

Department of Planning, Housing and Infrastructure

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Marsden Park Data Centre

State Significant Development Assessment Report (SSD-70889211)

November 2025





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.

Published by NSW Department of Planning, Housing and Infrastructure

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Preface

This report details the Department of Planning, Housing and Infrastructure's (the Department) assessment of the State significant development (SSD) application for the Marsden Park Data Centre (the development).

The Department's assessment considers all documents submitted by CDC Data Centres Pty Ltd (the Applicant), including the Environmental Impact Statement (EIS) and Submissions Report, Additional Information, Amendment Letter, submissions received from the public and Blacktown City Council, advice from government authorities, 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

Canberra Data Centres (CDC) Pty Ltd (the Applicant) proposes to construction and operate a data centre campus with associated site infrastructure and office space at 105 & 113 Hollinsworth Road, Marsden Park, within the Blacktown local government area (LGA). The development has an estimated development cost (EDC) of \$3,113,226,273 and will provide up to 220 full-time equivalent construction jobs and 265 operational jobs.

The project responds to growing demand for secure, high-performance digital infrastructure in Sydney and would provide the largest data centre facility in the southern hemisphere. The site is approximately 36 kilometres (km) north-west of the Sydney CBD and approximately 18 km north-west, comprising 20.91 hectares (ha) of IN2 Light Industrial zoned land under the Marsden Park Industrial Precinct Plan of the *State Environmental Planning Policy (Precincts – Central River City) 2021* (PCRC SEPP 2021). Construction works are currently underway at the site relating to site clearing and preparation works, and a 5 megawatt (MW) data centre development and associated site access works, approved by Blacktown City Council (Council).

Surrounding land uses include warehouse and distribution centres directly to the west and north including the Marsden Park Logistics Estate, large scale bulk commercial premises directly to the east including Costco Wholesale and Ikea, Bait ul Huda Mosque adjoining to the south-east, the Ingenia Lifestyle retirement park and the Residential suburbs of Hassall Grove directly south and Bidwill south-west of the site.

The proposed development involves the construction and 24/7 operation of a 720 MW (504 MW IT Load) data centre facility comprising six, four-storey data centre buildings including back-up generators, plant and equipment, ancillary office space, substation, site access, internal access roads and parking, earthworks and landscaping.

The Department exhibited the Development Application and accompanying Environmental Impact Statement from 14 November 2024 until 11 December 2024 and received one public submission (one support), an objection from Council, and advice from eight government authorities, a State-owned corporation, and a utility provider. Key issues raised included operational noise, air quality and design, bulk and scale. Council's objections related to drainage engineering design and the visual impacts resulting from the bulk and scale of the development. However, Council withdrew its objection after additional consultation, supporting information and evolutions to the proposed design of the development. Government agencies, Council and utility providers, provided advice on conditions of consent to address residual impacts.

The Department's assessment focused on three key issues, being operational noise impacts, air quality pollutant emissions and visual impacts. Operational noise impacts would be managed through the implementation of mitigation measures and robust conditions of consent requiring noise

verification and annual attended noise monitoring reporting to ensure the development's operations achieves the stringent operational noise limits included in the consent. Air quality can be appropriately managed in accordance with the proposed generator testing regime and conditions of consent including emissions monitoring, reporting and the implementation of an air quality management plan. The visual impacts have been mitigated through improvements to the design of the façade that addresses residential interfaces, which have incorporated a mixture of materials and finishes complimentary of the natural, regional context.

The Department considers the development is consistent with the Greater Sydney Region Plan and the Western City District Plan, which support the growth of industry and digital infrastructure. The project will deliver significant economic benefits, including \$3.1 billion in investment and employment opportunities, while providing critical digital infrastructure within an established industrial area.

The Department's assessment concludes the environmental impacts of the development can be appropriately managed and mitigated through the implementation of recommended conditions and the Applicant's commitments described in the application. Accordingly, the Department considers the project approvable, subject to conditions.

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1 Introduction

1.1 Development Background

Canberra Data Centres (CDC) Pty Ltd (the Applicant) is seeking development consent for the construction and operation of a data centre campus comprising six (6), four (4) storey data centre buildings with a total megawatt (MW) capacity of 720 MW (the development). A detailed description of the development is provided in **Section 2** of this report.

The Applicant is a Canberra-based data centre operator, specialising in the delivery and operation of large-scale data centre projects throughout Australia and New Zealand which is seeking to expand its operations within the Sydney region and meet the growing demands of data centre infrastructure within the NSW market. It currently operates six facilities across Canberra and western Sydney, providing data storage solutions to a variety of government agencies and private clients.

The development is located in north-western Sydney within the Marsden Park industrial area of the Blacktown local government area, and has been identified by the Applicant as an appropriate location for the purposes of the development as it is within an established industrial area and achieves high voltage electricity supply to the site with close proximity to the South Marsden Park Zone Substation.

1.2 Site Description

The site comprises 20.91 hectares (ha) of IN2 Light Industrial zoned land located at 105 & 113 Hollinsworth Road, Marsden Park, and is legally described as Lots 10 & 11 DP 1262052. The site is situated approximately 36 kilometres (km) north-west of the Sydney central business district (CBD) and 18 km north-west of the Parramatta CBD (see **Figure 1**).

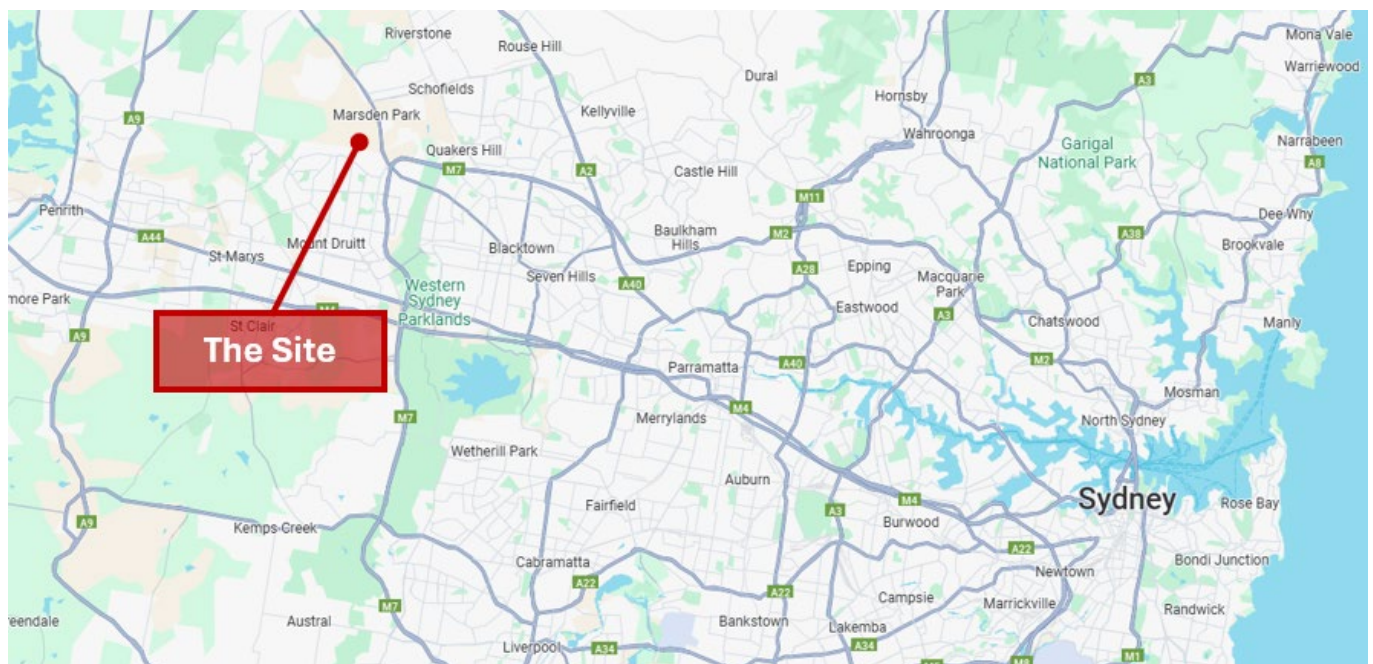


Figure 1 | Regional Context

The site is irregular in shape, with a frontage of 120 metres (m) to Hollinsworth Road at the north-west corner of the site and a 220 m frontage along the eastern boundary of the site to the entry road of the Bait ul Huda Mosque adjoining the site to the south-east (see **Figure 2**). The site has been cleared, and construction activities are currently being undertaken relating to site establishment and building footpad works approved under a separate approval pathway (see **Section 1.4** below).



Figure 2 | Local Context

1.3 Surrounding Land Uses

The site is located the Marsden Park industrial area and is surrounded by a range of land uses, including:

- Warehouse and distribution centres directly to the west and north including the Marsden Park Logistics Estate
- Large scale bulk commercial premises directly to the east including Costco Wholesale and IKEA

- Bait ul Huda Mosque to the south-east
- Ingenia Lifestyle retirement park (and over 55's estate)

The nearest residential receivers are located approximately 100 m south of the site in the residential suburb of Hassall Grove directly and Bidwell approximately 370 m south-west of the site.

The site is also within close proximity to major arterial roads including Richmond Road to the east of the site and the M7 Motorway to the south-east of the site.

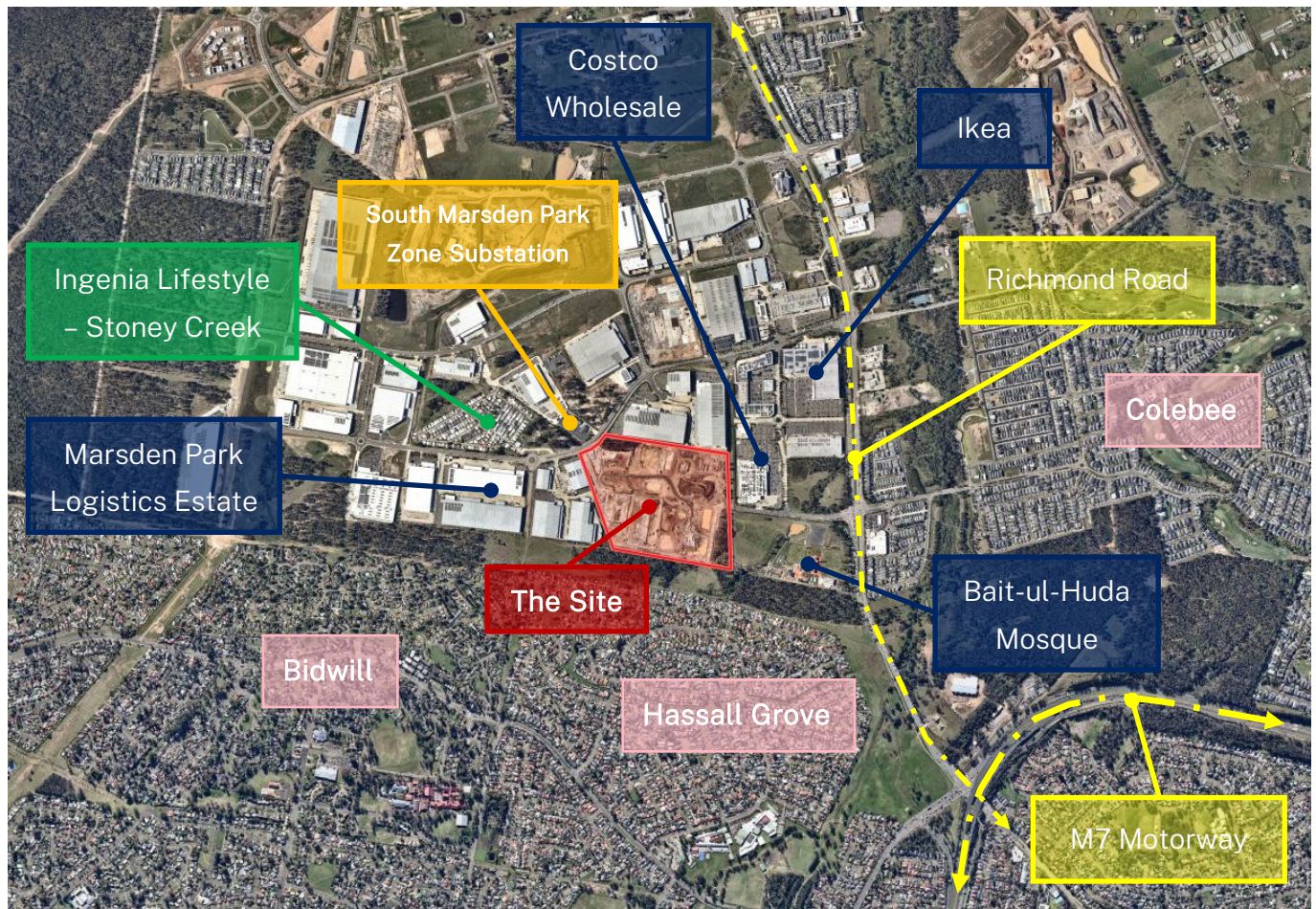


Figure 3 | Surrounding Land Uses

1.4 Other Development Approvals

The site has been subject to a number of separate development approvals which have been undertaken to facilitate this application. The development approvals to date are summarised in below. Prior to these approvals, the consisted of a rural-residential premises.

Table 1 | Other Development Approvals

Approval Type	DA/CDC No.	Development Description	Approval Date
Complying Development Certificate (CDC)	CDC 8591/1	Demolition of existing structures including one dwelling and seven ancillary structures and fencing.	24 January 2024
Part 4 Development Application (DA)	DA-24-00386	Staged early works including tree removal, dewatering of damns, bulk earthworks and site remediation.	11 September 2024
Part 4 Development Application (DA)	DA-24-00542	Construction and operation of a 5 MW data centre with ancillary office, associated plant, equipment, civil works, parking and landscaping.	13 November 2024

1.5 Project Sector Description

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 both large-scale and edge data centres has grown significantly across New South Wales. 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.

2 Development

2.1 Description of the Development

The major aspects of the development (as amended) are summarised in **Table 2** and shown in to **Figure 9**, and described in full in the Environmental Impact Statement (EIS), Submissions Report, supplementary information and Amendment Report included in **Appendix** .

