

Engagement Outcomes Report – 2 and 10-22 Kent Road and 685 Gardeners Road, Mascot

Prepared for
Goodman Property Services (Aust.) Pty Ltd

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* This document is for discussion purposes only unless signed and dated by the persons identified.
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Executive Summary

This Engagement Report has been prepared by Mecone Pty Ltd ('Mecone') on behalf of Goodman property Services (Aust.) Pty Ltd ('Goodman') to accompany a State Significant Development Application ('SSDA') for the construction and ongoing operation of a data centre facility at 2 and 10-22 Kent Road, and 685 Gardeners Road, Mascot in the Bayside Local Government Area (LGA). The site is legally described as Lots 1 and 2 DP529177 and Lot 1 DP1009083.

This report has been prepared to address the Secretary's Environmental Assessment Requirements ('SEARs') issued for the Project Duke Data Centre project (SSD-71368959) dated 9 August 2024.

In July and August 2024, as well as April 2025 Mecone's Social Planning team delivered an engagement program to provide the local community and stakeholders with information about the SSDA and encourage their feedback.

Key themes of feedback received during the consultation period across all engagement activities included:

- The need to balance built form and streetscape amenity with the project's unique security demands
- Environmental and utilities complexities relating to the use as a data centre and location close to Alexandra Canal
- The need to validate anticipated visual impacts for neighbouring apartments and a desire to see an articulated and aesthetically appealing built form.

This report provides an overview of the community and stakeholder engagement undertaken, as well as key themes of feedback provided and the project response to feedback received.



1 Introduction

This Report documents the process and outcomes of the Stakeholder Engagement undertaken by for the proposed development of the Project Duke data centre located at 2 and 10-22 Kent Road and 685 Gardeners Road, Mascot. This report forms part of the Project's Environmental Impact Statement (EIS) required under Part 4 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act).

The Project is a State Significant Development (SSD) under State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), of which a development application (DA) for the Project is required to be submitted under Part 4 of the EP&A Act.

1.1 Project Overview

The proposed development (SSD-71368959) will seek approval for the construction of a 90 MVA Data Centre. The proposal seeks to demolish existing structures on the site, construct, fit out and the 24/7 operation of a Data Centre, with associated works.

The works subject to SSD-71368959 include the following:

- Site preparation works including demolition, bulk excavation, and removal of existing structures on the site, tree and vegetation clearing, and bulk earthworks,
- Construction, fit out and 24/7 operation of a 120 MVA data centre with a maximum building height of 40m (from natural ground level) and total gross floor area of 26,052m² comprising:
 - At-grade parking for thirty-three (33) car parking spaces and two (2) accessible car parking spaces,
 - Two (2) 12.5m loading dock spaces,
 - Four (4) levels of technical data hall floor space with one data hall on ground level and three (3) data halls on levels one and two and two (2) data halls on level three,
 - Secure entrance lobby on ground level and ancillary office space on each level and mezzanine level,
- Provision of required plant and utilities, including:
 - Six (6) 33kV switch rooms on ground level
 - 1,172,000L above ground diesel storage tanks,
 - 5,125kL above ground water storage tanks,
 - 72 diesel generators
- Acoustic screen parapet,
- Vehicle access provided via Gardeners Road and Ricketty Street,
- Pedestrian access provided via Ricketty Street,
- Security perimeter fencing,



- Associated landscaping and site servicing,
- Installation of services and drainage infrastructure.

The Site

The project is located on land known as 2 and 10-22 Kent Road, and 685 Gardeners Road, Mascot, legally referred to as Lots 1 and 2 DP529177 and Lot 1 DP1009083. The site is located on Country of the Gadigal people within the local government area of Bayside Council.

It has a land area of approximately 26,052m² with frontages to Ricketty Street, Kent Road and Gardeners Road, all of which are classified roads.

The site forms part of the Mascot West Employment lands which comprises a mix of land zoned for industrial, commercial and business park uses. To the east of the site is Mascot Station Town Centre which comprises a mix of retail, commercial, residential and recreational open space land uses.

Surrounding land uses in the immediate vicinity of the include:

- **North:** Gardeners Road, which is the LGA boundary with the City of Sydney. Further to the north is existing industrial development with Alexandra Canal beyond.
- **South:** Ricketty Street is immediately south, with predominantly one (1) to four (4) storey commercial and industrial development beyond.
- **East:** Kent Road is immediately to the east, with four (4) to 14 storey high density residential development beyond.
- **West:** To the west is light industrial development typically one (1) to two (2) storey in height.

The site is zoned E3 Productivity Support under the Bayside Local Environmental Plan 2012 (**BLEP 2021**). The proposal is permissible with development consent in the E3 zone and meets the zone objectives.

A summary of the site is provided in **Table 1**.

Table 1: Site summary

Item	Description
Site Area	26,052m ²
Ownership	Goodman
Legal Description	Lot 1 and Lot 2 in DP529177 and Lot 1 in DP1009083

1.2 Report Overview

This Report is structured as follows:

Section 1.0: Introduction and Project Overview

Section 2.0: Engagement Process and Purpose and a description of a stakeholder identification

Section 3.0: Summary of engagement activities

Section 4.0: Outcomes of the engagement process.



1.3 SEARs

Table 2: SEARs requirements for Engagement

Item	Description	Project response
26. Engagement	<p>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none">• the relevant Department assessment team.• any relevant local councils.• any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).• the community.• if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act of requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	<p>This report outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the:</p> <ul style="list-style-type: none">• Engagement Report• Social Impact Assessment• Environmental Impact Statement (EIS)



2 Engagement process

As part of the supplementary engagement and communication process, the following consultation was undertaken for the Project Duke SSDA:

- Project fact sheet
- Letterbox drop
- Community survey
- Targeted meetings with government agencies
- Project progress updates

2.1 Purpose of engagement

Effective communication and stakeholder engagement are fundamental to reducing risk, optimising route alignment, minimising social and environmental impacts, securing statutory approvals, and gaining and maintaining the social licence to operate.

