

# WILLOWTREE COMMUNICATIONS

## ENGAGEMENT REPORT

### GLENDENNING ROAD DATA CENTRE

Property at: 2 Glendenning Road, Glendenning, NSW.


**Issued for Public Exhibition - SSDA 73761707**

Prepared by Willowtree Communications Pty Ltd  
on behalf of LCI Consultants  
(Ref. WTCJ24-0005)

**5 March 2025**

**Willowtree Communications acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing and ongoing connections to land, waters, and community.**

**We acknowledge the Cammeraygal people, the Traditional Custodians of the land where this document was prepared, as well as the Traditional Owners of the Land where the proposed development will be located, Dharug people of the Eora Nation. We pay our respects to Elders past, present and emerging.**

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Version No. 2 – FINAL REVIEW 14/11/2024	Jacqueline Baptista Senior Communications Manager	Stephanie Barker Executive Director	
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# 1. OVERVIEW

## 1.1 INTRODUCTION

LCI Consultants engaged Willowtree Communications to undertake community engagement for the proposed Glendenning Road Data Centre under the State Significant Development Application (SSD-73761707). The site located at 2 Glendenning Rd, within Blacktown City Council Local Government Area (LGA).

The proposal seeks to redevelop an industrial site in the Glendenning industrial area to deliver a data centre complex and associated works including car parking and landscaping. The development site is over 10 hectares in area, and currently accommodates three (3) industrial buildings that are leased to separate tenants. The site is traversed by 2 transmission easements and has areas of biodiversity value. There are industrial land-uses to the north, west and south of the site. The eastern boundary of the site adjoins Nurragingy Reserve, a 63-hectare bushland park, located in Doonside.

This Engagement Report has been prepared in accordance with Department of Planning Housing and Infrastructure (DPHI) guidelines 'Undertaking Engagement Guidelines for Stat Significant Projects' and the Planning Secretary's Environmental Assessment Requirements (SEARs). As required, this Report documents the approach to engagement, the engagement undertaken and the response to engagement. The report includes:

- An overview of the proposal,
- Stakeholder analysis including strategic context and community characteristics,
- Engagement program and activities, and
- Engagement Outcomes.

## 1.2 THE PROPOSAL

The proposed development is known as the Glendenning Road Data Centre and includes the construction and operation of three (3) data centre buildings and associated infrastructure, with a total power consumption of approximately 235MW.

The proposed development (Refer **Figure 1**) seeks consent for the following aspects of development:

- Site preparation and establishment works including:
  - Bulk earthworks to create proposed site levels;
  - In-ground building services and utility work;
  - Clearance of trees and vegetation within the proposed development extent;
- Construction and operation of three (3) data centre buildings, known as DC01, DC02 and DC03, comprising:
  - A total Gross Floor Area (GFA) of 50,233m<sup>2</sup> (DC01 – 19,985m<sup>2</sup>, DC02 – 10,263m<sup>2</sup> and DC03 – 19,985m<sup>2</sup>);
  - A maximum building height of 45.3m, including five (5) storeys for each building;
  - Three (3) internal substations;
  - A total IT capacity of approximately 193.6MW (DC01 – 79.2MW, DC02 – 35.2MW and DC03 – 79.2MW);
- Total diesel fuel storage of 2,736,030L within underground bulk fuel storage tanks and generator day tanks;
- 97 back-up generators across the full development;
- External plant and equipment (including water tanks and pump rooms);
- Installation of evaporative cooling units;
- Three (3) vehicle crossovers to Glendenning Road and internal access roads;
- Security fencing surrounding the development, including a controlled entry and exit point;



- 165 on-site car parking spaces (including 6 accessible parking spaces and 12 EV parking spaces);
- Landscaping across the subject site;
- Hours of operation being on a 24 hours per day, seven (7) days per week basis.

The proposed works would be constructed in three (3) stages, as follows:

- **Stage 1:** The first stage would include the construction of DC01, located at the rear of the subject site. The three existing site buildings would be demolished.
- **Stage 2:** The second stage would involve the construction of DC02.
- **Stage 3:** The construction of DC03.



**Figure 1: Site Plan: Reference Scheme**

Source: Design Report, Greenbox Architecture Pty Ltd, 2024

The new proposed development will increase the NSW's data-centre capacity and represents a more efficient use of the site and increased capacity to service the growing demand for database management to accommodate contemporary business and communication needs.

The development proposal accommodates safety clearances of existing transmission easements across site and secure operational requirements for data centre. The layout includes extensive building setbacks of over 100m from Woodstock Avenue, 35m setback from Glendenning Road and 40-58m setback from Nurragingy Reserve. Landscaping includes retention of most mature trees and enhanced landscaping including revegetation of Woodstock Ave corridor. The three data centre buildings each five storeys include building design treatment including colours, textures and feature elements to modulate building facades and reduce visual impacts (refer **Figure 2**).



Visual Rendering of the proposed development (View across site to southeast)



Visual Rendering of the proposed development from Glendenning Road



**Figure 2: Architectural renderings of the Data Centre Proposal**

*Source: Design Report, Greenbox Architecture Pty Ltd, 2024*



### 1.3 THE SITE AND SURROUNDS

The site is located at 2 Glendenning Road, Glendenning and is legally described as Lot 2 DP 1137162. It is zoned E4 General Industrial under the *Blacktown Local Environmental Plan 2015*. The site comprises a total area of 10.44ha and primary frontage to Glendenning Road at the western boundary for approximately 295m. A secondary frontage to Woodstock Avenue is located along the southern boundary, for a length of approximately 335m. All site access is via Glendenning Road (refer **Figure 3**).

The site comprises three (3) existing warehouse buildings that undertake various operations, including storage and logistics and a transport vehicle centre. The buildings are positioned toward the Glendenning Road frontage and cover approximately one half of the subject site. The remainder of the site to the rear is vacant and contains a mix of grass, native vegetation and sporadic trees. A patch of mature native vegetation exists along the southern boundary, which is identified as outstanding biodiversity value. buildings.

Vehicle access is obtained via four (4) vehicles crossings off Glendenning Road, which provide separate access for the two (2) large tenants. There is a small landscape strip along the Glendenning Road frontage between these driveways. Currently, vehicle access is also provided off Woodstock Avenue for the southern tenant (refer **Figure 3**).

The site is traversed by overhead 132kV transmission lines and towers, managed by Endeavour Energy. A drainage reserve also exists directly north of the subject site, which is managed by Blacktown City Council.



**Figure 3: Aerial Map of Subject Site**

Source: Nearmap 2024



The subject site is surrounded by industrial land to the north, west and south (refer to the site context in **Figure 4**). Directly adjoining the subject site to the east is the Narraringy Reserve, which falls under the jurisdiction of the Western Parklands. The Eastern Creek is located within the reserve and runs along the eastern boundary of the subject site. The closest residential area is located approximately 400m to the west of the subject site on the opposite side of the Westlink M7 Motorway.



**Figure 4: Site Context and Zoning**

Source: Blacktown Local Environmental Plan, 2024

#### 1.4 ENGAGEMENT OBJECTIVES

The key objectives of engagement consistent with Department of Planning, Housing and Infrastructure's (DPHI's) *Guidelines for undertaking engagement on State Significant Development* are summarised below:

- Inform the local community and key stakeholders about the proposed development
- Facilitate meaningful and accessible engagement where stakeholders are given opportunities to provide feedback about the proposed development
- Provide opportunities for stakeholders to influence outcomes by considering and responding to stakeholder feedback
- Present outcomes from the engagement in a format that demonstrates consistency with the Undertaking Engagement Guidelines.
- Coordination with engagement undertaken for the Social Impact Assessment having regard to the DPHI's Social Impact Assessment Guidelines for State Significant Projects



## 2. STAKEHOLDER ANALYSIS

### 2.1 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

On 25<sup>th</sup> July 2024, the Planning Secretary's Environmental Assessment Requirements (SEARs) were issued, confirming Industry Specific requirements for 'Data storage centres'. The SEARs were issued with an accompanying cover letter which set out additional assessment requirements in relation to hazard and risk, design option analysis and plant and equipment systems. It also stipulated additional engagement requirements:

- Consultation – *The EIS must be informed by direct consultation with Blacktown City Council and Western Sydney Parklands regarding:*
  - *the design of the development and potential visual impacts on 'The Colebee' events venue owned and operated by Council and Western Sydney Parklands including Nurragingy Reserve.*

**Table 1** documents the relevant SEARS requirements and corresponding references in this report.

**Table 1: Response to SEARs**

SEAR's requirement:	Report Reference
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:	
The relevant Department assessment team	Refer Section 2.1.1, Section 3.2, Section 4.1.1
Any relevant local councils - Blacktown City Council	Refer Section 2.1.2, Section 3.2, Section 4.1.2 and Appendix C
Any relevant agencies including: - Western Sydney Parklands	Refer Section 2.1.1, Section 3.2, Section 4.1.1 and Appendix D
The community	Refer Section 2.1.2, Section 3.2, Section 4.1.3 and Appendices A and B
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 or 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	Refer Section 2.1.1, Section 3.2, Section 4.1.1

The SEARs, Engagement Guidelines and technical project scope provided a framework for stakeholder identification as set out following.

#### 2.1.1 Relevant Agencies

Department of Planning, Housing and Infrastructure (DPHI)– Industry Assessment team  
Western Sydney Parklands contacted through: Callantha Brigham, Director Strategy, Design and Delivery, Paula Thomkins, Senior Manager Open Space Planning  
NSW Environment and Heritage: NSW Heritage in relation to Aboriginal Cultural assessment through consultants Virtus Heritage  
Other agencies were identified including Transport for NSW, Department of Energy, Environment Climate Change and Water, Environmental Protection Authority, State Emergency Services, Rural Fire Service, and relevant major project requirements were followed. Technical consultant reports have documented these requirements and where any additional agency engagement was required to prepare EIS and include where relevant approvals under (refer 4.41 or 4.42 of the EP&A Act).



### 2.1.2 Relevant Councils

Relevant council is Blacktown City Council: contacted through Pauline Daw, Coordinator Planning Assessment - Gateway

Other key staff included: Varsha Kulkarni (Gateway Town Planner); Antoun Nematalla, Development Services Engineer; Nadeem Shaikh, Coordinator Traffic Management; Matthew Sales, City Architect Matthew Adamcewicz, Greenspace Infrastructure Officer; and Alison Catherine Hewitt, Senior Biodiversity Officer

Nurrangy Reserve Colabee Events venue: Donna Wallace, Manager Greenspace Blacktown City Council

The site location is central to the local government, so no consultation of adjoining Councils was required.

### 2.1.3 The community

Local business community and surround residential context areas include the immediate area as well as adjoining neighbourhoods where neighbourhood areas have sight lines to the proposed development. These areas included:

- Glendenning Industrial area
- Parts of Plumpton Residential, Rooty Hill Residential and Doonside Residential

The Aboriginal Community were confirmed through the Aboriginal Cultural Heritage Assessment with over 25 Registered Aboriginal Parties (RAPs) including representatives of:

- Deerubbin Local Aboriginal Land Council
- Dharug Aboriginal Resource Centre and Dharug Custodian Aboriginal Corporation

### 2.1.4 Utilities

Engagement with utilities included:

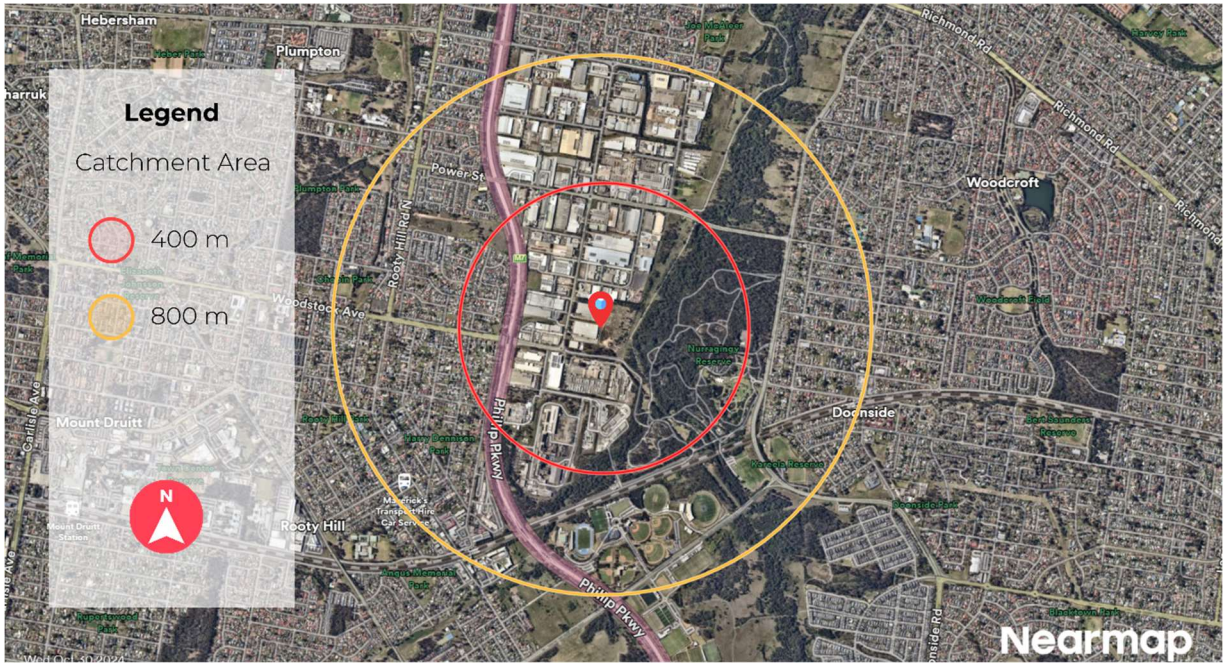
- Endeavour Energy in relation to servicing the facility and as the proposed development site is within the authority of Endeavour Energy (EE) network, with two existing EE transmission lines traversing the site and in relation to servicing facility as a large consumer of energy; and
- Sydney Water regarding servicing requirements of the site.