Table 2 | Main Aspects of the Development

Aspect	Description
Development Summary	Construction and 24/7 operation of a 504 MW data centre facility comprising six, four-storey data centre buildings including back-up generators, plant and equipment, ancillary office space, substation, site access, internal access roads and parking, earthworks and landscaping.
Site area	20.91 hectares
Gross floor area (GFA)	279,650 m ²
Maximum building height	37.515 m
Maximum power capacity	• 720 MW (504 MW IT load)
Ancillary infrastructure	The operation of the development would be supported by: • 132/11 kilovolt (kV) electrical substation • 240 back-up diesel generators • 9,150 kilolitres (kL) of belly tank diesel storage • 1,649,340 kilograms (kg) of Lithium-ion batteries • 320 air cooled chillers
Construction timeframe	Construction and completion of the development would occur over a period of 5 years, and comprise of the following stages: • Stage 1 – Construction of substation, data centre buildings 1 and 4 (MP1 and MP4) – 18 months • Stage 2 – Construction of data centre buildings 2 and 5 (MP2 and MP5) – 18 months • Stage 3 – Construction of data centre buildings 3 and 6 (MP3 and MP6) – 24 months

Aspect	Description
Parking and manoeuvrability	265 car parking spaces, including 42 electrical vehicle (EV) parking spaces, 16 accessible parking spaces and internal circulation roads
Access	Site access is achieved via left-in left-out driveway crossover point along Hollinsworth Road and internal access road approved by Council under DA-24-00542
Landscaping	Removal of 4 trees along southern and eastern boundaries for the establishment of an asset protection zone (APZ), planting of 95 additional trees, landscaping to 28% of the site including 10% tree canopy coverage at maturity
Hours of operation	24 hours a day, 7 days a week
Estimated development cost	\$3,113,226,273
Employment	220 full-time equivalent construction jobs and 265 operational jobs

2.2 Physical Layout and Design

The physical layout and design of the development is shown in **Figure 4** to **Figure 9** below. The data centre presents as a campus comprising of six, four storey data centre buildings which are orientated lengthways, north to south in a grid formation of two rows of three buildings. The proposed substation is located in the north-western corner of the site addressing the Hollinsworth Road frontage while the Council-approved 5 MW data centre is located in the south-western corner of the site. A primary internal road runs from east to west through the centre of the site and intersects circulation roads that encompass each data centre building. Skybridges are provided to each data centre building along the primary internal road to provide pedestrian connectivity between each building.

Each data centre building generally consists of four levels of data storage and office space, a rooftop gantry deck for the location of chillers, and external generator and exhaust flues. Office spaces are located to address the primary internal road while external generators are located along the eastern façade of each data centre building.

The development's façade would primarily be constructed of pre-cast concrete panels with a painted finish consisting of varying shades of grey. The office components are proposed to consist of tinted glazed glass panels and vertical powder coated aluminium louvres. The southern façades of the data centre buildings and the eastern façades of the two most eastern buildings will additionally comprise of painted and attached metal leaf shapes of varying shades of green.

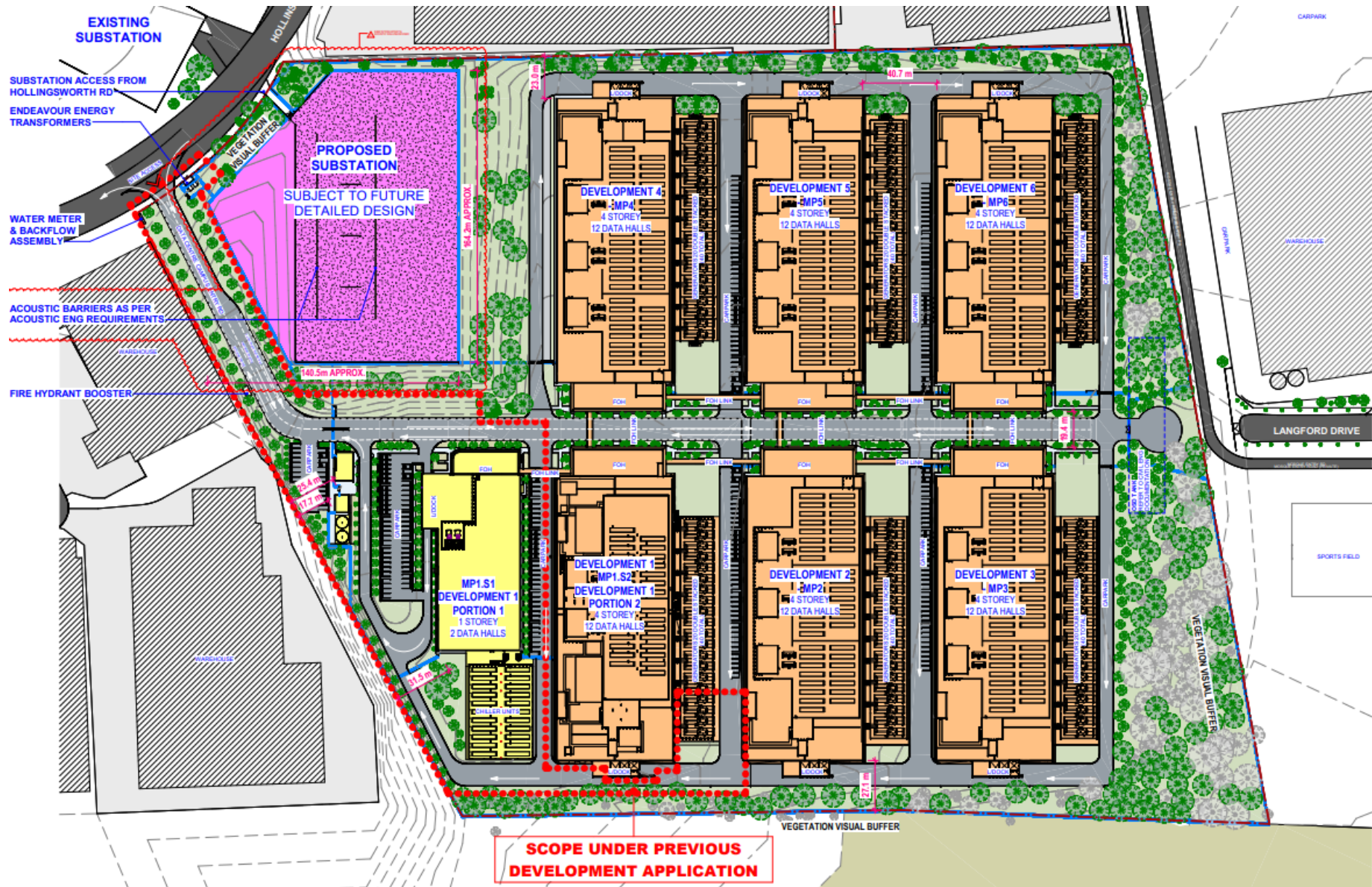


Figure 4 | Site Plan

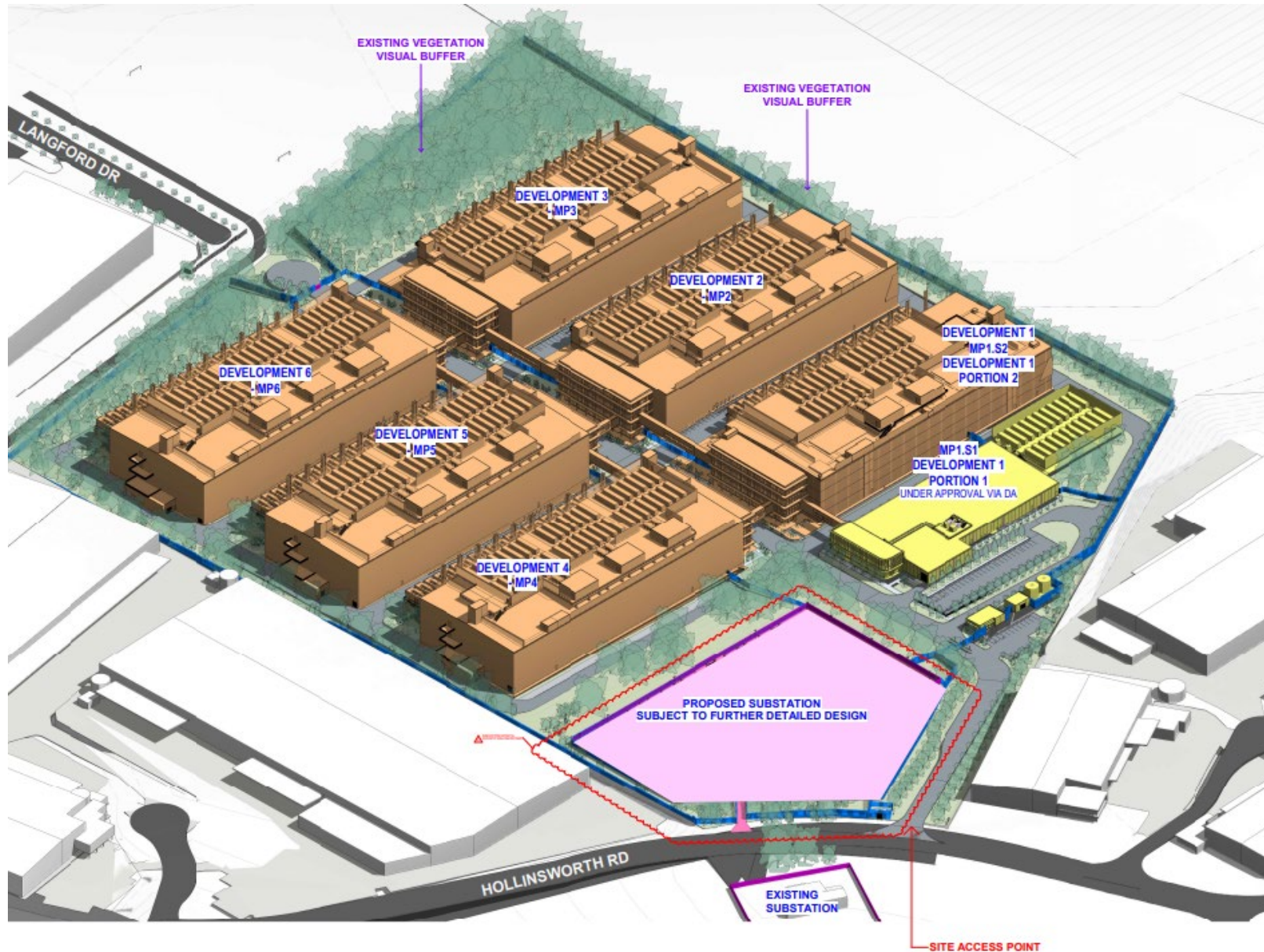


Figure 5 | Site layout



Figure 6 | 3D Impression

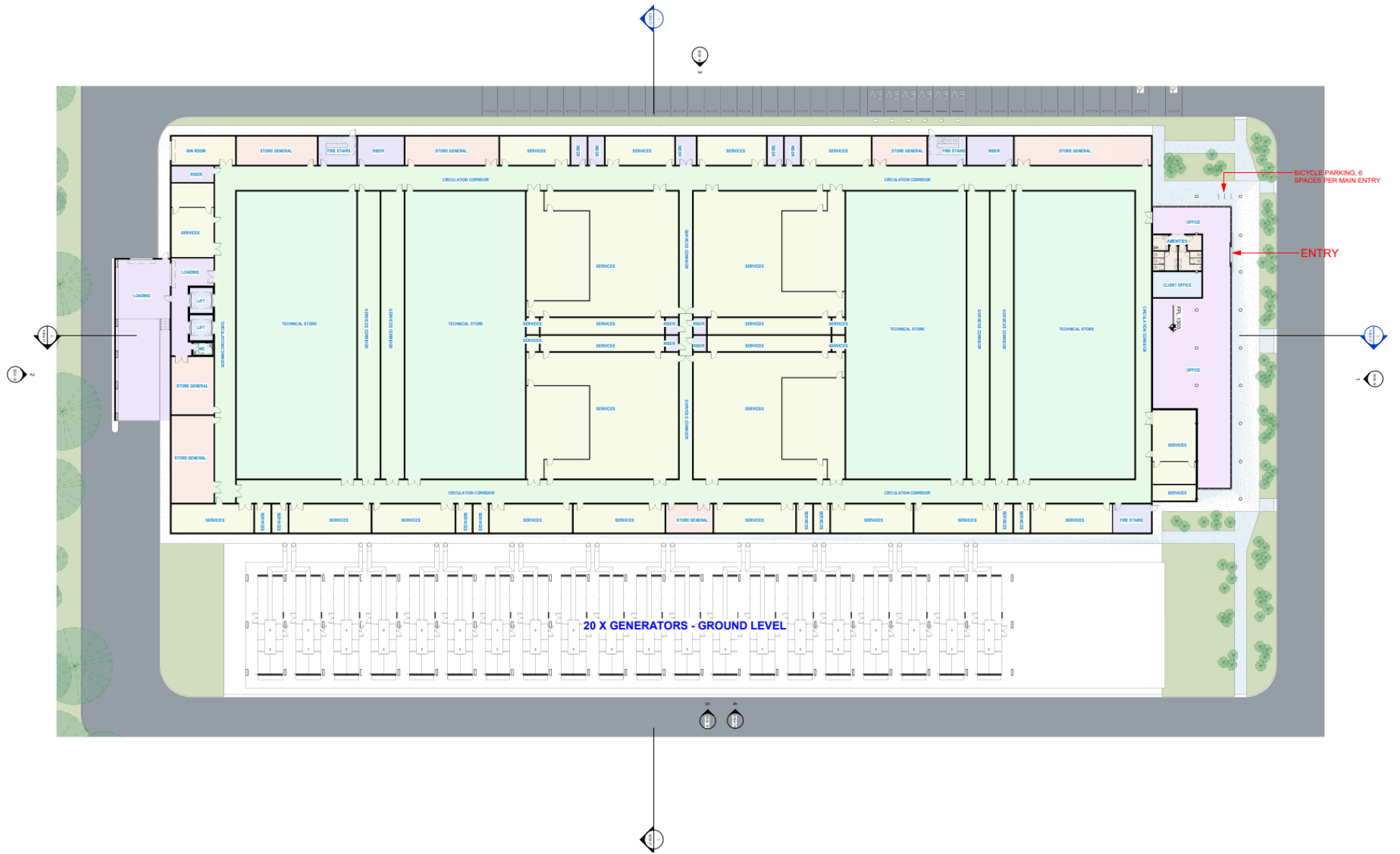


Figure 7 | Data Centre Floor Plan



Figure 8 | Elevations (East and South)



Figure 9 | Southern and Eastern façades

2.3 Process Description

The primary purpose of the development is for the collection, storage, processing and distribution of electronic data in associated IT hardware by cloud, content providers, digital services providers or government entities (the tenant/s).

