development

2.1 Description of the development

The major aspects of the development are summarised in **Table 1**, shown in **Figure 5** to **Figure 7**, and described in full in the Environmental Impact Statement (EIS) and Submissions Report included in **Appendix A** of this report.

Table 1 | Main aspects of the development

Aspect	Description
Development summary	Construction and 24-hour operation of a data centre, including associated office space, supporting infrastructure and services, car parking and landscaping
Site area	50,400 m ²
Gross floor area (GFA)	39,267 m ²
Building height	43.25 m
Power consumption	Total: 140 megavolt-ampere (MVA) IT consumption: 96 megawatts (MW)
Water consumption	Approximately 3.9 megalitres (ML) each day
Sustainability measures	• Power usage effectiveness (PUE) – 1.28 • Water usage effectiveness (WUE) – 1.55 litres per kilowatt-hour (L/kWh)
Vegetation clearing	Removal of approximately 3,300 m ² of vegetation from the site
Earthworks	The development would require a net fill of 23,619 cubic metres (m ³), comprising: • 21,374 m³ of cut • 44,993 m³ of fill
Ancillary infrastructure	The operation of the development would be supported by: • construction of a new substation and associated service yard to the north-east of the data centre building, capable of receiving 132 kilovolt (kv) network connections

Aspect	Description
	• 36 cooling towers and their associated pumps, located on the roof of the data centre building • 200 air conditioning units, located on the roof of the data centre building • up to 158,763 kilograms (kg) of lithium-ion batteries, located within separate battery rooms throughout the development • 44x 3 MW diesel back-up generators • 2x 0.7 MW diesel back-up generators • diesel fuel storage for up to 1,532,000 litres (L)
Landscaping	The development would provide: • screening landscaping adjacent to the northern and eastern site boundaries • a 10 m wide buffer zone adjacent to Honeman Close, comprising existing and supplementary native planting • retention of 0.78 ha of native vegetation as a conservation area, in the north-western section of the site
Construction timeframe	Construction of the development would take approximately 24 months, and comprise the following stages: • Stage 1 – Early works, including construction of the site access point • Stage 2 – Construction of the main building structure • Stage 3 – Installation of services and internal building fit-out
Hours of operation	24 hours a day, seven days a week
Employment	250 construction jobs and 74 operational jobs
Capital investment value (CIV)	\$1,263,226,278

2.2 Physical layout and design

The physical layout and design of the development is shown in **Figure 5** to **Figure 7** below. The data centre presents as a 43 m high structure, surrounded by an access road, plant areas and landscaping. The development is set back from the Great Western Highway and Reservoir Road frontages, with a parking area and substation infrastructure located within the setback area.

Each of the 5 data centre floors comprises 8 data halls (40 total) surrounded by mechanical plant rooms, supporting the operation of the development. Office spaces are provided adjacent to the main building's south-eastern and north-western façades. A number of cooling towers and air conditioning units are proposed on the roof of the building.

Precast, painted and powder coated finishes are the primary building finishes in copper and grey colours. Perforated metal screens would also be used to screen plant areas, incorporating Connecting with Country imagery.

All vehicles accessing the site would enter and exit via a two-way driveway off Reservoir Road, located in the south-western corner of the site. The location of this entrance was originally approved under DA-17-01780. Deliveries would be accommodated by two dedicated loading docks located within the data centre building's north-western corner and south-eastern corner, respectively. Each loading dock has been designed to accommodate heavy vehicles up to 19 m in length.

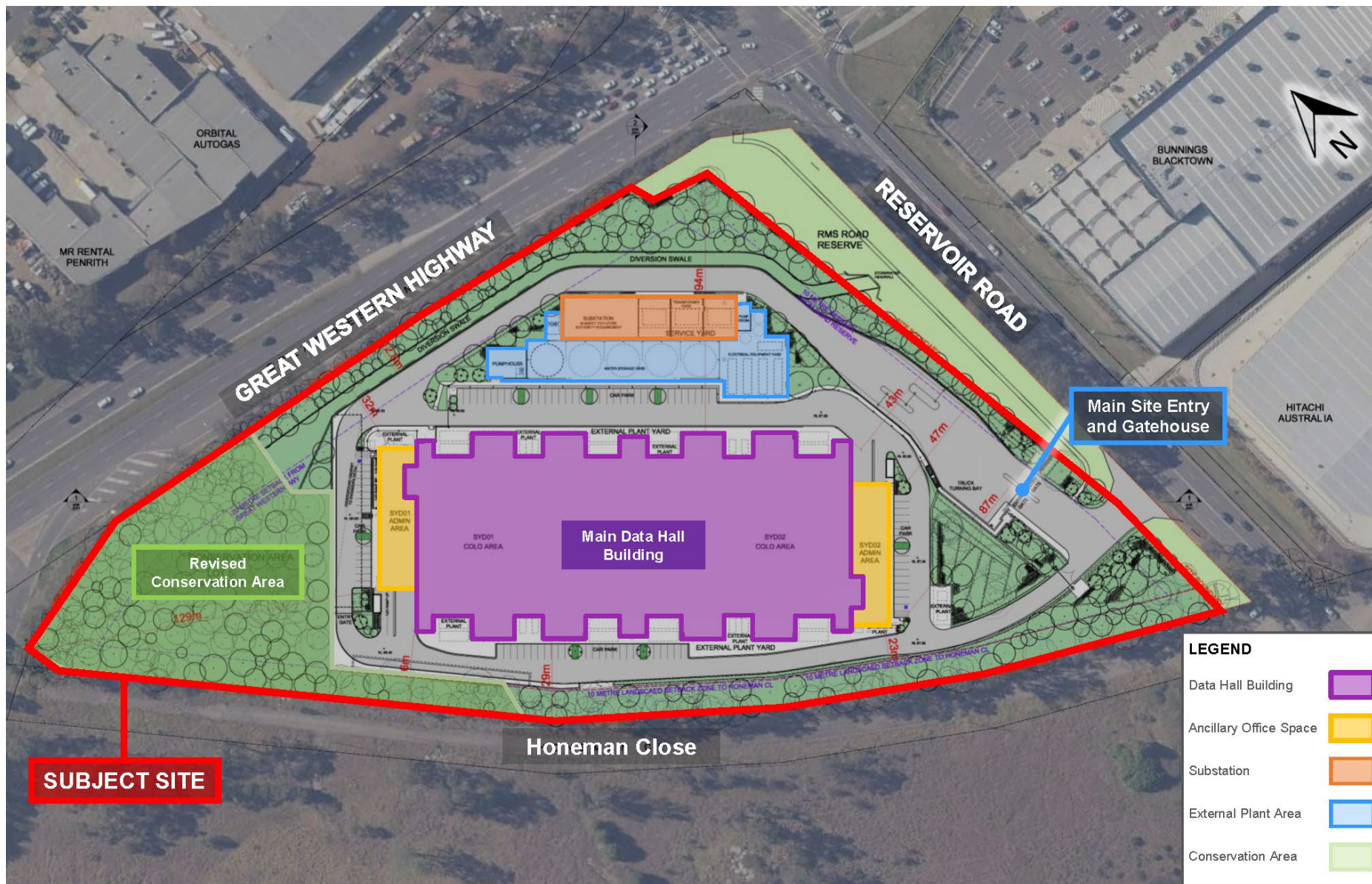


Figure 5 | Proposed site layout

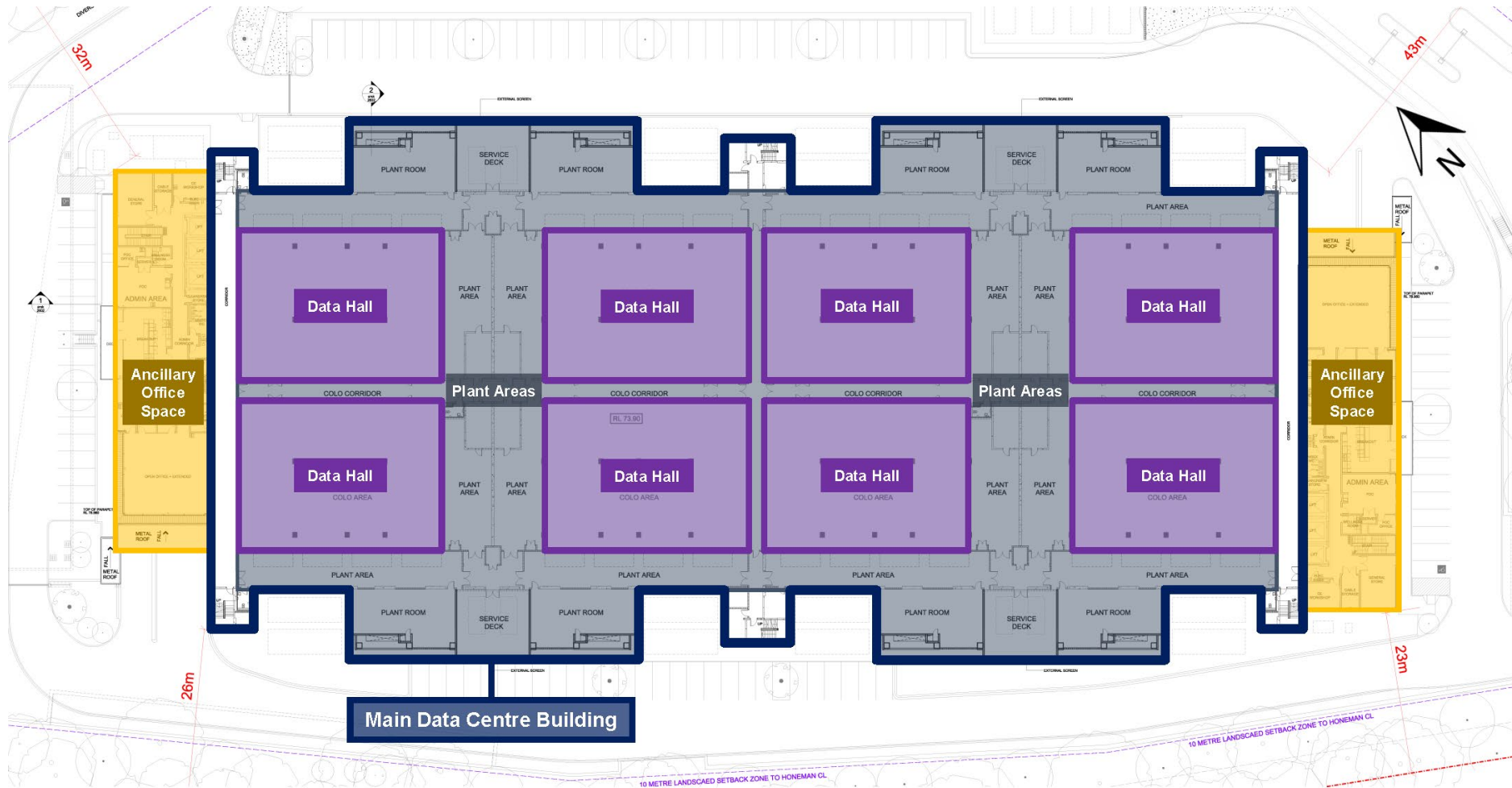


Figure 6 | Typical data centre building layout – Level 1



Figure 7 | Elevated view of the development's northern façade, seen from the west

2.3 Uses and activities

The primary function of the development is to facilitate the secure collection, storage, processing, and distribution of electronic data and digital applications. These services are delivered through high-performance IT infrastructure.

The development comprises 40 data halls across four levels, each of which would be fitted out with server racks, networking equipment and associated hardware (see **Figure 6**). Customers would lease capacity within the data halls and remotely manage their digital assets and applications through secure network connections. Ancillary office space is also provided on the ground and first floors to support operational staff, system monitoring, maintenance and IT support functions.

The development's data halls would use a mechanical evaporative system incorporating cooling towers, designed to maintain temperatures of up to 35°C while minimising water demand.

The data centre would initially be supplied by two 33 kV transmission feeders (one aboveground, one underground) from the Blacktown Transmission Substation. Full operations would then be supplied by two new 132 kV underground transmission lines connecting the site to Transgrid's Sydney West Bulk Supply Point.

To ensure uninterrupted operations during power outages, back-up power would be provided by 46 diesel generators and lithium-ion batteries configured as an uninterruptible power supply (UPS). The batteries would provide interim power during grid outages until the generators assume the development's full electrical load.

Routine generator testing would also be undertaken to ensure system reliability. The Applicant proposes to undertake testing during standard daytime hours (7:00 am to 6:00 pm, Monday to Saturday and 8:00 am to 6:00 pm on Sundays and public holidays), seven days a week.

During certain tests, an artificial load would be applied to the generators using an electrical switching device. The proposed testing regime is outlined in **Table 2** below.

Table 2 | Back-up generator testing regime

Test type	Test load	Generators per test	Test frequency	Test duration (minutes)	Test hours per year
Type 1	No load	1	Monthly	12	73.6
Type 2	70% load	1	Quarterly	30	69
Type 3	100% load	1	Annually	60	46
				TOTAL	188.6 hours

2.4 Applicant's justification for the development

The Applicant has justified the need for the development by highlighting the growing demand for cloud-based data storage within Greater Sydney.

The Applicant requires a number of sites throughout Sydney that are well-connected to existing utility infrastructure, including power and optic fibre cabling. The development would help it to expand its presence within Greater Sydney, while also supporting the ongoing demand for data storage and high-performance computing tasks across the State.

In addition, the Applicant has advised the development would:

- be consistent with the site's industrial zoning
- promote industry diversification and retention of existing industrial-zoned land
- generate additional employment opportunities in western Sydney, comprising approximately 250 construction jobs and up to 74 knowledge-intensive operational jobs.

3 Strategic Context

3.1 Key Strategic Issues

The consistency of the development with key strategies, plans and policies relevant to the assessment of the development is outlined in **Table 3** below.