## 2.2 COMMUNITY STAKEHOLDER MAPPING

The stakeholder groups provided below were identified from desktop research (refer **Figure 5** below), and inspection of the site and surrounds, and scoping of potential impacts from the proposed development including the draft Visual Impact Assessment (refer **Appendix A**).

**Tables 2 and 3** confirm the business and residential community engagement areas.





**Figure 5: Surrounding Area**

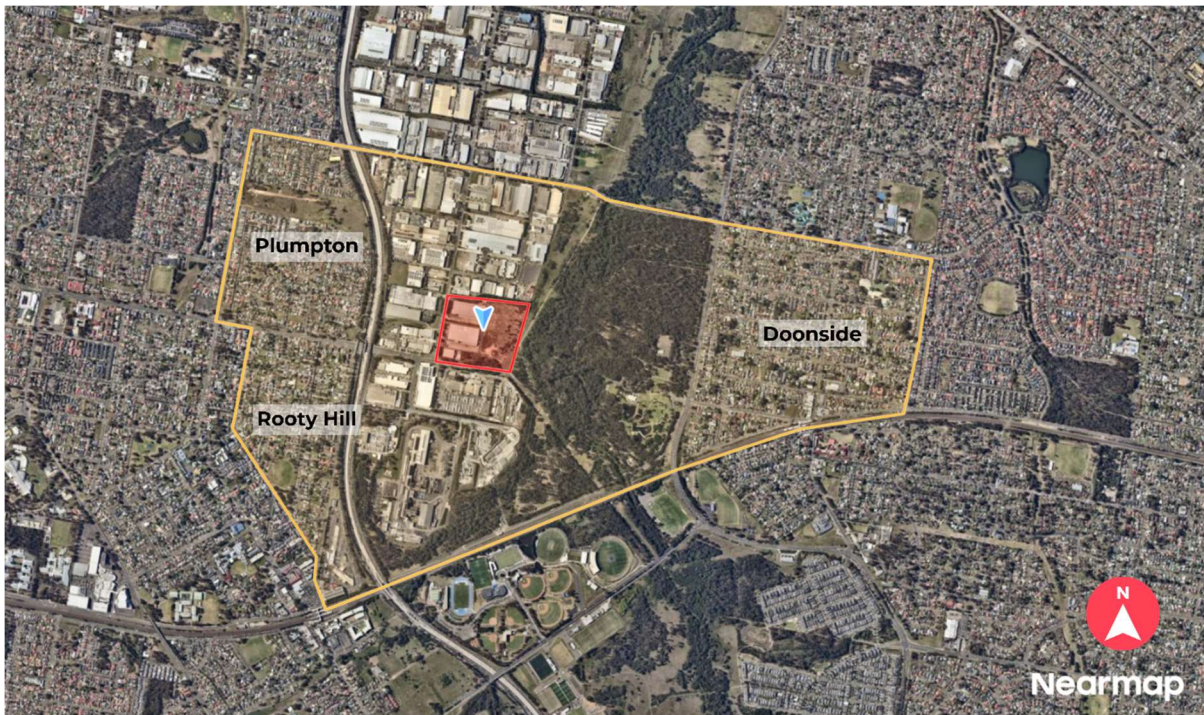
Source: Nearmap, 2024/Willowtree Communications, 2024

**Table 2: Industrial /Employment Area Stakeholders**

Glendenning Industrial Area	
Site Adjacent	Landowner/Activity
30 Glendenning Road	Multiple Businesses
599 Woodstock Avenue	Multiple Businesses
27-29 Glendenning Road	Food products supplier
2 Kילו Cres	Construction Company
43 Glendenning Road	Electricity
37 Glendenning Road	Electricity
Site Proximity (Neighbourhood)	Landowner/Activity
Glendenning Industrial Area neighbourhood bounded by M7, Power St, Western Sydney Parkland and Western Rail line including Glendenning Road (Between Power St and Woodstock Ave)	Various Industrial Suites including mixed density industrial buildings and complexes with various industrial uses including construction and food products.







**Figure 7: Community Newsletter #1 Distribution Area**

Source: Nearmaps 2024/Willowtree Communications, 2024

## 2.4 LOCAL CHARACTERISTICS

To ascertain potential community issues a review of relevant context documents was undertaken. The Blacktown Local Strategic Planning Statement 2020 provided a comprehensive overview of the strategic context for the site within the LGA. The structure plan map (refer **Figure 8**) shows the site location within the Glendenning Industrial Area at the centre of the LGA. Notable characteristics of the LGA and local surrounding area include:

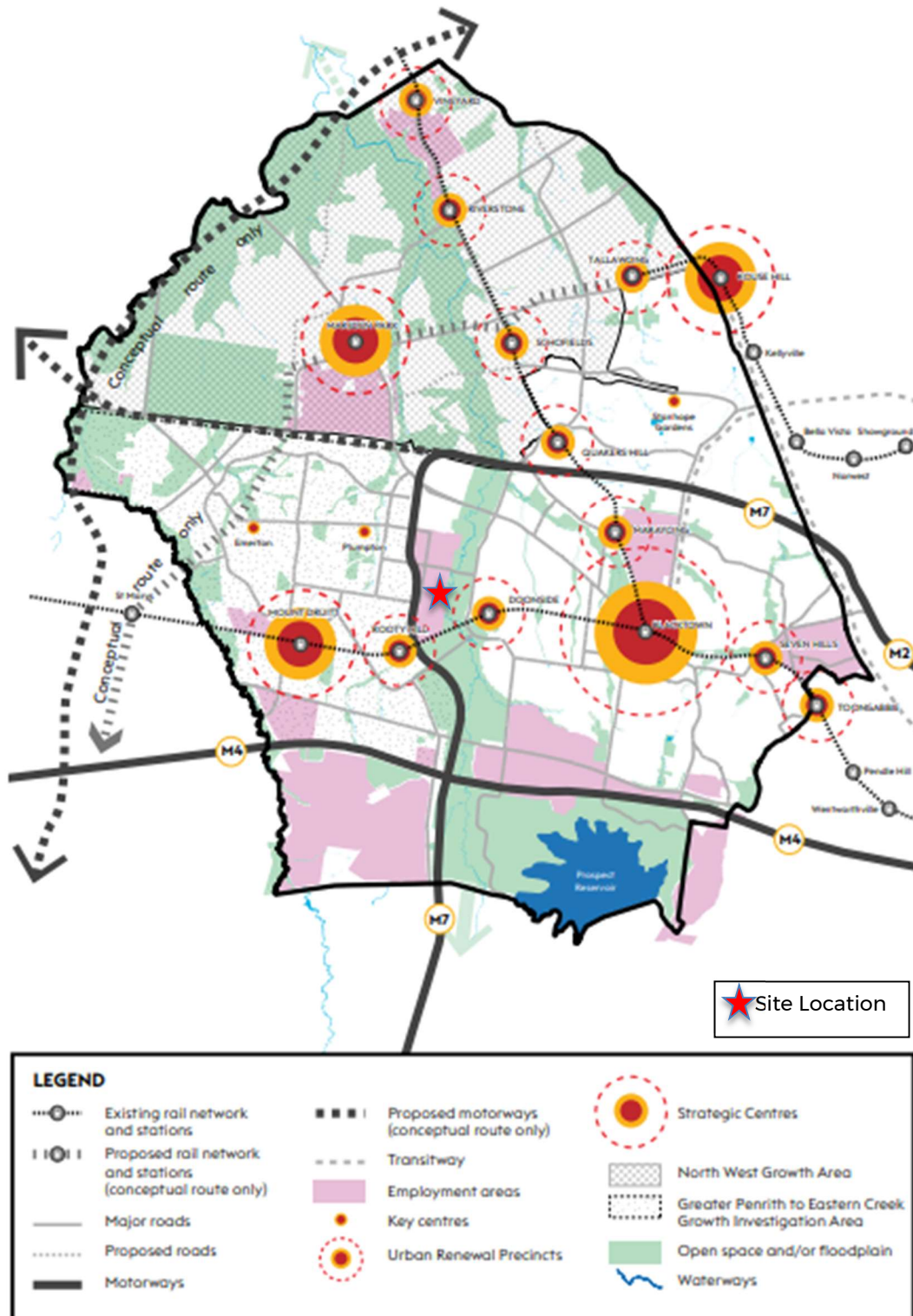
- Blacktown LGA has around 141,000 workers of which 4,200 are employed in the Glendenning Industrial Area.
- Blacktown LGA has over 14.8% population employed in healthcare sector, followed by 10% working in Retail Trade and 7.2% working in Construction. Whereas the Glendenning Industrial Area has over 28.2% employees working in manufacturing, followed by 18.47% working in construction and 12.12% working in transport, postal and warehousing.
- The site is within close proximity (800m walk) to a wide range of social infrastructure including recreation and parks
- Low rate of crime in the immediate vicinity of the site however higher rates in the adjoining residential communities to the east and west.
- Higher proportion of separate houses in Blacktown LGA at 81.1% compared to NSW at 65.6% (ABS, 2024).
- Higher number of families in Blacktown LGA at 45.1 % compared to Greater Sydney at 34.4%
- Overall higher proportion of Indigenous population in Blacktown LGA (3%) compared to 1.9% for Greater Western Sydney Region and Greater Sydney (1.5%) (Blacktown Council, 2024).
- Blacktown LGA has overall lower area of advantage than the NSW average with pockets of areas having some advantage including the residential suburb to the north of the Glendenning Industrial Area (Glendenning residential area, Census of Population and Housing: Socio-Economic Indexes for Area, Australia, 2021).

Together with the stakeholder mapping this strategic context provided an initial scope for engagement issues including:

- Economic development in Glendenning Industrial Area
- High traffic area due to proximity to M7 Motorway



- Interface considerations with Western Sydney Parklands
- Visual impacts for surrounding residential neighbourhoods, surrounding recreation and community areas



**Figure 8: Blacktown City Structure Plan**

Source: Blacktown City Council website and Willowtree Communications



### 3. STAKEHOLDER ENGAGEMENT

#### 3.1 APPROACH TO ENGAGEMENT

The analysis of the proposal, stakeholders and the surrounding area informed a tiered approach to engagement. The approach aimed to undertake engagement that was proportionate to the likely impacts of the project on different stakeholders and provide open and transparent channels for feedback. These included:

- Formal engagement with council and relevant agencies and authorities including Blacktown City Council, Western Sydney Parklands, Local Aboriginal Land Councils and Registered Aboriginal Parties involved in the Aboriginal Cultural Heritage Assessment, relevant agencies and authorities;
- Targeted engagement with key stakeholders in the surrounding industrial area, including adjoining landowners; and
- Raise awareness and provide opportunities for the local business community and local residential community within the engagement area to participate in engagement.

The Community Newsletter #1 was designed to support the pre-lodgement engagement phase and inform the preparation of the detailed proposal that will be subject to assessment stage of engagement. It set out the location and key features of the proposal, an overview of the SSD process, including stages of engagement, and avenues for further enquiries. Almost 1900 Community Newsletters were distributed throughout the surrounding area to residents, industries and businesses.

Community Newsletter #1 directed stakeholders to provide feedback via the [engage@willowtc.com.au](mailto:engage@willowtc.com.au) dedicated email address. The Community Newsletter #1 and distribution addresses are provided in **Appendix B**. The Community Newsletter also included a QR code link to an online survey which comprised five (5) questions with responses recorded online and collated by Ethos Urban as part of the community engagement for Social Impact Assessment.