The Stakeholder and community engagement process for the Project aimed to:

- Build trust and establish working relationships with local stakeholders for effective planning of the Project.
- Facilitate knowledge, information provision and understanding of the Project within the local stakeholders and community.
- Gain an understanding of the potential social impacts and opportunities associated with the Project, and community suggestions for mitigation, enhancement or management.
- Gain an understanding of the needs, values, aspirations, and strengths of the community.
- Understand the expectation and preference for ongoing engagement and information provision relating to the Project (construction period).
- Ensure that social impacts are considered in project planning and design, to equitably distribute and enhance project benefits.
- Address relevant regulatory requirements and guidance relating to SIA, engagement, and community participation.

2.2 Stakeholder Identification

Understanding the local community and identifying stakeholders is critical to the success of a development and community engagement activities. A stakeholder is defined as any individual, group of individuals, organisation or political entity with an interest in the outcome of a proposal. They may be, or perceive that they may be, affected directly or indirectly by the development.

Consultation in this project has been undertaken in accordance with the requirements of *Undertaking Engagement Guidelines for State Significant Developments* (DPHI, 2021). **Table 3** outlines the stakeholder groups who formed part of the consultation process.



Table 3: Stakeholder Group Matrix

Stakeholder Group	Level of Engagement	Detail of participation
DPHI	Inform/Consult	Goodman and Mecone Planning were responsible for engagement with DPHI. As identified in the SEARs, engagement was required with relevant Department assessment teams. For this project, this was the Planning and Assessment team.
Council	Inform/Consult	<p>Goodman and Mecone Planning were responsible for engagement with Council. Engagement was required with Bayside Council as the site sits within the Bayside LGA.</p> <p>The team also conducted engagement with the City of Sydney, although there was no statutory requirement, because of the proximity of the site to the boundary of the City of Sydney LGA.</p>
Relevant agencies	Inform/Consult	<p>Goodman and Mecone Planning were responsible for engagement with relevant agencies.</p> <p>Engagement consisted of an invitation to comment on the draft proposal, and an opportunity given for further meetings as desired.</p> <p>Relevant agencies included Sydney Water, Ausgrid, NSW Environment Protection Authority, and Fire and Rescue NSW.</p>
Aboriginal stakeholders	Inform/Consult	<p>Artefact was responsible for engagement with Aboriginal stakeholders.</p> <p>As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Artefact consulted with the Metropolitan Local Aboriginal Land Council and other registered Aboriginal parties as required to determine the cultural significance of objects and/or places on and surrounding the site.</p> <p>Feedback from this consultation is included in the ACHAR.</p>
Community	Inform/Consult	<p>Mecone Social Planning were responsible for engagement with the community.</p> <p>As described in DPHI's Undertaking Engagement Guidelines for State Significant Projects, the community is anyone (individuals, groups of individuals or organisations) interested in or likely to be affected by the project. Therefore, the community outlined in Figure 1 below was identified due to their proximity to the site and/or likely impact or interest during construction and operation.</p> <p>For community stakeholders, potential impacts identified included:</p> <ul style="list-style-type: none">• Potential impacts during construction and operation, including traffic, noise and air quality• Height and visual impacts• Opportunities to provide feedback• Impacts to access and safety around the site during construction and operation <p>Engagement activities included notification through a letter-drop, project information sheet, a community survey to inform the Social Impact Assessment (SIA) and a project progress update.</p>



Figure 1: Engagement distribution area

Source: Mecone



3 Community engagement activities

Engagement activities across both categories of community stakeholders included a letterbox drop of a community newsletter and invitations to complete the SIA survey.

Table 4 outlines the engagement and communication processes that were undertaken by the Mecone Social Planning team as part of conducting engagement activities for the project generally and to prepare the Social Impact Assessment.

Table 4: Summary of consultation – Mecone Social Planning

Engagement activity	Target stakeholder	Detail
Project information sheet	All interested parties	<p>A project information sheet was distributed, outlining key features of the development and inviting members of the community to provide feedback.</p> <p>A copy of the project information sheet can be found in Appendix A.</p>
Mail out and letterbox drop	Surrounding landowners and occupiers	<p>The project information sheet was distributed through a letterbox drop on 23 July 2024 by a member of the Mecone Social Planning team, reaching approximately 2,100 landowners in Mascot.</p> <p>The project information sheet was additionally distributed on 30 July 2024, reaching the mailboxes of 868 landowners in Mascot via Australia Post.</p> <p>A copy of the register of the mail out and letterbox drop, and a copy of the distribution catchment can be found in Appendix B and Figure 1 (above).</p>
Online community survey	Surrounding landowners and occupiers	<p>As part of the Social Impact Assessment prepared for this SSDA, an online community survey questionnaire was prepared. The link to this survey was included as part of the mail out and letterbox drop activities.</p> <p>Further detail on the survey is provided in the Social Impact Assessment. Feedback is incorporated in this report, where relevant.</p>
Project progress update	All interested parties	<p>A project progress update was distributed digitally via email to individuals who had previously responded to community engagement processes. This update included the key differences between the initial scheme and the amended outcome as well as an opportunity to provide further comment on the refined design.</p> <p>This included those who provided contact details at the end of the online community survey.</p>



4 Engagement outcomes

The following table outlines the issues raised by the community and stakeholders and the project response prior to lodgement of the SSDA. Key themes that arose during the consultation period included:

- The need to balance built form and streetscape amenity with the project's unique security demands
- Environmental and utilities complexities relating to the use as a data centre and location close to Alexandra Canal
- The need to validate anticipated visual impacts for neighbouring apartments and a desire to see an articulated and aesthetic built form.