Table 3 | Summary of key government strategies, plans and policies

Strategy, Plan or Policy	Comments
The Sydney Plan	The development is consistent with the Plan's Prosperous Priority and both Response 3 (Equitably grow a range of jobs) and Response 6 (Secure an ongoing pipeline of productive industrial lands), as it would provide new knowledge-intensive jobs within the WSEA, and allow for the development of industrial-zoned land for a State significant industrial use.
Greater Sydney Region Plan (Region Plan) <i>(in effect at the time of lodgement of the application, and has since been superseded by The Sydney Plan)</i>	The development would align with the following objectives of the Region Plan: • <u>Objective 3</u> – The development will provide additional, flexible data storage capacity within western Sydney, helping the city's infrastructure to adapt and transition in conjunction with future technological changes and megatrends (e.g. autonomous vehicles, artificial intelligence, etc) • <u>Objective 22</u> – The development will provide new, knowledge-intensive jobs within Huntingwood, helping to improve access to a wide range of jobs, goods and services close to people's homes as part of the 30-minute city.
Central City District Plan (District Plan)	The development would assist in meeting Planning Priority C11 of the District Plan, as it would retain and improve the efficiency of industrial-zoned land within western Sydney.
Blacktown Local Strategic Planning Statement 2020 (Blacktown LSPS)	The development would align with Planning Priority 9 of the Blacktown LSPS, as it would help to ensure existing industrial-zoned land within the Huntingwood industrial precinct is retained and supported through the creation of new, knowledge-intensive jobs close to the Blacktown CBD.
Our Blacktown 2041 (City Plan)	The City Plan identifies the main priorities of the local community and Council's broader aspirations for the LGA over the next two decades. The development would be consistent with Strategic Direction 3 of the City Plan as it would support the ongoing development of a smart and prosperous local economy.

3.2 NSW Data Centre Policy Framework

On 17 August 2026, the NSW Government released the NSW Data Centre Policy Framework to support responsible investment in data centres that delivers benefits to the people of NSW, while managing impacts on resources and the community.

The *NSW Data Centre Guidelines*, a key component of the framework, set out principles and performance measures relating to energy, water and environmental outcomes. The Guidelines also establish expectations regarding the funding of additional utility infrastructure and promote ongoing engagement with government agencies, infrastructure providers and other stakeholders.

The Department has considered the Guidelines as a relevant consideration under section 4.15 of the EP&A Act.

A number of the recommended conditions of consent relate to matters addressed in the Guidelines and are discussed in **Section 6** of this report. These include:

- requirements relating to renewable energy procurement through Power Purchase Agreements (PPAs)
- installation of equipment and infrastructure capable of being retrofitted to support future improvements in efficiency and performance
- ongoing monitoring, reporting and continual improvement requirements to further improve the development's energy and water performance over time (including its PUE and WUE values), implemented through a Sustainability Management Plan
- conditions to manage potential amenity and environmental impacts, including in relation to noise, air quality and hazards and risk.

4 Statutory Context

4.1 Permissibility and assessment pathway

Details of the permissibility of the development and the assessment pathway under which consent is sought are provided in **Table 4** below.

Table 4 | Permissibility and assessment pathway

Consideration	Description
Permissibility	Permissible with consent Data centres are a type of ‘light industry’ and, consequently, are permissible with consent in the IN1 – General Industrial zone under Chapter 2 of State Environmental Planning Policy (Industry and Employment) 2021 (the Industry and Employment SEPP).
Assessment pathway	State significant development The development is SSD under section 4.36 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) as it satisfies the criteria under section 2.6(1) of State Environmental Planning Policy (Planning Systems) 2021 (the Planning Systems SEPP): • the development on the land concerned is not permissible without development consent, and • the development is for the purpose of a data centre with a total power consumption of more than 15 MW, as specified in clause 25 of Schedule 1 of the Planning Systems SEPP.
Consent authority	Minister for Planning and Public Spaces (Minister) The Minister is the consent authority under section 4.5(a) of the EP&A Act.
Decision-maker	Acting Director – Industry Assessments On 18 August 2026, the Minister delegated the functions to determine SSD applications for relevant resource, energy or data centre projects to the Director, Industry Assessments where: • there are less than 15 unique public submissions by way of objection, and • a reportable political disclosure statement has not been made by the Applicant. During the exhibition period, the Department received one objection from Blacktown City Council (Council), subsequently withdrawn, and one objection from the public. No reportable political donations were made by the Applicant in the last two years. Accordingly, the application can be determined by the A/Director, Industry Assessments, under delegation.

4.2 Other approvals and authorisations

Should development consent be granted, other approvals may be required in order to carry out the development. Section 4.42 of the EP&A Act lists a number of approvals that cannot be refused if required to carry out the development and must be approved in a manner that is consistent with any SSD consent granted under the EP&A Act.

The development will require approval from Transport for NSW (TfNSW) under section 138 of the *Roads Act 1993*, for stormwater connection works which are proposed to be undertaken within the Great Western Highway road reserve.

The Department has consulted with and considered the advice of TfNSW in its assessment of the development (see **Sections 5** and **6**) and has included TfNSW's recommended conditions in the recommended instrument of consent (see **Appendix D**).

4.3 Mandatory matters for consideration

Section 4.15 of the EP&A Act sets out matters to be considered by a consent authority when determining a development application (DA). The Department's consideration of these matters is provided in **Appendix C** of this report.

The Department is satisfied that the development is consistent with the matters outlined under section 4.15 of the EP&A Act.

4.4 Public exhibition and notification

In accordance with section 2.22 and Schedule 1 to the EP&A Act, the DA and any accompanying information of an SSD application are required to be publicly exhibited for at least 28 days. The application was on public exhibition from 14 December 2023 until 1 February 2024 (50 days). Details of the exhibition process and notifications are provided in **Section 5** of this report.

4.5 Objects of the EP&A Act

In determining the application, the consent authority should consider whether the development is consistent with the relevant objects of the EP&A Act (section 1.3), including the principles of ecologically sustainable development (ESD). The Department has fully considered these matters in **Appendix C** of this report.

The Department is satisfied that the development is consistent with the objects of the EP&A Act and the principles of ESD.

4.6 Biodiversity Development Assessment Report

Section 7.9(2) of the *Biodiversity Conservation Act 2016* (BC Act) requires all SSD applications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless it is determined the development is not likely to have any significant impact on biodiversity values (as identified in the BC Act and in the Biodiversity Conservation Regulation 2017).

A BDAR was submitted as part of the EIS (see **Appendix A**) and was referred to the Conservation Programs, Heritage and Regulation Group (CPHR Group) of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) for comment.

The Department's consideration of the BDAR and the CPHR Group's advice, including the potential impact of the development upon biodiversity values at the site, is provided in **Section 6** of this report.

4.7 Matters of National Environmental Significance

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), assessment and approval are required from the Australian Government if a development is likely to impact on a Matter of National Environmental Significance (MNES), as it is considered to be a 'controlled action'.

4.7.1 Previous service station proposal

On 28 June 2019, development consent (DA-21-01058) was granted by the NSW LEC for the construction and operation of a service station complex at the subject site (see **Section 1.4** above). The works approved under this consent required the removal of 2.76 ha of Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest and 3.21 ha of potential Grey-headed Flying-fox foraging habitat from the site.

As these clearing works impacted multiple MNES under the EPBC Act, a corresponding 'controlled action' approval was obtained from the then Australian Government Department of Agriculture, Water and the Environment on 1 June 2021 (EPBC 2018/8290). Under the conditions of this approval, the approval holder must retire biodiversity credits for each impacted MNES and protect a 1.11 ha area of native vegetation in the north-western corner of the site (the conservation area).

At the time of writing this report, the Applicant has completed the clearing works approved under DA-21- 01058, in accordance with the conditions of approval outlined under EPBC 2018/8290.

4.7.2 Current SSD application

The SSD application seeks consent for the construction and operation of a data centre with associated infrastructure and services (see **Section 2.1** above). Part of the development's main data centre building, associated perimeter access road and a car parking area would encroach into the approved conservation area and subsequently require the removal of an additional 0.33 ha of native vegetation from the site, identified as Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest and potential Grey-headed Flying-fox foraging habitat.

As EPBC 2018/8290 remains applicable to the subject site, the Applicant has obtained a variation from the Australian Government Department of Climate Change, Energy, the Environment and Water to excise the area of the approved conservation area that will be impacted by the proposed data centre from the protection offered by this approval (see **Figure 8**).

The Applicant is currently seeking a separate 'controlled action' approval from the Federal Minister for the Environment and Water for the works proposed under the subject SSD application

(EPBC 2025/10391). The Applicant would need to obtain this approval before the development can proceed.



Figure 8 | Overview of the site, with additional impact to the conservation area depicted with green hatching

5 Engagement

As required by the Planning Secretary's Environmental Assessment Requirements (SEARs), the Applicant undertook consultation with relevant local and State authorities as well as the community and affected landowners prior to lodgement of the EIS. The Department undertook further consultation with these stakeholders during the exhibition of the EIS and throughout the assessment of the application. These consultation activities are described in detail in the following sections.

5.1 Consultation by the Applicant

The Applicant undertook a range of consultation activities throughout preparation of the EIS, including:

- a letterbox drop to surrounding residences and businesses with contact details
- engagement with Registered Aboriginal Parties (RAPs)
- meetings held with Blacktown City Council (Council) and the Australian Government Department of Climate Change, Energy, the Environment and Water
- email correspondence with government agencies and utility providers.

5.2 Consultation by the Department

After accepting the DA and EIS, the Department:

- publicly exhibited the DA and EIS from **14 December 2023** until **1 February 2024** (50 days) on the NSW planning portal
- notified occupiers and landowners in the vicinity of the site about the public exhibition
- notified and invited comment from government agencies, State-owned corporations, the local electricity provider and Council.

5.3 Submissions and advice

During the public exhibition period, the Department received one submission from the public, one submission from Council and advice from 8 government agencies, two State-owned corporations and one electricity provider. Both Council and the member of the public objected to the development.

A summary of the submissions and government advice is provided below. A link to the full copy of the submissions and advice is provided in **Appendix A** of this report.

5.3.1 Government agency advice

A summary of the government agency advice received is provided in **Table 5** below.

Table 5 | Summary of government agency advice – Exhibition period

Agency	Advice summary
NSW DCCEEW – CPHR Group	Noted the development’s Biodiversity Development Assessment Report (BDAR) did not comply with the requirements of the Biodiversity Assessment Method 2020 (BAM), as it did not provide adequate consideration of the full extent of impacts to native vegetation and biodiversity values across the subject site. In addition, the BDAR did not appear to adequately consider and apply the avoidance requirements outlined in the BAM for biodiversity impacts proposed beyond the development footprint previously approved under the Council consent (DA-17-01780).
NSW DCCEEW – Heritage NSW (Heritage NSW)	Noted the development’s Aboriginal Cultural Heritage Assessment Report (ACHAR) did not comply with relevant Heritage NSW guidelines, and subsequently recommended the Applicant provide evidence of continuous consultation with RAPs and an updated search of the Aboriginal Heritage Information Management System (AHIMS).
NSW DCCEEW – Water Group (Water Group)	Requested the Applicant quantify the development’s maximum volume of water take during construction and operation in order to determine whether a water access licence (WAL) is required.
Environment Protection Authority (EPA)	Noted the development would not constitute a scheduled activity under the <i>Protection of the Environment Operations Act 1997</i> (POEO Act) and, consequently, would not require an Environment Protection Licence (EPL). Recommended standard conditions relating to the operation of the back-up generator system, noise, air quality, chemicals, water management and contamination.
Fire and Rescue NSW (FRNSW)	Noted data centres pose special problems for firefighters and, consequently, recommended conditions requiring the Applicant to prepare and submit a Fire Safety Study (FSS) to FRNSW, and to prepare an Emergency Plan and Emergency Services Information Package (ESIP) prior to occupation.
Heritage Council of NSW	Noted Honeman Close is listed on the State Heritage Register (SHR) and is of exceptional historical significance as the original alignment of the 1818 Great Western Road. It advised it was supportive of the proposed mitigation measures to minimise impacts to Honeman Close, including provision of a 10m wide landscaped buffer and not using the road for any construction or landscaping activities.
Rural Fire Service (RFS)	Recommended conditions to ensure the design and operation of the development complies with the relevant requirements of <i>Planning for Bush Fire Protection</i> (RFS, 2019).

Agency		Advice summary
Transport for NSW (TfNSW)	for	Noted it was not supportive of the site being accessed from Reservoir Road, and requested the Applicant amend its access arrangements to use Honeman Close.

5.3.2 State-owned corporations and electricity providers

Sydney Water advised the development would use considerable amounts of potable water and discharge large volumes of water to the existing wastewater network. It subsequently requested the Applicant engage a hydraulic consultant to help understand the implications of the development, and recommended development consent not be granted until this assessment has been undertaken.

WaterNSW noted the site was not located close to any WaterNSW land or assets and, consequently, did not have any comments regarding the development.

Endeavour Energy raised no concerns and provided standard recommendations relating to infrastructure servicing requirements.

5.3.3 Key issues – Council

Blacktown City Council (Council) objected to the development and raised a number of concerns regarding its overall bulk and scale, landscape provision, potential heritage impacts and drainage arrangements.

Council also raised substantial concerns in relation to the development's impact upon the existing conservation area, particularly given the area of Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest proposed to be removed and the fact that it is partially mapped as Swift Parrot habitat. Additionally, Council noted the reduction in the size of the conservation area would be inconsistent with the conditions of consent set out in DA-17-01780.

5.3.4 Key issues – Public submissions

The one submission received from a member of the public raised concerns regarding the air quality and human health impacts associated with the development's carbon dioxide (CO₂) emissions.

5.4 Submissions Report and supplementary information

Following the public exhibition period, the Department requested the Applicant to respond to the issues raised in submissions and the advice received from government agencies. The Department also requested the Applicant respond to its own comments regarding noise and air quality impacts, site access, biodiversity, ESD and dangerous goods storage, as well as design matters raised by the Office of the Government Architect NSW (GANSW).

5.4.1 Submissions Report

The Applicant subsequently provided a Submissions Report to the Department on 20 August 2024 (see **Appendix A**). The Submissions Report was supported by several updated technical reports,

including a Traffic and Accessibility Impact Assessment (TAIA), Air Quality Impact Assessment (AQIA), Noise and Vibration Impact Assessment Report (NVIA) and an ESD report. The Submissions Report also included consideration of façade treatment design options in an updated Design Report and Architectural Plans.

During preparation of the Submissions Report, the Applicant undertook further consultation with Council, TfNSW and GANSW regarding the matters raised in their submissions and advice.

The Department published the Submissions Report on the NSW planning portal and forwarded the Submissions Report to relevant government agencies for comment on 2 September 2024.

A summary of the government authority agencies is provided in **Table 6** below.