The survey was designed to capture both quantitative and qualitative data to ensure that results could be measured, the community had the opportunity to voice their concerns, and any issues that may not have been initially apparent could be identified. The survey design required the respondents to answer questions to determine their standard demographics, baseline activity, and commercial and lifestyle concerns. Stakeholder feedback was incorporated into the survey to ensure impartial and independent data was captured. Survey questions below and detailed in Social Impact Assessment Report.

**Table 4: Survey Questions** (Source: Developed by Ethos Urban)

	QUESTIONS
<b>1. Tell us a little about you.</b>	<ul style="list-style-type: none"> <li>○ <b>What is your age?</b></li> <li>○ <b>What is your connection to the area? (You may select more than one response)</b></li> <li>○ <b>How long have you lived in or had a connection to the Glendenning area?</b></li> </ul>
<b>2. Tell us about your community.</b>	<ul style="list-style-type: none"> <li>○ <b>What do you currently value the most about the Glendenning area?</b></li> <li>○ <b>Thinking about the future, how would you like to see your local area grow and improve</b></li> </ul>
<b>3. Understanding the impacts and benefits of Glendenning Road Data Centre?</b>	<ul style="list-style-type: none"> <li>○ <b>To what degree do you support the proposed development?</b></li> <li>○ <b>What negative impacts do you think will affect the Glendenning Community?</b></li> <li>○ <b>What do you think the likely benefits of the proposal will be for the community during the construction phase?</b></li> <li>○ <b>Are there any vulnerable groups or community members in your community who you think maybe me more heavily impacted by the development of Glendenning Road Data Centre.</b></li> </ul>



<p><b>4. Mitigating the impacts</b></p>	<ul style="list-style-type: none"> <li>○ <b>Do you think the following mitigations will help reduce the likelihood of negative social impacts resulting from the construction and operation of Glendenning Road Data Centre?</b></li> <li>○ <b>Do you have any other social impact mitigation ideas? These may be related to impacts you are concerned about.</b></li> <li>○ <b>How can the project benefits be maximised?</b></li> </ul>
<p><b>5. Wrap-up</b></p>	<ul style="list-style-type: none"> <li>○ <b>Finally, is there anything else you'd like us to know as we prepare the Social Impact Assessment for Glendenning Road Data Centre?</b></li> </ul>

**3.2 ENGAGEMENT ACTIVITIES**

The implementation of engagement approach, including activities undertaken, stakeholders engaged, and where responses were received, is detailed in the table below.

**Table 5: Engagement Activity**

Date	Targeted Stakeholders	Activity	Responses
18/7/2024	Department of Planning, Housing and Infrastructure - Assessment Team	Pre-lodgement meeting on proposal	General guidance of process
13/08/2024  14/10 2024	Blacktown City Council	Meeting #1 with 'Planning Assessment Coordinator and relevant representatives of Council specialist teams Meeting #2 Design and visual impact focus - with City Architect	Formal Minutes issued by Council  Meeting focus on setbacks, visual impacts and design treatments
Various September - October 2024	Registered Aboriginal Parties	Once Registered Aboriginal Parties were confirmed for the Aboriginal Cultural Heritage Assessment engagement included site visits in mid-September and early October	Input into Aboriginal Cultural Heritage Assessment
12/09/2024	Sydney Water (refer Correspondence at Appendix E)	Pressure and Flow enquiry response received  Feasibility Application Letter response received	Confirming sufficient pressure and flow to serve proposal needs including potable/industrial water and fire water requirements  Confirming sufficient capacity for sewer for full development of the site and technical requirements post any approval
17/03/2024  29/10/2024	Endeavor Energy (refer Correspondence at Appendix F)	LCI Consultants correspondence and liaison with Endeavour Energy regarding electrical assets and energy supply availability.  Community Newsletter by Email	Active engagement on supply considerations and guidance on post approval steps.  Acknowledged receipt
Email 21/10/24 Meeting 4/11/2024	Western Sydney Parklands (WSP)	Meeting with Project team representatives and WSP Open Space Manager Paula Tomkins and Planning Manager Kerrie Symonds	Meeting noted interface considerations and design requirements of Western Parkland City Precincts SEPP
25/10/2024	Glendenning Industrial	Approx 160 Community	Nil general enquiries



	Area businesses (area between Power Street, M7, Western Rail and Western Sydney Parkland) (refer <b>Appendix B</b> for Street addresses)	Newsletters delivered in distribution area	
25/10/2024	Local community (residential neighbourhoods (refer <b>Appendix B</b> for Street addresses)	Approx 1730 Community Newsletters delivered in distribution area (Plumpton, Glendenning, Rooty Hill and Doonside)	10 survey responses Nil general enquiries
25/10/2024 29/10/2024	Nurragingy Reserve operation by Blacktown Council	Email / phone message to Manager Greenspaces and Operations Donna Wallace offer meet and provide briefing (project background material included)	No response
29/10/2024	Crawford Public School	Letterbox drop	No response
29/10/2024	Adjoining properties in Glendenning Industrial Area	12 businesses follow up on Community Newsletter by email	2 acknowledged receipts



## 4. ENGAGEMENT OUTCOMES

### 4.1 STAKEHOLDER FEEDBACK

#### 4.1.1 Agencies

Western Sydney Parklands identified issues to be addressed as part of the detailed EIS including:

- The building and landscape setbacks from boundary with Nurragingy Reserve
- Consideration of biodiversity values within Nurragingy Reserve – including considerations outlined in the Western Parkland City Precinct SEPP
- Noted no visual impacts form Colebee Reception area
- Discussion of visual impacts for perimeter pathway noting planning controls for site and proponent design approach
- Discussion of site boundary interface including height differences, location of secure fencing and vegetated berms
- Noted stormwater interface between site and Nurragingy Reserve

Outcome – Western Sydney Parklands await detailed EIS to assess matters further and will provide input into DPHI assessment phase.

Further technical input from agencies, authorities and consultants are detailed in the technical reports, including addressing transport, utility, environmental protection and bushfire considerations. These reports include:

- Architecture and Design: Greenbox Architecture Pty Ltd Consultants
- Survey Report: LTS
- Preliminary Arboricultural Report: Capability Green Co.
- Biodiversity: Biosis
- Geotechnical Report: Martens
- Civil Engineering: ACOR
- Heritage Report: Virtius Heritage
- Acoustic Assessment: Pulse White Noise Acoustics
- Traffic and Parking Assessment Report: Positive Traffic Pty Ltd
- Air Quality Impact Assessment: Northstar
- Visual Impact Assessment: Geoscape
- Waste Management: APC
- Bushfire: Bushfire Consulting Services Pty Ltd
- Social Impact Assessment: Ethos Urban

These generally set out how SEARs requirements relevant to each agency/authority was being addressed, identified key considerations such as site safety, traffic management and construction management. Overall, no significant issues were raised by agencies, authorities or identified by technical consultants that required additional engagement, other than that associated with delivery phase post any approval of the proposal.



#### 4.1.2 Council

There was a high level of interest from Blacktown City Council through the Coordinator Planning Assessment. A formal Pre-Application Meeting (PAM) was held based on the Reference Scheme in the SEARs Scoping Report. The PAM included representatives from planning, traffic, city architect and development engineering branches of council.

Key considerations included:

- Design and Visual Impact considerations including setbacks and build heights, site layout, location of tanks, landscape design
- Demolition and use of CDC pathways
- Water tanks location and buffer areas
- Staging development and key considerations such as site access and traffic circulation with the site as part of staging, construction management plan
- Traffic including parking provision for technicians and visitors
- Biodiversity related to protection of 2 areas of recognised biodiversity value
- Detailed consideration under Part 4 development Assessment Environmental Planning and Assessment Act 1979.
- Proposed early works
- Further work on visual analysis

Following the August PAM meeting council engaged further across branches and provided comprehensive minutes and additional information in response to the PAM meeting. The minutes and a summary 'proponent response' is provided in **Appendix C**.

A follow up meeting to discuss urban design, architecture and visual impacts with the City Architect was arranged in mid-October which provided a more in-depth discussion of visual impact. This highlighted:

- Areas where the proposal had responded to Council PAM issue including increased setbacks to Western Sydney Parklands and detailed landscaping
- Landscape plan including biodiversity protection and tree planting to screen visual impacts
- Engagement activities with community and Western Sydney Parklands

Council noted the proposal had been refined and ongoing considerations to address visual impacts particularly adjacent to the perimeter pathway parallel to the eastern boundary with the Glendenning industrial area and site boundary. Design enhancements to address views from surrounding areas were also discussed noting height considerations for emerging industrial forms such as Data centres need careful consideration.

There was a low level of interest in the proposal from the Blacktown Council community asset operators, including Colabee Function Centre in Nurragingy Reserve. Multiple requests for meetings were made via email however open space planner provided advice that PAM process provides comprehensive coverage of council considerations.

#### 4.1.3 Aboriginal Community

The Aboriginal Community were confirmed through the Aboriginal Cultural Heritage Assessment with over 25 Registered Aboriginal Parties (RAPs) including representatives of:

- Deerubbin Local Aboriginal Land Council
- Dharug Aboriginal Resource Centre and Dharug Custodian Aboriginal Corporation

Outcomes on engagement included input into enhancing the cultural values of the site area such as increasing visual connections, landscaping, land care and garden beds that use native species local to the area and improve habitat for native wildlife. It was also advised to connect people with the site area's long and continuing heritage (refer Aboriginal Cultural Heritage Report for more detail).



4.1.3 Community

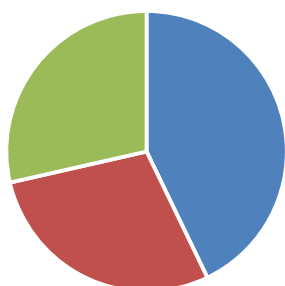
The survey was available to approximately 1890 recipients and was completed by 10 community members, all of whom identified as local residents of the area, which is a response rate of less than 1%. All community responses were via the community survey, with no enquiries made directly through email channels. A review of similar proposals in Blacktown LGA shows a similar low response rate by the community.

This low response rate means the survey can only provide inferences based on the feedback provided and identify themes, as the data is not robust enough to indicate attitudes and behaviours for the represented group. Overall, the survey results showed support for the development is varied. (refer **Figure 9** and **Table 6** following)

When questioned regarding support for the proposed development, there were 7 responses and just over half of these expressed support or were neutral in regard to the development, and the remaining being strongly opposed to the project. To mitigate negative impacts the highest rated mitigation measures included implementation of a construction transport management plan as well as landscaping and sensitive facade materials to reduce noise and visual impact (refer charts below). Detailed mitigation measures are discussed in the Social Impact Assessment Report.

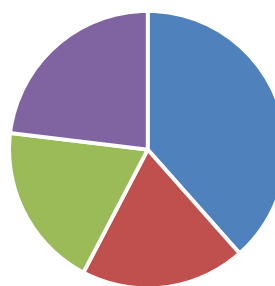
Benefits for increased employment have been recognised by several respondents as likely, however in open ended responses it is suggested that jobs will be specialised and likely to come from outside the area.

**Q3.a) Respondent support for the proposed development**



■ Completely oppose ■ Neutral ■ Support

**Q4.a) Respondent views on mitigation approach to reduce negative impacts**



■ Unsure ■ Likely ■ Highly likely ■ Very highly unlikely

**Figure 9: Survey Responses**

Source: Willowtree Communications, 2024

**Table 6: Survey open ended responses**

(consolidated - bold indicates multiple similar responses)

Local values	Future needs	Negative	Benefits	Mitigation
Roads not busy	Local business	Huge and ugly	Specialist skills will come from outside of the area therefore no benefit to locals	Build further towards the reserve
<b>Quiet, safe and peaceful area</b>	Prosperity	<b>Not light industrial</b>		Give community access to improved data connection
Parklands and open space	Preserve the Nurragingy Reserve	Don't understand what is being proposed		Run training streams for local schools / youth



Industrial area provides jobs and opportunities	More jobs	Increased heavy vehicle traffic		Should not be 5 stories high
Views of trees and the city	More housing	Loss of light from bulk and scale		<b>Build it elsewhere</b>
	Views should not be taken away, development should be relocated.	Pressure on electrical grid		Already too many powerlines
	Can't block locals wanting to access the reserve from Woodstock Ave.	<b>Impact to Nurragingy Reserve</b>		

#### 4.2 RESPONSE TO ENGAGEMENT FEEDBACK

Drawing on the agency, council and community stakeholder feedback through engagement activities the proposal was able to be refined and areas requiring enhanced technical reporting addressed. A synthesis of engagement feedback identified six key themes. These are summarised with responses is provided in the following table.

