



CONNECTING PEOPLE, POLICY AND PLACE.

23 APRIL 2026

Shaun Williams
NSW Department of Planning, Housing and Infrastructure
Submitted via the NSW Planning Portal

RE: MARSDEN PARK DATA CENTRE CAMPUS (SSD-70889211), STAGING OF CONSTRUCTION UNDER CONDITION A11 AND A13 – A15

This letter has been prepared on behalf of our client, Canberra Data Centres (CDC), in relation to SSD-70889211, and accompanies the submission of a construction staging plan in accordance with Condition A11, and A13-A15, of the aforementioned consent which read:

NOTIFICATION OF COMMENCEMENT

A11. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed to by the Planning Secretary).

...

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

A13. With the approval of the Planning Secretary, the Applicant may:

(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);

(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and

(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

A14. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

A15. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

Given the scale of the data centre campus, construction is planned to take place of multiple stages, with the first stage (piling) planned to start imminently.

The proposed construction staging is contained within the image at **Attachment 1**, and includes:

- Stage 1: Piling works across multiple building pad sites,.
- Stages 2 - 4: Delivery of above ground works sequentially across the campus (excluding MP6).
- Stage 5: Delivery of MP6 following completion of earlier stages.



PROPRIETARY

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A Construction Certificate for Stage 1 is the most pressing requirement for the project at this stage, to enable construction to remain to program.

In accordance with Condition A13 – A15, we propose for the following to be prepared for submission to DPHI for approval associated with all stages of construction:

- Dilapidation Report (Condition A16);
- Unexpected Finds procedure (Condition B60);
- Construction Environmental Management Plan (Condition C2) including following appendices:
 - Details of the community consultation and complaints handling procedure;
 - Construction Noise Management Plan (Condition B4);
 - Construction Traffic Management Plan (Condition B31);
 - Erosion and Sediment Control Plan (Condition B38);
 - Vegetation Management Plan (Condition B57); and
 - Unexpected Contamination Finds Procedure (Condition B60).

The following will be provided to DPHI prior to construction commencing for stages after Stage 1:

- BCA documentation provided to the Certifier (Condition A25);
- Fire Safety Study (Condition B25); and
- The Aboriginal Cultural Heritage Management Plan required under Condition B46 (noting that the works under Stage 1 do not impact upon the area of Aboriginal sensitivity on site).

Should you require further information regarding this project please contact me at jbelle@patchplanning.com.au

Yours sincerely,

Joe Bell
DIRECTOR/PARTNER