Table 6 | Summary of government agency responses – Submissions Report

Agency	Advice summary
Council	Reiterated its concerns regarding biodiversity impacts, particularly in relation to the conservation area. Council also noted a planning agreement was required for the development, requested a greater landscaped setback be provided to Honeman Close and sought clarity regarding the intended drainage discharge point for the on-site stormwater detention system.
NSW DCCEEW – CPHR Group	Advised its previous biodiversity comments had been adequately addressed and recommended the credit requirements and proposed mitigation measures within the BDAR be conditioned.
Heritage NSW	Requested the Applicant provide further evidence to confirm ongoing consultation had been undertaken with RAPs regarding the development.
Water Group	Advised its previous comments had been adequately addressed.
Heritage Council of NSW	Advised it had no further comments in relation to non-Aboriginal cultural heritage.
TfNSW	Provided recommended conditions of consent in relation to the preparation of a Construction Traffic Management Plan (CTMP) and Green Travel Plan (GTP) for the development.

5.4.2 Second Submissions Report

The Department requested the Applicant provide additional information to respond to the outstanding issues raised by Council and Heritage NSW, along with its own outstanding comments relating to noise impacts. The Applicant provided Supplementary Information on 23 January 2025 to address the

outstanding concerns raised, including an updated BDAR in response to Council's biodiversity comments. A summary of the government authority responses is provided below:

Council noted the biodiversity offset credits had been appropriately calculated, but continued to reiterate its concerns in relation to biodiversity more broadly. Council also noted a planning agreement was still required for the development, and requested the Applicant obtain TfNSW's support to locate the stormwater drainage pipeline within the Great Western Highway road reserve.

Heritage NSW noted it had no further comments in relation to Aboriginal cultural heritage and requested that the ACHAR recommendations be incorporated into the recommended conditions of consent.

CPHR Group advised the updated BDAR was satisfactory and reiterated the credit requirements and mitigation measures within the document should be conditioned.

5.4.3 Third Submissions Report

The Department requested the Applicant provide additional information to respond to the outstanding issues raised by Council, along with its own outstanding comments relating to noise impacts. Additionally, the Department requested the Applicant provide evidence of a planning agreement with Council, to address the matters required under section 66 of the EP&A Regulation.

The Applicant provided a third Submissions Report on 3 December 2025 to address the outstanding concerns raised. A summary of Council's response is provided below:

Council continued to reiterate its concerns in relation to biodiversity and stressed the development should be redesigned to maintain the full conservation area approved under DA-17-01780.

Following receipt of Council's advice, the Applicant met with the Department and Council on several occasions to discuss the outstanding matters. During these discussions, the Applicant emphasised that the BDAR had been accepted by the CPHR Group and that the reduced conservation area would continue to deliver a biodiversity benefit. Following this engagement, Council withdrew its objection, subject to conditions of consent being implemented which were consistent with those imposed under DA-17-01780.

The Department has considered the issues raised in submissions and advice, the Submissions Report, the additional information provided, and the supplementary concerns raised in its assessment of the development. A summary of the Department's consideration of community views is provided in **Appendix B** of this report.

6 Assessment

The Department has considered the EIS, the issues raised in submissions, the Applicant's Submissions Reports and supplementary information in its assessment of the development. The Department considers the key assessment issues are:

- noise and vibration
- air quality
- biodiversity
- urban design and visual.

A number of other issues have also been considered. These issues are considered relatively minor and are assessed in **Table 7** and **Section 6.5** below.

6.1 Noise and vibration

The construction and 24-hour operation of the development has the potential to emit noise, which could impact on the acoustic amenity of the surrounding area.

The development would involve the construction of a 43 m high data centre building (five storeys of data halls) with ancillary office space over a period of 24 months. Working hours are proposed between 7:00am and 6:00pm Monday to Friday, between 8:00am and 1:00pm on Saturday and no works on Sundays or public holidays, in line with the standard construction hours in the EPA's *Interim Construction Noise Guideline* (ICNG) (DECC, 2009).

The development's main operational noise sources would include cooling towers, emergency back-up generators and transformer noise from the on-site substation. Other sources of operational noise include vehicle movements to and from the site and manoeuvring around the site.

The EIS included a Noise and Vibration Impact Assessment (NVIA), which considered potential construction and operational noise impacts at nearby sensitive receivers (see **Figure 9**).

As part of its assessment, the Department sought extensive further information from the Applicant to validate the information presented in the NVIA and to ensure that it had fully considered all relevant matters under the EPA's *Noise Policy for Industry* (NPfI). This focused on ensuring the Project Noise Trigger Level (PNTL) at suburban residential receivers to the north-east had been established in accordance with the requirements of the NPfI, and that noise sources had been conservatively modelled with regard to any potential annoying noise characteristics.

The Applicant subsequently provided an updated NVIA to address the Department's comments which forms the basis of this assessment.



Figure 9 | Sensitive receiver locations – Updated NVIA

6.1.1 Construction noise

The updated NVIA noted the primary construction activities of the development include site establishment works and vegetation clearing, general excavation works, concreting works and building construction and plant installation works.

Major construction plant and equipment would include trucks, excavators, bulldozers, concrete trucks and pumps, franna cranes and power hand tools.

The NVIA modelled the predicted noise emissions for all construction phases and assessed these against the ‘standard construction hours’ Noise Management Levels (NMLs) for sensitive receivers, in accordance with the ICNG. The assessment adopted a conservative worst-case scenario, assuming all equipment associated with each construction activity operates concurrently during a 15-minute assessment period.

Given the separation distance between the site and nearby sensitive receivers, the assessment predicts that construction noise would comply with the applicable NMLs during all construction phases. Notwithstanding this outcome, the NVIA identifies a range of mitigation measures to minimise potential construction noise impacts, including community consultation and complaints management procedures, scheduling of works to reduce noise impacts, minimising simultaneous operation of the noisiest plant and equipment, limiting unnecessary vehicle and plant idling, orienting equipment away

from receivers where practicable, and the use of temporary noise barriers or enclosures around noise-intensive equipment.

Neither Council nor the EPA raised concerns regarding construction noise impacts.

The Department has considered the information provided by the Applicant and is satisfied construction noise impacts can be appropriately managed and would not result in unacceptable impacts on surrounding receivers.

To ensure these measures are implemented throughout construction, the Department has recommended conditions requiring the preparation and implementation of a site-specific Construction Noise and Vibration Management Plan (CNVMP) prior to the commencement of construction. Construction activities would also be undertaken within standard construction hours, as per the ICNG.

6.1.2 Operational noise

The updated NVIA assessed operational noise impacts associated with the development, including noise generated by the cooling system and testing of back-up generators (see **Figure 10**). The assessment modelled the following operational scenarios:

- **Standard operations (with testing):** All equipment operating concurrently across all time periods, with one rooftop generator running at full load
- **Standard operations (without testing):** All equipment operating concurrently across all time periods (excluding generators)
- **Emergency operations:** All equipment operating concurrently across all time periods, including all 46 generators.

The assessment adopted Project Noise Trigger Levels (PNTLs) for nearby residential, active recreational and industrial receivers in accordance with the NPfI. Residential receivers located to the north-east of the site were assessed against the suburban amenity criteria, consistent with their R2 Low Density Residential zoning.

The NVIA modelled noise emissions associated with the standard operational scenarios under noise-enhancing meteorological conditions and assessed them against the relevant PNTLs for the day, evening and night periods. The assessment demonstrated compliance with the relevant criteria during both scenarios at all nearby sensitive receivers.

While the NVIA noted exceedances of the PNTLs may be possible during the emergency operations scenario, the Applicant emphasised the likelihood of a power outage event impacting the site was negligible, particularly when noise-enhancing weather conditions are also occurring. The Applicant also noted that while the generators were modelled at 100% load, actual operating loads are expected to be lower (approximately 70%) due to the development's redundancy arrangements.

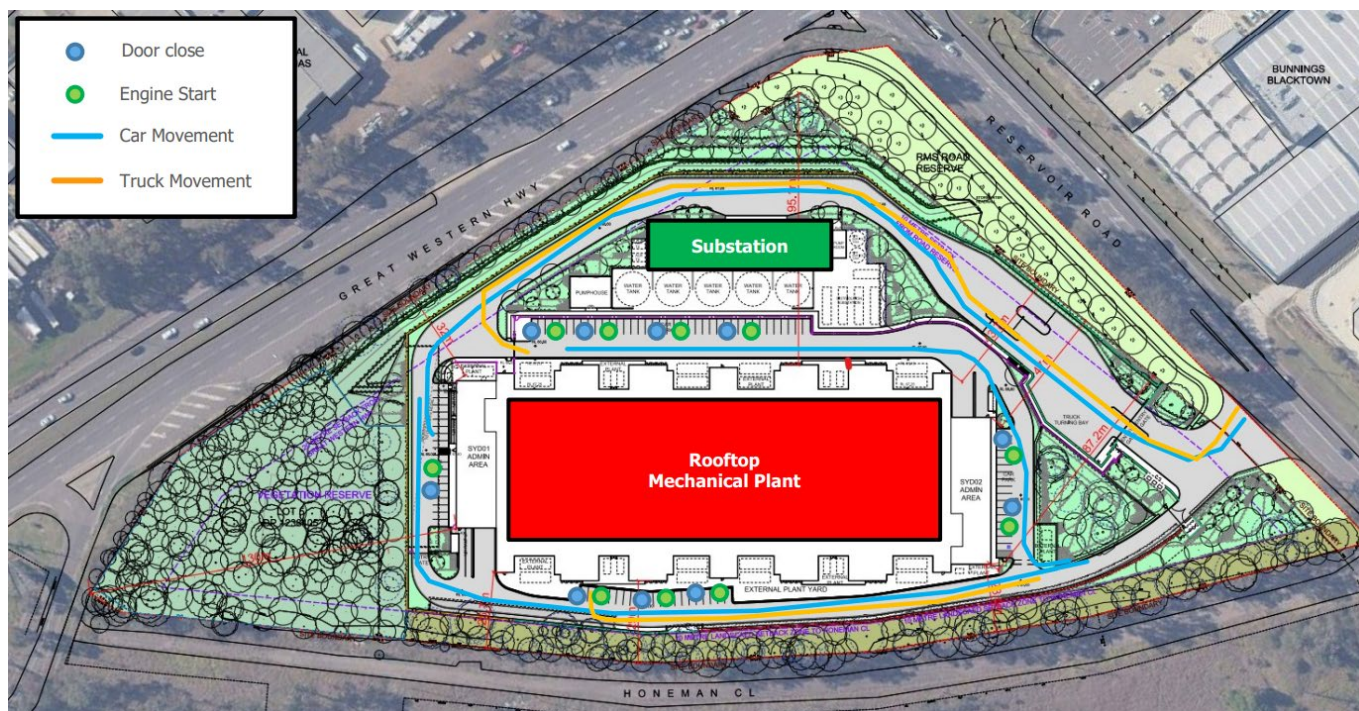


Figure 10 | Site noise sources

The Department has considered the Applicant's assessment and is satisfied the operation of the development will comply with the relevant PNTLs established in accordance with the NPfI. Further, the Department considers the mitigation measures identified in the updated NVIA, including enclosure of generators within plant rooms and acoustic treatment of the cooling tower pumps, would help minimise potential operational noise impacts.

To ensure potential noise and air quality impacts associated with the back-up generator system are appropriately managed (for air quality impacts, see **Section 6.2.2** below), the Department has recommended conditions of consent be imposed to ensure generators are only tested in accordance with the proposed testing regime.

The Department has also recommended conditions requiring operational noise verification monitoring to be undertaken within three months of the commencement of operations and again following full commissioning of the development. The monitoring would confirm compliance with the operational noise limits and identify whether any additional mitigation measures are required to address unforeseen noise impacts.

6.1.3 Conclusion

The Department's assessment concludes construction noise impacts would be acceptable and can be appropriately managed through the preparation and implementation of a CNMP in conjunction with standard construction hours.

With regard to operational noise, the Department is satisfied the Applicant's assessment demonstrates compliance with the relevant noise criteria established in accordance with the NPfI during normal operations. The Department has recommended conditions of consent to ensure the

development operates in accordance with the assumptions adopted in the assessment, including the proposed management and mitigation measures.

Subject to the recommended conditions of consent, the Department is satisfied the construction and operation of the development would not result in unacceptable noise impacts for surrounding sensitive receivers.

6.2 Air quality

The construction and operation of the development has the potential to result in air quality impacts to surrounding sensitive receivers. The development is anticipated to generate the following emissions:

- particulate matter and dust emissions generated from construction works
- exhaust emissions associated with the testing and operation of the development's back-up generator system.

The Applicant provided an Air Quality Impact Assessment (AQIA) which was prepared in accordance with the *Approved methods for the modelling and assessment of air pollutants* (EPA, 2022) (Approved Methods). During the course of the assessment, the Department requested additional information to ensure all nearby receivers were considered in the assessment, and that cumulative particulate matter levels had been considered. The Department also requested clarification on the total number of generators and their respective loads modelled under the 'worst case' operating scenario.

The Applicant subsequently provided an updated AQIA as part of its Submissions Report, which considered all nearby receivers and particulate impacts, and clarified there are only 46 generators proposed.

The updated AQIA provides an assessment of potential air quality impacts at representative sensitive receivers surrounding the site (see **Figure 11**), including a mix of residential, recreation, industrial and commercial receivers.

6.2.1 Construction air quality

Construction of the development would occur over a period of 24 months. The updated AQIA identified a medium risk of dust soiling and human health impacts associated with construction activities in the absence of any mitigation measures. The AQIA concluded these impacts could be reduced to a low or negligible risk through the implementation of standard construction management measures under a site-specific Construction Environmental Management Plan (CEMP).

The Department has reviewed the updated AQIA and is satisfied potential air quality impacts during construction can be suitably managed through the preparation and implementation of a CEMP containing standard construction mitigation measures. These would include the use of water suppression methods, covering of loads, careful plant and equipment selection and implementation of community consultation and complaints handling procedures.

The Department has recommended conditions of consent requiring the Applicant to prepare and implement a CEMP for the duration of construction and to take all reasonable steps to minimise the generation of dust at the site.