**Table 7: Summary of Engagement Feedback and Project Response**

Issue	Response
<p><b>Traffic and Parking</b>  <u>Stakeholders:</u> Community and Council</p> <p><u>Considerations:</u> Parking is the primary concern, particularly any impacts in the Glendenning industrial area as Glendenning Rd acts as a major thoroughfare to the M7, M4 and adjoining infrastructure. Other feedback raised concerns with implications on existing heavy traffic in the area.</p>	<p>Traffic parking concerns in industrial areas presents unique challenges and safety concerns due to the mix of heavy vehicles, commercial trucks, machinery, workers needs and pedestrian activity.</p> <p>Due to the locality of this site, and the regional road links to the area, construction traffic is able to be appropriately managed through a Construction Traffic Management Plan.</p> <p>Analysis of the surrounding intersections confirms there is adequate capacity to cater for the proposed development and no traffic upgrades are required.</p> <p>Appropriate levels of parking are provided on site including workers, technical service providers and visitors.</p>
<p><b>Landscape and loss of trees</b>  <u>Stakeholders:</u> Community, Council and Western Sydney Parklands</p> <p><u>Considerations:</u> Biodiversity areas requiring protection, recognition of biodiversity areas in adjoining Western Sydney Parklands and loss of trees due to development footprint</p>	<p>Biodiversity assessment and detailed landscape plans make provisions for retention of majority of protected areas as well as provision for enhancement through landscape boundaries.</p> <p>A new and large revegetated area on Woodstock Avenue adjacent to high value biodiversity area will enhance biodiversity values following demolition of existing warehouse.</p>
<p><b>Interface with Nurragingy Reserve</b>  <u>Stakeholders:</u> Western Sydney Parklands, Council,</p> <p><u>Detail:</u> Impacts on the perimeter pathway that runs parallel to eastern boundary of Glendenning Industrial area and site between Power Street and Woodstock Avenue</p>	<p>The key consideration is the visual impacts on the interface with perimeter road in the Reserve which is experienced as an intermittent impact with the pathway largely being used to provide access between the Reserve and industrial areas adjoining Woodstock Avenue and Powers Road. Additional landscape screening and façade treatment have included colour scheme inspired by environmental features of Nurragingy Reserve.</p>



<p><b>Visual Impact - surrounding residential areas</b>  <u>Stakeholders:</u> Council and Community</p> <p><u>Detail:</u> The proposed building is in the visual field of existing residential neighbourhoods</p>	<p>Design considerations have been refined and enhanced throughout the preparation phase of the EIS and include</p> <ul style="list-style-type: none"> <li>• Modulation and architectural features to reduce mass of building</li> <li>• External facades including colour and texture are being designed to reduce to visual impacts of development</li> </ul>
<p><b>Operational Energy and Safety</b>  <u>Stakeholders:</u> Agency SEARs considerations</p> <p><u>Detail:</u> Data centres consume large amounts of electricity and need to manage heat load</p>	<p>Operational management systems include:</p> <ul style="list-style-type: none"> <li>• Filtration to keep airflow clean and unobstructed, helping to maintain optimal temperatures and reduce fire hazards</li> <li>• Regular maintenance and real time temperature monitoring</li> <li>• Back-up systems for power</li> </ul>
<p><b>Construction/Staging - traffic, dust and noise</b>  <u>Stakeholders:</u> Community and Council  <u>Considerations:</u> Onsite parking provision and staging considerations for traffic as well as dust and noise associated during construction</p>	<p>Detailed plans that delineate traffic circulation and parking provisions in of each of the three stages in the development have been established a spart of the comprehensive EIS.</p> <p>Dust and noise generated by construction phase will be managed to acceptable levels through current industry standard construction management requirements and adhere to permissible construction hours.</p>



## 5. CONCLUSION

The Engagement Report presents the community and stakeholder engagement activities carried out prior to the lodgement of the SSDA for the proposed Glendenning Road Data Centre.

In accordance with the SEARs outlined in section 2 of this report, the engagement activities were undertaken to inform and consult with stakeholders and the community about the proposed development. This included engagement on a range of relevant technical and planning matters with agencies, authorities and councils. It also included direct approaches (phone/email/door knock) to key community stakeholders as well as door knock and survey opportunities with immediate neighbours in the local business community. The Community Newsletter #1 notification to local businesses and the surrounding residential community provided a channel for further project enquiries.

As set out in DPHI Guidelines for undertaking engagement for State Significant Projects, the comprehensive analysis of the project scope, site locality, stakeholders and strategic context ensured the engagement approach was proportionate to the scale and impact of the project. Additionally, engagement was undertaken with appropriate timeframes to provide sufficient opportunity for stakeholders to engage at this stage in the process.

Whilst the community feedback was limited, the agency considerations and comprehensive feedback from council combined to highlight key considerations to inform the refinement of the proposal. In conclusion, this report confirms that an appropriate level of engagement has been undertaken, and overall, there is a low level of concern among the surrounding business and residential community. Where issues have been raised, in particular Blacktown City Council's detailed considerations the proponent has responded accordingly. In this context, the proposal is considered suitable for progressing to a detailed assessment stage.



## Appendix A - Residential Communities Visual Impacts Renders



**Figure C-1: Visual Impacts - Preliminary Render**

Source: Draft Visual Impact Assessment Report, Geoscapes, 2024 - for discussion purposes only



## Appendix B – Community Newsletter



25 October 2024

Community Newsletter #1

Re: Data Centre Proposal at 2 Glendenning Rd, Glendenning, NSW

Dear Resident,

We are writing to advise you of a development proposal that is being prepared in your local area by LCI Australia (LCI). Willowtree Communications has been engaged by LCI to undertake community engagement and provide feedback which will help refine this State Significant Development Proposal ahead of it being submitted to the Department of Planning Housing and Infrastructure (the Department) for assessment.

The 10-hectare site is located at 2 Glendenning Rd, at the corner of Woodstock Ave and is adjacent to industrial land uses to the north, west and south. The eastern boundary adjoins Nurragingy Reserve.

**The objectives of the proposal include:**

- Provide a major data storage facility to support the growth and development of high technology industry across Sydney and NSW
- Deliver high design quality to enhance appearance of buildings to complement the surrounding area and district views
- Provide car parking for all workers with access points from Glendenning Road
- Retaining a majority of mature native trees within the site



Site Location Map: 2 Glendenning Rd, Glendenning  
Source: Nearmaps 2024 and Willowtree Communications

Have your say:



You can provide feedback on this preliminary information by using the QR code to access a short survey until 7 November 2024. The QR code will also allow you to register for more information as the proposal develops.

For any further information please email [engage@willowtc.com.au](mailto:engage@willowtc.com.au)





Glendenning Road Data Centre - Project Details:

- Site preparation works including bulk earthworks, civil works and utilities and staged demolition of existing buildings
- Construction over three stages of three data centre buildings each five storeys (approximately 45 metres in height)
- Ancillary office, amenities and loading docks
- Three vehicular cross overs to Glendenning Road with 165 car parking spaces
- Accommodate safety clearances of existing transmission easements across site and secure operational requirements for the data centre
- Building design treatment including colours, textures and feature elements to modulate building facades and reduce visual impacts
- Building setbacks including 103m setback from Woodstock Avenue, 35m from Glendenning Road and 40-58m from Nurragingy Reserve
- Retention of the majority of mature trees
- Commence site works mid-2025 and construction of first (eastern) building (01) in 2026 followed by southern building (02) and northern building (03).



**Site Layout Concept - Preliminary Scheme only**  
Subject to change and authority approvals

**Views from Woodstock Avenue Rooty Hill looking northeast**



**Existing view (before)**



**Artist Impression view (after)**

Next steps:

Following community engagement and ongoing engagement with Council and relevant government agencies, the LCI Project Team will refine the proposal for submission to the Department. Additional community engagement will be undertaken as part of the Department's assessment process under Project Reference Number SSD - 73761707.



**Distribution:**

Glendenning Industrial Area	<p><b>Locality includes:</b></p> <ul style="list-style-type: none"> <li>• Glendenning Rd</li> <li>• Woodtock Ave</li> <li>• Kellog Rd</li> <li>• Kilty Cres</li> <li>• Belfast Pl</li> </ul>
Residential Homes / Apartments	<p><b>Plumpton locality includes:</b></p> <ul style="list-style-type: none"> <li>• Aquilina Dr</li> <li>• Polonia Ave</li> <li>• Cheryl Pl</li> <li>• Carroll Cres</li> <li>• Waring Cres</li> <li>• Beveryl Pl</li> <li>• Tilden St</li> <li>• Haleluka Cres</li> <li>• Habson Pl</li> <li>• Orara Pl</li> <li>• Sagara Glade</li> </ul>
Residential Homes / Apartments	<p><b>Rooty Hill locality includes:</b></p> <ul style="list-style-type: none"> <li>• Derby St</li> <li>• Napier St</li> <li>• Hartington St</li> <li>• Wolseley St</li> </ul>
Residential Homes / Apartments	<p><b>Doonside locality includes:</b></p> <ul style="list-style-type: none"> <li>• Coghlan Cres</li> <li>• Cross St</li> <li>• Crawford Rd</li> <li>• Graham St</li> <li>• Earle St</li> <li>• Knox Rd</li> <li>• Coveny St</li> <li>• Stefan Ln</li> <li>• Wendover St</li> <li>• Wycombe St</li> </ul>



## Appendix C – Blacktown Council Engagement Response

<b>KEY ISSUES RAISED BY COUNCIL</b>  <b>Source: extracted from Pre-application meeting (PAM) Minutes</b>	<b>PROPONENT RESPONSE</b>
<p><b>Visual Impact</b></p> <p>The proposal comprises of a five-storey development with building height of 43.26m. Although there is no maximum building height restriction to the site, the proposal has a significantly tall building which is bulky in comparison to the surrounding developments. The proposal is hence considered to be an overdevelopment in this built form.</p> <p>The site is located adjacent to the walking trail in Nurragingy Reserve, with no sufficient buffer along the eastern boundary to reduce the impact of such huge development. Applicant is required to provide sufficient vegetation buffer of at least 20 metres in width along eastern boundary with no encroachment within this 20m vegetated area of any car parking, tanks and underground tanks so that the 20m zone can provide an effective buffer. Measures to reduce the visual impacts can include physical screens, painted surface treatment together with vegetative screening.</p> <p>In relation to the generators that are visible in the external elevations of the buildings we want to see effective screening of these so that they are not openly visible from view from the roads, from the reserve at the rear and from adjoining properties. The plans and elevations submitted did not provide clear detail around the external finishes and other details like how the proposal is placed with respect to the rest of the surroundings. Some of the drawings highlight details of exhaust pipes extending higher above the building roof which is a concern since the building height is already high.</p> <p>A visual impact assessment needs to be submitted including the streetscape elevations, elevations from various visual points such as but not limited to the residential areas in Doonside and Rooty Hill, Colebee Centre and Rooty Hill Heritage Item (Eastern Road, Rooty Hill).</p> <p>We also advise you to consult Sydney Western parklands and obtain their comments followed by including their recommendations in this proposal.</p>	<p>To reduce impacts of bulk and scale site layout has been revised to increase setbacks and landscape areas.</p> <p>Design treatments have been devised to respond to further considerations of bulk and scale including modulation of buildings and use of colour and textures.</p> <p>This response was informed by:</p> <ul style="list-style-type: none"> <li>- Visual Impact Assessment including analysis from a wide range of viewpoint locations including the residential areas of Rooty Hill, Plumpton and Doonside.</li> <li>- Design refinements that include building setbacks of 100m to Woodstock Avenue and 40-58m to Nurragingy Reserve boundary</li> <li>- Landscape Plan that includes landscape setback to Glendenning Road with a typical width of 35m.</li> <li>- Landscaping plans propose a mixture of large and medium evergreen indigenous and native trees, shrubs and groundcovers throughout the site. Following maturity this, together with the retention of large trees within the biodiversity area and front setback, will provide softening and screening of the buildings when viewed from Glendenning Road and Woodstock Avenue.</li> <li>- The setback of over 40m from the building boundary to Nurragingy Reserve and additional vegetation creates a screen that will reduce the visual impacts and make the overall design cohesive.</li> <li>- Although restricted by bushfire, existing and proposed services and security fencing a total of 245 trees are proposed to be planted to help mitigate required tree removal (Pg 26, Visual Impact Assessment Report 2024).</li> </ul>
<p><b>Demolition</b></p> <p>Since the proposal includes demolition of the existing warehouse adjacent to the southern boundary of the site, this area must be replaced with appropriate vegetation and vegetation screening to assist soften the visual impact of the proposed development. The applicant needs to document in the SSD how they will meet the requirements for the CDC pathway for demolition and provide details of the timing of that.</p>	<p>EIS documents the demolition considerations relating to CDC pathway. Landscape Plan documents shows:</p> <ul style="list-style-type: none"> <li>- the use of local species of trees and shrubs to not only further protect bushland, but to allow the overall site to better fit into the landscape enhancement of Nurragingy Reserve.</li> <li>- The proposed demolition of Building C and replacement with soft landscaping as part of the proposed works is expected to accommodate 245 replacement</li> </ul>