The data centre operator will fit out the development's data halls with its own computer systems, server systems and networking equipment. This IT hardware would be stored in racks designed to maximise the efficiency of the space. The data centre operator will then lease storage space within these systems to its tenant/s.

The development's data halls would be cooled using a closed loop chilled water system comprising of an air-cooled chiller plant system which involves heat rejection through condenser fans. The cooling system has been designed to maintain a constant temperature within the data halls while minimising water demands for cooling. The ancillary office space would primarily be used by on-site technicians, who would provide IT support to external users and undertake regular maintenance as necessary.

Data centres also require sophisticated back-up power systems to ensure the data centre operator's customers are always able to access their data and ensure digital systems such as online banking and public transport systems always remain functional. To this end, the development includes a system of lithium-ion batteries and diesel back-up generators designed to minimise downtime during a power outage event.

The site is proposed to be serviced through the proposed onsite 132/11 kV zone substation, consisting of an 11 kV inground network connecting to each data centre building. Prior to the establishment of the onsite substation, the site will be serviced through a 11 kV connection to the adjacent South Marsden Park Zone Substation. In the event of a power outage event, lithium-ion batteries located within the buildings would provide an uninterrupted power supply until the back-up generator system reaches load. The diesel back-up generators would be used to provide continuous power to the development until mains power has been restored by the energy provider.

To ensure the development can function during a power outage event, the Applicant would also undertake regular testing of each back-up generator. During certain tests, an artificial load would be applied to the generators using an electrical switching device. The typical routine maintenance testing schedule is detailed in **Table 3** below.

Table 3 | Routine generator testing regime

Test Loading	Generators tested simultaneously	Testing Frequency	Test duration (minutes)	Total run hours (annually)
No load	10	Monthly	30 mins	72
100% load	2	Annual	60 mins	120
Total Run Hours				192

2.4 Related Development

Demolition works and site establishment works including tree removal, has already commenced under separate approval pathways (see Section 1.4).

In addition, a development application (DA-24-00542) for a 5 MW data centre and internal access road from Hollinsworth Road was approved by Blacktown City Council in November 2024. The 5 MW data centre will form part of the stage 1 operations of the site and will be connected to the MP01 building via a skybridge. The development will also facilitate the site access arrangement works from Hollinsworth Road to provide vehicle access to the broader campus. The cumulative impacts of this development have been considered and assessed in Section 6 of this report.

2.5 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 development would help the data centre operator to expand its presence within Greater Sydney, while also supporting the ongoing demand for data storage 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 land
- generate additional employment opportunities in western Sydney, comprising approximately 220 full-time equivalent construction jobs and 265 operational jobs.

3 Strategic Context

3.1 Key Strategic Issues

The consistency of the development with key relevant strategies, plans and policies relevant to the assessment of the development are outlined in **Table 4** below.

Table 4 | Summary of Key Government Strategies, Plans and Policies

Strategy, Plan or Policy	Comments
Greater Sydney Region Plan	The development would align with the following Objectives of the Greater Sydney Region Plan (Region Plan): • Objective 3 – 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). • Objective 22 – The development will provide new, knowledge-intensive jobs within Marsden Park, helping to improve access to a wide range of jobs, goods and services to close to people’s homes as part of the 30-minute city.
Central City District Plan	The development would assist in meeting Planning Priority C10 and C11 of the plan as it would inject investment and job opportunities within the Marsden Park area and improve the efficiency of industrial-zoned land within western Sydney.
Blacktown Council Local Strategic Planning Statement 2020	The development would align with the following Planning Priorities of the Blacktown Local Strategic Planning Statement (LSPS) 2020: • LPP8 – the development of a data centre in the Marsden Park strategic centre would provide a diversity of land use, investment and job opportunities within a strategic centre. • LPP9 – the development of a data centre would maximise opportunities to attract innovation in industrial and urban services land. • LPP10 – the development of a data centre would encourage the growth of targeted industry sectors through supporting the digital economy.
North West Priority Growth Area: Land Use and Infrastructure and Implementation Plan	The North West Priority Growth Area Land Use and Infrastructure Implementation Plan (LUIIP) supports land use planning and infrastructure requirements for the North West Priority Growth Area, which includes the Marsden Park Industrial Precinct. The development supports employment development that is accessible and connected with residential areas and the Marsden Park town centre

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 5** below.

Table 5 | Permissibility and Assessment pathway

Consideration	Description
Permissibility	Permissible with consent • Data Centres are permissible with consent in the IN2 – Light Industrial zone of the Marsden Park Industrial Precinct Plan of the <i>State Environmental Planning Policy (Precincts – Central River City) 2021</i> (PCRC SEPP 2021).
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 following criteria under section 2.6(1) of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP): – the development on the land concerned is not permissible without development consent, and – the development is specified in clause 25 of Schedule 1 of the Planning Systems SEPP, being a data centre with a total power consumption of more than 15 MW (720 MW).
Consent authority	Independent Planning Commission • The Independent Planning Commission (the Commission) is designated as the consent authority for the development under section 4.5 of the EP&A Act and section 2.7(1) of the Planning Systems SEPP as Council had duly made an objection in accordance with the EP&A Act during the public exhibition period.
Decision-maker	Acting Director, Industry Assessments • On 14 June 2022, the Chair of the Commission delegated the functions to determine SSD application to the Acting Director, Industry Assessments where: - the application has not already been referred by the Planning Secretary to the Commission for the determination as at the date of the delegation - the application is for SSD for which the Commission is declared to be the consent authority only by operation of Section 2.7(1)(a) of the Planning Systems SEPP, and - Council has advised in writing to the Department that its objection has been resolved.

Consideration	Description
	- While Council originally objected to the SSD application, Council advised the Department in writing on 9 September 2025 that it has withdrawn its objection to the development. - Accordingly, the application can be determined by the Acting Director, Industry Assessments, under delegation.

4.2 Amended Development Application

Under section 37 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), a development application may be varied by the Applicant at any time prior to determination, but only with the agreement of the consent authority.

On 11 November 2025, the Applicant requested to amend its development application to remove the sewer connection across the Castlereagh Freeway corridor, as these works would instead be undertaken on behalf of Sydney Water under Part 5 of the EP&A Act.

On 13 November 2025, the Acting Director, Industry Assessments, as delegate of the Commission, formally accepted submission of the amended development application in accordance with section 37 of the EP&A Regulation.

4.3 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 Department notes the development will require an environment protection licence (EPL) issued by the NSW Environment Protection Authority (EPA) under section 42 of the *Protection of the Environment Operations Act 1997* (POEO Act).

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

4.4 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 described in **Appendix**.

4.5 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 November 2024 until 11 December 2024. Details of the exhibition process and notifications are provided in **Section 5**.

4.6 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**, and is subsequently satisfied that the development is consistent with the objects of the EP&A Act and the principles of ESD.

4.7 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 the Planning Agency Head and the Environment Agency Head determine that 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*).

The then Biodiversity, Conservation and Science Group (BCS) (now Conservation Programs, Heritage and Regulation Group, CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water (NSW DCCEEW) undertook a review of the information provided and was unable to determine whether the development was likely to have a significant impact on biodiversity values at the site. The Applicant's waiver request was subsequently refused on 21 March 2025, and a BDAR was prepared for the development in accordance with the requirements of the BC Act.

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

4.8 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'.

The EIS for the development included a preliminary assessment of the MNES in relation to the development and concluded the development would not impact on any of these matters and is therefore not a 'controlled action'. As such, the Applicant determined a referral to the Australian Government Department of Climate Change, Energy, the Environment and Water (DCCEEW) was not required.

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:

- Letterbox drop informing nearby residents, businesses and stakeholders about the proposal and an online survey
- direct engagement via email and telephone with State government authorities and Council
- direct engagement via email and telephone with utility service providers, including Sydney Water and Endeavour Energy.

5.2 Consultation by the Department

5.2.1 Public Exhibition of the EIS

After accepting the DA and EIS, the Department:

- publicly exhibited the DA and EIS from 14 November 2024 until 11 December 2024 on the NSW planning portal
- notified occupiers and landowners in the vicinity of the site about the public exhibition
- notified and invited comment from relevant government agencies and Council

5.3 Submissions and Advice

During the public exhibition period, the Department received one submission from the public (one individual), an objection from Council, advice from seven government authorities and State-owned corporations and one utility provider.

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 Authority Advice

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

Table 6 | Summary of Government Authority Advice

Agency		Advice summary
EPA		EPA raised a number of concerns on the development in regard to air quality, greenhouse gas assessment, operational and construction noise, and dangerous goods handling. In particular, EPA requested additional information regarding the probabilistic worst-case operational and emergency scenarios for air quality modelling scenarios and the accuracy of operational noise modelling assumptions and parameters. Subsequently the EPA requested the Applicant provide an updated Air Quality Impact Assessment (AQIA), updated Operational Noise and Vibration Impact Assessment (OVNIA), Construction Noise and Vibration Impact Assessment (CNVIA), and Greenhouse Gas Assessment (GHGA) and Greenhouse Gas Mitigation Plan (GHGMP).
DCCEEW CPHR		CPHR noted in its advice that the supporting BDAR Waiver had been refused for the proposed development and that either an amended BDAR Waiver request or a BDAR was required to be provided. CPHR additionally noted inconsistencies within the submitted Arboricultural Impact Assessment (AIA).
Heritage (HNSW)	NSW	Heritage NSW requested clarification regarding the relationship of an approved AHIP with the proposed development and also requested the Aboriginal Cultural Heritage Assessment Report (ACHAR) be updated to fully address comments from Registered Aboriginal Parties (RAPs) during consultation and to provide additional mitigation measures.
Transport for NSW (TfNSW)	NSW	TfNSW requested the Applicant consider alternate vehicle access options via Langford Drive to divert traffic from already near capacity intersections. TfNSW additionally noted that proposed sewer connection works are located within TfNSW's Castlereagh Freeway corridor and recommended conditions with engineering design requirements and the requirement to enter a Works Authorisation Deed (WAD).
Fire and Rescue NSW (FRNSW)	NSW	FRNSW raised no concerns with the development and provided standard recommendations including the preparation of a Fire Safety Study (FSS), Emergency Services Information Package (ESIP) and egress access to be provided in accordance with FRNSW fire safety guidelines.
Western Sydney Local Health District (WSLHD)	Sydney	WSLHD raised concerns for the development and requested the Applicant provide an assessment of risks to human health associated with heat, noise, and air quality emissions of the development.

5.3.2 State Owned Corporation Advice

Sydney Water noted that the development would be restricted to a maximum 14l/s flow rate in line with preliminary assessments.

5.3.3 Utility Provider Advice

Endeavour Energy noted it had no further comments beyond those which were provided in its advice on the SEARs process, which included standard conditions for industrial projects.

5.3.4 Key Issues – Council

Blacktown City Council (Council) initially objected to the development, raising concerns regarding development engineering including on-site detention design, consistency with the existing Council DA approvals for the 5 MW data centre and bulk earthworks, landscaping, car parking provisions and the impacts of the bulk and scale of the development on the public domain.

5.3.5 Key Issues - Public Submissions

One public submission was received during the exhibition period which provided support for the development citing benefits to the economy, jobs and providing computing resources to Sydney and Australia.

5.4 Submissions Report and Supplementary Information

Following the public exhibition period, the Department requested the Applicant to respond to the issues raised in the advice received from State government authorities and Council. The Department also requested the Applicant to respond to its own comments made on the EIS regarding operational details, operational noise and air quality impacts, the design, bulk and scale of the development, site access, biodiversity, ESD and GHG emissions.

5.4.1 Submissions Report

The Applicant subsequently provided a Submissions Report to the Department on 28 March 2025 (see **Appendix A**). The Submissions Report was supported by a suite of updated technical reports, including an updated AQIA, OVNIA, CNVIA, GHGA, GHGMP, revised BDAR Waiver request, updated civil engineering plans and updated architectural drawings and a façade articulation design report.

The Department published the Submissions Report on the NSW planning portal and forwarded the Submissions Report to relevant government authorities for comment.

A summary of the government authority responses is provided below:

- **EPA** advised several issues relating to operational noise and air quality were still outstanding and provided recommended conditions regarding greenhouse gas emissions and climate change and dangerous goods and chemical storage. EPA raised concerns regarding potential exceedances to

Project Noise Trigger Levels (PNTLs) and the low frequency noise assessment, and exceedances of air quality impact assessment criteria and the modelling assumptions in relation to the proposed testing scenarios.

- **Council** advised that it maintained its objection to the development noting that concerns regarding civil engineering issues and design, bulk and scale had not been adequately addressed.
- **TfNSW** advised the Applicant had addressed all previous comments and had no further comments.
- **FRNSW** advised the implementation of the Applicant's proposed measures would satisfy FRNSW recommendations and therefore had no further comments or recommendations.
- **CPHR** advised the revised BDAR Waiver request had also been refused as it could not be concluded that the development is not likely to have any significant impact on biodiversity values and therefore a BDAR is required to be submitted.
- **HNSW** noted that an AHIP application had been submitted to HNSW and that the application was currently on hold awaiting additional information. HNSW additionally noted that mitigation measures are required to be revised because of additional consultation with RAPs and noted the updated ACHAR had not yet been received by HNSW.
- **WSLHD** maintained concern for the development due to scale of the development and its potential to impact surrounding communities because of environmental impacts.

5.4.2 Additional Information

The Department requested the Applicant provide additional information to respond to the outstanding issues raised by Council, EPA, CPHR, HNSW and WSLHD. The Applicant provided a BDAR to the Department and CPHR on 17 April 2025 and an Additional Information package on 19 June 2025 to address the outstanding concerns raised by Council and government agencies.