Table 5: Issues raised and project response

Stakeholder	How this group was consulted	Feedback	Project response
Government stakeholders			
DPHI	Goodman received SEARs from DPHI on 31 May 2024. Goodman provided updates about the proposal to DPHI via the two SDRP review sessions to which a representative attended (see below).	DPHI issued Industry-specific SEARs.	The EIS and appendices have comprehensively responded to the requirements outlined in the SEARs.
GANSW	Two SDRP review sessions were undertaken for the project on 19 June 2024 and 21 August 2024.	Formal advice/comments were received from the SDRP panel following each meeting addressing items in relation to: <ul style="list-style-type: none">• Connecting with Country• ESD• Security• Landscape• Site Strategy• Architecture	A detailed response to SDRP advice/comments is provided in the Architectural Design Report (refer to Appendix H).
Bayside Council	Goodman met with Bayside Council on 13 June 2024 to provide information and briefing on the proposal and to obtain advice from Council.	Strategic consistency Council noted that the site is located in the Mascot West Employment Lands precinct and forms part of the International Trade Gateway. The employment opportunities associated with the proposed development were identified as consistent with the Greater Sydney Region Plan, Eastern City District Plan, and Future Transport 2056.	Noted Refer to Section 2.2 of the EIS for further details relating to the project's consistency with key strategic plans.



		Strategic and Statutory Planning Framework Council requested that the EIS demonstrate consistency with all relevant planning strategies, including in relation to employment lands	An assessment of the projects consistency with relevant planning strategies is provided in Section 2.2 and Section 4 of the EIS
		Setbacks Council requested that building setbacks adhere to the Bayside DCP 2022 controls, Section 6.4 of 9m at all points with a 4m landscaped setback.	Setbacks proposed are consistent with provisions identified in Section 6.4 of the BDCP noting corner sites is to achieve a minimum 9m building setback to the primary street/road (Gardeners Road and Ricketty Street) and a minimum 3m building setback for secondary road/street frontages (Kent Road). Refer to Section 6.1.3 of the EIS for detailed discussion
		Aesthetic and massing Council expressed concern regarding the bulk of the building and its 'large and inactive façade' when considering its relationship to Kent Road and comparison to existing buildings on the street.	Since meeting with Council, considerable design amendments have occurred to improve the developments relationship to Kent Road which has largely been guided by SDRP design advice. Key design changes have included: <ul style="list-style-type: none"> • Improved landscape and building setbacks to Kent Road, • Improve landscaping and tree planting response to Kent Road, • Greater articulation of building façade. Please refer to Section 3.4.1 and Section 6.1.2 of the EIS for further details.
		Materials and finishes Council requested that the design of the building adopt a high-quality material pallet and avoidance of concrete panels and painted finishes, with specific attention to the Kent Road façade. Council recommended consideration of Section 6.4 of the Bayside DCP which provides guidance on frontages in industrial areas.	The material selection is consistent with the character of the precinct and includes a palette of calm neutrality which allows the building to fit comfortably into its surroundings rather than dominate the streetscape. Materials and finishes of the proposal are addressed further in Section 3.4 and Section 6.1 of the EIS.
		Solar access Council requested that the EIS detail compliance with solar access in the Apartment Design Guide for neighbouring residential development owing to potential overshadowing from the project.	An assessment of solar access impacts to neighbouring residential development is addressed in Section 6.1.6 of the EIS.



	<p>View loss Council requested that potential view loss be considered in the EIS.</p> <p>Landscaping Council requested in relation to general landscaping:</p> <ul style="list-style-type: none">• Reduction in bulk and scale to accommodate landscaping on site• Consistency with Section 3.7.1, 3.8.1, and 6.4 of the Bayside DCP 2022.• At least 10% of the development site as soft landscaping, with calculation not to include front landscaped setbacks due to the site being 2000sqm• Effective purposeful and site responsive planting design in setbacks <p>A layered landscape approach using trees and shrubs of varying height, form and canopy dimensions</p> <ul style="list-style-type: none">• Enhance the buildings entry experience and provide amenity to the offices fronting the street.• Larger buffer planting on the frontage of Kent Road of 4 metres. <p>That landscaped setbacks on side / rear boundaries do not contain access or fire egress paths.</p> <p>In relation to tree selection and planting, council requested:</p> <ul style="list-style-type: none">• Prioritisation of trees in landscaped areas• Trees to be selected such that they reach a similar height to the proposed building.• Liberal planting of canopy trees with contiguous and even distribution. <p>That the minimum tree size be 100litres</p> <p>In relation to existing tree retention and removal, council requested</p> <ul style="list-style-type: none">• That existing trees at the development site are retained• That at least 3 trees shall be planted on site for each tree to be removed <p>That offset trees are similar to trees proposed to be removed Council noted the ability to utilise tree offset controls, including under Section 3.8.2 of the Bayside DCP 2022.</p>	<p>An assessment of potential view loss resulting from the proposal is addressed in Section 6.2 of the EIS.</p> <p>Generous landscape setbacks to each street frontage have been provided by the proposal with opportunities for tree planting maximised where possible.</p> <p>Further details in relation to the proposals compliance with these items are addressed in Section 3 and Section 6.6 of this EIS.</p>
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		Outdoor staff area Council requested inclusion of an outdoor staff area in compliance with Section 6.4 of the Bayside DCP 2022.	An outdoor roof terrace is proposed on the office rooftop. Refer to Section 3.4.3 for details.
		Connection to Country Council requested inclusion of a Connecting with Country framework in the EIS, including recommendations for design.	The collective design team, which includes a custodian and a qualified designer, is committed to healing and restoring the land while meeting the needs of a modern data centre. Please refer to Appendix H for further details.
		Design excellence Council requested consideration of incorporation of Water Sensitive Urban Design, Green roofs, Water reuse, and Connection with Country recommendations.	The proposal is considered to exhibit design excellence in response to SDRP advice (refer to Section 3.4 of the EIS) and Clause 6.10 of the BLEP (refer to Appendix C).
		Traffic, parking and access Council requested the preparation of a traffic report prepared in accordance with the RTA guide for traffic generating developments and Section 3.5.2 of the Bayside DCP 2022. Council further requested, as part of this assessment, <ul style="list-style-type: none"> Cumulative traffic impact assessment Green Travel Plan Level of Service assessment for key intersections Swept path analysis Detail of largest service vehicle proposed per AS2890.2:2018 Detail of access routes Confirmation of road authority for frontage to Gardeners road to support approval for driveway crossing from the applicable road authority In relation to parking and end-of-trip facilities, council requested compliance with Section 3.5 of the Bayside DCP 2022.	A Transport Impact Assessment has been prepared by Ason Group at Appendix Q which addresses these matters. Please refer to Appendix Q and Section 6.4 for details.
		Utilities Council requested undergrounding of all overhead wires and replacement of redundant Ausgrid poles in accordance with Section 7.7.2 of the Bayside DCP 2022	Undergrounding of overhead wires and replacement of redundant Ausgrid poles is proposed as part of the proposal. Refer to Section 6.18 for details.