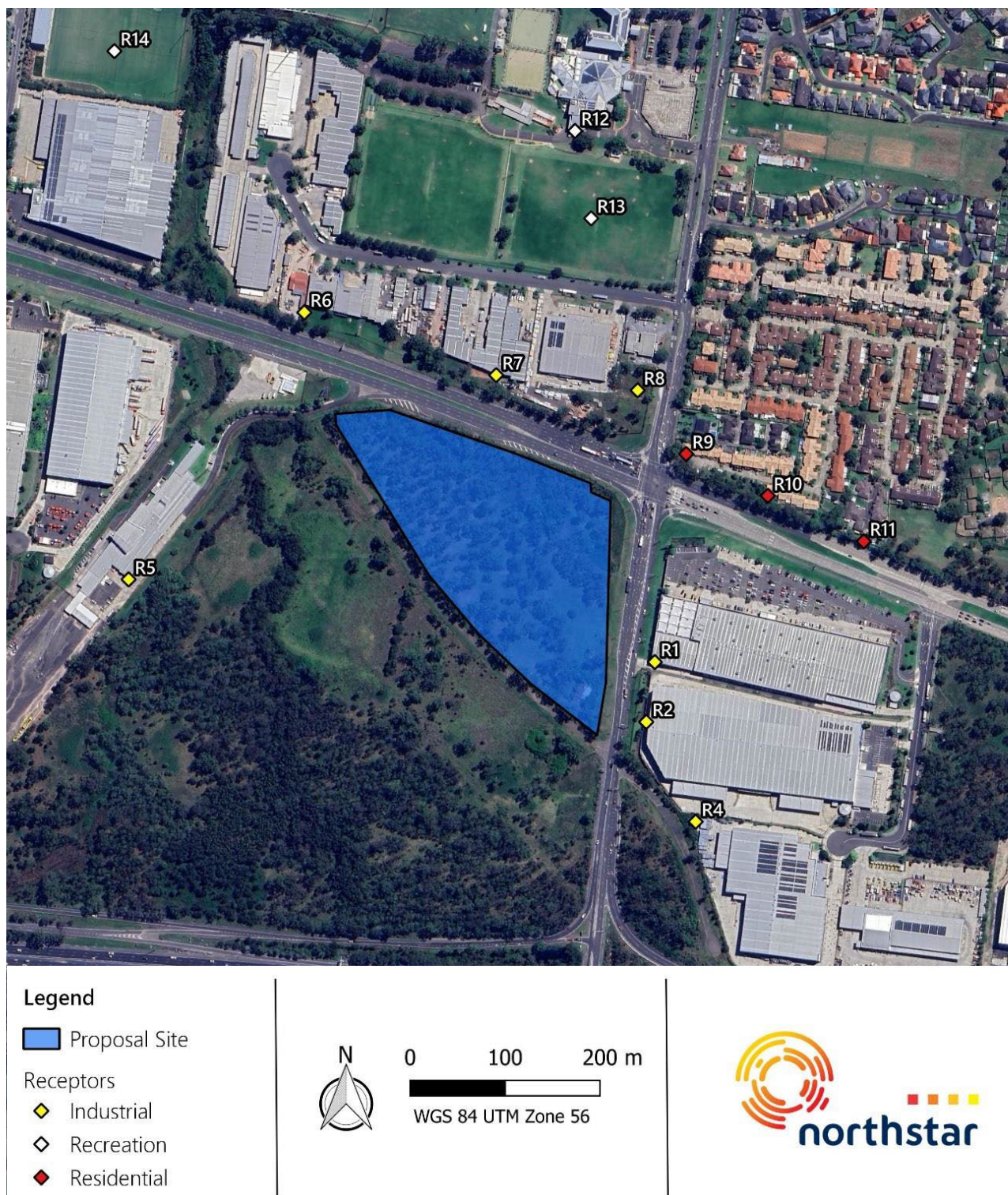


Figure 11 | Sensitive receiver locations – Updated AQIA

6.2.2 Operational air quality

The AQIA identified key pollutants associated with the operation of the development to be nitrogen dioxide (NO₂) and particulate matter (PM_{2.5} and PM₁₀). Other pollutants assessed include carbon

monoxide (CO), sulfur dioxide (SO₂), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs). These pollutants are associated with the combustion of diesel fuel by the back-up generators.

The updated AQIA considered the development's potential air quality impacts against three operating scenarios:

- **Scenario 1 ('Worst case' operating scenario)** – simultaneous operation of all 46 generators at 100% load during a power outage event
- **Scenario 2 (Quarterly testing)** – One generator being tested at 70% load for 30 minutes
- **Scenario 3 (Annual testing)** – One generator being tested at 100% load for 60 minutes.

The AQIA identified Scenario 1 as a highly conservative operating scenario that would only occur during a significant power outage event and for a limited duration. Accordingly, the assessment focused on short-term air quality criteria with averaging periods of 24 hours or less.

For Scenario 1, the updated AQIA predicted cumulative exceedances of the 1-hour NO₂ pollutant criterion (164 micrograms per cubic metre (µg/m³)) at all modelled receiver locations. The assessment also predicted exceedances of the 24-hour PM_{2.5} and PM₁₀ criteria. However, no incremental exceedances of the particulate matter criteria were predicted at nearby receivers. The AQIA attributed the elevated cumulative concentrations to existing background pollutant levels in the locality rather than emissions generated by the development. All other pollutants assessed under Scenario 1 complied with the relevant criteria.

For Scenarios 2 and 3, the updated AQIA predicted compliance with the relevant criteria for CO, SO₂ and PAHs at all nearby sensitive receivers. While some exceedances of the PM_{2.5} and PM₁₀ criteria were predicted, the assessment noted this was due to elevated background levels, and the site's contribution would be less than 0.1 µg/m³. With regard to NO₂, testing activities would comply with the annual average criterion at all nearby sensitive receivers. Although an exceedance of the 1-hour criterion was predicted at one residential receiver (R9), the assessment noted the likelihood of this occurring was extremely low (probability of one exceedance every 1,250 years).

The EPA raised no concerns with the development and recommended that operational activities comply with the Protection of the Environment Operations (Clean Air) Regulation 2022 (Clean Air Regulation).

The Department is satisfied the AQIA has adopted a conservative assessment methodology and adequately assessed the potential air quality impacts associated with operation of the development. For the routine generator testing scenarios (Scenarios 2 and 3), the assessment demonstrates compliance with the relevant air quality criteria for most pollutants at nearby sensitive receivers. While limited exceedances of the PM_{2.5}, PM₁₀ and 1-hour NO₂ criteria were predicted at certain locations, the AQIA found the development's contribution to these concentrations would be negligible

and that the exceedances were extremely unlikely in practice, or primarily attributable to existing background air quality conditions.

The Department acknowledges that exceedances of certain criteria were predicted under Scenario 1. However, this scenario represents a highly conservative assessment involving the simultaneous operation of all 46 emergency back-up generators during a significant power outage event. The Department accepts that the likelihood of such an event occurring is low, given the reliability of the surrounding electricity network and the infrequent nature of extended power outages.

To ensure any potential air quality impacts are minimised, the Department has recommended conditions of consent requiring the Applicant to prepare and implement a site-specific Air Quality Management Plan (AQMP), which will include procedures for monitoring pollutants during a power outage event, a Power Outage Notification Protocol, emissions control measures and a program to verify the performance of the development against the criteria in the Approved Methods.

In addition, the Applicant would also be required to undertake annual emissions testing of the back-up generator system, and to submit a report to the Planning Secretary should the back-up generators be used during a power outage event. The Department considers these requirements would provide an appropriate framework for monitoring generator performance, verifying compliance with the Clean Air Regulation and identifying whether additional mitigation measures are required.

6.2.3 Conclusion

The Department's assessment concludes the air emissions associated with the construction of the development would be minimal and can be appropriately managed through the preparation and implementation of a CEMP in conjunction with all reasonable steps to minimise dust generation.

In relation to operation, the Department's assessment concludes the Applicant has undertaken a conservative air quality assessment and has demonstrated that routine operation of the development, including quarterly and annual generator testing, would result in acceptable air quality outcomes at nearby sensitive receivers. The Department considers any residual impacts can be appropriately managed and mitigated through the implementation of a site-specific AQMP.

Furthermore, the Department accepts the likelihood of a critical power outage event impacting the site to be low and considers that any associated impacts can be appropriately managed through the recommended conditions of consent. This includes the implementation of the AQMP, pollutant monitoring, annual emissions testing and ongoing management and mitigation measures.

Therefore, the Department is satisfied that, subject to the recommended conditions of consent and the Applicant's proposed mitigation measures, the construction and operation of the development would not result in unacceptable air quality impacts on surrounding sensitive receivers or the broader locality.

6.3 Biodiversity

The north-western corner of the site currently contains approximately 1.11 ha of native vegetation, which was identified for preservation as a conservation area under DA-17-01780. Approximately 0.65 ha of the conservation area is identified as potential Swift Parrot habitat. The development proposes the removal of an additional 0.33 ha of native vegetation from this area (including 0.059 ha of potential Swift Parrot habitat), with the remaining 0.78 ha serving as a reduced conservation area.

Given the scale of clearing proposed, the development has the potential to impact on biodiversity values, including potential impacts to threatened species populations and ecological communities.

The Applicant provided a Biodiversity Development Assessment Report (BDAR) for the development, which was prepared with regard to the *Biodiversity Assessment Method 2020* (BAM). During the exhibition period, both Council and CPHR Group reviewed the BDAR and requested it be updated to adequately address the requirements of the BAM. Following receipt of the updated BDAR, CPHR Group advised its comments had been adequately addressed, and requested the BDAR's recommendations form part of the recommended conditions of consent.

In addition, Council raised ongoing concerns throughout the assessment process regarding the reduction in size of the conservation area when compared to that which was approved for the service station development (DA-17-01780). This included a concern the reduced area would not function effectively and would be unable to adequately preserve the biodiversity values associated with the remaining vegetation.

Following extensive consultation between Council and the Applicant, as well as further input from CPHR Group regarding the viability of the conservation area and the development's compliance with the BAM, Council was satisfied the retained conservation area would remain viable and provide a positive conservation outcome. However, Council recommended the relevant biodiversity requirements under DA-17-01780 be carried forward into any recommended conditions of consent for the subject SSD application. This included the establishment of a covenant over the conservation area and the preparation and implementation of an updated Vegetation Management Plan for the site.

6.3.1 Field surveys

The updated BDAR drew on ecological surveys undertaken by Cumberland Ecology in May and June 2016 and November 2020, together with further surveys undertaken by Environmental Resources Management in November 2022 and January 2023.

The surveys identified two plant community types within the section of the conservation area proposed to be removed to facilitate the development:

- 0.31 ha of PCT 849 Cumberland Shale Plains Woodland in moderate condition, with a vegetation integrity score of 49.3
- 0.02 ha of PCT 835 Cumberland Riverflat Forest in low condition, with a vegetation integrity score of 55.4.

No threatened flora or fauna species were recorded during the updated surveys. However, the updated BDAR adopted a precautionary approach and assumed the Cumberland Plain Land Snail and Sydney Plains Greenhood were present within the 0.33 ha development footprint. This was because the Cumberland Plain Land Snail had been observed on the site during historical surveys, and because the updated surveys were undertaken outside of the recommended survey period for the Sydney Plains Greenhood.

A small area of potential Swift Parrot habitat, approximately 590 square metres (m²), would be directly impacted by the development, while the majority of the habitat, approximately 5,900 m², would be retained within the remaining conservation area (see **Figure 12**). While the Swift Parrot was not observed during any of the survey periods, the updated BDAR noted there were a number of preferred foraging trees for the species located within the conservation area.

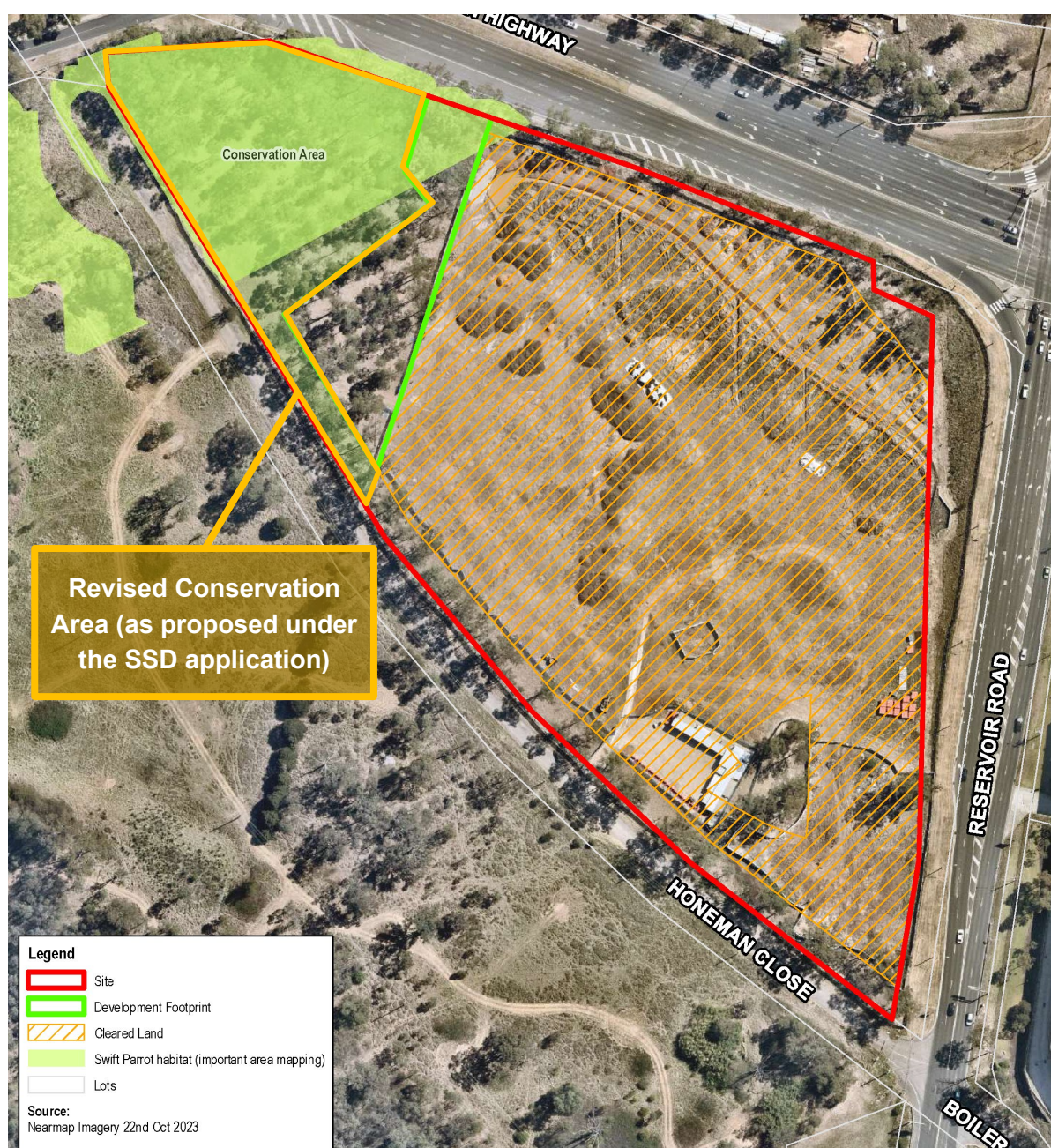


Figure 12 | Location of potential Swift Parrot habitat in relation to the subject site

6.3.2 Applicant's assessment

The updated BDAR undertook an assessment of measures for the avoidance and minimisation of impacts on biodiversity values. The updated BDAR noted the data centre has been located predominantly within land previously cleared under DA-17-01780 and has sought to provide an appropriate response to constraints arising from the irregular shape of the site, the need for access from Reservoir Road, the Honeman Close heritage buffer and the existing overland flow path.