- **EPA** requested additional confirmation regarding predicted exceedances for the monthly testing regime and ozone monitoring data, and requested clarification on low-frequency corrections and exceedances as a result of noise monitoring corrections.
- **Council** maintained its objection citing the requirement for additional information regarding drainage engineering and consistencies with the Council development approvals on the site. Council also reiterated concern for the design of the development, and requested additional screening of rooftop structures be undertaken.
- **CPHR** advised the submitted BDAR was adequate and that no further consultation with CPHR was required.
- **HNSW** noted that it provisionally agreed to the recommendations of the ACHAR subject to additional clarifications and information being supplied.

5.4.3 Supplementary Information

The Applicant met with the Department and EPA on a number of occasions to resolve outstanding operational noise and air quality issues. The Applicant additionally met with Council and the Department to present façade redesign options and solutions. The Applicant subsequently provided a Supplementary Information package on 21 August 2025 to address the remaining concerns of Council, EPA and HNSW, and again on the 24 September 2025 to resolve reoccurring concerns regarding noise from the EPA.

- **EPA** reviewed the supplied Supplementary Information packages including revisions to the OVNIA and was satisfied the EPA's issues had now been addressed. The EPA provided a suite of recommended conditions of consent relating to operational noise impacts, air quality, greenhouse gas emissions and dangerous goods.
- **Council** withdrew its objection and provided recommended conditions of consent regarding engineering requirements.
- **HNSW** advised it was satisfied with the Applicants response and provided recommended conditions of consent including the preparation and implementation of an Aboriginal Cultural Heritage Management Plan (ACHMP) and Aboriginal Cultural Heritage Salvage Report (ACHSR).

6 Assessment

The Department has considered the information provided by the Applicant (including the EIS, the Submissions Report and the supplementary information) and the issues raised in submissions and government advice in its assessment of the development. The Department considers the key assessment issues to be operational noise, air quality and visual impacts.

A number of other issues have also been considered. These issues are considered relatively minor and are assessed in **Section 6.4** below.

6.1 Operational Noise

The 24-hour operation of the proposed data centre campus has the potential to impact the acoustic amenity of surrounding sensitive receivers shown in **Figure 3**, including residences to the south of the site in Hassall Grove and the Ingenia Lifestyle residential park to the north-west of the site.

Operational noise associated with the development can be categorised into two distinct components:

- continuous noise generated by the air-cooled chiller plant system
- periodic elevated noise generated during the testing and operation of the back-up generators.

Although no public submissions were received during the exhibition period concerning noise impacts, the engagement process undertaken by the Applicant during preparation of the EIS highlighted the sensitivity of nearby residents to operational noise. Specific concerns were raised regarding potential sleep disturbance from 24-hour operations and whether the mitigation measures proposed by the Applicant would be sufficient to prevent nearby residents from being woken or kept awake.

In addition, the WSLHD noted in its advice that environmental noise is causally linked to sleep disturbance and cardiovascular disease. WSLHD also raised concerns about the cumulative health burden associated with continuous 24-hour operation, particularly for vulnerable communities such as Ingenia and surrounding suburbs with a high prevalence of chronic illness.

To address these potential impacts and ensure the development complies with the *NSW Noise Policy for Industry* (EPA, 2017), both the Department and the EPA provided detailed feedback to the Applicant throughout the assessment process. Particular focus was placed on the accuracy of the submitted noise modelling, the representativeness of background noise monitoring data at the most-affected residences, the derivation of the development's project noise trigger levels (PNTLs) under the *Noise Policy for Industry*, and the adequacy of the proposed noise management and mitigation measures.

The Applicant undertook multiple revisions of the development's Operational Noise Impact Assessment (ONIA) throughout the assessment process in response to issues raised. Additionally, the Applicant also commissioned a Health Impact Assessment (HIA) to respond directly to the matters

raised by the WSLHD in its advice. The final version of the updated ONIA (Revision No. 10) and the HIA (Revision 1) forms the basis of the Department’s assessment below.

6.1.1 Proposed Noise Mitigation and Management Strategies

The Applicant, in close consultation with the Department and the EPA, has developed a comprehensive noise mitigation strategy to manage operational impacts in the context of both the *Noise Policy for Industry* and the matters raised by the WSLHD. The final design considered within the Applicant’s noise modelling incorporates multiple layers of treatment for key noise sources, including the development’s rooftop chillers, back-up generators and transformers within the on-site substation.

Noise emissions from the rooftop chillers would be mitigated using a combination of absorptive acoustic barriers, stack attenuation and compressor enclosures. The acoustic barriers would be staggered to maintain airflow while achieving effective shielding (see **Figure 10**). Operation of the chillers would also be optimised to align with local ambient conditions, with reduced fan speeds during the evening and night-time periods.

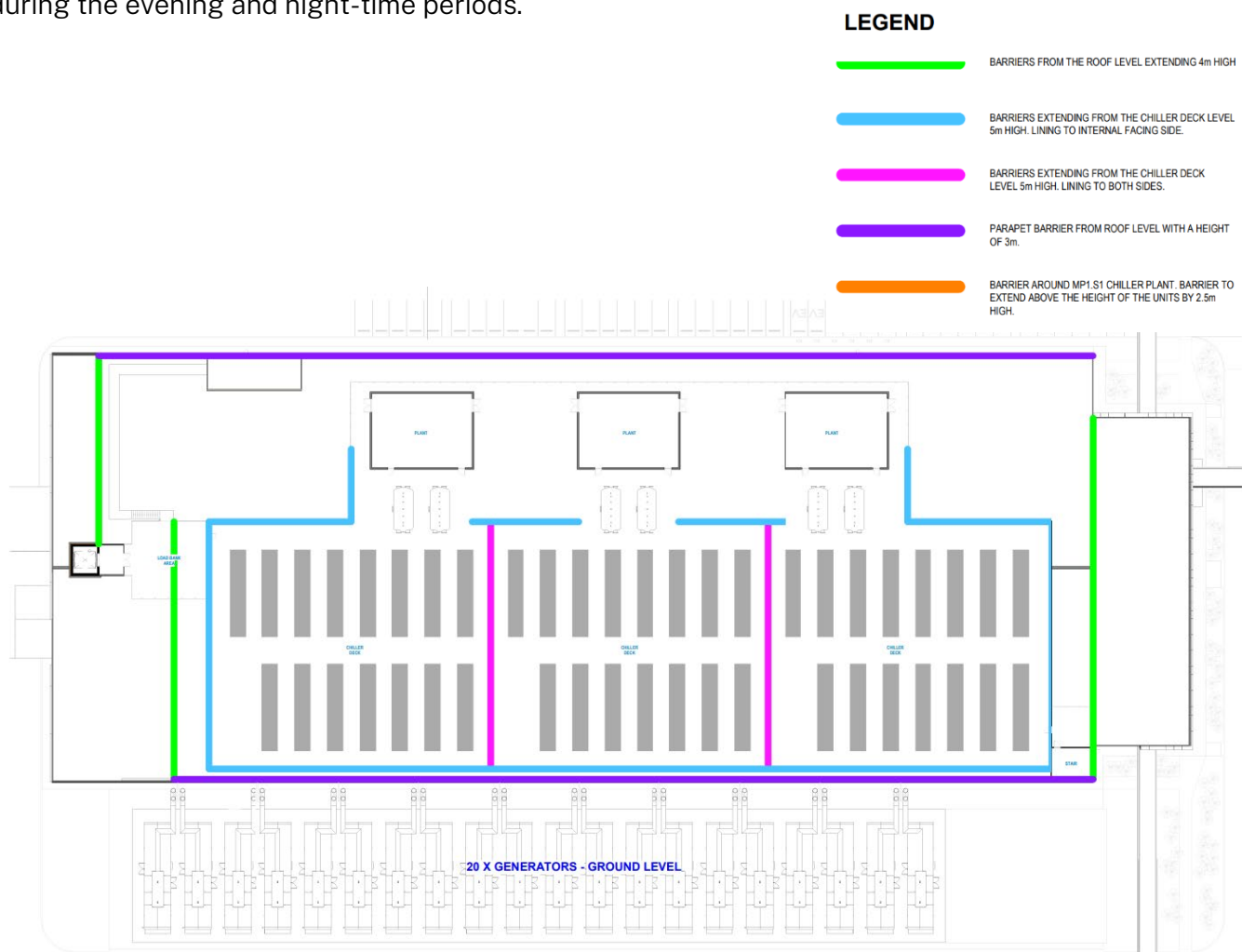


Figure 10 | Diagram showing typical acoustic barrier locations for the rooftop chiller plant

Each back-up generator would be enclosed within an acoustically lined housing using sound absorption material, with attenuators provided at the inlet, outlet and exhaust areas. To help manage adverse impacts, back-up generator testing would be restricted to daytime hours, and no more than 10 units would be tested at any one time. Due to the double-stacked configuration of the generators, additional external barriers were deemed impractical and excluded from the final design.

Transformers within the on-site substation would be acoustically screened using barriers extending 2 m above fan height, with additional blast walls between units. The worst-case scenario assumes partial fan operation at 89 dB(A), while 'normal' operation at 75 dB(A) would be capable of achieving compliance without the proposed barrier treatment. Final transformer selection during detailed design will confirm whether the proposed mitigation measures are necessary.

In addition to the measures outlined above, noise from the rooftop chillers could be further controlled using a building management system that prioritises the use of those chillers located furthest from nearby homes during temperature inversion events. The Applicant will implement a noise monitoring program during operation to confirm the accuracy of the noise modelling and subsequently determine whether such adaptive management strategies are necessary.

6.1.2 Applicant's Assessment

The Applicant's ONIA modelled the development's operations under three 'worst-case' 15-minute scenarios:

- Normal operations – The data centre campus operating at full capacity (excluding back-up generators)
- Back-up generator testing and maintenance – The data centre campus operating at full capacity, with up to 10 back-up generators being tested / operated
- Emergency operations – The data centre campus and up to 75% of back-up generators operating at full capacity to simulate a worst-case power outage event.

While results for emergency scenarios are presented, they were not used to inform mitigation design, as such events are rare and not regulated by the EPA. To account for the staggered development staging, the ONIA evaluated the progressive increase and cumulative noise impacts over three stages. Mitigated operational noise levels were assessed against the established PNTLs at surrounding sensitive receivers. The number of residences in Hassall Grove exceeding the relevant PNTLs under each stage is summarised in **Table 7** below.

Table 7 | Number of Sensitive Receivers in Hassall Grove with Predicted PNTL Exceedance

Scenario	Time Period	Extent of Exceedance	Number of Receivers Exceeding PNTL		
			Stage 1	Stage 2	Stage 3
Generator Testing and Maintenance	Day (PNTL: 42 dB(A))	0-1 dB	7	16	34
		1-2 dB	0	10	31
		2-3 dB	0	0	13
Normal operations	Day (PNTL: 42 dB(A))	0-1 dB	0	9	53
		1-2 dB	0	0	15
	Evening (PNTL: 42 dB(A))	0-1 dB	0	0	0
	Night (PNTL: 38 dB(A))	0-1 dB	0	0	7

During back-up generator testing and maintenance, exceedances of the daytime PNTL of 42 dB(A) are predicted at up to seven residences once Stage 1 of the development is operational, 26 residences once Stage 2 is operational, and 78 residences once Stage 3 is built and the development becomes fully operational. As the development progresses from Stage 1 to Stage 3, the magnitude of exceedance is expected to increase from 1 dB during Stage 1, to 2 dB at 10 properties during Stage 2, and to 3 dB at 13 properties during Stage 3. The Applicant deemed the predicted exceedances during back-up generator testing to be acceptable, as such activities would be infrequent and actual noise impacts at nearby residences would be lower depending on which generators are being tested.

During normal operations, compliance with the PNTLs is predicted for Stage 1 at all identified residential receivers. However, once stages 2 and 3 commence operation, exceedances of both the daytime and night-time PNTLs (42 dB(A) and 38 dB(A), respectively) are predicted. As the development progresses from Stage 2 to Stage 3, daytime exceedances are expected to increase from 1 dB to 2 dB, while night-time exceedances remain at 1 dB. During the day, up to 68 residences may experience exceedances, including 15 properties with a 2 dB exceedance. At night, up to seven properties may be affected.

In its analysis of the potential exceedances, as illustrated based on the results summary in **Table** at three representative receivers, the Applicant noted that its modelling was extremely conservative, assuming worst-case summer heatwave conditions would occur throughout the year (46 °C during the day and 26 °C at night). Predicted night-time exceedances are only expected under specific weather conditions, such as temperature inversions and downwind propagation toward Hassall Grove,

which are unlikely to occur during the summer period. Furthermore, the Applicant considers the predicted impacts are acceptable on the basis that a 2 dB exceedance is generally considered imperceptible.

Table 8 | $L_{Aeq,15min}$ Operational Noise Predictions at Key Residential Receivers – dB(A)

Receiver	Time Period	PNTL	Stage 1	Stage 2	Stage 3
121 Stockholm Avenue, Hassall Grove	Day (Generator Testing)	42	39 (43)	42 (44)	43 (45)
	Evening	42	35	38	40
	Night (Temperature Inversion)	38	35 (36)	35 (36)	37 (38)
135 Stockholm Avenue, Hassall Grove	Day (Generator Testing)	42	41 (42)	43 (44)	44 (45)
	Evening	42	36	39	40
	Night (Temperature Inversion)	38	36 (37)	37 (38)	38 (39)
65 Canary Street, Marsden Park	Day (Generator Testing)	46	39 (39)	41 (41)	41 (41)
	Evening	43	36	37	37
	Night (Temperature Inversion)	38	36 (38)	35 (38)	35 (38)

Note: Potential exceedances of the PNTLs are shown in **red bolded text**.

Additionally, in response to the matters raised by the WSLHD, the Applicant's HIA concluded that compliance with an outdoor noise goal of 38 dB(A) at night would help to protect the surrounding community from adverse health effects, including sleep disturbance. This goal is expected to be achieved under typical summer conditions, as both the 99th percentile and median ambient temperatures for the surrounding area are lower than the conservative design assumptions used in the Applicant's noise modelling (see **Table 9**).