	trees of species that will support the adjacent Cumberland Plain Woodland EEC.
<p><b>Water Tanks</b></p> <p>The proposed water tanks should be relocated from the currently proposed location to the northern boundary where they are not directly visible from the reserve/walking trail. There should be no underground tanks disturbing the root zone of 20m vegetated buffer along the eastern boundary.</p>	Water Tanks relocated to be further from property boundary adjoining Nurragingy Reserve screened by a line of dense vegetation and inside the 2.4m outer fence area.
<p><b>Staging development</b></p> <p>It is noted a staging plan will be required that shows for each stage what is to remain and what is to be built in each stage and how will traffic enter the site and serve the existing buildings and new buildings for each stage.</p> <p>The SEE needs to provide a detailed construction plan on how the existing developments will be operational whilst construction of new stages including the movement of the vehicles of employees as well trucks for construction.</p> <p>The applicant needs to show which driveways will be retained and which will be used for each stage.</p>	<p><b>Stage 1:</b> The first stage would include the construction of DC01, located at the rear of the subject site. The existing northern tenant would remain in operation, whilst the two (2) existing southern tenants would be demolished.</p> <p><b>Stage 2:</b> The second stage would involve the construction of DC02. The existing northern tenant would also remain in operation during this stage.</p> <p><b>Stage 3:</b> The final stage would involve the construction of DC03</p>
<p><b>Transport and Traffic</b></p> <p>The applicant needs to demonstrate that they will have enough parking to meet the total number of employees and visitors and that they will need to justify the number of parking spaces provided as the rates they are proposing are expected to be less than the rates set out in or DCP 2015 which require 1 space per 75 sq. for industrial floor area and 1 space per 40 sq. for office.</p>	As per the Transport and Traffic Assessment report by Positive Traffic Pty Ltd, the proposed development provides justification for the parking provision (165 car parking spaces), including the consideration of potential peak staff parking demands and visitors parking (Positive Traffic Pty Ltd, 2024).
<p><b>Biodiversity</b></p> <p>The SSD is to address measures to show how through the construction stages and ongoing into the future the two areas of biodiversity significance are to not be disturbed and are to be protected.</p>	Refer Biodiversity Report including areas of protection during stages and at completion.
<p><b>State significant development</b></p> <p>The applicant needs to address in detail state significant development provisions under Part 4 Development assessment and consent of Environmental Planning and Assessment Act 1979.</p>	Noted. Refer EIS for development provisions.
<p><b>Proposed early works</b></p> <p>The Council will not support early site preparation works in this proposal since the current plans for proposed development have serious issues that the council objects to including excess height and bulk, and inadequate buffer zone across the eastern boundary of the site.</p> <p>Also, in view of the riparian areas, the council needs relevant biodiversity study to inform any earthworks/ site preparation proposal.</p>	Noted. Refer Biodiversity Report to accompanying EIS.
<b>KEY ISSUES RAISED BY OTHER SECTIONS OF COUNCIL</b>	
<p><b>Drainage</b></p> <p>Stream erosion index calculation shall be provided when no OSD is the development. The requirement can be found in the section 3.4 of WSUD Developer Handbook.</p> <p>Water quality treatment will be required since the proposed development is over 40000sq metres.</p> <p>A minimum of 80% of non-potable water demand for the development is to be met through reuse of rainwater. The tank volume can be determined by MUSIC. And the MUSIC model shall be provided in the DA submission.</p> <p>A flood advise letter is required to determine flood planning levels, restrictions and other requirements for the site. The building footprints, sheds, garages and fill areas etc. are to be considered fully blocked in the flood model. Fill and cut general is not supported in</p>	Noted. Refer to Civil and Stormwater Report prepared by ACOR Consultants



<p>the flood affected land in accordance with Council's DCP. Provide a legal point/s of discharge for the stormwater from the site including any scour protection when connection into the creek. The development will need to be accompanied by Civil engineering plans, reports, modelling etc. which will need to assess the stormwater requirements for this development.</p>	
<p><b>Traffic</b> Comprehensive Traffic and Parking Assessment report including assessment of number and allocation of parking spaces, swept paths, dimensions, aisle widths, ramp grades and impact on surrounding road network to be prepared by suitably qualified traffic engineer and submitted with the DA. On-street parking will not be considered in meeting the parking requirement of the development proposal.</p>	<p>Traffic and parking assessment provided addresses council's considerations including appropriate onsite parking provision and circulation of vehicles within the site.</p>
<p><b>Architecture and Urban Design</b> Demonstrate how the proposed build form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services with providing more details.</p>	<p>The architecture and urban design considerations are documented in the (Design Report, November 2024). Proposed materiality of building materials to regress the building form so that it is less prominent when viewed from a distance. Design elements and materiality include: - coloured / textured (Kingspan Dri-Design) cladding ( - Stainless steel flues, - external precast concrete patterned panels, - louvre screening, and - enhanced landscaping across the site. The landscape plan includes the use of local species of trees and shrubs to not only further protect bushland, but to allow the overall site to better fit into the landscape enhancement of Nurragingy Reserve.</p>
<p><b>Landscape and Vegetation</b> Additional landscaping must be provided to assist with managing urban heat island effect and also to improve the streetscape presentation and interface with neighbouring sites.</p>	<p>The proposed demolition of Building C and replacement with soft landscaping as part of the proposed works is expected to accommodate over 200 replacement trees of species that will support the adjacent Cumberland Plain Woodland EEC. Arboriculture Impact Assessment Report, outlines that replacement planting of trees, shrubs and groundcovers will promote greater diversity and create a stratum of layered vegetation like what would naturally occur</p>
<p><b>Façade and materials</b> Detailed information about the finishes and façade to be included.</p>	<p>The facade treatment is multifaceted and is outlined above in architecture and urban design considerations outlined above.</p>
<p><b>All development applications</b> You need to carefully check all applicable planning policies including development controls to ensure all relevant matters and documentation are included in any application.</p>	<p>Noted. EIS addresses relevant matters</p>
<p><b>Services</b> You must ensure the DA addresses 6.2 (Public Utility Infrastructure) of Blacktown the LEP 2015. Council cannot grant development consent unless it is satisfied that adequate arrangements have been made to make the infrastructure available when required (supply of water, electricity and the disposal and management of sewage).</p>	<p>Refer the following reports: 1. Air Quality Report 2. Acoustic Assessment Report 3. Building and Infrastructure Report 4. Traffic and Transport Assessment Report 5. Civil and Stormwater Report 6. Flood Impact Assessment Report</p>



	7. Hazardous & Offensive Risk Screening Report
<p><b>Site planning</b></p> <p>Configuration of developments on industrial sites that do not compromise the amenity of the locality, do not create adverse visual bulk and scale impacts in their immediate context and as viewed from further away key areas requires careful and skilful execution of site planning, building design/height and building layout including its response to the surrounding context, built form, height and façade design.</p> <p>Development should respect biodiversity and vegetation within site context and provide enough vegetative screening to reduce urban heat and to protect the sensitive areas from proposed development.</p>	Refer Design Report prepared by Greenbox Architecture Pty Ltd that demonstrates response to site planning considerations and options analysis.
<p><b>Contextual analysis</b></p> <p>The proposal needs to address contextual aspects influencing urban form including:</p> <ul style="list-style-type: none"> <li>• neighbourhood/locality context, street layout and hierarchy and prevailing development densities</li> <li>• open space distribution and quality, topography, views and built form rhythm</li> <li>• heights, alignments and massing of surrounding buildings</li> <li>• taking into consideration the dominance of the built form as viewed from nearby reserves and areas used by the public (i.e. visitors of Nurragingy Reserve, its walking trails and key areas in the reserve).</li> <li>• The appearance of the buildings as viewed from much further way including from various visual points such as but not limited to the residential areas in Doonside and Rooty Hill, Colebee centre and Rooty Hill Heritage Item (Eastern Road, Rooty Hill). This would be by undertaking a visual impact assessment</li> <li>• prevailing character elements, such as roof forms, building articulation and modulation and the range and combinations of materials and details. Measures to screen any unsightly elements with the development (i.e. generators, water tanks, plant and equipment, ventilation devices, pump rooms and the like.</li> </ul> <p>A detailed visual impact analysis is required.</p>	<p>As set out in the Design Report, design excellence principles have been implemented to respond to local character and mitigate visual impacts.</p> <p>The buildings are thoughtfully designed to engage with the street and other surrounding areas, featuring quality landscaping along all street frontages. This includes a well-considered landscape setback from Glendenning Road, establishing a high standard of character and design.</p> <p>Additionally, providing the landscape buffer from the main road and natural screening</p> <p>The facade of the building will incorporate Better Placed Objectives and design principles to include mix materials, colour design features to inhibit the local characters and visual interest.</p> <p>The proposal has enhanced the greenery and flora and fauna biodiversity whilst maintaining and connection with Nurragingy Reserve and its surrounding landscape. The screening along the boundary has will reduce the visual impact.</p>
<p><b>Flooding</b></p> <p>The subject site is identified as flood prone land. You will need to obtain a Flood advice letter for the site from Council's Flood Advice Team at <a href="mailto:floodadvice@blacktown.nsw.gov.au">floodadvice@blacktown.nsw.gov.au</a>. This letter will include required flood planning level and flood restrictions imposed on site.</p>	Noted. Refer Flood Impact Assessment Report.
<p><b>Bushfire</b></p> <p>The site is identified as bushfire prone land. A comprehensive bushfire risk assessment is required.</p>	Notes. Refer Bushfire Assessment report.
<p><b>Contamination</b></p> <p>The DA proposal needs a submission of stage 2 detailed site contamination investigation report prepared by a qualified environmental consultant in line with Chapter 4 of the Resilience and Hazards SEPP.</p> <p>The detailed site investigation report needs to confirm that the site is suitable for use as a data centre (Stage 1 – preliminary site contamination investigation; Stage 2 – detailed site contamination investigation; Stage 3 – Site remediation action plan; Stage 4 – Site contamination validation and ongoing monitoring.)</p>	Noted. Refer detailed site Investigation report.



<p><b>Salinity</b> A salinity report is required to be submitted, prepared by a qualified professional.</p>	<p>Noted. Refer geotechnical Report.</p>
<p><b>Easements</b> You are responsible to apply for and obtain a property title search, through NSW Land and Registry Services, for any existing easements affecting the property and annotate these on the site plans. Any proposed easements or encumbrances must also be clearly indicated on plans submitted with the development application. Where permission is required for developments within easements, you are encouraged to seek TransGrid's permission prior to lodging the development application. This will allow any issues to be resolved early. This request is to be managed online via the AMP UP portal found at: <a href="https://www.transgrid.com.au/safety/living-and-working-neartransmission-lines">https://www.transgrid.com.au/safety/living-and-working-neartransmission-lines</a></p>	<p>Noted. Relevant utilities authority is Endeavour Energy. Refer Building Services and Infrastructure Report</p>
<p><b>Water NSW Infrastructure</b> You are to liaise with Water NSW where you are proposing development within 25 metres of the pipeline and/or close to the reservoir catchment.</p>	<p>Noted. Refer Building Services and Infrastructure report</p>
<p><b>Substation</b> Any application for industrial building that has the potential to require an electricity substation to be onsite must provide on the plans submitted with the application details of the proposed location of the proposed substation, the associated easements around the substation and, if a blast wall is needed, details of the location, height and materials of the wall. This is required to be annotated clearly on the plans so that an assessment can be made of the impact of substations on the streetscape, so we have assurance there is a suitable space for these to be accommodated on the site at the early design stage to meet the electricity authorities' requirements and so the impacts of the substations, their easements and any blast walls can be considered in relation to surrounding proposed and existing development. Applicants should contact Endeavour Energy (or the relevant electricity authority) to find out what their requirements are for their proposed development and if a substation is necessary ascertain what the design requirements are and ensure these are shown on the plans at the application stage. It is not acceptable to leave this matter to the Pre- CC or Pre - occupations stages.</p>	<p>Noted. Refer Building Services and Infrastructure report</p>
<p><b>Trees and vegetation</b> Trees located on site are to be retained where practicable. If the tree removal is proposed to facilitate new development, you will need to submit an arboriculture impact assessment report that should also provide the details of where riparian areas are onsite or nearby then measures to protect these areas from disturbance during construction and ongoing development and when its operational.</p>	<p>Addressed above</p>
<p><b>Landscaping</b> A comprehensive landscape plan, prepared by a qualified architect or designer is required. The plan needs to include retention of trees, detailed location of planting and turfed areas, proposed tree and plant species, landscape calculations complying relevant controls and suitable communal outdoor space with a component of deep soil that is capable to accommodate planting of more substantial trees.</p>	<p>Addressed above</p>
<p><b>Heritage and archaeology</b> An Aboriginal due diligence report under the National Parks and Wildlife Act 1974 is required for all new development. Also, the SEE for the development is to take into consideration and assess the visual impacts of the proposed development from</p>	<p>Noted. Refer Archaeological Assessment report- minor considerations</p>