While the development would reduce the existing conservation area by 0.33 ha, the majority of this area would continue to be preserved, and the development would also allow for the retention of the 10 m vegetated buffer adjoining Honeman Close, existing areas of vegetation along parts of the Great Western Highway boundary and selected mature trees near the site entry and boundaries.

The updated BDAR provided additional measures to manage the impact of the development during site clearing and construction, including the avoidance and minimisation of impacts on biodiversity values. These measures would include the appointment of an appropriately experienced ecologist to supervise the clearing, construction and restoration works, conservation awareness inductions for construction workers, identification, salvaging and reuse of conservation assets, and the implementation of conservation monitoring and corrective actions where necessary.

In addition, the Applicant would update the existing VMP to reflect the SSD application. The updated VMP would guide revegetation, regeneration, weed management, fauna habitat restoration, monitoring and reporting. It would include an initial five-year intensive management period, with relevant ongoing management measures implemented over the life of the development.

The updated BDAR identified a requirement for 11 ecosystem credits, comprising 10 credits for the removal of Cumberland Shale Plains Woodland and one credit for Cumberland Riverflat Forest. It also identified 24 species credits, comprising 9 credits for the Cumberland Plain Land Snail, 13 credits for the Sydney Plains Greenhood and two credits for the Swift Parrot. These credits relate to the additional biodiversity impacts associated with the subject SSD application.

The BDAR concluded these measures would limit impacts on retained vegetation and fauna habitat and allow the conservation area to continue to be managed for biodiversity conservation.

6.3.3 Department's consideration

The Department has considered the updated BDAR, the Applicant's mitigation measures and the advice provided by Council and the CPHR Group. The Department acknowledges the development would remove 0.33 ha of native vegetation, including 0.31 ha of critically endangered Cumberland Plain Woodland, and reduce the conservation area established under the previous consent from approximately 1.11 ha to 0.78 ha. These impacts require careful management given the conservation status of the affected vegetation and the potential for indirect impacts on retained vegetation.

However, the Department considers the proposal has appropriately sought to avoid and minimise biodiversity impacts. The development has been located predominantly within the part of the site

previously approved for clearing, retains the majority of the conservation area along with the Honeman Close buffer, and incorporates additional landscaped areas containing Cumberland Plain Woodland species. The Department accepts that a further reduction in the footprint would constrain the functional requirements of the development and would need to be balanced against other environmental impacts, including increased building height and visual impacts.

The Department has also considered Council's concern that the reduced conservation area may be less viable than the area approved under DA-17-01780. Following extensive consultation with the Applicant and input from CPHR Group, Council advised it was satisfied the retained conservation area would remain viable and achieve a positive conservation outcome. The Department is satisfied the 0.78 ha conservation area, together with the retained Honeman Close buffer and additional landscaped connections, would continue to provide a functional area of native vegetation while preserving the majority of potential Swift Parrot habitat in this area, subject to appropriate protection, restoration and long-term management.

Having regard to the limited extent of the impacts, the fragmented context of the affected vegetation, the retention and in-perpetuity management of the remaining conservation area, and the proposed offset obligations, the Department accepts the BDAR's conclusion that the development would not result in a serious and irreversible impact on Cumberland Plain Woodland or the Swift Parrot.

The Department accepts the biodiversity credit obligations identified in the updated BDAR and agrees with the recommendations of CPHR Group. The Department has recommended conditions of consent requiring the Applicant to retire a total of 11 ecosystem credits and 24 species credits to offset the removal of vegetation and impacts on biodiversity.

The Department has also recommended conditions requiring the Applicant to prepare and implement a Fauna Management Plan to ensure any fauna encountered during clearing and construction works are safely relocated, and to update the VMP to manage the retained vegetation and conservation works. The conservation area would be managed in perpetuity under the updated VMP and protected through a public positive covenant registered on the title of Lot 5 DP 1238405, with Council named as the prescribed authority. A restriction on the use of land would also require the 10 m landscape buffer adjoining Honeman Close to be maintained as a deep soil zone.

The Department has also recommended standard conditions requiring the protection of retained trees, pre-clearing surveys and procedures for the safe relocation of fauna.

The Department's assessment concludes the Applicant has adequately addressed the potential impacts of the development on biodiversity in accordance with the BAM, and that the reduced conservation area will continue to provide an effective biodiversity conservation outcome, with sufficient area and ecological function to support the long-term retention and management of Cumberland Plain Woodland remaining at the site. Therefore, the Department is satisfied impacts on biodiversity values can be appropriately managed and mitigated through the implementation of the Applicant's mitigation measures and the recommended conditions of consent.

6.4 Urban design and visual

The bulk and scale of the development has the potential to impact on the visual amenity and urban character of the locality. The site is located on a prominent gateway site at the corner of the Great Western Highway and Reservoir Road, diagonally opposite an existing residential area.

As part of the EIS, the Applicant provided a suite of architectural plans, a design report and visual impact assessment (VIA) to demonstrate and justify the design of the development and assess its impacts on surrounding receivers. During the exhibition period, Council and the Department raised concerns with the design of the development, including in relation to its perceived bulk and scale and landscaping arrangements, and the importance of the site within the Huntingwood industrial precinct.

The Applicant subsequently updated the design of the development to simplify the building's form via alternative façade treatments and to accommodate additional landscaping adjacent to the key road frontages. The Applicant provided updated architectural plans, an updated design report and an amended VIA as part of its Submissions Report to support the changes. These documents form the basis of the Department's assessment.

6.4.1 Design bulk and scale

The development's original design sought to balance high-quality architectural outcomes with the functional requirements of a data centre. Ground-level plant, utility and service infrastructure, including substations, pump rooms, water tanks and other ancillary facilities, were integrated into the building design and screened from public view to minimise visual impacts. In contrast, plant and equipment on the upper levels of the building were intentionally left exposed to optimise airflow and facilitate maintenance access (see **Figure 13**). The Applicant advised this approach allowed for operational requirements to be met while maintaining an attractive and well-presented built form.

Following review of the EIS, both Council and the Department raised concerns regarding the development's bulk, scale and visual prominence, particularly given its height, massing and gateway location. Concerns were also raised regarding the complexity of the original façade treatment, the extent of landscape screening, and whether the architectural design appropriately responded to the site's context and achieved a sufficiently high standard of urban design.

In response, the Applicant undertook a comprehensive design review in consultation with Council, the Department and GANSW. This process resulted in a simplified architectural expression, including a reduction in façade elements, materials and colour variation, as well as the incorporation of Connecting with Country principles into the development's design (see **Figure 14**).

The revised façade utilises a simplified palette of durable materials in neutral, earthy colours. Façade articulation is achieved using texture and shadow rather than multiple colours or decorative treatments, resulting in a more consistent architectural expression. Plant and equipment levels are screened with perforated metal decorative screens (incorporating Connecting with Country concepts) to reduce their visual prominence while facilitating maintenance requirements (see **Figure 15**).



Figure 13 | Original building façade design, viewed from the Great Western Highway



Figure 14 | Amended building façade design, viewed from the Great Western Highway

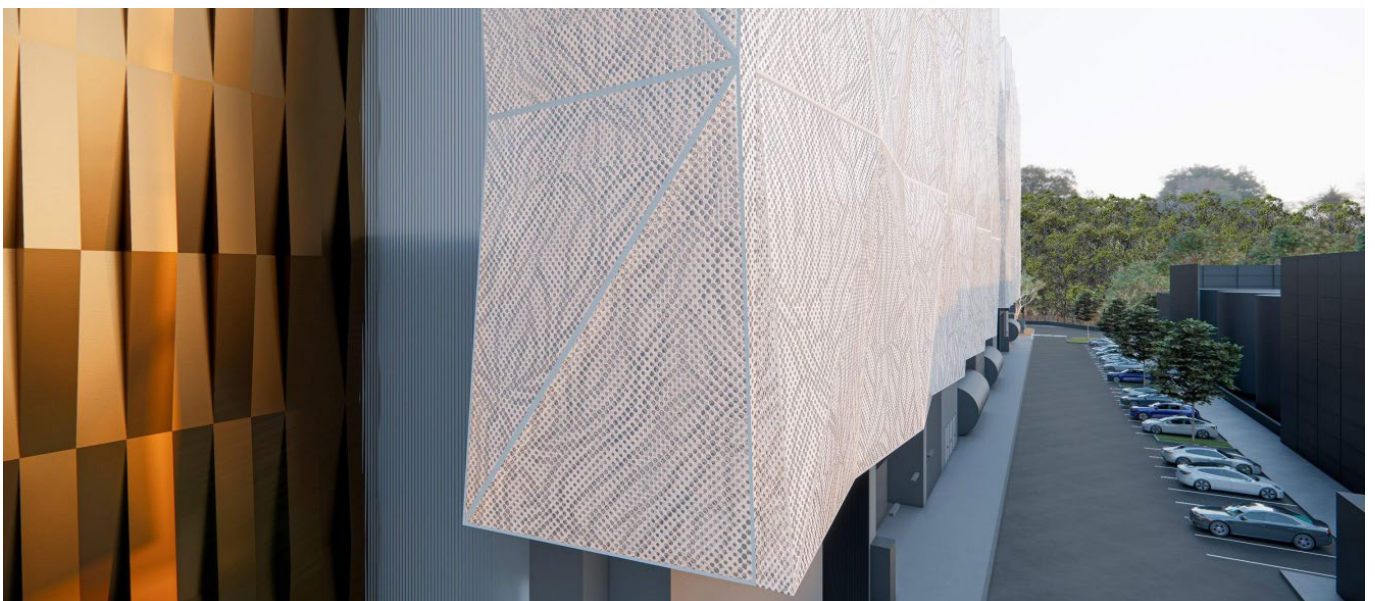


Figure 15 | Detailed view showing the amended façade panelling and decorative metal plant screening

The amended design also provides increased landscaping opportunities through expanded setbacks, enhanced planting densities and additional tree planting, to help further reduce the perceived bulk and scale of the development.

Following its review of the Submissions Report, Council did not provide any further comments in relation to the development's building design and general landscaping arrangements.

6.4.2 Visual impact

The amended VIA assessed the visual impacts of the development from viewpoints along the Great Western Highway, Reservoir Road and Honeman Close, as well as the surrounding locality. The VIA noted the visual catchment is largely characterised by existing industrial and commercial development, with views constrained by existing buildings and vegetation. It also highlighted the site is not located within a landscape of high scenic value.

The VIA noted the development would introduce a large-scale built form on the site and alter the existing skyline profile when viewed from sections of the Great Western Highway and Reservoir Road. However, it considered the proposal would be viewed in the context of existing large-format industrial development within the Huntingwood industrial precinct, including warehouse and industrial buildings of a similar character (see **Figure 16**). The VIA also noted that existing vegetation would be retained where possible and supplemented with additional landscaping along the site's road frontages.

With respect to Honeman Close, the VIA found that visual impacts would be moderated by the retention of the existing 10 m wide Cumberland Plain Woodland buffer along the road corridor. The retained vegetation, together with supplementary tree, shrub and groundcover planting, would provide substantial screening of the development and assist in maintaining the established landscape character of Honeman Close (see **Figure 17**).

Overall, the VIA concluded that the development would be compatible with the established industrial character of the locality and that visual impacts would be acceptable, particularly as the proposed landscaping matures over time.

6.4.3 Conclusion

The Department notes that no public submissions were received raising concerns regarding the urban design or visual impacts of the development. While Council and the Department initially raised concerns regarding the building's bulk, scale, visual prominence and architectural treatment, these matters have been substantially addressed through the revised building and landscape design.

The Department acknowledges the building design responds to the operational requirements of a contemporary data centre while incorporating a range of façade measures to reduce its visual impact. The retention and enhancement of existing landscaped areas, including the vegetated buffer along Honeman Close, would further assist in reducing the visual prominence of the development and assist in maintaining the established landscape character of the site.

The Department considers that the bulk and scale of the development is consistent with the character and function of the Huntingwood industrial precinct, which contains a number of large-format industrial and warehouse buildings. While the development would be visible from sections of the Great Western Highway and Reservoir Road, it would be viewed in the context of an established industrial environment and would not appear incongruous within the locality.

Consequently, the Department is satisfied that the revised design, landscaping and façade treatments have appropriately responded to the concerns raised during exhibition and would minimise visual impacts on surrounding receivers. The Department has recommended conditions of consent requiring the Applicant to prepare and implement a Landscape Management Plan prior to operation, to ensure the approved landscaping design is suitably managed and maintained for the life of the development.

The Department's assessment concludes the development would have an acceptable impact on visual amenity and would be compatible with the existing and desired future character of the locality, subject to the recommended conditions of consent.



Figure 16 | Viewpoint K – From the Great Western Highway / Reservoir Road intersection (site on the right)



View – Existing



View – Year 0



View – Year 15

Figure 17 | Viewpoint P – From the Reservoir Road / Honeman Close intersection

6.5 Other issues

The Department's consideration of other issues is summarised in **Table 7** below.