For the daytime and evening periods, actual temperatures are also expected to be lower than design conditions, reducing chiller sound power levels by up to 5 dB during the day and up to 3 dB in the evening when compared to the adopted sound power levels. This reduction in sound power level would

generally correspond to a similar reduction in noise levels at surrounding receivers, further supporting the conclusion that exceedances are unlikely under typical operating conditions. The final ONIA concluded that the PNTLs can be met for all nearby sensitive receivers under ‘real world’ operating conditions.

Table 9 | Variation in Chiller Sound Power Level under Different Ambient Conditions

Scenario		Day	Evening	Night
Adopted Ambient Conditions in the ONIA		46 °C	33 °C	28 °C
Site-specific Weather Data (2019-2023)	99th Percentile Ambient Temperature During Summer	38 °C	33 °C	26 °C
	Median Ambient Temperature During Summer	28 °C	22 °C	19 °C

6.1.3 Department’s Consideration

The Department has carefully considered the information provided by the Applicant alongside agency advice including WSLHD and the EPA. The EPA’s advice included draft noise limits based on the ONIA’s conservative noise modelling, however, and recommended the consent authority fully consider the development’s social, economic, and environmental merits when finalising its assessment. In line with this advice, the Department has assessed the significance of residual noise impacts above the PNTLs, with regard to their magnitude, duration and timing (e.g. day, evening, night), as well as their potential effects on the local community.

The Department acknowledges the Applicant has adopted conservative assumptions to inform the noise mitigation design and has undertaken a thorough investigation of feasible and reasonable noise mitigation measures (see **Section 6.1.1** above) in accordance with the *Noise Policy for Industry*. These measures include multiple layers of acoustic treatment for key noise sources and the identification of further contingency measures if needed.

The Department is satisfied the noise modelling demonstrates the development can comply with the PNTLs under normal ‘real world’ operating conditions, particularly in the context of the likely range of noise-enhancing meteorological effects (i.e. night-time temperature inversions and source-to-receiver winds are extremely unlikely during summer).

Accordingly, for normal operations, predicted noise levels for the night-time period under atmospheric Stability Categories A to D (representing unstable to neutral atmospheric conditions) have been adopted as enforceable noise limits in the recommended conditions of consent, rather than those under Stability Category F, which reflects very stable conditions associated with temperature inversions. For the day and evening periods, the lower of the relevant PNTLs or worst-case predicted

levels has been adopted as enforceable limits, as these values are most closely aligned with what would be achievable under real-world, local weather conditions (see **Table 9**). This will help to ensure ongoing compliance and protection of acoustic amenity, particularly given the considerable number of potentially noise-affected residences in Hassall Grove. These limits would apply specifically to noise emissions associated with the continuous 24-hour operation of the data centre cooling equipment.

For back-up generator testing and maintenance, the Department has adopted the Applicant's best-achievable predicted noise levels, consistent with the EPA's advice. These levels would generally remain below the relevant PNTLs at surrounding sensitive receivers, except at the most-affected residences in Hassall Grove, where the daytime PNTL of 42 dB(A) may be exceeded by up to 3 dB. This approach is considered acceptable due to the limited annual duration of exceedance and the fact that back-up generator testing would only occur between 9:00 am and 4:00 pm (shorter than the standard daytime period of 7:00 am to 6:00 pm), helping to further reduce the likelihood of the community being disturbed.

Given the evolving nature of data centre technology and the proposed construction staging, the Department has recommended that noise verification be undertaken within six months of the commencement of each stage. This approach will ensure that any improvements in mitigation measures (e.g. quieter chillers) or optimisation of building management systems (as per the Applicant's commitments outlined in **Section 6.1.1**) can be identified and implemented proactively, helping to ensure compliance with the recommended noise limits is achieved for the life of the development.

These recommendations respond directly to both the issues raised by the local community pre-lodgement and the matters raised by the WSLHD in its advice, and will ensure the development's noise impacts are managed in such a way that minimises the potential for sleep disturbance and associated noise-induced health risks to impact the local community. By adopting enforceable noise limits and linking future stages to an ongoing noise verification process, the Department considers the operation of the development will not adversely impact upon the health and wellbeing of the local community.

The Department's assessment concludes that noise impacts associated with the operation of the development are acceptable and can be appropriately managed through the recommended conditions of consent.

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 during 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). The AQIA provided an assessment of potential air quality impacts at representative sensitive receivers surrounding the site (see **Figure**), including residential, childcare, place of worship, industrial and commercial receivers.

During the assessment process, the Department requested the AQIA be updated to address potential impacts at additional sensitive receiver locations, clarify the parameters for the 'worst-case' operating and back-up generator testing scenarios (include modelling of additional pollutants) and to detail additional project-specific construction mitigation measures. The EPA also requested additional information to confirm compliance with the Group 6 limits under the POEO Clean Air Regulation 2022, modelling of all relevant pollutants and details of stack emission rates and concentrations.

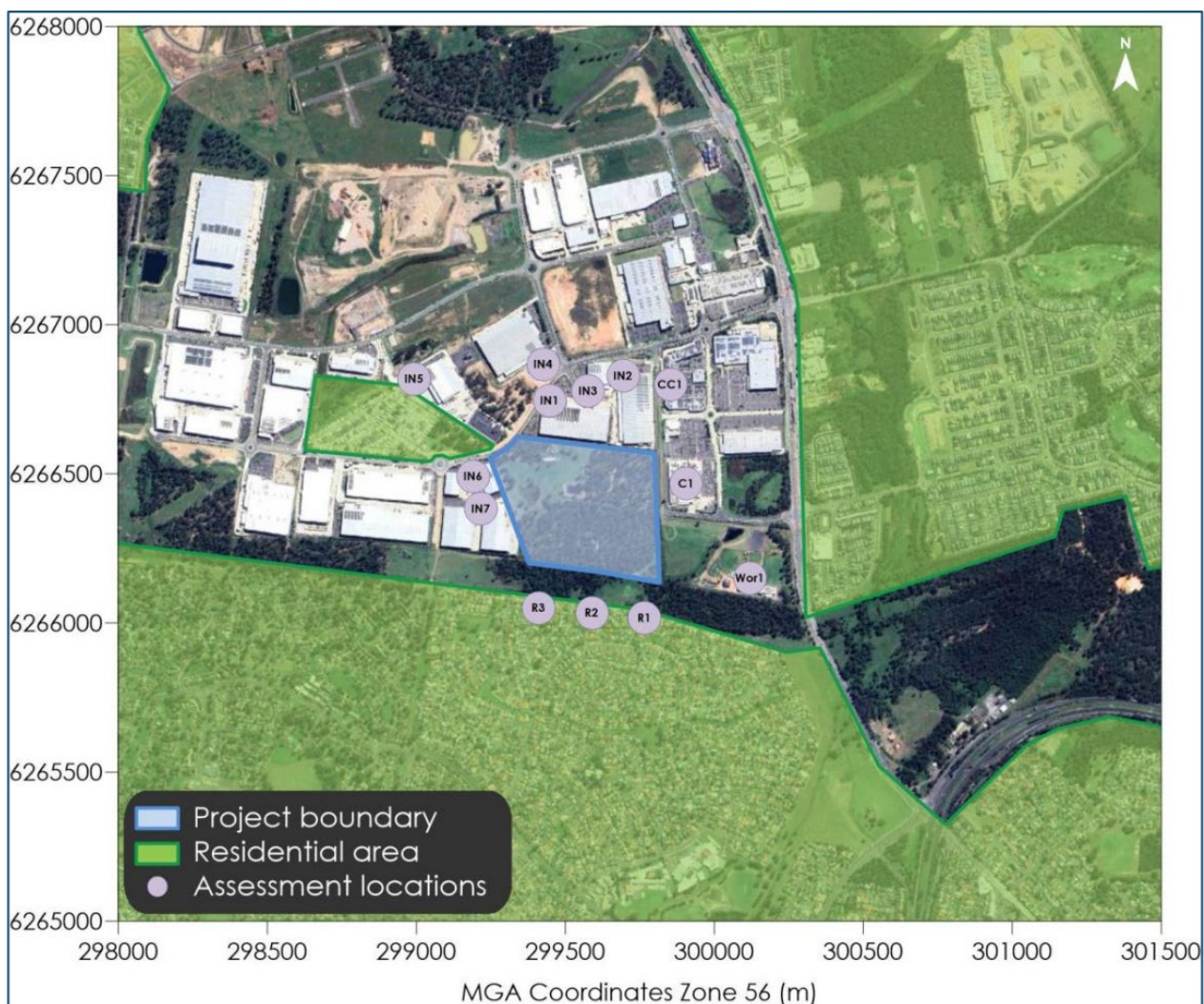


Figure 11 | Sensitive Receiver Locations

In addition, the WSLHD noted in its advice that long-term exposure to particulate matter (PM_{2.5} and PM₁₀) and nitrogen dioxide (NO₂) can have a negative effect on health, with particular concern raised around respiratory disturbance morbidity and mortality for vulnerable communities such as Ingenia and surrounding suburbs with a high prevalence of chronic illness.

The Applicant subsequently provided a revised AQIA, a supporting Air Quality Memo (AQM), and a HIA to address these concerns. These documents form the basis of the Department's assessment.

6.2.1 Construction Impacts

Construction of the development would be carried out for a total of 17 months across three stages, spanning up to 5 years. The AQIA found the risk of air quality impacts at surrounding receivers to be low, noting that the most emission-generating activities (e.g. demolition and site establishment works) are currently underway on-site via separate Council approvals (DA-24-00386 and DA-24-00542).

To manage residual air quality impacts, the AQIA provided a suite of construction mitigation measures to be incorporated into a Construction Environmental Management Plan (CEMP), including the implementation of dust barriers and screens, real-time dust and particulate matter monitoring, use of electric or battery machinery, water-assisted dust sweepers and site planning to locate dust-intensive machinery away from sensitive receivers.

The Department has reviewed the AQIA and is satisfied air emissions associated with the construction of the development are acceptable, subject to the preparation and implementation of a Construction Air Quality Management Plan (CAQMP) as part of the development's CEMP. The CAQMP will need to identify a range of achievable measures to manage cumulative construction air quality impacts, particularly while the development is partly operational and later stages are being constructed. Additional measures to manage construction fatigue on sensitive receivers will also need to be incorporate into the development's CEMP.

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

6.2.2 Operational Impacts

The AQIA identified key pollutants associated with the operation of the development to be NO₂ and particulate matter (PM_{2.5} and PM₁₀). Other pollutants assessed include carbon monoxide (CO), sulfur dioxide (SO₂), benzene and polycyclic aromatic hydrocarbons (PAHs). These pollutants are associated with the combustion of diesel fuel by the back-up generators (see **Figure 12**).



Figure 12 | Modelled source locations

The updated AQIA considered three operating scenarios, being:

- Scenario 1 ('Worst case' operating scenario) – 180 back-up generators operating concurrently under 100% load during a critical power outage event
- Scenario 2 ('Annual testing' operating scenario) – Two generators operating at 100% load for up to 1 hour
- Scenario 3 ('Monthly testing' operating scenario) – 10 generators operating for 15 minutes, conservatively modelled at 25% load.

The AQIA noted that the likelihood of the 'worst-case' operating scenario occurring is very low. Therefore, the AQIA deemed it necessary to assess Scenario 1 pollutants only against short-term

criteria (i.e. averaging periods of 24 hours or less). In addition, the back-up generator testing scenarios have modelled the most southern generator stacks of each building (i.e. closest to southern residential receivers) in order to provide the most conservative representation of potential air quality impacts.

The AQIA's modelling of Scenario 1 indicated cumulative exceedances of the NO₂ pollutant criterion (164 micrograms per cubic metre (µg/m³)) over a 1-hour averaging period at all modelled receiver locations. The AQIA also predicted multiple exceedances of the PM_{2.5} and PM₁₀ criterion over the 24-hour averaging period. However, the AQIA established the predicted high cumulative concentrations are the result of existing elevated background levels in the vicinity of the site. All other pollutants assessed against the worst-case operating scenario demonstrated compliance with the relevant pollutant criteria.

Scenarios 2 and 3 were conservatively modelled as if testing occurred daily between 9:00 am and 4:00 pm, although in practice, only 72 hours per year of monthly testing and 120 hours per year of annual testing are required. This modelling predicted compliance with all relevant pollutant criteria at all receiver locations, for both incremental and cumulative concentrations.

In response to the matters raised by the WSLHD, the Applicant's HIA found that while particulate matter (PM_{2.5} and PM₁₀) and NO₂ cumulative concentrations would exceed the relevant standards under the *National Environment Protection (Ambient Air Quality) Measure* (NEPM) (NEPC, 2021) during a power outage event, the likelihood of such an event occurring in practice would be extremely low (likelihood of approximately 0.00000065%). For back-up generator testing during typical 'day-to-day' operations, the HIA noted the predicted concentrations for all air pollutants would be below the relevant NEPM standards at all nearby sensitive receptors.

The Applicant has proposed a number of mitigation measures to further reduce particulate and NO₂ emissions where possible, including, but not limited to:

- restricting back-up generator testing during peak-hour travel times, on days with 'Poor' or worse Air Quality Index ratings, or when background ozone exceeds 170 µg/m³
- conducting tests over two days
- using low-sulfur diesel fuel in the back-up generators.

Subject to the implementation of these measures, the Applicant concluded the development would not result in adverse environmental or health impacts in relation to air quality.

The Department has carefully considered the information provided by the Applicant alongside the agency advice received from the EPA and the WSLHD and is satisfied the Applicant has provided a conservative assessment of the air pollution emissions associated with the operation of the

development. During typical day-to-day operations, the Department is satisfied the development would comply with the relevant pollutant emissions criteria at all surrounding sensitive receiver locations modelled.

The Department considers the development could potentially present significant air quality impacts under the conservative 'worst case' operating scenario (Scenario 1). However, the Department accepts that the likelihood of a critical power outage event requiring simultaneous operation of all 180 generators for more than one hour is extremely remote given the reliability of the surrounding electricity network.