		Flooding Council identified a need to request a flood advice letter. Council further identified a need to conduct a Flood study and demonstrate compliance with the relevant provisions of the Bayside DCP 2022.	A Flood Impact and Risk Assessment has been prepared by TTW and provided in Appendix Z . Refer to Section 6.14 for further details.
		Stormwater management Council requested compliance with the Bayside Technical Specification Stormwater Management and AS3500.3.	A Civil Engineering Report and Plans have been prepared by TTW at Appendix Y . This report/plan considers compliance of Council's Technical Specification Stormwater Management and AS3500.3. Refer to Section 6.12.2 for further details.
		Contaminated land Council requested clarification of whether there are any proposed basement levels. Council noted that an Acid Sulphate Soil Management Plan may be required if bulk excavation is required. Council further requested a Site Audit Statement (SAS), a Detailed Site Investigation (DSI), and an Environmental Management Plan (EMP).	No basement levels are proposed for the development. A Detailed Site Investigation report is provided at Appendix DD . Refer to Section 6.12.2 for further details.
		Water discharges to the Alexandra Canal Council noted that the EIS should address: <ul style="list-style-type: none"> • Compliance with Chapter 2 of SEPP (Resilience & Hazards) 2021 • WSUD principles and measures implemented to maximise the storage of rainwater on site • Details on water flows to the Alexandra Canal • Compliance with the POEO Act Compliance with the <i>Fisheries Management Act 1994</i>	A review of the Fisheries Management Act 1994 (FM Act) was undertaken by Mecone. Based on the Civil Engineering Report and Integrated Water Management Plan prepared by TTW at Appendix X , cumulative impacts from the site, at both the construction and operational phases on the surrounding area is negligible. A preliminary stormwater treatment design has been developed which includes Ocean Protect Oceanguards or equivalent and 20 x 690mm Ocean Protect PSorb StormFilters or equivalent to reduce the pollutant target through the site. This process will ensure the treatment of stormwater on the site, prior to flowing into Alexandra Canal, reducing the potential for pollutants to enter the Canal. Section 205 of the FM Act infers that works which harm marine vegetation are considered to be integrated development under the EP&A Act. The proposed development does not comprise integrated development under the FM Act because no adverse pollutant runoff will flow into the Canal, following the



			<p>filtration of water on the site. Therefore, direct harm to the marine life in the Canal will not occur.</p> <p>Refer to Section 6.12.2</p>
		<p>Biodiversity Council noted support for the SEARs requirements in relation to the provision of biodiversity corridors. Council further recommended that the EIS should address the 2024 NSW Government Architect Better Placed Biodiversity in Place: A framework to improve urban biodiversity in NSW.</p>	<p>Biodiversity corridors have been considered as part of the BDAR waiver request in Appendix L. DPHI confirmed on 22 July 2024 they are satisfied the proposed development is not likely to have any significant impact on biodiversity values. As such, a BDAR is not required.</p> <p>The Better Placed Biodiversity in Place framework is addressed in the Landscaping Strategy at Appendix J.</p>
		<p>Building height and airport controls Council identified that the proposal must demonstrate that it will not interfere with the operations of Sydney Airport, including a requirement to seek referral and approval by Sydney Airport Corporation limited and Civil Aviation Safety Authority.</p>	<p>Refer to Sydney Airport referral in Appendix LL which confirms no objection to proposed development.</p>
		<p>Reflectivity Council requested a Solar Glint and Glare Assessment to assess impacts from rooftop solar panels on air traffic and surrounding residential development.</p>	<p>Solar glint and glare can be effectively addressed during the detailed design phase of the project. Solar panels are commonly designed and installed with anti-reflective coatings and strategic orientation to minimise potential glint and glare impacts.</p> <p>We are confident that through proper design and placement, any concerns regarding glare on surrounding residential areas and air traffic can be mitigated. This will ensure compliance with all relevant guidelines.</p>
		<p>Aircraft noise exposure Council noted that part of the subject site is located within the 20-25 and 25-30 ANEF Contour.</p>	<p>The proposed development is form of light industrial development. In accordance with AS 2021:2015 Table 2.1 <i>Building Site Acceptability Based on ANEF Zones</i>, Light industrial development is acceptable within area less than 30 ANEF and conditionally acceptable in area between 30 to 40 ANEF.</p> <p>As such, the proposal is considered to be suitable within the 20-30 ANEF contour.</p>