Table 7 | Assessment of other issues

Findings and conclusions	Recommended conditions
Hazards and fire safety	
- The development includes approximately 158,763 kg of lithium-ion batteries and storage of up to 1,532,000 L of diesel fuel as part of its back-up power system. - The Applicant provided a hazards report which included a preliminary risk screening in accordance with the Department's <i>Applying SEPP 33</i> guideline. - The report noted the quantities of dangerous goods stored would be below the SEPP 33 screening thresholds and therefore the development would not be considered 'potentially hazardous' as per Chapter 3 of State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP). - The Department has reviewed the hazards report and is satisfied the risk screening was appropriate and that adequate information has been provided regarding compliance with all relevant standards. - With regard to the back-up power system more broadly, the Department notes the storage and handling of lithium-ion batteries and diesel presents special hazards which must be addressed in the detailed design of the development. - In its advice, FRNSW recommended the Applicant prepare a Fire Safety Study (FSS) prior to construction, and an Emergency Plan (EP) and Emergency Services Information Package (ESIP) prior to operation. The FSS will help verify the final design of all fire safety systems complies with the relevant Australian Standards and all associated requirements for data centres. - The Department's assessment concludes the hazards and risks associated with the development have been adequately considered by the Applicant and concurs with the advice provided by FRNSW. The Department has recommended conditions requiring the preparation of a FSS, EP and ESIP for the development.	Require the Applicant to: - prepare a FSS prior to construction - prepare an EP and ESIP prior to operation - store chemicals, fuels and oils in accordance with the relevant standards - ensure the storage and transport of dangerous goods on site does not exceed the threshold quantities in <i>Applying SEPP 33</i>.
Aboriginal cultural heritage	
The Applicant prepared an Aboriginal Cultural Heritage Assessment Report (ACHAR) to assess the development's potential impacts on Aboriginal cultural heritage values.	Require the Applicant to: prepare and implement an ACHMP which

Findings and conclusions	Recommended conditions
• During the assessment, Heritage NSW requested additional evidence of consultation with RAPs and an updated AHIMS search. In response, the Applicant submitted an updated ACHAR and consultation register documenting ongoing engagement with RAPs. • The updated ACHAR included site surveys and consultation outcomes and identified no Aboriginal objects or sites within the development footprint. The assessment found the site has been substantially disturbed by previous clearing and land use activities. • One potential culturally modified tree (AHIMS #45-5-5863) was identified through the Connecting with Country process and would be retained within the conservation area. • The ACHAR concluded the development would result in minimal to negligible impacts on Aboriginal cultural heritage values and recommended cultural heritage inductions, ongoing consultation with RAPs, and implementation of an unexpected finds procedure during construction. • Heritage NSW reviewed the updated ACHAR and confirmed it was prepared in accordance with relevant guidelines. Heritage NSW requested that the ACHAR recommendations be incorporated into the recommended conditions of consent. • The Department is satisfied the site has a low likelihood of containing Aboriginal cultural heritage values due to the extent of previous disturbance and the absence of identified Aboriginal objects within the development footprint. • The Department considers any unforeseen impacts on Aboriginal cultural heritage values can be appropriately managed through implementation of the ACHAR recommendations and an unexpected finds procedure. • Accordingly, the Department has recommended conditions requiring the preparation of an Aboriginal Cultural Heritage Management Plan (ACHMP) and an unexpected finds protocol prior to the commencement of construction. • The Department's assessment concludes the development would result in negligible impacts on Aboriginal cultural heritage values, subject to the recommended conditions of consent.	- incorporates the recommendations of the updated ACHAR • implement an unexpected finds protocol for the duration of construction.
Non-Aboriginal cultural heritage	
• The site is adjacent to Honeman Close, which is listed on the SHR and is of exceptional historical significance as the original alignment of the 1818 Great Western Road.	Require the Applicant to: • ensure Honeman Close is not used to facilitate

Findings and conclusions	Recommended conditions
• A Statement of Heritage Impact (SOHI) was submitted with the application to assess the potential impacts of the development on Honeman Close. • The SOHI noted the development would not physically impact on Honeman Close, as access to the site would be achieved via the existing driveway off Reservoir Road. While there is potential for visual impacts, these would be mitigated through the retention of a 10 m wide landscaping buffer adjacent to Honeman Close, along with a further 13-16 m setback to the data centre building. • The SOHI concluded the development would not adversely affect the heritage significance of Honeman Close or the integrity of the original road alignment. • Heritage NSW reviewed the SOHI and advised it was supportive of the proposed mitigation measures to minimise impacts to Honeman Close. Council requested an increased setback be provided to further conserve the setting and character of the former road corridor. • In response, the Applicant advised the proposed setbacks are consistent with those approved under DA-17-01780, which was previously supported by both Heritage NSW and Council. • Following its review of the Submissions Report, Council advised it had no further comments regarding non-Aboriginal cultural heritage. • The Department has reviewed the SOHI, in conjunction with the advice provided by Heritage NSW and Council, and is satisfied the development would not result in unacceptable impacts on the heritage significance, setting or interpretation of Honeman Close. • To further minimise potential impacts, the Department has recommended a condition requiring that Honeman Close is not used to facilitate any construction, landscaping or operational activities at the site. This would be further strengthened by the restriction on the use of land which would be placed upon the 10 m landscape buffer (see Section 6.3.3 above). • The Department has also recommended standard conditions around vibration management, to ensure significant works such as piling do not physically impact Honeman Close, and requiring works to cease should any unexpected heritage items be found during construction. • The Department's assessment concludes the development would not result in unacceptable impacts on non-Aboriginal heritage values, subject to the recommended conditions of consent.	- any construction, landscaping or operational activities at the site • comply with relevant vibration standards during construction • implement an unexpected finds protocol for non-Aboriginal heritage items during construction.

Findings and conclusions	Recommended conditions
Stormwater	
• The Applicant provided a Civil and Stormwater Design Report, including a Water Cycle Management Strategy (WCMS), to assess the development's stormwater management arrangements. • The proposed stormwater system comprises a pit and pipe network, an underground on-site-detention (OSD) basin, water quality treatment devices and a rainwater tank. A diversion swale would also be provided along the northern boundary to convey surface flows from Reservoir Road and industrial land to the east. • The report was supported by MUSIC modelling, which confirmed the development would achieve Council's stormwater quality objectives and applicable pollutant reduction targets. • During the assessment process, Council requested the Applicant provide further information regarding the site's permanent stormwater discharge point, to ensure it would not adversely affect the on-site conservation area. • In response, the Applicant worked with TfNSW to develop a solution, whereby the site would discharge to an existing drainage pipe (to be upgraded by the Applicant) within the Great Western Highway road reserve. • Following its review of this arrangement, Council advised it had no further concerns regarding stormwater management. TfNSW advised it was supportive of the proposed discharge point and associated upgrade works. • The Department has reviewed the WCMS and is satisfied the proposed stormwater management system is capable of achieving the objectives and requirements of the Huntingwood Development Control Plan (DCP) 2011. • The Department has recommended conditions requiring the Applicant to finalise the detailed design of the stormwater management system, in consultation with Council, prior to its construction. • Additionally, the Applicant will need to obtain separate approval from TfNSW for the stormwater connection works within the Great Western Highway road reserve and complete these works to the satisfaction of TfNSW. • The Department's assessment concludes that, subject to the recommended conditions of consent, the development would not result in unacceptable impacts on stormwater quality, flows or the adjoining conservation area.	Require the Applicant to: • finalise the detailed design of the stormwater management system, in consultation with Council • obtain TfNSW's approval for the stormwater connection works within the Great Western Highway road reserve • complete the stormwater connection works to TfNSW's satisfaction, prior to the commencement of operation.

Findings and conclusions	Recommended conditions
Ecologically sustainable development	
- The Applicant provided an Ecologically Sustainable Development (ESD) Report to assess the impact of the development's energy and water consumption. Minor edits were made to the ESD Report during the assessment process to ensure it adequately reflected the proposed solar panel system. Energy and Greenhouse Gas (GHG) - During exhibition, one public submission raised concerns regarding the air quality and human health impacts associated with the development's GHG emissions. - The updated ESD Report predicted the development would generate 1,326 kilotonnes of carbon dioxide equivalent (ktCO₂-e) in its first year of operation, with the majority comprising Scope 2 emissions associated with electricity consumption. - The ESD Report also noted the Applicant intends to source 100% of the development's electricity demand from renewable energy by 2030 through power purchase agreements (PPAs). - The development has been designed to achieve a Gold LEED rating and a PUE of 1.28, equivalent to a 5 Star NABERS Data Centre Energy rating. - The Applicant has also committed to installing approximately 670 m² of rooftop solar panels and implementing building-level energy meters to support energy monitoring and optimisation. Water - The ESD Report predicts the development will consume approximately 3.9 ML per day, primarily associated with the operation of the evaporative cooling system. - The Applicant has proposed a number of water-saving measures for the development. These include strategic water consumption metering, use of high-efficiency water fixtures and appliances, and the selection of low-irrigation plant species. - Furthermore, the development would collect approximately 239 kilolitres (kl) of rainwater for reuse in landscape irrigation. - During exhibition, Sydney Water requested the Applicant engage a hydraulic consultant to help understand the implications of the development for the surrounding potable water and wastewater networks.	Require the Applicant to: - prepare and implement a SMP for the life of the development - carry out the development in accordance with the agreement executed with Sydney Water - demonstrate the development's operational electricity demand is matched with renewable supply at all times - provide evidence that PPA and firming agreements have been processed and/or entered into for NSW-based renewable supply.

Findings and conclusions

Recommended conditions

- In response, the Applicant has entered into an agreement with Sydney Water to consider the servicing implications of the proposal and determine whether any specific augmentation works will be required prior to operation.

Department's assessment

- The Department considers the development incorporates appropriate measures to minimise electricity consumption, improve water use efficiency and reduce demand on potable water supplies.
- The Department notes Sydney Water's concerns regarding the capacity of the surrounding potable water and wastewater networks to service the development. In response, the Applicant has entered into an agreement with Sydney Water to determine whether any potable water and wastewater network upgrades are required to service the development.
- Accordingly, the Department is satisfied an appropriate mechanism is in place to identify and implement any servicing upgrades required prior to operation and has recommended conditions requiring the development be carried out in accordance with the agreement.
- The Department considers it reasonable to require ongoing monitoring and reporting of electricity, water and GHG performance through a Sustainability Management Plan (SMP), including reporting of PUE, WUE and operational emissions.
- To address community concerns regarding GHG emissions, the Department has recommended conditions requiring the development's electricity demand to be offset through NSW-based renewable energy supply prior to operation, supported by PPAs and firming agreements.
- Conditions also require evidence that procurement processes for renewable energy supply have commenced during construction and ongoing reporting until these arrangements are finalised.
- Subject to these requirements, the Department considers the development's GHG emissions would not contribute to climate change impacts at the local level.
- The Department has recommended conditions requiring preparation and implementation of an SMP for the life of the development, offsetting operational electricity emissions through renewable energy supply arrangements, and carrying out the development in accordance with the agreement between Sydney Water and the Applicant.
- The Department concludes the development has appropriately incorporated ESD principles and measures to reduce energy and water consumption.

Findings and conclusions	Recommended conditions
Subject to the recommended conditions of consent, the Department is satisfied the development's GHG emissions and resource consumption impacts are acceptable.	
Traffic and access	
- The EIS included a Traffic and Accessibility Impact Assessment (TAIA) and preliminary Construction Traffic Management Plan (CTMP) to assess the development's construction and operational traffic impacts. Access - Access to the site would be via an existing driveway off Reservoir Road, approved under DA-17-01780. - During exhibition, TfNSW requested the Applicant amend its access arrangements to use Honeman Close, due to Reservoir Road's classification as a key arterial road. - Following further consultation undertaken by the Applicant, TfNSW acknowledged the access arrangements were previously approved and advised it had no further comments. - The Department is satisfied the proposed access arrangements are appropriate for the development. Operation - The TIA adopted a 'first principles' traffic rate based on every staff member and visitor travelling to/from the site, resulting in up to 72 light vehicle movements per hour during the morning and afternoon peak periods. - As heavy vehicle movements were likely to be infrequent (1-2 deliveries per week during off-peak hours) they were not included in the assessment. - The assessment found the development would not materially impact on the performance of the Great Western Highway / Reservoir Road intersection, and the site access intersection would operate at Level of Service 'A' (Good operation) in 2036. - TfNSW did not raise any concerns in relation to operational traffic volumes, and recommended the Applicant prepare and implement a Green Travel Plan (GTP) during operation. Council noted the development would generate substantially less traffic than the previously approved service station. - The Department considers operational traffic impacts would be minimal and can be appropriately managed through the implementation of a GTP to encourage the use of sustainable and active transport options.	Require the Applicant to: - prepare and implement a final CTMP for the duration of construction - prepare and implement a GTP for the duration of operation.

Findings and conclusions	Recommended conditions
Construction • Construction is expected to take around 24 months. • During the construction period, up to 30 heavy vehicles would access the site per day, with up to 80 heavy vehicles during short periods (e.g. concrete pours). Construction staff would travel to/from the site outside of peak periods. • The preliminary CTMP noted the expected heavy traffic vehicle generation would equate to a maximum of 8 heavy vehicles during the network peak periods and, consequently, are unlikely to result in any significant traffic or safety issues. • The Applicant has committed to preparing and implementing a final CTMP which would include suitable traffic controls to manage any residual impacts. • Neither Council nor TfNSW raised specific concerns in relation to construction traffic. • The Department does not anticipate significant traffic-related impacts during construction, subject to the preparation and implementation of a CTMP for the site. The CTMP will be required to include measures to help ensure construction traffic does not impact on the function of the surrounding road network and to minimise potential conflicts with other road users. Conclusion • The Department's assessment concludes the development would not result in unacceptable impacts on the safety, capacity or operation of the surrounding road network, subject to the recommended conditions of consent.	
Parking	
• The development proposes 94 car parking spaces, including two accessible spaces, to accommodate a maximum of 79 operational staff, contractors and visitors on-site at any one time. • Council reviewed the TTIA and noted the proposed parking provision would not comply with the Huntingwood DCP 2011. It subsequently recommended the Applicant update the development to provide a total of 271 parking spaces or, alternatively, provide an adaptive re-use parking plan to show that 271 parking spaces could be provided in the event that the land use changes in the future. • In response, the Applicant reiterated that the development's parking provision had been based on a 'first-principles' approach, in order to accommodate the	Require the Applicant to design internal roads, driveways and parking in accordance with the relevant Australian Standards.

Findings and conclusions	Recommended conditions
maximum number of staff anticipated to access the site at any one time (with some surplus parking). • The Applicant also provided an adaptive re-use parking plan which demonstrated the data centre's external plant areas could be replaced with additional parking spaces in the future (if necessary). • Following its review of the supplementary information, Council raised no further comments in respect to parking. • The Department has considered this issue in the context of the proposed data centre use and considers the Applicant's TTIA adequately demonstrates that sufficient car parking will be provided to accommodate the maximum number of vehicles anticipated on-site at any one time. • The Department has recommended standard conditions of consent relating to the design requirements for parking spaces. • The Department's assessment concludes the development incorporates adequate parking spaces to manage the peak demand on-site.	
Contamination	
• The EIS was supported by a Detailed Site Investigation (DSI) to identify potential contamination sources and any remediation measures required to make the site suitable for the development. • The DSI identified potential on-site contamination sources included asbestos (associated with historical site structures and soil stockpiles), the site's previous use as a service station and historical pesticide use. • A comprehensive soil and groundwater sampling program was undertaken and found contaminant concentrations were generally below the adopted human health and ecological criteria for commercial and industrial land uses. • However, asbestos containing material (ACM) fragments were detected within a soil stockpile adjacent to Honeman Close and in the vicinity of former site structures. • The DSI concluded the site can be made suitable for the proposed data centre use, subject to the removal and off-site disposal of the ACM in accordance with all relevant EPA and SafeWork NSW guidelines. The DSI also recommended the remediation works be validated by a suitably qualified consultant. • The Department has reviewed the DSI and is satisfied the existing ACM on the site can be appropriately managed, and that contamination risks associated with the development are low.	Require the Applicant to: • ensure the removal and disposal of all ACM at the site is carried out in accordance with the relevant guidelines • obtain a validation report from a suitably qualified consultant • prepare and implement an unexpected contamination finds protocol for the duration of construction.