In line with the EPA's recommendations and the Applicant's commitments, 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 established under 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 that annual emissions testing will ensure that maintenance and monitoring of the emergency back-up generators performance are adequate and capable of managing pollutant emissions to an acceptable level. Furthermore, reporting how often the back-up generators are used during a power outage event will provide an opportunity to identify whether further mitigation measures are required to be implemented to reduce air quality emissions.

These recommendations respond directly to the issues raised by the WSLHD in its advice and will ensure the development's air quality impacts are managed in such a way that minimises the potential for air quality-related health risks to impact the local community.

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 CAQMP and CEMP including additional measures to manage concurrent operation and construction impacts and construction fatigue.

In addition, the Department's assessment concludes the Applicant has demonstrated through a conservative air quality analysis that the day-to-day operation of the development will be compliant with the relevant criteria at all receiver locations and is unlikely to have a negative impact upon the health and wellbeing of the surrounding community. The Department considers the potential for 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 occurring to be highly unlikely and notes that any associated air quality impacts can be appropriately managed through the recommended conditions of consent. This would include annual testing of emissions performance, pollutant monitoring and the continual implementation of management and mitigation measures to further reduce pollutant emissions throughout the life of the development.

Therefore, the Department is satisfied that, subject to the implementation of the recommended conditions and the Applicant's proposed management and mitigation measures, the construction and operation of the development would not result in unacceptable air quality impacts on surrounding sensitive receivers, including nearby vulnerable communities.

6.3 Visual

The bulk and scale of the development has the potential to have significant impacts on the visual amenity and urban character of the locality. The site is located within an existing industrial area within Marsden Park, with the Hassell Grove residential area located approximately 100 m to the south.

The development layout comprises of six data centre buildings in two rows of three buildings, each with a height of approximately 37.5 m. A large electrical substation would also be located within the north-west corner of the site. During the assessment process, both the Department and Council raised concern with the development regarding the appearance of the southern visual interface with the Hassall Grove residential area. The Applicant subsequently undertook façade design refinements in consultation with Council and the Department to improve the development's overall appearance from this interface. The Applicant provided updated architectural plans, a façade articulation design report and an amended Visual Impact Assessment (VIA) which forms the basis of the Department's assessment.

6.3.1 Design, Bulk and Scale

The Applicant advised the design and orientation of buildings (as refined in consultation with the Department and Council) has considered the functional requirements of the development to optimise air flow and dispersion of noise and air pollutants away from the nearest residential receivers. Each building has been deliberately positioned in a north-south direction to reduce sight lines and long building lengths when viewed from the residential area to the south, helping to reduce the perceived bulk and scale of the development. The development is also set back from Hollinsworth Road to help the campus respond to the site's sloped topography and subsequently reduce the visual load of the development from the street frontage.

The southern and northern façades of the building are considered the development's 'bookends', with the southern façade directly addressing the residential suburb of Hassall Grove. The development is

separated from this area by a future road reserve comprising vegetation of varying height that effectively screens the development for most of the southern site boundary.

The development is primarily constructed of precast concrete walls with varying bluish-grey tones that imitate the broader regional views of the blue mountains. The southern façades of the buildings additionally incorporate a mixture of painted and anodised aluminium leaf-pixel panels of varying green tones to blend the development into the existing and proposed landscaping and provide elements of articulation (see **Figure 13**).



Figure 13 | Southern façade design

6.3.2 Visual Assessment

The VIA included photomontages from 12 viewpoints to assess the potential visual impact of the development on the surrounding locality. The selected viewpoints provide various perspectives and locations along Hollinsworth Road and within the Marsden Park industrial area, the Hassall Grove residential area, the nearby Bait-ul-Huda Mosque and Richmond Road (see **Figure 14**).

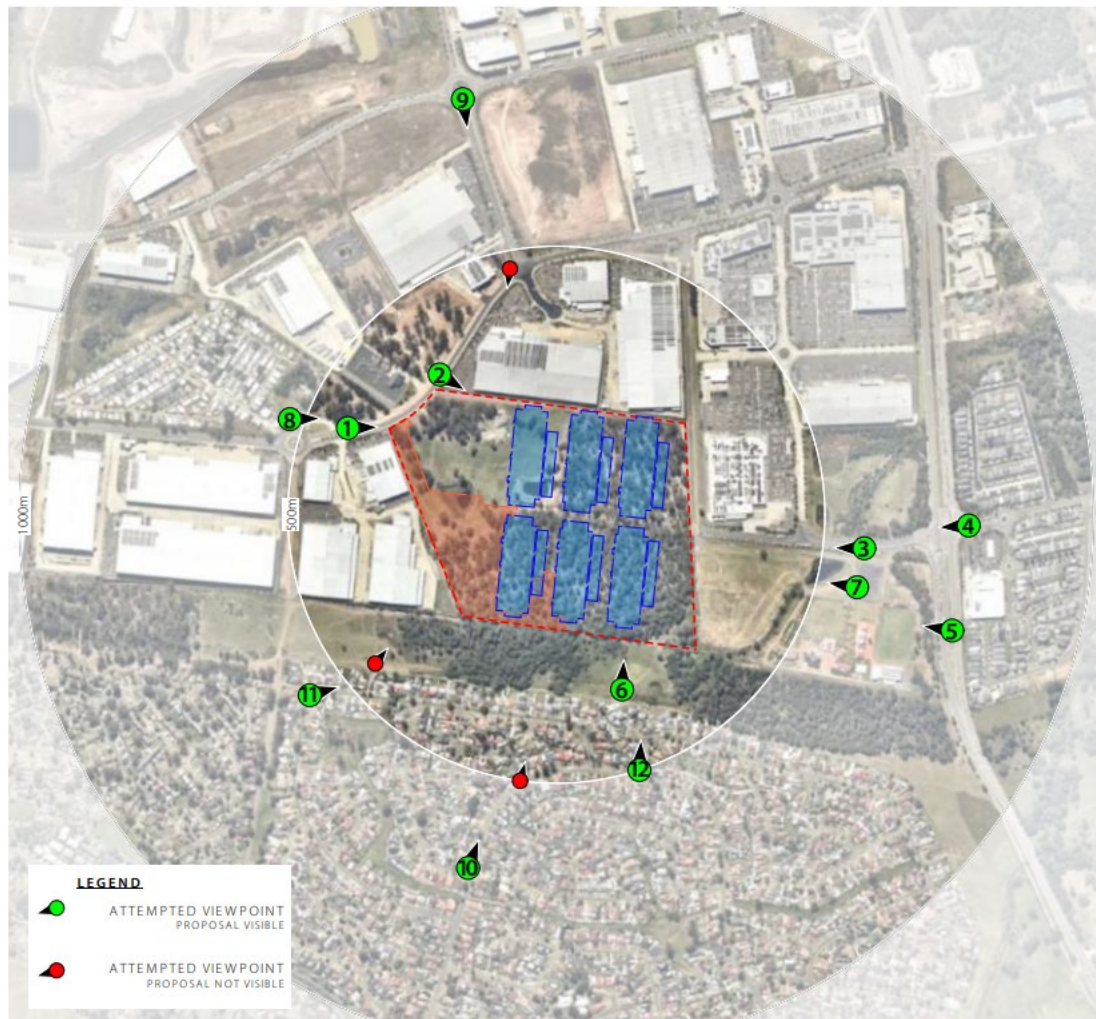


Figure 14 | Viewpoint Locations

The VIA found the development would not be out of place with the existing character of the surrounding industrial area, due to the compatibility of the proposed design with surrounding large format warehouse and distribution centre development. However, moderate visual impacts would be experienced from residential receivers directly south of the site within Hassall Grove. The VIA noted the development would be partially screened by existing and proposed landscaping, which would help to reduce the visual magnitude of the development. The VIA additionally emphasised the primary visual impacts of the development relate to the Stage 3 works, which would be completed approximately 5 years after the commencement of construction (see **Figure 15**).



Figure 15 | Viewpoint 6 (Hassall Grove residential area) – Current, Year 5 and Year 10 photomontages

6.3.3 Department's Consideration

The Department notes that Council's concerns for the bulk and scale of the development had been sufficiently resolved through the additional façade treatment proposed for the southern façades of the data centre buildings, adjacent to the Hassall Grove residential area.

The Department acknowledges the site layout and orientation of buildings, and the size and scale of buildings have been designed with consideration to the functionality of the development and its relationship to the surrounding area. The development has incorporated conscious design elements, in conjunction with landscaped screening, to help improve its visual quality and interface with adjoining sites (including the residential area to the south).

The Department considers the bulk and scale of the development is consistent with the typical data centre building typology and other large format warehousing and distribution centre developments that are prevalent within the Marsden Park industrial area. The Department also notes the size of the development is reflective of the strategic objective to support Greater Sydney’s growing demand for data centre infrastructure.

Overall, the Department is satisfied the development is unlikely to have any impacts of regional significance on visual amenity due to its location within an existing industrial area. The Department has recommended conditions of consent to ensure the southern façade treatment is implemented progressively, prior to the commencement of operation of each building, and that on-site landscaping is installed and maintained for the life of the development.

The Department’s assessment concludes the development will have an acceptable impact on visual amenity on the locality, particularly with consideration to the proposed site layout, the façade and design treatment measures and the existing industrial character of the locality.

6.4 Other Issues

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

Table 10 | Assessment of other issues

Findings and conclusions	Recommended conditions
ESD	
The Applicant provided an Ecologically Sustainable Development (ESD) Report and Greenhouse Gas (GHG) Assessment, prepared in accordance with the EPA’s Large Emitter’s guideline, to assess the impact of the development’s energy and water consumption.	No specific conditions required.
<u>Energy and Greenhouse Gas (GHG)</u>	
The GHG Assessment predicted the development would generate 4,377,605 tonnes of carbon dioxide equivalent (tCO₂-e) over a 50 year life span of operations. Approximately 80% of the emissions are in the form of Scope 2 GHG emissions arising from energy consumption.	

- The GHG Assessment also included details of a GHG emissions scenario which implements the end users' organisational commitments for pollution reduction (including the use of renewable energies), resulting in a 99% reduction in GHG emissions.
- The ESD Report separately notes the development has been designed to achieve a National Australian Built Environment Rating System (NABERS) rating of 5 stars which represents 'Super Performance' and a Power Usage Effectiveness (PUE) score of 1.3, achieving a greater score than the market standard for Data Centres (being a 3 Star NABERS rating and a PUE score of 1.80).
- The ESD Report also notes that irrespective of the end users' commitments, Scope 2 GHG emissions are anticipated to decline towards zero by 2050 as the State's energy grid transitions to renewable energy.

Water

- The ESD Report noted the development will target a Water Usage Effectiveness (WUE) of 0.01 as the development proposes a closed loop chilled water system through air cooled chillers which utilises air cooling to minimise water usage. The development will have a potable water demand of approximately 3,558 L of water per day.
- In addition to the above, the Applicant has proposed a number of water-saving measures for the development. These include rainwater reuse (via up to 135 kL of storage used for landscaping irrigation), water use metering and ongoing monitoring.

Department's Assessment

- The Department notes no concerns with GHG emissions were raised during the exhibition period of the development, and Sydney Water provided standard water efficiency recommendations in its advice.
- The Department considers the development has been designed with measures to reduce its overall electricity consumption and subsequent Scope 2 GHG emissions to achieve a 5 Star NABERS rating and PUE score of 1.3.
- In relation to climate change, according to AdaptNSW climate projections, the Blacktown LGA is likely to experience more hot days, fewer cold nights and a reduction in average rainfall by 2050. These trends will affect water supply, infrastructure and the economy over the coming decades, unless substantial global emission reductions occur.

Findings and conclusions

Recommended conditions

- The Department considers the development's initial GHG emissions are minor as it represents approximately 0.5% of total anthropogenic emissions in NSW and Scope 2 GHG emissions are expected to be significantly reduced through power purchase agreements of renewable energies and would not contribute to climate change impacts at the local level.
- Overall, the Department finds the proposed energy efficiency and water consumption minimisation measures appropriate and practicable and considers the design and commitments sufficient to address any potential local impacts.
- The Department's assessment concludes the development incorporates suitable ESD principles and is subsequently satisfied its contribution to the State's GHG emissions and climate change impacts within the locality is acceptable.

Biodiversity

- The majority of the site (99.44%) is bio-certified land under the Order to confer biodiversity certification on the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (dated 11 December 2007).
- The Applicant sought a BDAR Waiver for the development, which was refused by the DCCEEW and the Department as it was unclear whether the development had the potential to impact on biodiversity values of 0.005 ha of un-certified land.
- The Applicant subsequently provided a BDAR to assess the impacts of the development on the 0.005 ha of native vegetation to be cleared.
- The BDAR identified the subject area to comprise of PCT 3448 – Castlereagh Ironbark Forest. In addition, four threatened species were considered to be directly impacted by the development, including the Juniper-leaved Grevillea, Cumberland Plain Land Snail, Sydney Plains Greenhood and Sydney Bush-pea.
- The BDAR considered measures to avoid, minimise and reduce the impacts of the development on biodiversity values, including the implementation of a Vegetation Management Plan (VMP) to maintain the vegetation buffer along the southern and eastern boundaries of the site.
- The BDAR concluded that one (1) ecosystem credit and four (4) species credits would be required to offset impacts on biodiversity values.
- CPHR reviewed the BDAR and advised that the assessment of impacts on biodiversity values was adequate.

Require the Applicant to:

- purchase and retire one (1) ecosystem credit and four (4) species credits
- prepare and implement a VMP
- implement tree protection measures for the duration of construction.

Findings and conclusions

Recommended conditions

- The Department notes the extent of the area assessed relates to a minor portion of the entire site which was excluded from the original bio-certification process. The Department considers the Applicant has appropriately considered steps to avoid, minimise and reduce impacts on biodiversity values.
- The Department has recommended conditions of consent requiring the Applicant to purchase and retire one (1) ecosystem credit and four (4) species credits in accordance with the Biodiversity Offsets Scheme and the BC Act.
- The Department has also recommended conditions requiring the implementation of a VMP for ongoing habitat revegetation management (in accordance with the recommendations of the BDAR) and a requirement for tree protection measures to be implemented and maintained for all trees proposed to be retained at the site.
- The Department's assessment concludes that the developments impacts on biodiversity values can be appropriately managed through the implementation of the recommended conditions of consent.