		Amenity impacts Council noted the potential for noise, vibration, and air quality to create adverse amenity impacts for nearby receivers, and requested an Air Quality Impact Assessment and Acoustic Assessment to be prepared in accordance with the NSW EPA's Noise Policy for Industry and Section 6.4 of the Bayside DCP 2022.	An Air Quality Impact Assessment and a Noise and Vibration Impact Assessment have been prepared by SLR Consulting and provided in Appendix T and Appendix U respectively.
		Development contributions Council noted that the SSDA will be levied under the Former City of Botany Bay s7.11 Development Contributions Plan 2016 – Amendment 1	Development contributions are discussed in Section 6.18 of this EIS.
		Staffing numbers Council requested clarity on the existing and future number of employees for the proposed development.	Refer to Section 3.5.1.2 of the EIS for further detail.
		FSR Council noted that an FSR of 3:1 applies to the subject site.	The proposed data centre has an FSR of 1.1:1. Refer to Section 6.1.2 of the EIS for further detail.
City of Sydney (CoS)	Goodman met with the CoS on 17 June 2024 to provide information and briefing of the proposal and obtain advice from Council.	As of 25 September 2024, no written feedback was received. It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA assessment.	It is understood that referral to City of Sydney will occur during the exhibition of the SSDA. Any matters raised by the City of Sydney at this time can be addressed at the response to submissions stage.
Sydney Water	Sydney Water was contacted by Goodman via email correspondence on 3 July 2024. The correspondence outlined the proposal and provided the opportunity for comment.	As of 25 September 2024, no feedback was received. It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSD assessment.	Goodman will continue to engage with Sydney Water as plans progress.
Ausgrid	Ausgrid was contacted by Goodman via email correspondence on 3 July 2024. The correspondence outlined the proposal and provided the opportunity for comment. A follow-up email was sent on 17 July 2024.	As at 25 September 2024, no feedback was received. It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSD assessment.	Goodman will continue to engage with Ausgrid as plans progress.
NSW Environment Protection Authority (EPA)	The Environment Planning Authority was contacted by Goodman on	The EPA requested that the EIS demonstrate that the proposal does not trigger the thresholds requiring an Environment Protection Licence (EPL). These are:	Goodman has considered EPA's recommendations as part of the EIS package. The EIS Section 4 confirms that:



	Feedback was received via email correspondence on 31 July 2024.	<ul style="list-style-type: none"> Petroleum product storage at the premises exceeding a capacity to store more than 2,000 tonnes of diesel. Any stand-by plant for emergency power generation being operated for more than 200 hours per year <p>The EPA further recommended consultation with Bayside Council as the regulatory authority for matters under the <i>Protection of the Environment Operations Act 1997</i></p>	<ul style="list-style-type: none"> The proposal will include the storage of 612 tonnes of diesel, which will be below the threshold for petroleum products storage. Therefore, an EPL is not required. The proposed back-up generators will be operated for 183 hours per annum or less. Therefore, the criteria for EPL for metropolitan electricity works is not triggered. <p>Should the proposal be approved, Goodman will continue to consult with Bayside Council, including for matters under the <i>POEO Act</i>.</p>
Fire and Rescue NSW (FRNSW)	FRNSW was contacted by Goodman via email correspondence on 3 July 2024. The correspondence outlined the proposal and provided the opportunity for comment.	FRNSW sent email correspondence to Goodman on 4 July 2024, advising that the agency had no comments prior to formal lodgement.	Goodman will continue to engage with FRNSW as plans progress.
Heritage Council	Heritage Council was contacted by Goodman via email correspondence on 3 July 2024. The correspondence outlined the proposal and provided the opportunity for comment.	The Heritage Council sent email correspondence to Goodman on 17 July 2024, advising that the agency had no comments prior to formal lodgement.	Goodman will continue to engage with the Heritage Council as plans progress.
Transport for NSW (TfNSW)	<p>As part of the Transport Impact Assessment for the project, Ason Group consulted with TfNSW.</p> <p>Ason Group contacted TfNSW via email correspondence on 12 June 2024, providing details of the proposal and preliminary traffic and transport planning considerations.</p>	<p>In its email response received 5 July 2024, TfNSW identified the following assessment requirements for the Transport Impact Assessment to consider:</p> <ol style="list-style-type: none"> That intersection modelling not required That the TfNSW preference is for the proposed Ricketty Street driveway to accommodate entry movement only with all exit movement to be provided via Gardeners Road. Noting that TfNSW have no in principle objection to the proposed driveway on Gardeners Road Swept Path plans of the design vehicle for the proposed driveways for review and comment 	<p>Ason Group and the wider Project Team has considered TfNSW's recommendations as part of the Transport Impact Assessment (TIA).</p> <p>The following responses are identified:</p> <ol style="list-style-type: none"> Noted The proposed Ricketty Street access to the south of the site is designed for entry only for light vehicles with exit via Gardeners Road. Noted Swept paths have been provided in Appendix P and Section 6.4 of the EIS