Findings and conclusions	Recommended conditions
• The Department has recommended conditions of consent requiring the Applicant to undertake the remediation works in accordance with all relevant guidelines and to submit a validation report once the works have been completed. An unexpected finds protocol has also been included to ensure any previously unidentified contamination encountered during construction is adequately managed. • The Department's assessment concludes that, subject to the recommended conditions of consent, the existing on-site ACM can be suitably managed and remediated and that the site can be made suitable for its intended use as a data centre.	
Contributions	
Planning agreement • Under section 66 of the EP&A Regulation, a consent authority must not grant development consent for development on land zoned IN1 General Industrial in the WSEA unless a contributions plan is in place or the Applicant has entered into a planning agreement to provide suitable contributions. • As no contributions plan is applicable to the site, a planning agreement was executed between Council and the Applicant on 18 September 2025. • The Department has recommended a condition requiring the Applicant carry out the development in accordance with the most recent version of the planning agreement. Housing and productivity contribution • The Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 is applicable to the subject site. • Accordingly, the Department has recommended a condition requiring the Applicant to pay a Housing and Productivity Contribution for the development, prior to the issue of a construction certificate.	Require the Applicant to: • carry out the development in accordance with the executed planning agreement • pay the Housing and Productivity Contribution prior to the issue of a construction certificate.

7 Evaluation

The Department's assessment of the application has fully considered all relevant matters under section 4.15 of the EP&A Act, the objects of the EP&A Act and the principles of ESD.

The development involves the construction and operation of a data centre with an operational capacity of up to 140 MVA within the Huntingwood industrial precinct of the WSEA. The development would respond to growing demand for digital infrastructure and provide additional data storage and processing capacity within Greater Sydney.

The Department has considered the development on its merits, taking into consideration strategic plans that guide development in the area, the EPIs that apply to the development, the advice received from relevant government agencies and utility providers, and the submissions received from Council and the public.

During the exhibition period, one public submission was received raising concerns regarding greenhouse gas emissions. Council initially objected to the development, principally due to concerns regarding biodiversity impacts associated with the reduction in the approved conservation area, together with concerns relating to the development's bulk, scale, visual presentation and landscaping. Government agencies also raised matters relating to biodiversity, heritage, traffic, water servicing and environmental management.

During the assessment process, the Applicant provided additional information and refined aspects of the development in response to the issues raised by Council, government agencies and the Department. In particular, the Applicant:

- refined the building design and landscaping to improve the development's visual presentation
- updated the development's BDAR and its associated management and mitigation measures
- incorporated additional attenuation measures to manage operational noise and air quality impacts.

These changes improved the environmental and amenity outcomes of the development and addressed the key issues identified during the assessment. Following extensive consultation and review of the updated information, Council withdrew its objection subject to biodiversity management measures and conditions consistent with the intent of those imposed under DA-17-01780.

The Department identified noise, air quality, biodiversity and urban design as the key assessment issues. While the development would result in the removal of approximately 0.33 ha of native vegetation and reduce the approved conservation area from 1.11 ha to 0.78 ha, the Department is satisfied the Applicant has appropriately avoided and minimised biodiversity impacts where practicable. The majority of the conservation area and potential Swift Parrot habitat would be retained, biodiversity offsets would be retired, and the remaining conservation area would be

protected and managed in perpetuity through a public positive covenant and implementation of an updated Vegetation Management Plan. The Department is satisfied the retained conservation area would continue to provide a viable and functional biodiversity outcome.

The Department is also satisfied that potential noise, air quality, traffic, heritage, hazard, contamination and stormwater impacts can be appropriately managed through the Applicant's proposed mitigation measures and the recommended conditions of consent. In addition, the Department is satisfied that suitable arrangements are available to facilitate the provision of essential infrastructure and services required to support the development, including electricity, water, wastewater and stormwater infrastructure.

To ensure the development operates in accordance with the assumptions relied upon in the assessment, the Department has recommended conditions requiring:

- noise verification monitoring and reporting to demonstrate compliance with the prescribed noise limits
- ambient air monitoring, annual emissions testing and implementation of an Air Quality Management Plan
- retirement of biodiversity credits and ongoing protection and management of the conservation area through an updated Vegetation Management Plan and public positive covenant
- ongoing maintenance of the approved landscaping through a Landscape Management Plan
- monitoring and reporting of energy use, water consumption and greenhouse gas emissions through a Sustainability Management Plan
- proactive management of construction impacts, Aboriginal cultural heritage, traffic, fire safety and dangerous goods.

Subject to these conditions, the Department considers that the development would not result in unacceptable environmental or amenity impacts.

Overall, the Department's assessment concludes the development would:

- provide a significant contribution to digital infrastructure capacity within Greater Sydney
- facilitate the productive use of industrial-zoned land within the WSEA
- generate substantial economic benefits, including approximately \$1.26 billion in capital investment, up to 250 construction jobs and 74 operational jobs
- support employment growth and investment within the Blacktown LGA and western Sydney.

The Department considers these benefits can be realised without any significant amenity or environmental impacts and therefore, considers the development is in the public interest and should be approved, subject to conditions.

8 Recommendation

For the purpose of section 4.38 of the EP&A Act, it is recommended that the **Acting Director, Industry Assessments**, as delegate of the Minister:

- **considers** the findings and recommendations of this report
- **accepts and adopts** the findings and recommendations in this report as the reasons for making the decision to grant consent to the application
- **agrees** with the key reasons for approval listed in the notice of decision
- **grants consent** for the application in respect of the Honeman Close Data Centre (SSD-58601963), subject to the conditions in the attached development consent
- signs the attached development consent (see **Appendix D**).

Recommended by:



Patrick Copas
Principal Planning Officer
Industry Assessments

30 September 2026

9 Determination

The recommendation is **adopted** by:

A handwritten signature in black ink, appearing to read 'Joanna Bakopanos', written in a cursive style.

1 October 2026

Joanna Bakopanos

Acting Director

Industry Assessments

Glossary

Abbreviation	Definition
ACHAR	Aboriginal Cultural Heritage Assessment Report
BC Act	<i>Biodiversity Conservation Act 2016</i>
BDAR	Biodiversity Development Assessment Report
CEMP	Construction Environmental Management Plan
CIV	Capital Investment Value
Council	Blacktown City Council
CPHR Group	Conservation Programs, Heritage and Regulation Group within the NSW Department of Climate Change, Energy, the Environment and Water
DA	Development Application
DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Department	Department of Planning, Housing and Infrastructure (DPHI)
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
GANSW	Office of the Government Architect NSW
GHG	Greenhouse Gas
Heritage NSW	Heritage NSW, within the NSW Department of Climate Change, Energy and Water

Abbreviation	Definition
IT	Information Technology
LGA	Local Government Area
Minister	Minister for Planning and Public Spaces
MNES	Matters of National Environmental Significance
MVA	Megavolt-Ampere
MW	Megawatt
PPA	Power Purchase Agreement
PUE	Power Usage Effectiveness
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SHR	State Heritage Register
SMP	Sustainability Management Plan
SSD	State Significant Development
TfNSW	Transport for NSW
VMP	Vegetation Management Plan
Water Group	Water Group, NSW Department of Climate Change, Energy, the Environment and Water
WSEA	Western Sydney Employment Area
WUE	Water Usage Effectiveness

Appendices

Appendix A – List of referenced documents

The Department has relied upon the following key documents during its assessment of the development:

Environmental impact statement

- the document titled ‘Environmental impact statement – 96MW data centre facility – 6 Honeman Close, Huntingwood’ prepared by Patch Planners Pty Ltd and dated 9 November 2023

Submissions and advice

- all submissions and advice received from relevant government agencies, electricity providers and the general public

Submissions report

- the document titled ‘Response to submissions – 96MW data centre facility – 6 Honeman Close, Huntingwood’ prepared by Patch Planners Pty Ltd and dated 20 August 2024

Additional information

- the letter titled ‘RE: Response to Request for Additional Information – Honeman Close Data Centre (SSD-58601963)’, prepared by Patch Planners and dated 25 October 2024
- the document titled ‘Response to Submissions Report – Honeman Close Data Centre (SSD-58601963) – 6 Honeman Close, Huntingwood’, prepared by Patch Planners and dated 21 January 2025
- the letter titled ‘RE: Response to Submissions – Honeman Close Data Centre (SSD-58601963) at 6 Honeman Close, Huntingwood’, prepared by Patch Planners and dated 2 December 2025
- the letter titled ‘Honeman Close Data Centre (SSD-58601963) – Applicant Nomination’, prepared by Patch Planners and dated 2 July 2026
- the letter titled ‘Additional Information – Minor Amendments to Architectural Plan Set (SSD-58601963)’, prepared by Patch Planners and dated 8 September 2026

Statutory documents

- relevant considerations under section 4.15 of the EP&A Act (see **Appendix C**)
- relevant environmental planning instruments, policies and guidelines (see **Appendix C**)

All documents referenced above may be viewed on the NSW planning portal at: <https://www.planningportal.nsw.gov.au/major-projects/projects/honeman-close-data-centre>

Appendix B – Community views

The Department exhibited the EIS for the development from 14 December 2023 until 1 February 2024 (50 days). During the exhibition period, one objection was received from a member of the public.

The issues raised by the local community and a summary of how each issue has been addressed is provided in **Table 8** below.

Table 8 | Key issues and how they have been considered

Issue	Consideration
Greenhouse gas emissions <i>Concerns regarding air quality and human health impacts associated with the development's greenhouse gas emissions</i>	• The development would generate 1,326 kilotonnes of carbon dioxide equivalent (ktCO₂-e) in its first year of operation, with the majority comprising Scope 2 emissions associated with electricity consumption. • However, the Applicant has committed to sourcing 100% of the development's electricity demand from renewable energy by 2030 through power purchase agreements. • To address concerns raised regarding GHG emissions, the Department has recommended conditions to ensure the development's electricity demand is fully offset using renewable energy, prior to the commencement of operation. • The Applicant would also be required to undertake ongoing monitoring and reporting of its electricity use and GHG performance through a Sustainability Management Plan. • Subject to the above, the Department is satisfied the development's electricity usage is acceptable, and the associated GHG emissions would be negligible.

Appendix C – Statutory considerations

Mandatory matters for consideration

The Department's consideration of the mandatory matters for consideration (found in section 4.15 of the EP&A Act) is provided in **Table 9** below.

Table 9 | Mandatory matters for consideration

Matter for Consideration	Department's Assessment
Environmental planning instruments, proposed instruments and development control plans	The Department's consideration of the relevant EPIs (including draft instruments subject to public consultation under the EP&A Act) is provided in Appendix C below.
Planning agreements	As no contributions plan is applicable to the site, a planning agreement was executed between Council and the Applicant on 18 September 2025.
EP&A Regulation	The Department has assessed the development in accordance with all relevant matters prescribed by the EP&A Regulation, the findings of which are contained in this assessment report.
Likely impacts	The Department has considered the likely impacts of the development in detail in Section 6 of this report. The Department concludes that all environmental impacts can be appropriately managed and mitigated through the recommended conditions of consent.
Suitability of the site	The Department considers the site is suitable for the development, as: • the site is zoned for industrial uses • the development is permissible with consent • suitable provisions have been made to manage and mitigate potential impacts to on-site biodiversity and the original alignment of the Great Western Highway (see Section 6).
Public submissions	All matters raised in submissions have been summarised in Section 5 of this report and given due consideration as part of the assessment of the development in Section 6 of this report.

Matter for Consideration	Department's Assessment
Public interest	The development would generate up to 250 jobs during construction, 74 knowledge-intensive jobs during operation and direct \$1.2 billion in capital investment in the Blacktown local government area. The environmental impacts of the development would be appropriately managed via the recommended conditions of consent. Accordingly, the Department considers to the development is in the public interest.

Objects of the EP&A Act

A summary of the Department's consideration of the relevant objects (found in section 1.3 of the EP&A Act) are provided in **Table 10** below.

Table 10 | Objects of the EP&A Act and how they have been considered

Object	Consideration
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The development would: - ensure the proper management and development of 5.03 ha of industrial-zoned land within the Huntingwood industrial precinct - promote social and economic welfare by creating 250 construction jobs and 74 knowledge-intensive operational jobs - support the State's infrastructure needs by providing a 140 MVA data centre to meet the growing demand for secure data storage and processing services - promote a better environment through the provision of approximately 1.99 ha of landscaping, including a 0.78 ha conservation area.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The development incorporates ecologically sustainable development principles through energy and water-efficient design measures, renewable energy procurement commitments, biodiversity management and ongoing environmental performance monitoring.

Object	Consideration
(c) to promote the orderly and economic use and development of land,	The development would meet the objectives of the zone by facilitating a new, knowledge-intensive industry in a regionally significant employment and urban services hub. Additionally, it would also provide economic benefit through job creation and infrastructure investment.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The Department's assessment in Section 6.3 of this report demonstrates that, subject to the implementation of the recommended conditions of consent, the impacts of the development could be mitigated and/or managed to ensure an acceptable level of environmental performance.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The development is not anticipated to result in any significant impacts upon built and cultural heritage, including Aboriginal cultural heritage (see Section 6.5).
(g) to promote good design and amenity of the built environment,	The development has been designed in consultation with GANSW (see Section 6.4) and would provide good design and amenity of the built environment suitable for an industrial zone.
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The Department has recommended a number of conditions of consent to ensure the construction and operation of the development is undertaken in accordance with the Building Code of Australia and relevant legislation, guidelines, policies and procedures.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	The Department referred the development to the relevant government agencies and Council during the public exhibition period and invited them to comment. The Department has given due consideration to their advice.