heritage items in the area or those that have view lines to the site such as The Rooty Hill heritage item.	
<p><b>Traffic</b></p> <p>A comprehensive traffic and car parking assessment report, prepared by a qualified traffic engineer is required. It should include the assessment of number and allocation of parking spaces, swept paths, dimensions, aisle widths and ramp grades. Uses proposed cannot create on street parking problems and must be able to cater for their own car parking demands within the subject site.</p>	Noted. Refer Traffic and Parking Assessment Report that documents appropriate parking and site circulation provisions.
<p><b>National Construction Code (NCC)</b></p> <p>All proposed works are to comply with the National Construction Code, and a compliance report is to be submitted with the DA.</p>	Noted. Refer Building Services and Infrastructure and ESD report
<p><b>Cut and fill and retaining walls</b></p> <p>The cut and fill plan and details of retaining walls are to be submitted with the development application, and you must address all relevant DCP controls for limiting cut and fill within the SEE.</p>	Noted. Refer Design Report and plans prepared by Greenbox Architecture
<p><b>Street Trees</b></p> <p>Street tree planting is required. In the event of the necessity to locate aspects of the development within the dripline of any street trees, it is strongly advised that you make early contact with Council's Greenspace Infrastructure Officer on 5300 6000.</p>	Noted. Refer Landscape Plans that address street tree considerations and outline the proposed quality landscaping along all street frontages. This including landscape setback from Glendenning Road and Woodstock Avenue, establishing a high standard of character and design.
<p><b>Overshadowing of adjoining properties</b></p> <p>A shadow diagram is required to be submitted where impact from the shadow of the proposed development is existing on adjoining properties including the Nurraging Reserve. Shadow diagrams are to include existing and proposed shadows casted by the development on site during critical stages as outlines in DCP (between 9 am and 3 pm on 21 June). Shadow diagrams should preferably include a solar access table that displays the percentage of solar access provided to the private open space at hourly intervals.</p>	As set out in the Design Report (2024), throughout the design process there was careful analysis of the local context and overshadowing considerations to ensure that the development would harmonize with its environment.
<p><b>Waste Management</b></p> <p>Waste Management Plan to be submitted with the DA that should address waste management for the construction of development and ongoing uses.</p>	Noted. Refer (Operational Waste Management Plan
<p><b>Crime prevention through environmental design</b></p> <p>A crime prevention through environmental design report is required to follow the council's checklist template.</p>	Noted. Refer EIS.
<p><b>Signage</b></p> <p>DA must be accompanied with an assessment under Chapter 3 (Advertising and signage) and Schedule 5 (Assessment Criteria) of SEPP (Industry and Employment) 2021.</p>	Signage is not proposed as part of this application.
<p><b>Acoustics</b></p> <p>A comprehensive acoustic report, prepared by a qualified consultant is required in line with the requirement of the NSW Environment Protection Authority's Noise Policy for Industry (2017). The report must describe all sources for potential noise, address potential noise impacts arising from the proposed development, and demonstrate that noise levels are adequate and are not likely to exceed dB(A) limits. This is to form part of any recommendations to mitigate the emission of offensive noise from the premises made from the acoustic consultant.</p>	Acoustics assessment (2024) established that the predicted noise levels are within acceptable levels and measure to manage construction phase.
<p><b>Demolition plan</b></p> <p>Demolition can be applied as a separate DA or as part of SSDA for proposed development. In case the proposal included demolition, it is to be included in the description of DA form in NSW Planning Portal and addressed in SEE.</p>	Noted. Refer response on staging above.



Demolition Plan is to indicate all the structures that are supposed to be demolished along with site investigation report, site work plan, waste management plan, and hazardous material management plan along with the DA.	
<p><b>Accessibility</b></p> <p>An accessibility report, prepared by a qualified consultant is supposed to be submitted with DA. The report should demonstrate compliance with access standards and provisions of National Construction Code, Disability Standards 2010 and relevant Australian standards.</p> <p>The design should have equitable access to main entrance of the building from boundary of the site and common areas of the site.</p>	Noted. Design Report (2024) sets out how the site has been designed to address accessibility requirements. This includes accessible paths of travel for all three proposed data centres. There are also appropriate 1:14 access ramps proposed.
<p><b>Operational plan of management</b></p> <p>An operational plan of management needs to be set out that would address and manage matters including waste management, construction management, hours and days of operation, noise management, lighting management, car parking, emergency response, signage (directional and advertising), contact details for any complaints, incident register and patrons/visitor management.</p>	Noted. Refer technical reports including Traffic and Parking Assessment Report, Acoustics Assessment and Air Quality Assessment.
<p><b>Compliance tables</b></p> <p>Compliance tables are required to be included in the EIS that demonstrate compliance with all relevant environmental planning policies including environmental planning instruments, development control plans and guidelines.</p>	Noted – refer EIS
<p><b>Submission requirements</b></p> <p>All DA's are required to be submitted in the NSW Planning Portal. It is required to refer to EPA regulation 2021 in addition to Pre-application meeting minutes for submission requirements for DA.</p> <p>Submission of DA checklist relevant to the proposed development with supporting documents while lodging DA into the NSW Planning Portal is essential.</p>	Noted
<p><b>Owner's consent</b></p> <p>All landowners to which the proposed development application relates are to provide consent to the lodgement of the development application. This includes where the land is owned by a company to provide an ASIC Current Company Extract or confirmation of authority respectively to support the owner's consent.</p>	Noted – refer EIS
<p><b>Statement of Environmental Effects</b></p> <p>A comprehensive SEE outlining the compliance of the proposal with the planning controls and anticipated impacts of proposal with DA for the site is required.</p>	Noted – refer EIS
<p><b>Plans, Elevations and Cross-sections</b></p> <p>You must submit all plans, including elevations and cross-sections. If these plans are not drawn to scale or are illegible, the development application will be returned.</p>	Noted – refer Architectural Plans
<p><b>Survey Plan</b></p> <p>Submission of Survey Plan including the Australian Height Datum (AHD) with the plan comprising of location and roof ridge and eave levels of dwellings on adjoining properties and identify existing trees on the subject development site.</p>	Noted
<p><b>External colours, materials and finishes</b></p> <p>A proposed schedule of external colours, materials and finishes for proposed new development along with a coloured photomontage is required for the submission with DA. Council recommends the use of lighter colours to reduce the impacts of urban heat island effects.</p>	The Design Report (2024) sets out the approach to drawing inspiration from the bushland of the local Nurragingy Reserve Garden, including building façade features a mix of grey and green painted concrete and coloured cladding creating a dynamic and articulated appearance.
<p><b>Existing and proposed finished levels</b></p>	Noted – refer Architectural Plans



<p>You must clearly indicate the proposed and existing ground level, natural ground level and finished ground levels to AHD on submitted plans.</p>	
<p><b>Building Sustainability (BASIX certificates and NABERS)</b>                  All new non-residential development must report on embodied emissions under the SEPP. For non-residential development reports, the NABERS Embodied Emissions Tool will be the required format when the NABERS framework is released in mid-2024. In the interim, a NABERS Embodied Materials Form must be completed and submitted with the DA:  <a href="https://nabers.gov.au/embodied-emissions-materials-form-nsw">https://nabers.gov.au/embodied-emissions-materials-form-nsw</a>                  Further information on this SEPP is detailed on the NSW Government website: <a href="https://www.planning.nsw.gov.au/policy-and-legislation/buildings/sustainable-buildings-sepp">https://www.planning.nsw.gov.au/policy-and-legislation/buildings/sustainable-buildings-sepp</a>.</p>	<p>Noted. Refer ESD report prepared by LCI Consultants</p>
<p><b>Building in close proximity to setbacks</b>                  In case the elevation of the proposed development is close to the side setbacks, window treatment, you must show this in detail on the submitted drawings along with the DA including how this may impact on ventilation and internal amenity.</p>	<p>Noted. Refer Design Report prepared by Greenbox Architecture.</p>
<p><b>Retaining walls</b>                  You must submit details of retaining walls (if applicable) to be constructed along with the DA.                  The council requires the construction of masonry (no timber) retaining walls property boundaries.</p>	<p>Noted. Refer Design Report and plans prepared by Greenbox Architecture.</p>
<p><b>Stormwater plans</b>                  Detailed stormwater plans prepared by qualified hydraulic engineer should be submitted with DA.</p>	<p>Noted. Refer to Civil and Stormwater report prepared by ACOR Consultants</p>
<p><b>Estimated development cost (EDC) reports</b>                  You must nominate, in the SSD development application, the estimated development cost as defined in Clause 251 of the Environmental Planning and Assessment Regulation 2021. Development cost must be calculated in line with the Department of Planning, Housing and Infrastructure’s PS 24-002, ‘Changes to how development costs are calculated for planning purposes’                  In the development with estimated development cost over \$3 million or more, the application should include an EDC report verifying the cost prepared by qualified quantity surveyor. The report should be prepared by using AIQS practice standard, based on cost estimated as of the current date and should be dated no earlier than 30 days from when the application is submitted.</p>	<p>Noted. Refer to EDC report prepared by Turner &amp; Townsend</p>



## Appendix D – Western Sydney Parklands Engagement Record

**Teams Meeting:** 4 November 2024

**Attendance:** Western Sydney Parklands (WSP):  
 Open Space Manager: Paula Tomkins (PT), Planning Manager Kerrie Symonds (KS)  
 Proposal:  
 LCI: Martin Ferguson (MF), Ben Avallone (BA)  
 Willowtree Planning: Andrew Cowan, Charlotte MacDonald (CM)  
 Willowtree Communications: Stephanie Barker (SB)

### MEETING NOTES (Summary of key points)

Team Introduction- Introduction by attendees, and proposed agenda provided by Willowtree Planning.

- PowerPoint presentation shared to support discussion.

#### Existing site overview – provided by CM

- Site is zoned E4 General Industrial, has no controls for height limits. Site adjoins the Nurranginy Reserve to the east, with Eastern Creek, approx. 70m east of the site boundary.
- Contains 3 existing warehouse buildings, operating independently and is traversed by 2 transmission lines.

WSP noted - proximity to biodiversity areas in WSP and the design principles in the Western Sydney Parkland Act, and the Western Sydney Parklands Design Manual and Plan of Management.

#### Project overview – provided by CM as

- Overview of proposal outlined the layout of the three data centre buildings, associated car parking, storage, security fencing and landscaping setbacks, including large setback from Woodstock Ave to be revegetated.

WSP sought clarification on setbacks of building, and fences from site boundary, including any land level change.

#### Engagement to date – provided by SB

- Agency and community engagement underway, Community Newsletter distributed to residential areas open until the end of week, including wider area that has views to site.
- Blacktown City Council feedback has been comprehensive, including City Architect on visual impact and interface with Nurranginy Reserve, Facilities Manager's offered briefing.
- SEARs specifically require engagement with WSP.

WSP confirmed Council has lease arrangements with WSP for facilities in Nurranginy Reserve.

#### Proximity of development to Western Sydney Parklands:

Visual impacts:

- CM presented visual impact analysis including before and after views from industrial estate, from Colbee Events Centre and lakeside in the Reserve as well as from the perimeter path adjoining site. It was noted that the nature of view from perimeter path is experienced as a transient view by the people and how setbacks were increased in response to Council feedback.

WSP requested additional viewpoints at interface of Reserve and site to understand visual impacts and view from southeast shared. WSP did not provide feedback on visual impacts but noted importance of design treatments to reduce impacts and limitations for planting under transmission easements.

#### Construction phasing

- CM explained first stage was Building 1 immediately adjacent to Reserve and explained that later stages would therefore have limited impacts on Reserve. Construction Management Plan to address construction issues and interface with public reserve

WSP sought clarification on any proposed changes to stormwater at boundary - to be provided in EIS.

Meeting closed. WSP provided links to relevant WSP document via email following the meeting.