Aboriginal Stakeholders



Metropolitan Local Aboriginal Land Council (MLALC)	As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Artefact consulted the MLALC to determine the cultural significance of objects and/or places on and surrounding the site.	The findings and recommendations for the ACHAR were generally endorsed by the MLALC.	<p>Further details about consultation with MLALC are provided in the ACHAR (Appendix HH)</p> <p>Goodman used the ACHAR to inform the proposal's approach and to understand the potential impacts, social and cultural, affecting this community.</p> <p>Artefact and Goodman will continue to engage and provide project updates to the MLALC, offering the opportunity to comment and provide feedback should the proposal change.</p>
Registered Aboriginal parties (RAPs)	<p>As part of the ACHAR, Artefact consulted the RAPs to determine the cultural significance of objects and/or places on and surrounding the site.</p> <p>A total of 9 RAPs registered for the project, excluding the MLALC (see above).</p>	<p>It was established that there are no Native Title claimants or Indigenous Land Use Agreements associated with the subject area.</p> <p>The consultation process identified that the subject area has some social and cultural value for the Aboriginal community.</p>	<p>Further details about the consultation process, feedback from the RAPs and the project response are provided in the ACHAR (Appendix HH)</p> <p>Goodman used the ACHAR to inform the proposal's approach and understand the potential impacts affecting this community.</p> <p>Artefact and Goodman will continue to engage and provide project updates to the RAPs, offering the opportunity to comment and provide feedback should the proposal change.</p>
Community			
Residents and businesses within the catchment area (see Figure 1 above).	See Section 3 above.	<p>Three community members raised concerns via the social impact assessment survey. The residents' concerns related to:</p> <ol style="list-style-type: none"> 1. Choice of location for the data centre 2. Potential impacts to traffic and parking during construction and operation 3. The aesthetic character of the proposal and façade being of substantial size without adequate articulation. 	<p>The following responses are identified in relation to the residents' concerns raised:</p> <ol style="list-style-type: none"> 1. Generally, development applications seek planning approval for a proposed development on particular land, the choice of the land being no part of the approval. The choice of location for the data centre has, however, been identified as part of a due diligence exercise undertaken to review existing Goodman owned sites for future redevelopment for a Data Centre. <p>As noted in Section 2.5 of the EIS, the site meets the unique requirements for data centres, providing access to significant fibre connectivity, within close proximity to existing power utility infrastructure and close to major transport hubs</p>



			<p>and CBD to delivery very low latency performance for data storage.</p> <p>Other locations explored as part of the wider due diligence exercise were ruled out due to:</p> <ul style="list-style-type: none">• Unmanageable environmental and operational impacts, such as adjacent noxious users or improvements,• Various site constraints and servicing difficulties, such as reduced access to critical HV infrastructure, sufficient water supply, fibre connectivity and redundancy, and Site availability. <p>2. Potential impacts to traffic and parking during construction and operation is comprehensively addressed in the Transport Impact Assessment prepared by Ason Group. Refer to Appendix Q and Section 6.4 of the EIS for further details.</p> <p>3. Since concerns from stakeholders, including the community, have been raised, considerable design amendments have occurred to improve the development's relationship to Kent Road which has largely been guided by SDRP design advice. Key design changes have included:</p> <ul style="list-style-type: none">• Improved landscape and building setbacks to Kent Road• Improve landscaping and tree planting response to Kent Road• Greater articulation of building façade.
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5 Engagement outcomes post-exhibition

Throughout the public exhibition of the SSDA in November and December 2024, a total of 11 submissions were received from government agencies with no additional submissions from the wider community. The applicant considered the agency submissions and developed the amended proposal, as currently proposed. A summary of engagement undertaken since exhibition is provided in the table below.

Table 6: Engagement outcomes post-exhibition

Stakeholder	Matters Raised during Public Exhibition	How this group was consulted and Feedback	Project response
Government stakeholders			
DPHI	<ul style="list-style-type: none">• Data Centre operations,• vehicle access arrangements,• urban design and landscaping,• visual impact and solar access,• operational noise,• construction traffic management, construction noise management,• flood risk management,• air quality,• sustainability measures,• contaminated land, and• community engagement.	<p>The applicant has had ongoing engagement with the Assessment team at DPHI in relation to the proposed amendment and response to comments raised.</p> <p>DPHI have appeared generally supportive of the proposed amendments, with minor comments regarding the following elements raised during the initial RFI.</p>	<p>Goodman will continue to engage with DPHI as the SSDA progresses and through to construction phase.</p> <p>Refer to Appendix E for detailed comments to RFI matters raised.</p>
Bayside Council	<ul style="list-style-type: none">• Massing• Aesthetics and Materials• Street setbacks• View loss• Landscaping• Tree management• Floodplain management• Stormwater management• Public domain• Traffic, Parking and Access• Transport planning• Contaminated land	<p>Goodman met with Bayside Council on 2 April 2025 to provide commentary on the amended scheme, the incorporation of 658 Gardeners Road and discussion regarding responses to previous commentary provided during the RTS.</p> <p>Following the meeting, Goodman reached out to Bayside Council via email correspondence 8 April 2025 to confirm the outcome of the meeting.</p> <p>Council responded stating that they will provide full feedback at the relevant time after a more in-depth review of the</p>	<p>Goodman will continue to engage with Bayside Council as the SSDA progresses and through to construction phase.</p> <p>Refer to Appendix E for detailed comments to RFI matters raised.</p>



	<ul style="list-style-type: none"> Environmental considerations Development contributions Aircraft Noise Exposure Forecast Amenity Impact 	proposal including a more detailed review of any outstanding engineering matters.	
TfNSW	<ul style="list-style-type: none"> Operational Traffic Management Plans Access Control No right turn from Ricketty Street Large Splay on Ricketty crossover to be removed 	<p>Ason Group reached out to TfNSW for further input via email correspondence on 14 February 2025, providing details of the amended scheme.</p> <p>TFNSW's email response to the updated scheme received 14 March 2025, TfNSW identified the following additional comments, including:</p> <ul style="list-style-type: none"> Noting the revised access arrangements of the amended scheme is consistent with previously issued advice Recommends that the redundant driveway on the Gardeners Road boundary is to be removed Support for an Operational Traffic Management Plan ensuring that 20 AV access is to be managed outside of peak periods to avoid queuing. Requirements outlined in the previous letter are to be addressed as part of the RTS Requirement for Ricketty Street access to be redesigned to avoid a large splay 	<p>Goodman will continue to engage with TfNSW as the SSDA progresses and through to construction phase.</p> <p>Refer to Appendix E for detailed comments to RFI matters raised.</p>
Ausgrid	Proponent will need to discuss new connections and load requirements to the site directly with Ausgrid and submit a connection application to Ausgrid as soon as practicable.	<p>Further discussions with Ausgrid occurred on 15 August 2024, and 15 April 2025 to discuss the amended proposal.</p> <p>Feedback and advice obtained by Ausgrid has been incorporated and considered as part of the amended design.</p>	<p>Goodman will continue to engage with Ausgrid as the SSDA progresses and through to construction phase.</p> <p>Refer to Appendix E for detailed comments to RFI matters raised.</p>
Department of Climate Change, Energy, the Environment and Water (BCS)	<ul style="list-style-type: none"> Biodiversity – It appears that the development as proposed in the EIS is not consistent with that depicted in Scheule 1 to 	A meeting was held on 21/02/2025 to discuss requirements for flood modelling to resolve comments raised during the exhibition period.	Goodman will continue to engage with BCS as the SSDA progresses and through to construction phase.