Hazards and Fire Safety

- The development includes approximately 1,040,656 kg of lithium-ion batteries, 12 t of lead acid batteries and storage of up to 8,706.8 kL of diesel fuel as part of its back-up power system. The EIS was supported by a hazards report, which included a preliminary risk screening in accordance with the Department's *Applying SEPP 33* guideline.
- The report noted the quantities of dangerous goods stored would be below the *Applying SEPP 33* screening thresholds and, therefore, the development would not be considered 'potentially hazardous' under State Environmental Planning Policy (Hazards and Resilience) 2021 (Hazards and Resilience SEPP). The report noted the preparation of an Emergency Response Plan (ERP) should be undertaken for the site.
- 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 the Australian Standard for storing and handling flammable and combustible liquids.
- 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.
- The EPA advised the development would require an EPL for the quantity of diesel storage on the site above the thresholds of the POEO Act. The EPA was

Require the Applicant to:

- prepare a FSS prior to construction
- prepare an ERP and ESIP prior to operation
- store chemicals, fuels and oils in accordance with the Australian Standards
- ensure the storage and transport of dangerous goods on site does not exceed the threshold quantities in *Applying SEPP 33*.

Findings and conclusions

Recommended conditions

satisfied with the information provided and recommended conditions of consent for the storage and handling of diesel, and the bunding of fuel storage in accordance with the Australian Standards.

- In its advice, FRNSW recommended the Applicant be required to prepare a Fire Safety Study (FSS) prior to construction, along with an ERP and Emergency Services Information Package (ESIP) prior to the commencement of 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 considers the hazards and risks associated with the development have been adequately considered and concurs with the advice provided by FRNSW. The Department also considers the recommendations of FRNSW will additionally address the recommendations of the EPA.
- The Department has subsequently recommended conditions requiring the preparation of a FSS, ERP and ESIP for the development.
- 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.

Heat Effects

- In its advice, the WSLHD noted the development had the potential to increase heat within the surrounding area, as a result of both mechanical heat (exhausted from the cooling system) and the urban heat island effect (from site-wide vegetation clearing and the additional hardstand/roofed areas). No specific conditions required.
- WSLHD noted this matter was of particular concern within western Sydney, as extreme heat periods are likely to become more common as a result of climate change.
- In response, the Applicant commissioned a HIA which was supported by a Computational Fluid Dynamics (CFD) simulation. The simulation analysed heat generation from the development's cooling system, along with the associated dissipation dynamics.
- The CFD simulation found that exhaust air would be hottest near the immediate discharge point of the chiller units, however this hot air would naturally rise up, and there would be no observable temperature increase at any nearby sensitive receiver as a result of the development.

Findings and conclusions

Recommended conditions

- In addition, the Applicant noted the retention of existing vegetation to the south and east of the data centre campus, in conjunction with the additional proposed landscaping and the use of light-coloured roofing materials with a high solar reflective index (SRI), would help to minimise the urban heat island effect both on and off-site.
- The Department has carefully considered the information provided by the Applicant, alongside the advice from the WSLHD, and is satisfied the supplied CFD modelling confirms the cooling system would not increase ambient air temperatures in the vicinity of nearby sensitive receivers.
- While the Department acknowledges the concerns raised by the WSLHD in relation to the removal of vegetation from the site, the bulk of these clearing works were previously approved by Council under DA-24-00386.
- In addition, the Department notes the Applicant has sought to retain existing vegetation in the south-eastern section of the site which, in conjunction with the additional landscaping and roofing treatments proposed, will help to reduce the urban heat island effect to an acceptable level, particularly when compared to other industrial developments of a similar scale.
- The Department's assessment concludes the development incorporates suitable measures to minimise heat generation and, consequently, would not result in adverse heat impacts at nearby sensitive receivers.

Construction Noise

- | | |
|--|---|
| <ul style="list-style-type: none">• The construction of the development has the potential to cause noise impacts at surrounding sensitive receivers. It is noted no issues were raised in public submissions about this issue.• Construction would be carried out during standard working hours, consistent with best practice noise management principles identified in the EPA's <i>Interim Construction Noise Guideline</i>.• The Applicant's assessment indicates that while construction noise at the most-affected residences in Hassall Grove would generally comply with the 'standard' management level of 50 dB(A), occasional exceedances are expected during high-impact activities such as jack hammering, piling, and concrete sawing. Worst-case levels of up to 62 dB(A) may occur during structural works but would remain well below the 'highly affected' management level of 75 dB(A). This suggests that although intermittent disturbance may arise, significant impacts are unlikely to occur.• Cumulative construction noise could increase levels by up to 6 dB if stages overlap. However, this will be mitigated through careful scheduling during | <p>Require the Applicant to:</p> <ul style="list-style-type: none">• undertake works during the standard construction hours specified in the EPA's <i>Interim Construction Noise Guideline</i>• implement feasible and reasonable measures to minimise construction noise• prepare and implement a CNMP for the duration of construction. |
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Findings and conclusions

Recommended conditions

high-impact construction activities and the use of temporary noise barriers. Once operational, combined construction and operational noise is predicted to add 1 to 3 dB.

- Given the extended construction program, there is a risk of noise fatigue for nearby residences. To address this, the Applicant has proposed staged works, respite periods between excavation phases, and limiting noisy activities to short blocks with breaks. These strategies, together with community notification and targeted mitigation, are expected to manage cumulative impacts to an acceptable level.
- The Department accepts the Applicant's proposed strategies to manage extended and cumulative noise impacts. The Department also considers construction noise would be largely minimised by undertaking works during standard working hours only. Accordingly, the Department is therefore satisfied that construction noise can be suitably managed by implementing feasible and reasonable work practices.
- To this end, the Department has recommended the Applicant implement all practicable measures to reduce noise as part of a Construction Noise Management Plan (CNMP), with management measures prepared in consultation with the affected neighbours.
- The CNMP will need to include a complaints management system, summarise the outcome of consultation with the surrounding community, detail all feasible and reasonable work practices and physical barriers to reduce noise, and identify a specific set of strategies to manage any residual high noise impact works.
- The Department's assessment concludes the potential noise impacts during construction of the development can be managed, subject to the recommended conditions of consent.

Traffic Generation

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| <ul style="list-style-type: none">• The development would primarily generate light vehicle movements from staff trips and some heavy vehicle movements associated with delivery and servicing vehicles, which may impact on the efficiency of the surrounding road network.• The Applicant provided a Traffic Impact Assessment (TIA) to assess the impacts of traffic generation on the local road network.• The TIA conservatively predicted the development would generate a maximum of 532 vehicles per day (133 vehicles in the AM and PM peak | <p>Require the Applicant to:</p> <ul style="list-style-type: none">• prepare and implement a final CTMP for the duration of construction• prepare and implement a GTP for the duration of operation. |
|---|---|

periods), with 15% of total vehicles being heavy vehicles servicing and maintenance.

- The TIA also included SIDRA modelling analysis of surrounding key intersections including Richmond Road / Hollinsworth Road / Townson Road, Hollinsworth Road / Chifley Glade / Bells Glade and Hollinsworth Road roundabout.
- The SIDRA modelling considered the development against 2026 and 2036 future traffic scenarios representative of the operation of stage 1 of the development and when it is fully operational, respectively.
- The SIDRA modelling demonstrated that the operations of the development would not result in any unacceptable impacts on Hollinsworth Road / Chifley Glade / Bells Glade and Hollinsworth Road roundabout Level of Service (LoS) results ranging from A to B.
- However, the Richmond Road / Hollinsworth Road / Townson Road intersection is predicted to experience LOS F as a result of existing poor performance and congestion of Richmond Road. The TIA noted that upgrades to Richmond Road are being investigated by TfNSW to improve performance, including road widening to introduce additional lanes and dedicated turning lanes.
- The TIA also assessed the impacts of construction traffic on the locality which predicted a maximum of 120 light vehicles per day during the construction period and 50 heavy vehicles during peak construction activities. The TIA noted that construction traffic is predicted to be less than operational traffic generation and therefore no further modelling for construction traffic was required.
- The Applicant also provided a draft Construction Traffic Management Plan (CTMP).
- TfNSW noted that Richmond Road / Hollinsworth Road / Townson Road is at capacity and that alternate access via Langford Drive should be considered.
- The Applicant noted in its Submissions Report that upgrade works to Richmond Road are planned to improve capacity and performance and that the delivery of Langford Drive is the responsibility of Council. Nonetheless, the Applicant has incorporated a turning head circle to the internal road at the eastern boundary of the site to enable any future connections to Langford Drive.

Findings and conclusions

Recommended conditions

- TfNSW was satisfied with the Applicant's response and provided no further recommendations.
- The Department is satisfied that the Applicant has demonstrated the development would have an acceptable impact on the local road network and acknowledges that data centres are relatively low traffic generating industrial uses.
- Nonetheless, the Department has recommended conditions for managing operational traffic movements, as well as the requirement to prepare and implement a CTMP and a Green Travel Plan (GTP) to manage potential traffic impacts on the road network.
- With these conditions in place, the Department's assessment concludes the development would not adversely impact on the safety and efficiency of the surrounding road network.

Access and Parking

Access

- Access to the development is provided via a left-in left-out driveway access off Hollinsworth Road approved under DA-24-00542. The access has been designed to accommodate 19 m articulated vehicles as the largest predicted vehicle to access the site.
- Additional internal roads have been proposed under this subject application including circulation roads around the individual data centre buildings and a central campus road through the middle of the site, connecting directly to the approved access road under DA-24-00542.
- Council reviewed the TIA and swept path analysis and raised no concerns with the development.
- The Department notes site access has been facilitated under DA-24-00542 and has been designed to accommodate the largest anticipated vehicles to access the site. The Department considers the additional internal roads would provide suitable vehicle circulation and access throughout the site.
- The Department has recommended standard conditions regarding the design requirements for the internal roads.

Require the Applicant to:

- design internal roads, driveways and parking in accordance with the relevant Australian Standards.

Parking

- The development proposes 256 car parking spaces, including 16 accessible spaces and 42 electric vehicle spaces.

Findings and conclusions

Recommended conditions

- The TIA has adopted a First Principles approach, in which car parking supply has been provided based on employee demand of 165 staff and excess for site visitors.
- Council reviewed the TIA and raised concern the parking provision was insufficient and that provision for future change of use should be provided.
- The Applicant noted in its Submissions Report that strict application of the Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (Growth Centres DCP) was unreasonable as it would require the provision of 1,546 parking spaces to service 165 staff.
- The Applicant additionally provided a conceptual site conversion plan which demonstrated the substation and generator gantry could be replaced with approximately 2,372 spaces, which would satisfy the requirements of the Growth Centres DCP in the event of a change of use to the site.
- 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 TIA 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.

Aboriginal Cultural Heritage

- The Applicant prepared an Aboriginal Cultural Heritage Assessment Report (ACHAR) to assess the impacts of the development on Aboriginal cultural heritage.
- The ACHAR included consultation with Registered Aboriginal Parties (RAPs) and site surveying for the presence of any Aboriginal artefacts.
- The ACHAR identified one previously registered Aboriginal Heritage Information Management Systems (AHIMS) site within the study area (MPIP PAD 2) during excavation testing.

Require the Applicant to:

- implement an unexpected finds procedure for the duration of construction
- prepare and implement an ACHMP in consultation with

Findings and conclusions	Recommended conditions
• Another AHIMS site (HWR 1) located in the riparian zone outside of the development footprint was also registered as a result of site surveying, however no impacts are predicted to occur. • The ACHAR considered that MPIP PAD 2 would experience a total loss of value as it occurs within the location of the proposed substation works. The ACHAR noted that works to disturb MPIP PAD 2 have been approved under early works DA (DA-24-00386) approved by Council and that the granting of an AHIP is required by the associated conditions of consent. • The ACHAR concluded that no additional AHIP is required for the subject development. • Heritage NSW initially requested clarification on the relationship between the approved DA, the AHIP and the subject SSD. Upon clarification supplied by the Applicant, Heritage NSW advised the Department it was satisfied with the response. • Heritage NSW provided several recommended conditions of consent including the requirement for the Applicant to prepare and implement an Aboriginal Cultural Heritage Management Plan (ACHMP) in consultation with the RAPs and Heritage NSW, which would include measures for protecting and minimising impacts on Aboriginal objects and an Aboriginal Cultural Heritage Salvage Report. • The Department considers that impacts to Aboriginal cultural heritage have been appropriately managed under the early works consent and through the AHIP process and that the subject development would have no further impacts on Aboriginal cultural heritage values. • The Department concurs with the recommendations of Heritage NSW and has therefore recommended conditions of consent requiring the Applicant to prepare and implement an ACHMP along with standard conditions for the implementation of an unexpected finds protocol. • The Department's assessment concludes the development would have negligible Aboriginal heritage impacts, subject to the recommended conditions of consent.	Heritage NSW and RAPs.
Stormwater and Flooding	
• The Applicant prepared an Integrated Water Management Plan (IWMP) to detail the proposed integrated water management system for the	Require the Applicant to prepare a detailed stormwater system design

Findings and conclusions	Recommended conditions
development and assess the development's impacts on stormwater and flooding. The integrated water management system has been designed to be consistent with the approved system under DA-24-00542.	in accordance with Council's stormwater management policy.

Stormwater

- The stormwater system has been designed to capture stormwater flows in an on-site detention (OSD) tank and discharge overflows to the Council stormwater network via a connection along the eastern boundary of the site.
- The IWMP included DRAINS modelling to confirm the stormwater system and associated OSD tank have been adequately designed to accommodate the 5% and 1% Annual Exceedance Probability (AEP) stormwater flows.
- The IWMP additionally identified the proposed on-site stormwater treatment measures, including rainwater tanks, a bio-retention system, stormsack baskets and oil separators.
- The IWMP included MUSIC modelling to demonstrate the effectiveness of the treatment measures in meeting Council's stormwater quality targets.
- Council initially required further confirmation on the location and number of water quality treatment equipment to be installed and the design details of the OSD system.
- The Applicant provided additional information to satisfy Council, who subsequently provided recommended conditions of consent relating to the design of OSD in accordance with Council's guidelines and the Growth Centres DCP.