## Appendix E – Sydney Water Correspondence



Case Number: 216245

September 12, 2024

LCI Consultants  
c/- AUSFLOW PTY LTD

### Feasibility Letter

**Developer:** LCI Consultants  
**Your WSC's reference:** AE0011  
**Development:** Lot 2 DP 1137102 2 GLENDENNING RD, Glendenning  
**Development Description:** The development will include the construction of three data centres on the site which will require new sewer and water connections to Sydney Water Infrastructure.  
**Your application date:** July 5, 2024

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what our requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

We have not allocated any system capacity to your proposal from the investigation into this Feasibility advice. This advice is only an indication of our systems and possible requirements as of today. Where there is system capacity, it may have been fully utilised by the time you obtain a Consent. The requirements applied to any approved Development proposal may differ significantly in the future since the original advice was issued.

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to

SYDNEY WATER CORPORATION

2

Case No: 216245

submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (WSC).

We'll then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed)
- or
- Certificate.

These documents will be the definitive statement of our requirements.

There may be changes in our requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development eg the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application
- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

**You have made an application for specific information. Our possible requirements are:**

#### WATER

The closest existing trunk infrastructure to the development is a DN300. However, **the water supply zone does not have the capacity to supply peak demands as advised by this feasibility application.**

**You will need to engage a hydraulic consultant to identify alternative options to service the development.**

The assessment needs to include a review of the annual demand and peak daily, peak instantaneous demand for each stage. The option assessment will also need to demonstrate that on site storage is used to balance the peak instantaneous demand to reduce the impact to Sydney Water network and Reserve Storage Level (RSL) at Minchinbury reservoirs and other customers.

#### SEWER



The high-level assessment indicates that the trunk system (DN400) may have capacity to service this development. This will be confirmed during the Sec 73 application. Design will be assessed during section 73 application.

The discharge from Data Centre should meet the quality requirement of wastewater discharge onto sewer network.

**1. Infrastructure contributions**

You will need to pay an infrastructure contribution towards the cost of each Sydney Water system that will serve your development.

The infrastructure contributions are calculated in accordance with the Development Servicing Plans registered with the Independent Pricing and Regulatory Tribunal (IPART) under the *Independent Pricing and Regulatory Tribunal Act*.

An estimate of your infrastructure contributions is shown in the table below. These amounts have the NSW Government-directed cap applied for the current financial year. **These amounts are subject to the NSW Government transition pathway and other factors and will change** – see Section 6.1 Price Changes for full details.

No payments can be accepted for these estimates. Should you obtain Development Approval for this proposal and apply for a Section 73 Certificate in the future, then we'll advise you of the applicable charges to your Development.

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable Period (12/9/24-30/6/25)
Greater Sydney Drinking Water	Other Flow 625.116 @ \$850 per ET = \$531,348.84 based on Flow rates in paragraph below less Credit of \$0.0 for previous payment/use	\$531,348.84
Lower South Creek Wastewater	Other Flow 175.263 @ \$1601.48 per ET = \$280,680.44	\$280,680.44

	based on Flow rates in paragraph below less Credit of \$0.0 for previous payment/use	
<b>DEVELOPER CHARGES TOTAL:</b>		<b>\$812,029.28</b>

- The charges in the table are based on your development needing an average day water demand of UPDATE BASED ON 269KL used in IC calculation kl and an average day sewer discharge of UPDATE BASED ON 67KL used in IC calculation kl.
- If the development generates a greater demand, you may have to pay more in charges. If you are going to sell the development, you have to explain the situation to prospective buyers as part of the requirements of Vendor Disclosure.**

**1.1 Price changes**

The infrastructure contribution you must pay may also change due to:

- Changes to the Consumer Price Index (CPI). Our prices increase by CPI each financial year. CPI is the weighted average of the capital cities CPI for the 12 months to the end of the previous March.
- The NSW Government-directed transition pathway for infrastructure contributions for drinking water and wastewater infrastructure:

Financial Year payment is made	Percentage of infrastructure contribution payable
1 July 2023 to 30 June 2024	Infrastructure contribution capped at 0% of the full price
1 July 2024 to 30 June 2025	Infrastructure contribution capped at 25% of the full price
1 July 2025 to 30 June 2026	Infrastructure contribution capped at 50% of the full price
1 July 2026 onwards	Full price payable

- Any updates to our Development Servicing Plans (including prices). Our Development Servicing Plans must be updated every five years. The next updates will be introduced by 31 December 2028.



Your infrastructure contributions become payable once your WSC has submitted all Project Completion Packages under each Developer Works Deed to us confirming that the works required under the Notice are complete.

**No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own Independent professional advice.**



## Appendix F - Endeavour Energy Correspondence



17 March 2023

Endeavour Energy Ref: [REDACTED]

[REDACTED]  
[REDACTED]  
SYDNEY  
NSW 2000

Attention: [REDACTED]

CONNECTION OFFER – STANDARD CONNECTION SERVICE

[REDACTED] - 132KV SUPPLY CONNECTION | 180 MVA | [REDACTED] | 2 GLENDENNING ROAD, GLENDENNING

Dear [REDACTED]

Thank you for your application providing information of the proposed [REDACTED] Data Centre development at the above location as shown below. Your application has been registered under the above reference number. Please quote this reference number on all future correspondence.



This connection offer is made in accordance with the Terms and Conditions of the Model Standing Offer for a Standard Connection Service available on our website. To accept this offer, please complete the enclosed Notice of Advice form and obtain your Level 3 Accredited Service Provider (ASP) signature on the form prior to returning it to Endeavour Energy.

51 Huntingwood Drive, Huntingwood, NSW 2148  
PO Box B11, Seven Hills, NSW 1730  
T: 133 718

endeavourenergy.com.au  
ABN 11 247 365 823

Endeavour Energy has completed a preliminary desk top assessment of the information provided in your application and issued an enclosed Supply Offer. Your next step is to obtain the services of a Level 3 ASP to prepare and provide an electrical design to Endeavour Energy in the form of a Proposed Method of Supply. This activity is customer funded contestable work and you will need to pay for it. An estimate of fees related to review of your design is attached.

A list of the Accredited Service Providers is available at the NSW Trade and Investment website: <https://energysaver.nsw.gov.au/households/you-and-energy-providers/installing-or-altering-your-electricity-service> or can be obtained via phone 13 77 88.

Please note under the National Electricity Rules (NER) customer may choose to enter into a negotiated agreement. A negotiation framework describing this process is available on our website.

Should you have any enquiries regarding your application please contact the undersigned.

Yours faithfully,

*David Ho*

David Ho | Senior Customer Network Engineer | Customer Network Solutions  
T 9853 7601 | david.ho@endeavourenergy.com.au



17 March 2023

Endeavour Energy Ref: [REDACTED]

Endeavour Energy  
PO Box 811  
Seven Hills NSW 1730  
[cwadmin@endeavourenergy.com.au](mailto:cwadmin@endeavourenergy.com.au)

Attention: Customer Connections Administrator

**NOTICE OF ADVICE**

**APPOINTMENT OF ACCREDITED DESIGNER FOR THE PROPOSED DEVELOPMENT AT:  
[REDACTED] | 2 GLENDENNING ROAD, GLENDENNING**

*\* Please complete and return when a Level 3 Service Provider has been nominated\**

Please accept this letter as notification that I intend to proceed with the development described above. I own or am developing the land and works on the land, (and/or where relevant on public land). I intend to supply this development to Endeavour Energy requirements.

By signing this Notice of Advice I am accepting the Terms and Conditions of Endeavour Energy's Model Standing Offer for a Standard Connection Service.

The Level 3 Service Provider appointed is:	
The Fees will be Paid to Endeavour Energy by:	
Name / Company: .....	
Address: .....	
Email: .....	Phone: .....
..... Signature of Level 3 ASP	..... Name of Level 3 ASP
..... Signature of Applicant/ Applicant's Representative	..... Name of Applicant/ Applicant's Representative
..... Date	..... Company Name
The signatory warrants that they are authorised to execute this Application.	

APPLICATION NO: [REDACTED]  
DATE: 14 March 2023

SUBJECT: SUPPLY OFFER FOR  
2 Glendenning Road, GLENDENNING

Endeavour Energy has carried out a desk top assessment and has prepared the attached Supply Offer for this development.

The supply offer will assist your Level 3 ASP to develop the most efficient solution to meet your needs whilst complying with Endeavour Energy's standards and with the Terms and Conditions of the Model Standing Offer for a Standard Connection Service. Please find below a list of some requirements that will need to be addressed by your nominated Level 3 ASP.

- Field visit to verify physical details
- Trench length
- Cable length
- Length of cable using existing ducts
- Length of new ducts required to be installed
- Substation location shown on a preliminary sketch and HV switchgear numbers
- Types and number of poles to be replaced or installed
- Complexity of trenching (ie rock, under-bore, commercial area etc)
- Earthing requirements and complexity
- Overhead construction and isolation point requirements
- Asset Valuation form must be completed including any extraordinary costing requirements
- Environmental issues addressed in a fully documented Environmental Assessment
- Generation requirements
- Rail Crossing requirements

A sketch of the proposed design utilising the GIS as a base must be returned with the above information.

This Supply Offer is part of the Connection Offer for a Standard Connection Service and is valid for twelve (12) months from the date of issue.

Where this Connection Offer has lapsed, you or your Level 3 ASP must contact Endeavour Energy with the request to extend the Connection Offer. Endeavour Energy will assess your request and will inform you of the outcome. It must be recognised that the network is being constantly extended/augmented as new customers get connected. This means that for your Connection Offer to be extended, your Supply Offer may require alteration. If this is the case, additional fees to cover administrative costs may apply.

The fees applicable to this phase of the project will need to be paid prior to design certification and are outlined in the Network Price List available on the Endeavour Energy website.



14 March 2023

Endeavour Energy Ref: [REDACTED]

**SUPPLY OFFER**  
(Based on a desktop assessment)

**Development Details & Applicant's Assessed Load:**

Endeavour Energy (Endeavour) acknowledges that [REDACTED] Data Centre would require ultimate load of 180MVA at 132kV by 2033 and initial supply of 25MVA will be required by March 2026.

**Proposed Load Growth Profile**

Year	Load Demand (MVA)	
	Required load	Accumulative
2026	25	25
2027	25	50
2028	25	75
2029	25	100
2030	20	120
2031	20	140
2032	20	160
2033	20	180

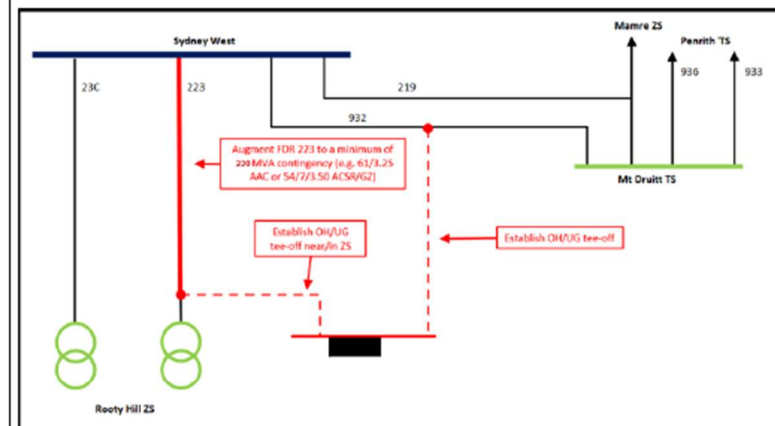
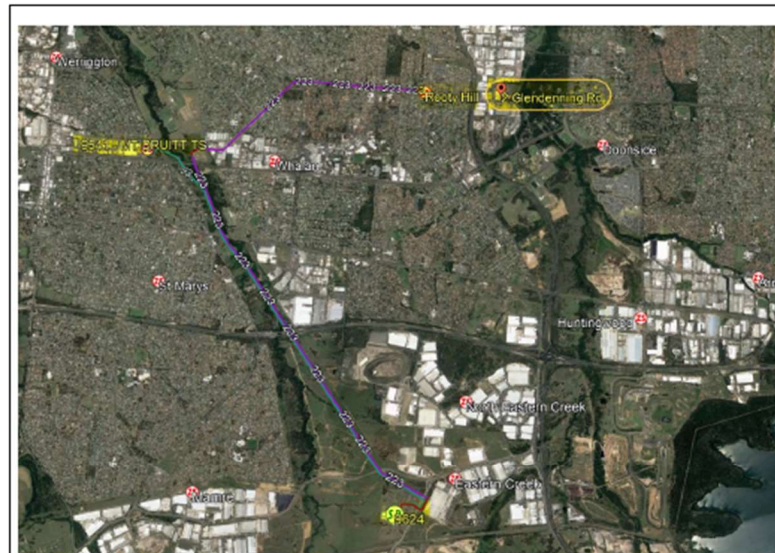
**Endeavour Energy Assessed Load:**

To accommodate the required load based on your load growth profile of the [REDACTED] Data Centre development, it is figured out that the development will be supplying from 132kV feeders, 932 and 223.