	<p>the BCS Biodiversity Development Assessment Report (BDAR) waiver determination. As previously advised, if the proposed development is changed so that it is no longer as described in Schedule 1, the applicant will need to lodge a new waiver request.</p> <ul style="list-style-type: none">• Flood Risk Management - The Flood Impact Risk Assessment is incomplete as it does not adequately address the flood constraints for the site. Issues that must be addressed include:<ul style="list-style-type: none">○ appropriateness of Bayside Council's Mascot, Rosebery Eastlakes (MRE) Study○ pre- and post-development afflux mapping○ risks to occupants and emergency response.	<p>BCS clarified the additional modelling requirements for the proposal and how this may be obtained in order to satisfy the requirements of BCS.</p> <p>Refer to Appendix E for detailed comments.</p>	<p>Refer to Appendix E for detailed comments to RFI matters raised.</p>
Community members	Nil	<p>Community members who provided their contact details at the end of the community survey were provided with a project progress update on 8 April 2025.</p> <p>At the time of writing this report, no response has been received.</p>	<p>Goodman will continue to engage with the community as appropriate.</p>



6 Future community and stakeholder engagement

Goodman welcomes feedback on the proposal. Goodman will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its potential impacts, and the approval process
- Enabling the community to seek clarification about the project through the communication channels.

Appendix A – Copy of Project Information Sheet

Project Duke

2-22 Kent Road, Mascot



Project Information Sheet – July 2024

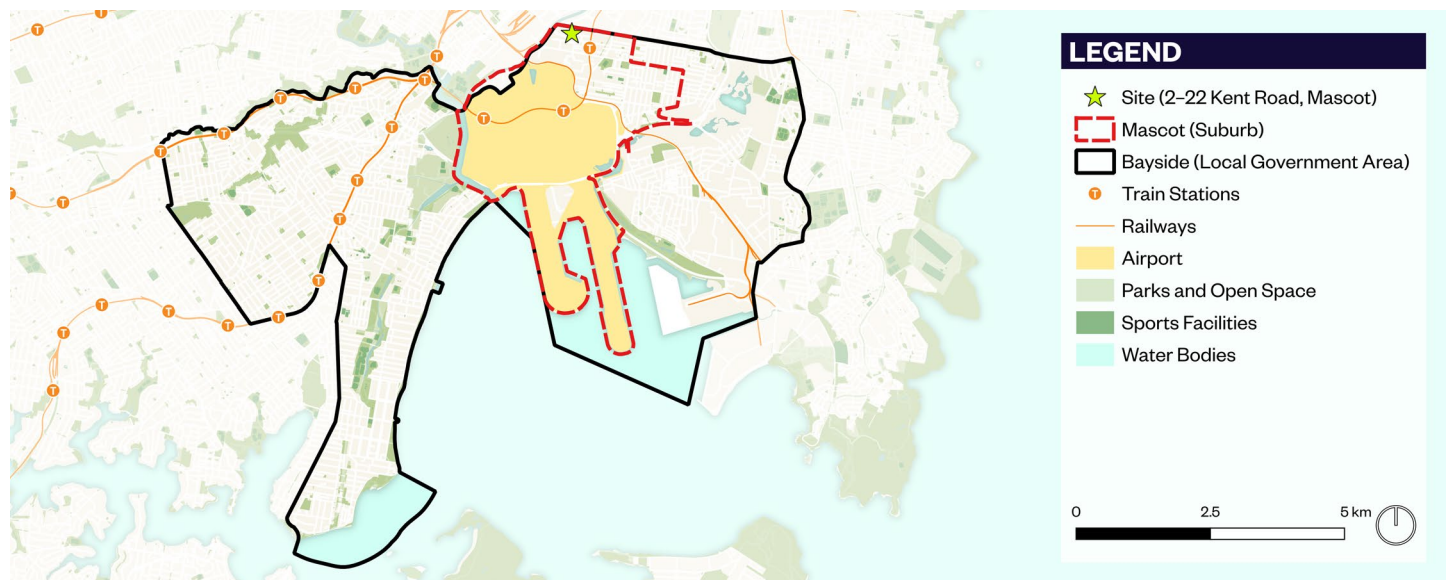
Goodman is proposing to develop a data centre referred to as Project Duke. The Project is a State Significant Development (SSD) and requires an Environmental Impact Statement (EIS) to be prepared. During the EIS development, our team will be undertaking detailed studies and aims to update the community about the project and invite you to participate in the EIS process.

Our engagement efforts are focused on ensuring that everyone who might be impacted by, or interested in, the project has a voice. We believe that your insights and feedback are invaluable in guiding this development.

Location

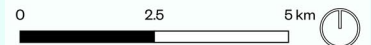
The project is located at 2-22 Kent Road, Mascot, country of the Gadigal people, within the local government area of Bayside Council. The site has a land area of approximately 20,280m² with frontages to Ricketty Street, Kent Road and Gardeners Road, all of which are classified roads.

The site forms part of the Mascot West Employment lands which comprises a mix of land zoned for industrial, commercial and business park uses. To the east of the site is Mascot Station Town Centre which comprises a mix of retail, commercial, residential and recreational open space land uses.