Flooding

- The IWMP identified the site is not located within a flood affected area and, consequently, no flood controls are applicable to the development.
- The IWMP additionally noted the development has been designed to ensure all surface levels for all floodplain areas during the 1% AEP event are unchanged.
- The IWMP concluded that a Flood Emergency Response Plan is not required for the development.
- Council raised no issues in relation to flood impacts and management.

Findings and conclusions

Recommended conditions

Conclusion

- The Department considers that the Applicant has sufficiently demonstrated the proposed integrated water management system has been designed to accommodate flows and discharge of stormwater. Furthermore, the Department is satisfied the stormwater quality measures will be implemented in accordance with the Growth Centres DCP and Council's requirements.
- The Department also acknowledges the site is not located on flood-affected land and therefore no specific flood planning controls apply.
- The Department has recommended conditions to ensure the detailed design of the stormwater management system is developed in accordance with Council's stormwater management policy.
- The Department's assessment concludes that, subject to the recommended conditions of consent, the development would not adversely impact on surface water quality or flows.

Contributions

- | | |
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| <ul style="list-style-type: none">• Council's <i>Section 7.11 Contributions Plan No. 21 – Marsden Park</i> applies to the SSD application and, consequently, a total contribution of \$13,301,827 is required (based on a total developable area of 17.347 ha).• The Department has subsequently recommended a condition requiring the Applicant pay a Section 7.11 development contribution.• The Department notes the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 does not currently apply to the Western Sydney Growth Areas. Instead, a separate Special Infrastructure Contributions (SIC) is required under the Western Sydney Growth Areas Determination 2011.• However, as a SIC has already been paid for the site under DA-24-00542, no additional SIC is required for the subject SSD application. | <p>Require the Applicant to pay a section 7.11 contribution for the development in accordance with the requirements of Council's <i>Section 7.11 Contributions Plan No. 21 – Marsden Park</i>.</p> |
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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 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, advice received from the relevant public authorities, including Council, and submissions from the public.

During the exhibition period, Council objected to the development and WSLHD provided advice post-exhibition that did not support the development. No objections were raised by the community and one submission in support of the project was received from the public.

Council has since withdrawn its objection and the Department has sought to address any issues raised through consultation with both the government authorities and the Applicant.

Although some issues were raised by government authorities in their advice, these matters have been resolved through the provision of additional information by the Applicant during the assessment process. The Department's assessment determined the key issues with the proposal related to noise, air quality and visual impacts, design, bulk and scale.

During the assessment process, the Department requested the Applicant explore design modifications to improve urban design outcomes and mitigate operational noise impacts. The Department is satisfied these matters have been addressed through changes to the façade design, reconfiguration of rooftop plant, and operational noise control measures, including noise barriers and selection of quietest available equipment.

Nonetheless, the Department has recommended several conditions to minimise the impacts of the development on the local amenity and surrounding receivers, including:

- robust requirements for the preparation of noise verification reporting and annual attended monitoring to ensure the development meets the prescribed noise limits
- ambient air monitoring and annual emission testing and the preparation and implementation of an Air Quality Management Plan to ensure pollutant emissions comply with the relevant limits of the site's EPL
- Implementation of a Greenhouse Gas Mitigation Plan for the life of the development.

The Department is satisfied the impacts of the development can be appropriately managed through implementation of the recommended conditions of consent. The Department has also recommended conditions for the payment of development contributions.

Overall, the Department's assessment has concluded the development would:

- provide significant contribution to data storage capacity within Greater Sydney and Australia's data sovereignty within an established industrial area
- provide for an increase in productivity and employment within the Blacktown LGA by investing \$3,113,226,273 and provide up to 220 full-time equivalent construction jobs and 265 operational jobs
- be consistent with NSW Government policies including, the Greater Sydney Region Plan and the Western City District Plan, which aim to increase productivity and local jobs within the Blacktown LGA.

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 Commission:

- **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 Marsden Park Data Centre (SSD-70889211), as amended, subject to the conditions in the attached development consent
- **signs** the attached development consent (see **Appendix D**).

Recommended by:



26 November 2025

Shaun Williams

Principal Planning Officer

Industry Assessments

9 Determination

The recommendation is **adopted** by:

 27 November 2025

Joanna Bakopanos

Acting Director

Industry Assessments

Glossary

Abbreviation	Definition
ACHAR	Aboriginal Cultural Heritage Assessment Report
AHD	Australian Height Datum
Applicant	Canberra Data Centres Pty Ltd
BDAR	Biodiversity Development Assessment Report
Commission, the	Independent Planning Commission of NSW
Council	Blacktown City Council
CPHR	Conservation Programs, Heritage and Regulation Group of the NSW Department of Climate Change, Energy, the Environment and Water
DA	Development Application
Demolition	The removal of buildings, sheds and other structures on the site
Department	Department of Planning, Housing and Infrastructure (DPHI)
Development	The development as described in the EIS / Amendment Report for construction and operation of a data centre with a substation and ancillary office space
EDC	Estimated Development Cost
EIS	Environmental Impact Statement titled Marsden Park Data Centre SSD-70889211, 105 and 113 Hollinsworth Road, Marsden Park prepared by Patch Planners Pty Ltd, No. 3, dated 04/11/2024
EPA	NSW Environment Protection Authority
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>
EPI	Environmental Planning Instrument
EPL	Environment Protection Licence

Abbreviation	Definition
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
Heritage NSW	Heritage NSW, within the NSW Department of Climate Change, Energy, the Environment and Water
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
DCCEEW	NSW Government Department of Climate Change, Energy, the Environment and Water
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
Planning Secretary	Secretary of the Department
SEARs	Planning Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State Significant Development
TfNSW	Transport for NSW

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 / Amendment Report

- ‘Environmental Impact Statement – Marsden Park Data Centre SSD-70889211 – 105 and 113 Hollinsworth Road, Marsden Park’ prepared by Patch Planning, dated 4 November 2024.
- Amendment to Development: Data Centre Campus at 105 & 113 Hollinsworth Road, Marsden Park (SSD-70889211)

Submissions

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

Submissions Report

- ‘Response to Submissions Report – Marsden Park Data Centre SSD-70889211 – 105 and 113 Hollinsworth Road, Marsden Park’ prepared by Patch Planning, dated 28 March 2025.

Additional Information

- the letter titled ‘RFI Response Re: BDAR for Marsden Park Data Centre (SSD 70889211)’, prepared by Patch Planners, dated 17 April 2025
- the letter titled ‘Additional Information in Response to Western Sydney Local Health District and Heritage NSW for Marsden Park Data Centre (SSD 70889211)’, prepared by Patch Planners, dated 2 May 2025
- the letter titled ‘Additional Information in Response to Blacktown City Council Additional Request for Information for Marsden Park Data Centre (SSD 70889211)’, prepared by Patch Planners, dated 9 May 2025
- the letter titled ‘Additional Information in Response to Heritage NSW Advice for Marsden Park Data Centre (SSD-70889211)’, prepared by Patch Planners, dated 26 May 2025
- the letter titled ‘Additional Information in Response to Requests for Information Related to Marsden Park Data Centre SSD (SSD-70889211)’, prepared by Patch Planners, dated 19 June 2025
- the letter titled ‘Additional Information in Response to Matters Raised by Department of Planning, Housing and Infrastructure and NSW Environment Protection Authority in Relation to Marsden Park Data Centre (SSD 70889211)’, prepared by Patch Planners, dated 21 August 2025

- the letter titled 'Additional Information in Response to Western Sydney Local Health District for Marsden Park Data Centre (SSD-70889211)', prepared by Patch Planners, dated 11 September 2025
- the letter titled 'Additional Information in Response to Exceedances of the PNTL's During Operation for Marsden Park Data Centre (SSD-70889211)', prepared by Patch Planners, dated 24 September 2025
- the letter titled 'Amendment to Development: Data Centre Campus at 105 & 113 Hollinsworth Road, Marsden Park (SSD-70889211)', prepared by Patch Planners, dated 11 November 2025.

Statutory Documents

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

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

Appendix B – Community Views

During the exhibition period, the Department received one submission from the public (in support of the proposal), one submission from Council, advice from seven government authorities and State-owned corporations and one utility provider. While Council initially objected to the development, the objection was withdrawn prior to the determination of the SSD application.

No other submissions objected to the proposal and, consequently, there were no other community views that need to be taken into consideration in making this decision.

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 11** below.

Table 11 | 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 below.
Planning agreements	The Applicant has not entered into any planning agreement under section 7.4 of the EP&A Act.
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 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 site is suitable for the development as it is situated within an industrial zone and is of a size capable of catering to the proposed use. The development is permissible with consent.
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.
Public interest	The development would generate up to 220 jobs during construction, 265 jobs during operation and direct \$3.1 billion in capital investment in the Blacktown LGA. The environmental impacts of the development would be appropriately managed via the recommended conditions. The Department considers 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 12** below.

Table 12 | 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 industrial zoned land • promote social and economic welfare by creating approximately 220 construction jobs and 265 operational jobs • promote a better environment through the provision of 42,989 m² of landscaping (23.8% of the site) and selection of an extremely water-efficient cooling system.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,	The proposed development includes several measures to deliver ESD, including rainwater harvesting and reuse for landscaping irrigation and within the office areas, and the provision of a high efficiency 'closed loop' air cooling system to reduce energy and water consumption.
(c) to promote the orderly and economic use and development of land,	The development would meet the objectives of the zone by supporting and protecting existing industrial land. The development promotes the orderly and economic use of land as it is providing digital infrastructure that is in high demand on a site that is suitable for the proposed use.
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The Applicant's BDAR has demonstrated the proposal will not significantly impact any threatened species of animals, plants or ecological communities (see Section 6.4).
(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 6.4).
(g) to promote good design and amenity of the built environment,	The development would provide good design and amenity of the built environment suitable for an industrial zone.

Object	Consideration
(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 State agencies and Council during the exhibition period and invited them to comment. The Department has given due consideration to their advice in its assessment of the SSD application (see sections 5 and 6).
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The Department publicly exhibited the DA and EIS as outlined in Section 5.2 of this report, which included notifying Council and adjoining landowners/occupiers and displaying the SSD application 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 in an industrial zone within the North West Growth Area unless a contributions plan has been approved for the land to which the development relates.

The Department notes Council's *Section 7.11 Contributions Plan No. 21 – Marsden Park* is applicable to the subject site and, accordingly, the consent authority may determine the SSD application. The Department has also recommended a condition requiring the Applicant pay a Section 7.11 development contribution in accordance with this plan (see **Section 6.4**).

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 development of a data centre with a total power consumption of more than 15 megawatts 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 public authorities 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. Following the provision of additional information by the Applicant, TfNSW advised the Applicant had satisfactorily addressed the matters it had raised, and it had no further comments.

As outlined in **Section 6.4** of this report, the Department is satisfied the development would not negatively impact the safety, capacity or efficiency of the local or regional road network, subject to the recommended conditions of consent.

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

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 require approximately 1,040,656 kg of lithium-ion batteries, 12 t of lead acid batteries and storage of up to 8,706.8 kL 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, ERP and 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*.

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

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, and provides effective communication in suitable locations, that is of a high-quality design and finish, in accordance with Schedule 5.

The development application has not sought consent the installation of any business identification signage. Accordingly, the Department has recommended a condition requiring any signage associated with the data centre is to be subject to further approval.

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 13** below.

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

Table 13 | 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 –	The Department is satisfied the development's Waste Management Plan (Appendix A35 of the EIS) includes suitable measures to minimise the generation of waste during demolition and construction.
a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials,	
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.
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 provision of window shading and daylight sensors) and mechanical heating and cooling (through the provision of a high efficiency 'closed loop' air cooling system).
d) the generation and storage of renewable energy,	The development is not designed to generate or store renewable energy. However, the end users' organisational commitments for pollution reduction (including the use of

Clause	Consideration
	renewable energy in the operation of the data centre) results in a 99% reduction in GHG emissions. The Department is therefore satisfied that the development will indirectly support the generation of renewable energy.
e) the metering and monitoring of energy consumption,	The Department is satisfied the development includes suitable measures to minimise the consumption of energy given it is designed to achieve a 5 Star NABERS rating and a maximum PUE score of 1.3.
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, targeting a WUE of 0.01.
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 EIS was supported by a form quantifying the embodied emissions attributable to the development.

State Environmental Planning Policy (Precincts – Central River City) 2021 (Central River City SEPP)

The site is zoned IN2 Light Industrial under the Central River City SEPP. The site is also located within the Marsden Park Industrial Precinct (MPIP). This precinct has a Precinct Plan at Appendix 13 of the Central River City SEPP.

The Precinct Plan seeks to establish development controls in the MPIP for quality environmental and design outcomes, enhance sensitive environmental areas and the cultural heritage of the area, provide recreational opportunities, provide for multifunctional and innovative development to encourage employment and economic growth, promote housing choice and affordability, encourage sustainable development and promote pedestrian and vehicle connectivity within and around the MPIP.

The development would deliver a data centre campus, responding to growing demand for secure, high-performance digital infrastructure in Sydney. The site layout is generally consistent with the Precinct Plan.

As discussed in **Section 4.1** of this report, data centres are permissible with consent in the IN2 Light Industrial zone.

In addition, the Department has consulted with both Sydney Water and Endeavour Energy as the relevant local public utility providers and is satisfied that adequate arrangements have been made to ensure that all required public utility infrastructure will be available once the development is operational.

Accordingly, the Department is satisfied the development is consistent with the aims and objectives of the Central River City SEPP, including those contained within the Precinct Plan for the MPIP.

Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (Growth Centres DCP)

The Growth Centres DCP includes specific development controls for the development of land within parts of the North West Growth Centre, specifically that land located in the Blacktown LGA. The relevant provisions for the development include Part 1, Part 2, Part 6 and Schedule 3. The EIS included an assessment of the development against the relevant items of the Growth Centres DCP.

While DCPs do not apply to State significant development, the Department has assessed the development against the provisions of the Blacktown Growth Centre DCP and given consideration to specific development controls relevant to the MPIP.

The Department has consulted with Blacktown City Council throughout the assessment process and has considered all relevant provisions of the DCP and those matters raised by Council in its assessment of the development. The Department notes the Applicant has addressed Council's initial concerns regarding drainage engineering design and the visual impacts of the bulk and scale of the development.

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/marsden-park-data-centre>.