Object	Consideration
(j) to provide increased opportunity for community participation in environmental planning and assessment.	As outlined in Section 5.2 of this report, the Department publicly exhibited the DA and accompanying EIS from 14 December 2023 until 1 February 2024 (50 days). Property owners within the vicinity of the development were directly notified in writing and all accompanying documentation has been made publicly available on the NSW planning portal.

EP&A Regulation

Part 4, Division 1 of the EP&A Regulation requires the consent authority to consider additional matters for certain developments as part of the matters for consideration under section 4.15 of the EP&A Act.

Under section 66 of the EP&A Regulation, a consent authority must not grant development consent for development on land zoned IN1 General Industrial under Chapter 2 of the Industry and Employment SEPP unless:

- a contributions plan has been approved for the land to which the development relates, or
- the consent authority considers the development application is of a minor nature, or
- the developer has entered into a planning agreement for the matters that may be the subject of a contributions plan.

As no contributions plan is applicable to the subject site, the Applicant offered to enter into a planning agreement with Council to ensure suitable development contributions are made for the development. The planning agreement was executed on 18 September 2025.

There are no additional matters in Division 1 of the EP&A Regulation that the consent authority must consider.

Environmental Planning Instruments (EPIs)

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)

The Planning Systems SEPP identifies certain classes of development as SSD. The proposal is SSD pursuant to section 4.36 of *Environmental Planning and Assessment Act 1979* (EP&A Act) because it involves the construction and operation of a data centre with a total power consumption of more than 15 megawatts (being 140 MVA), which meets the criteria in Clause 25 of Schedule 1 in the Planning Systems SEPP.

State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)

Chapter 2 of the T&I SEPP aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, identifying matters to be considered in the assessment of development adjacent to certain types of infrastructure development, and providing for consultation with relevant government agencies about certain types of development during the assessment process.

The Department consulted with TfNSW as part of its assessment of the application. TfNSW's comments are detailed in **Section 5** of this report and, where applicable, the Department has included TfNSW's requirements in the recommended conditions of consent.

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

Chapter 3 – Potentially hazardous or potentially offensive development

Chapter 3 of the Resilience and Hazards SEPP aims to identify developments with the potential for significant off-site impacts, in terms of risk and/or offence. A development is defined as potentially hazardous and/or potentially offensive if, without mitigating measures in place, the development would have significant risk and/or adverse impact on off-site receptors.

The development would involve the on-site storage of approximately 158,763 kg of lithium-ion batteries and storage of up to 1,532,000 L of diesel fuel as part of its back-up power system. These quantities would be below the screening thresholds outlined in *Applying SEPP 33* (DoP, 2011) and therefore the development would not be considered 'potentially hazardous' under the Resilience and Hazards SEPP.

However, the Department notes the significant storage and handling of these materials present special hazards which are to be addressed in the design stage of the development. Therefore, the Department has recommended conditions of consent requiring the Applicant to prepare a FSS, an EP and an ESIP for the development, and to ensure all dangerous goods stored or transported to and from the development remain below the screening thresholds outlined in *Applying SEPP 33*.

Chapter 4 – Remediation of contaminated land

Chapter 4 of the Resilience and Hazards SEPP aims to provide a State-wide approach to the remediation of contaminated land.

The Applicant prepared a Detailed Site Investigation (DIS) for the development, which found potential on-site contamination sources included asbestos (associated with historical site structures and soil stockpiles), the site's historical use as a service station (until the latter half of the 20th century) and historical pesticide use. Small areas of ACM would need to be safely removed from the site and

disposed of to an appropriately licensed facility so that the site can be made suitable for its intended use.

The Department has reviewed the Applicant's assessment and is satisfied the potential for the site to be contaminated is low and, consequently, it would be suitable for its intended use as a data centre. The Department has recommended the Applicant undertake the removal of the ACM in accordance with all relevant guidelines and to submit a validation report once the remediation works have been completed. In addition, the Applicant will be required to implement an unexpected contaminated finds procedure during construction, to help manage any residual impacts.

The Department's assessment concludes the development is consistent with the aims of the Resilience and Hazards SEPP and would not be considered a potentially hazardous industry under clause 3 of this SEPP.

State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)

The Sustainable Buildings SEPP encourages the design and construction of more sustainable buildings across NSW. The Department's assessment of the development against the relevant provisions of the Sustainable Buildings SEPP is provided in **Table 11** below.

The Department is satisfied the development achieves the standards for non-residential development outlined in the Sustainable Buildings SEPP.

Table 11 | Compliance with relevant provisions of Sustainable Buildings SEPP

Clause	Consideration
3.2 Development consent for non-residential development	
1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following – (a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,	The Department is satisfied the development's Waste Management Plan (Appendix A16 of the EIS) includes suitable measures to minimise the generation of waste during demolition and construction works.
(b) a reduction in peak demand for electricity, including through the use of energy efficient technology,	The Department is satisfied the development (including its cooling system) includes suitable measures to minimise the peak demand for electricity.

Clause	Consideration
(c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design,	The Department is satisfied the development's ESD report has proposed suitable measures to minimise the development's overall reliance upon artificial lighting (through the use of passive design measures, LED lighting, photocells and timers) and mechanical heating and cooling (through the provision of a high-efficiency cooling system).
(d) the generation and storage of renewable energy,	The Department is satisfied the development has included suitable provision for the generation and storage of renewable energy, including through the proposed 250 kilowatt (kW) solar panel system.
(e) the metering and monitoring of energy consumption,	The Department is satisfied the development includes suitable measures to monitor energy and water consumption via building-level metering.
(f) the minimisation of the consumption of potable water.	The Department is satisfied the development (including its cooling system) includes suitable measures to minimise the consumption of potable water, via rainwater harvesting and reuse, the use of highly efficient water fixtures and appliances and selection of plant species which require minimal irrigation.
2) Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.	The development was supported by a form quantifying the embodied emissions attributable to the development.

State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP)

Chapter 2 – Western Sydney Employment Area (WSEA)

Chapter 2 of the I&E SEPP aims to protect and enhance the WSEA for employment purposes. The Department's consideration of the development against relevant provisions in Chapter 2 is provided in **Table 12** below.

Table 12 | Consideration of the development against relevant provisions in Chapter 2 of the I&E SEPP

Object	Consideration
Part 2.3 – Development control plans	
2.17 Requirement for development control plans The consent authority must not grant consent to development on any land to which this Chapter applies unless a development control plan has been prepared for that land.	The site falls under the Huntingwood DCP 2011. The Department has considered the relevant provisions of this document as part of its assessment (see Section 6 above).
Part 2.4 – Principal development standards	
2.19 Ecologically sustainable development The consent authority must not grant consent to development on land to which this Chapter applies unless it is satisfied that the development contains measures designed to minimise: (a) the consumption of potable water, and (b) greenhouse gas emissions.	The Department has considered the principles of ESD during its assessment of the subject SSD application (see Section 6.5 above). The Department is satisfied the development has been designed to minimise the consumption of electricity and potable water, as well as GHG emissions.
2.20 Height of buildings The consent authority must not grant consent to development on land to which this Chapter applies unless it is satisfied that: (a) building heights will not adversely impact on the amenity of adjacent residential areas, and (b) site topography has been taken into consideration.	The Department has considered the height of the development in Section 6.4 of this report. The Department is satisfied the data centre's height will not adversely impact nearby residential areas, subject to the recommended conditions of consent.
2.21 Rainwater harvesting The consent authority must not grant consent to development on land to which this Chapter applies unless it is satisfied that adequate arrangements will be made to connect the roof areas of buildings to such rainwater harvesting scheme (if any) as may be approved by the Secretary.	The development includes a rainwater tank with a capacity of 239 kL, for reuse in landscape irrigation (see Section 6.5 above).

Object	Consideration
2.22 Development adjoining residential land The consent authority must not grant consent to development on land that is within 250 m of land zoned primarily for residential purposes unless it is satisfied that: (a) wherever appropriate, proposed buildings are compatible with the height, scale, siting and character of existing residential buildings in the vicinity, and (b) goods, plant, equipment and other material resulting from the development are to be stored within a building or will be suitably screened from view from residential buildings and associated land, and (c) the elevation of any building facing, or significantly exposed to view from, land on which a dwelling house is situated has been designed to present an attractive appearance, and (d) noise generation from fixed sources or motor vehicles associated with the development will be effectively insulated or otherwise minimised, and (e) the development will not otherwise cause nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting or the like, and (f) the development will provide adequate off-street parking, relative to the demand for parking likely to be generated, and (g) the site of the proposed development will be suitably landscaped, particularly between any building and the street alignment.	The Department has considered the potential impacts of the development upon residences to the north-east of the site in Section 6 of this report. The Department is satisfied the development has been designed to be consistent with the character and function of the Huntingwood industrial precinct, and the proposed façade treatments, building setbacks and landscaped buffers will reduce the visual impact of the development to an acceptable level and ensure plant and equipment is adequately screened from public viewpoints. With regard to noise and air quality impacts, the Department is satisfied the construction and operation of the development would not result in unacceptable noise or air quality impacts for surrounding sensitive receivers. With regard to traffic and parking impacts, the Department is satisfied the development would not result in unacceptable impacts on the safety, capacity or operation of the surrounding road network, and that suitable parking arrangements will be provided.
2.23 Development involving subdivision The consent authority must not grant consent to the carrying out of development involving the subdivision of land unless it has considered the following: (a) the implications of the fragmentation of large lots of land,	The development does not involve subdivision.

Object	Consideration
(b) whether the subdivision will affect the supply of land for employment purposes, (c) whether the subdivision will preclude other lots of land to which this Chapter applies from having reasonable access to roads and services.	
2.24 Public utility infrastructure The consent authority must not grant consent to development on land to which this Chapter applies unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.	Water and electrical services would be extended to the site in consultation with the relevant utility providers, including Sydney Water and Endeavour Energy. These providers were consulted during the public exhibition period (see sections 5.3.2 and 6.5 above). The Department is satisfied that adequate arrangements have been made to ensure infrastructure will be made available to the site prior to the commencement of operation, subject to the recommended conditions of consent.
Part 2.5 – Miscellaneous provisions	
2.30 Design principles The consent authority must take into consideration whether or not: (a) the development is of a high quality design, and (b) a variety of materials and external finishes for the external facades are incorporated, and (c) high quality landscaping is provided, and (d) the scale and character of the development is compatible with other employment-generating development in the precinct concerned.	The Department's assessment of the development's design is provided in Section 6.4 of this report. The Department has consulted with GANSW as part of its assessment. The Department is satisfied the development will deliver a high-quality design with a variety of materials and external finishes and high-quality landscaping. In addition, the proposed building is of a scale and character that is consistent with the broader Huntingwood industrial precinct.
2.40 Earthworks Before granting development consent for earthworks, the consent authority must consider the following matters:	The Department has considered the potential impacts associated with the proposed earthworks and is satisfied they will not result

Object	Consideration
(a) the likely disruption of, or detrimental effect on, existing drainage patterns and soil stability in the locality, (b) the effect of the proposed development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the proposed development on the existing and likely amenity of adjoining properties, (e) the source of fill material and the destination of excavated material, (f) the likelihood of disturbing relics, (g) the proximity to and potential for adverse impacts on a waterway, drinking water catchment or environmentally sensitive area, (h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development, (i) the proximity to and potential for adverse impacts on a heritage item, an archaeological site, or a heritage conservation area, (j) the visual impact of earthworks as viewed from the waterways.	in adverse impacts to the site or the surrounding area. The Department has recommended standard conditions of consent to ensure erosion and sediment control measures are implemented for the duration of construction works and that only fill material approved by the EPA is used at the site.
2.41 Development on flood prone land Consent is not to be granted to the carrying out of development to which this section applies unless the consent authority has taken into consideration whether or not: (a) the development will adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and (b) the development will alter flow distributions and velocities to the detriment of other properties or the environment of the floodplain, and (c) the development will enable safe occupation of the flood prone land, and	The north-western corner of the site is partially affected by flood waters from Bungarribee Creek. No works are proposed in this area (as it forms part of the on-site conservation area). In addition, the development includes a stormwater diversion swale around the northern site boundary to redirect an existing overland flow path (see Section 6.5 above). Consequently, the Department is satisfied the development would not result in unacceptable impacts on surface water flows or flood behaviour in the vicinity of the site.

Object	Consideration
(d) the development will detrimentally affect the floodplain environment or cause avoidable erosion, siltation, salinity, destruction of riparian vegetation or a reduction in the stability of the riverbank/watercourse, and (e) the development will be likely to result in unsustainable social and economic costs to the flood affected community or general community, as a consequence of flooding, and (f) the development is compatible with the flow conveyance function of the floodway, and (g) the development is compatible with the flood hazard, and (h) in the case of development consisting of the excavation or filling of land, the development: i) will detrimentally affect the existing drainage patterns and soil stability in the locality, and ii) will adversely impact or alter flood behaviour.	
2.42 Heritage conservation The consent authority may, before granting consent to development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The Department has assessed and considered the impacts of the development on Aboriginal and non-Aboriginal cultural heritage in Section 6.5 of this report and imposed conditions of consent to ensure heritage values are managed and protected accordingly through the construction and life of the development.
2.44 Stormwater, water quality and water sensitive design The consent authority must take into consideration whether:	The development incorporates the principles of Water Sustainable Urban Design (WSUD) and the proposed stormwater management system

Object	Consideration
(a) water sensitive design principles are incorporated into the design of the development, and (b) riparian, stormwater and flooding measures are integrated, and (c) the stormwater management system includes all reasonable management actions to avoid adverse impacts on the land to which the development is to be carried out, adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems, and (d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, riparian land, native bushland, waterways, groundwater dependent ecosystems and groundwater systems, and (e) the development will have an adverse impact on — i) the water quality or quantity in a waterway, including the water entering the waterway, and ii) the natural flow regime, including groundwater flows to a waterway, and iii) the aquatic environment and riparian land (including aquatic and riparian species, communities, populations and habitats), and iv) the stability of the bed, banks and shore of a waterway, and (f) the development includes measures to retain, rehabilitate and restore riparian land.	has been designed in accordance with Council's requirements and the Huntingwood DCP 2011. The Department's assessment of stormwater is provided in Section 6.5 of this report.

Chapter 3 – Advertising and signage

Chapter 3 of the I&E SEPP aims to ensure that outdoor signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations, and is of a high-quality design and finish.

The development does not include any building identification or wayfinding signage.

Appendix D – Recommended instrument of consent

The recommended instrument of consent for the development may be viewed on the NSW planning portal at:

<https://www.planningportal.nsw.gov.au/major-projects/projects/honeman-close-data-centre>