LEGEND

- ★ Site (2-22 Kent Road, Mascot)
- ▭ Mascot (Suburb)
- ▭ Bayside (Local Government Area)
- Train Stations
- Railways
- Airport
- Parks and Open Space
- Sports Facilities
- Water Bodies



About the Project

Project Duke is a proposed data centre and office space of 29,706 m² with a building height of five floors. A data centre is a dedicated space within a building used to house computer systems and associated components, such as telecommunications and storage systems. The proposal will also accommodate car parking spaces with entry and exit from Ricketty Street and heavy vehicles entry from Gardeners Road.

Technical Studies

Studies and reports that will be part of the EIS aim to identify opportunities and challenges that could potentially be experienced by the community surrounding the project during the construction and operation of the project. Studies to be undertaken as part of the EIS include:

- Visual Impact Assessment
- Transport and Accessibility Impact Assessment,
- Construction Traffic Management Plan and Green Travel Plan
- Landscape Plan
- Ecologically Sustainable Development Report
- Air Quality Impact Assessment
- Noise and Vibration Impact Assessment
- Geotechnical Assessment
- Surface and Groundwater Impact Assessment
- Salinity Management Plan
- Water Management Plan
- Flood Risk Assessment
- Hazards and Risk Report
- Preliminary Site Investigation (Contamination)
- Waste Management Plan
- Aboriginal Cultural Heritage Assessment Report
- Social Impact Assessment
- Infrastructure Delivery, Management and Staging Plan
- Engagement Report
- Building Code of Australia and Accessibility Compliance Reports

Invitation to Participate in the Social Impact Assessment

Goodman has contracted Mecone to undertake an independent Social Impact Assessment (SIA) for the Project's Environmental Impact Statement. Local community members are invited to participate in the SIA. If you'd like to share your views, please complete the online survey available via the QR code or link until 2 August 2024.

<https://www.surveymonkey.com/r/G3JQSBT>



Planning and Assessment

Site selection



NSW Department of Planning
Housing and Infrastructure
(DPHI) issues the Secretary's
Environmental Assessment
Requirements (SEARs) for
the preparation
Environmental Impact
Statement (EIS)
(Q2 2024)



Preparation of EIS
(Late Q2 – mid Q3 2024)

**WE ARE
HERE**



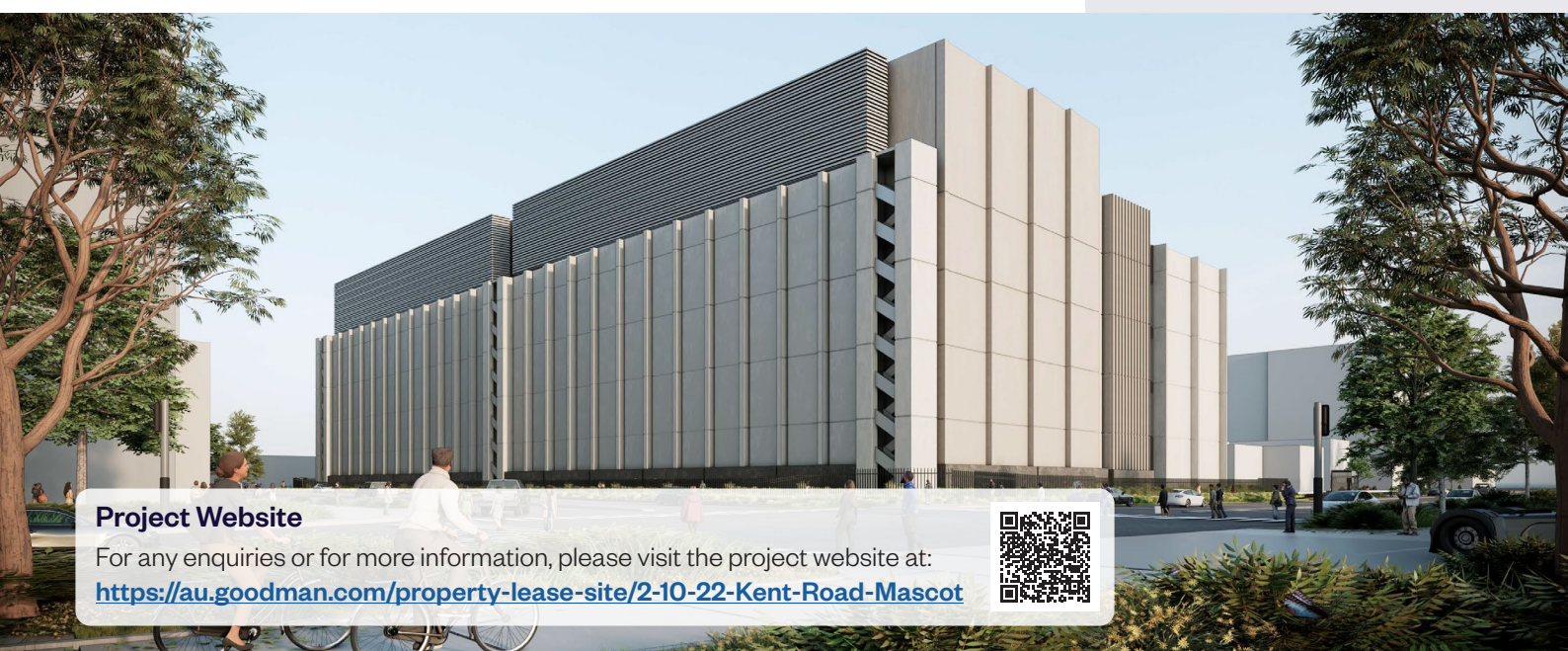
EIS on Public Exhibition for
community submissions
(Mid – late Q3 2024)



Goodman responds
to submissions
(Early – mid Q4 2024)



Assessment and consent
authority provides an
outcome on the DA
(Q1 2025)



Project Website

For any enquiries or for more information, please visit the project website at:
<https://au.goodman.com/property-lease-site/2-10-22-Kent-Road-Mascot>