[REDACTED] must install one (1) x 132kV cables (roughly cable length 6.5km) from the development site and connect the cable on the 132kV feeder 932 at appropriated location and one (1) x 132kV cables (roughly cable length 1.5km) from the development site and connect the cable on the 132kV feeder 223 at appropriated location near or within Rooty Hill ZS.

Location Map and Simplified SLD are attached on the next page for further reference.

Because of capacity constraint of existing 132kV feeder 223, it can only available capacity to [REDACTED] the initial load 100MVA up to 2029, thereafter augment work is needed to increase the capacity to cater for the increase load of [REDACTED]. In principle, it is up [REDACTED] to augment the overhead conductors in one go or in stages, moreover ultimately the conductors must be augmented to a minimum capacity of 220MVA by 2033.



It is expected that the new 132kV feeders will terminate into the Customer's 132kV substation, however the exact location is dependent on the Customers substation type and layout and will require easements in Endeavour's favour prior to initiating construction works to install proposed assets for Endeavour ownership.

For an indoor type of substation, Endeavour has contemplated the Customer's primary Connection Points to be at the incoming terminals of the Customer's 132kV GIS switchgear, alternatively, for



an outdoor air insulated substation, this may be at the Endeavour cable sealing end stands or line side terminals at an overhead substation gantry.

For secondary Connection Points associated with Endeavour's feeder protection and communications systems, the Customer will have to provide an Endeavour Protection & Control room approximately five (5) metres by five (5) metres within the Customer's site. This room may be integrated into the Customer's substation building although ownership of this room is not to be transferred to Endeavour and appropriate easements to Endeavour standard MDI0044 and 24-hour unrestricted personnel and right of access will be needed. The above arrangement precludes the need for the Customer to establish an Endeavour owned 132kV switching station as connection assets on the Customer's property.

**Connection Asset Requirements:**

Load forecasted on 132kV feeder 223 is shown as below.

Year	Load Demand (MVA)		EE Load (MVA)	Feeder 223 load (MVA)	
	Required	Accumulative		Normal	Contingency
2026	25	25	20 normal / 40 Contingency	45	65
2027	25	50		70	90
2028	25	75		95	115
2029	25	100		120	140
2030	20	120		140	160
2031	20	140		160	180
2032	20	160		180	200
2033	20	180		200	220

Endeavour has conducted a further investigation of 132kV feeder 223 based on available network characteristic, which we found there is discrepancy between conductors in network characteristics and GIS, and decide the following scenario.

- Sections A to E : Total 6.54km and is rated at 120MVA continuous and 175MVA emergency.
- Section F : Total 0.11km and is rated at 145MVA continuous and 175MVA emergency.
- Section G to H : Total 4.18km and is rated at 130MVA continuous and 130MVA emergency.

Conductors are listed below for reference.

Circuit	From	To	km	Tc	Ratings (A)			
					Cont.S	Cont.W	Emer.S	Emer.W
223	Sydney West BSP	Rooty Hill ZS	10.83		525	800	569	0
A	ACSR/GZ Mango (54/7/3.00)	2x AAAC 1120 Krypton (19/3.25)	3.09	85	525	919	765	0
B	2xACSR/GZ Olive (54/7/3.50)	2x SC/GZ (7/3.75)	0.99	85	525	919	765	0
C	ACSR/GZ Mango (54/7/3.00)	2x AAAC 1120 Krypton (19/3.25)	0.47	85	525	919	765	0
D	2xACSR/GZ Olive (54/7/3.50)	2x SC/GZ (7/3.75)	1.47	85	525	919	765	0
E	ACSR/GZ Mango (54/7/3.00)	2x SC/GZ (7/3.75)	0.52	85	525	919	765	0
F	ACSR/GZ Mango (54/7/3.00)	2x SC/GZ (7/3.75)	0.11	85	639	919	765	0
G	ACSR/GZ Lime (30/7/3.50)	SC/GZ (7/3.25)	0.52	85	569	800	569	0
H	ACSR/GZ Lime (30/7/3.50)	2x SC/GZ (7/3.75)	3.66	85	569	800	569	0

A proper detail mains assessment will be conducted sooner to verify about findings.

The Customer's next step is to obtain the services of a Level 3 ASP to prepare and supply a draft electrical design and submit to Endeavour as a Proposed Method of Supply. As noted above, the appointed Level 3 ASP must conduct transmission underground and substation design works. To accept this Offer, please complete the enclosed Notice of Advice form and obtain your Level 3 ASP signature on the form prior to returning it to Endeavour.

Once a Proposed Method of Supply is agreed, Endeavour can initiate preparation of a Technical Brief (TB) which is a detailed scoping document that will form part of Endeavour's Design Brief to the Level 3 ASP and Endeavour's internal staff for the design, construction and commissioning works, including the Customer's primary equipment requirements and secondary systems coordination. The TB will define Contestable and Non-contestable works and identify estimate of costs associated with Customer funded non-contestable works including protection, control, testing and commissioning works. Preparation of the TB will take minimum 12 weeks and if the customer accepts this Offer and can confirm the proposed Customer substation concept without nominating a Level 3 ASP, Endeavour can initiate preparation of the TB.

**Network Constraints & Limitations**

Subject to concept and feasibility studies, Endeavour would consider in principle accepting the connection to 132kV feeder 223 within Endeavour's Rooty Hill Zone Substation.

Access to 132kV feeder 932 is restricted in some seasons and a reasonable recall is required.

**CONNECTION REQUIREMENTS**

**CUSTOMER'S INSTALLATION**

The Customer's installation will originate at the Connection Points defined as the load side terminals where Endeavour's 132kV feeders connect to the Customer's 132kV substation. Secondary connection points will be where the Customer's secondary systems are integrated into Endeavour's feeder Protection and Control room as mentioned earlier. The Customer's installation must be designed and constructed in accordance with AS2067, AS3000, Service and Installation Rules of NSW, and other relevant Australian Industry Standards.

It must be noted that supply will not be made available until the Customer's 132kV Installation has been inspected by Endeavour's Customer Installation Section. Certificate of Compliance for Electrical Works (CCEW), high voltage test reports and any other relevant documentation must be submitted prior to the initial inspection. Arrangements for this inspection can be made with Endeavour's Customer Installations Section no later than four (4) weeks prior to the Customer's proposed commissioning date. Inspections must be booked two weeks prior to the required inspection date via the following email [inspection@endeavourenergy.com.au](mailto:inspection@endeavourenergy.com.au).

Please allow a minimum of four weeks' notice to arrange a HV Customer's Installation audit prior to the proposed commissioning date.

**SINGLE LINE DIAGRAM**

The proposed Single Line Diagram (SLD) for the Customer's installation must be submitted for review. It is recommended that construction of the Customer's installation does not commence prior to Endeavour's review of the SLD. The SLD must include reference to Endeavour 132kV feeder, 132kV connection points, incoming control and protection devices, proposed line side earth switches, location and details of metering transformers, proposed protection schemes and bus sections (if applicable). Endeavour will need proposed SLD's of all voltages including location of



proposed UPS and generation systems including transition methodology.

Endeavour does not allow customers to parallel supplies as this creates operational risks and can trigger operation of Endeavour's protection schemes. Paralleling of the incoming supplies is not allowed at any voltage unless under the direct control of Endeavour's System Operators.

Please ensure SLD's of the Customer's installation extending to all voltage levels is provided which include any generation facilities, and automatic or manual paralleling facilities, along with any proposed engineering or operational controls, intended to inhibit inadvertent paralleling of incoming supplies at any voltage level.

#### FAULT LEVEL

In conformity with Clause 7.4.4 of the Service and Installation Rules of NSW, the prospective fault level at the Connection Point is 40kA for 1 second. The customer's equipment up to (and including) the incoming protective device must meet this minimum fault level.

Please refer to Earth Fault Protection Information as shown on Appendix A for reference.

#### PROTECTION CHARACTERISTICS

The Customer's incoming protection device will form part of Endeavour's protection scheme for each of the Endeavour 132kV feeders.

A Protection Concept & Design Agreement (PCDA) will need to be drafted to ensure coordination of Endeavour's feeder differential protection schemes and the Customer's incoming protection device. As part of the PCDA Endeavour will also review and agree on the Customer's 132kV installation protection for back up protection requirements such as Cbfail, relay redundancy to ensure Endeavour maintains system security obligations under the National Electricity Rules.

Following the Project Definition, Endeavour will draft a Protection and Indication Equipment Schedule (PIES) for Endeavour protection requirements in line with Endeavour policy, at this time the Customer must provide details of the Customer's proposed incoming circuit breaker protection scheme to enable Endeavour's Protection Engineers to review the design and draft a PCDA.

To enable the Customer or their electrical consultants to prepare protection and earthing reports, when requested, Endeavour will provide the phase to phase and phase to earth fault levels, network characteristics at the proposed feeder connection points under normal network operating conditions.

#### REVENUE METERING

The Customer is responsible for the provision of separate metering on both incoming supplies. Metering transformers must be incorporated into the SLD to meet the minimum requirements of Type 3 Metering for a high voltage installation however it is recommended that Type 2 Metering is designed and reviewed by the Customer's Electricity Retailer or Meter Provider for compliance with Chapter 7 - "Metering" of the National Electricity Rules.

Prior to Commissioning the Customer's installation, Endeavour requires either the Meter Provider or the Electricity Retailer to provide written confirmation that compliant metering has been installed in accordance the National Electricity Rules and provide an NMI for each supply with the correct Standing Data and Network Tariff (N39 or Site Specific (GoR) - Refer Network Price List) for this type of connection. This written confirmation must be submitted to the Contestable Works Project Manager (undersigned) and received prior to commissioning of the Customer's High Voltage Installation.

It is further noted that metering transformer test certificates must be provided to Endeavour's

Customer Installation Section as part of the documentation during the installation inspection, prior to connection of the Customer's installation.

#### OPERATIONAL ARRANGEMENTS

The Customer is responsible for operation and maintenance of the high voltage installation including 132kV electrical assets, metering and any agreed site-specific conditions beyond the Connection Point.

Prior to connection, the Customer must contact Endeavour's Major Customer Manager, Mr Ahmad Chehade on mobile 0404 007 227 to draft High Voltage Operation and Maintenance Protocol (Protocol) between Endeavour and the Customer. The site-specific conditions, including the division of responsibility, and operational and emergency contacts are to be included in the Protocol.

Site-specific conditions will be negotiated prior to connection and commissioning and once the Customer's installation is commissioned and connection assets accepted by Endeavour under the MSO, these site-specific conditions will form part Deemed Standard Connection Contract for Large Customers.

#### POWER FACTOR

The installation Power Factor is to meet NSW Service and Installation Rules referring to National Electricity Rules requirements. These require a minimum 0.95 lagging Power Factor in accordance with section 5.3.5 'Power Factor Requirements' of National Electricity Rules.

It is expected that the installation will maintain unity (1.0) or less power factor and not enter a leading range.

If, following connection of this installation, the site power factor does not meet these requirements, it must be improved by connection of power factor correction units within the timeframe set at the time the improvement works are determined.

#### QUALITY OF SUPPLY REQUIREMENTS

The voltage regulation and harmonic content resulting from the load being connected to the Endeavour Energy network must not affect the supply of adjacent customers. Therefore compliance is required with the criteria defined in the following documentation:-

AS/NZS 61000 Series;

- Part 3.2 relates to Harmonic Currents
- Parts 3.3 and 3.5 relate to Voltage Fluctuations and Flicker
- Parts 3.6 and 3.7 relates to Assessment of Emission Limits for "Distorting" and "Fluctuating" loads in MV and HV power systems.

Endeavour will set parameters outside of these documents in relation to the equipment being connected as part of the installation, therefore Endeavour Energy have provided flicker and harmonic allocations consistent with the expected total load of the site.

Please see attached Power Quality Allocation document for reference



**Validity**

This Connection Offer for a Standard Connection Service and is valid for twelve (12) months from the date of issue.

Where this Connection Requirements letter has lapsed excluding customer installation requirements, you or your pre-qualified Level 3 ASP must contact Endeavour Energy with the request to extend the Connection Offer. Endeavour Energy will assess your request and will inform you of the outcome. It must be recognised that the network is being constantly extended/augmented as new customers get connected. This means that for your Connection Requirements to be extended, your Connection Requirements may require alteration. If this is the case, additional fees to cover administrative costs may apply.

14 March 2023

Endeavour Energy Ref: [REDACTED]

**Initial Funding Arrangements**

**Endeavour Energy Supplied Materials:**

Nil

**Endeavour Energy Funded and Constructed:**

Nil

**Endeavour Energy Funded and Level1 ASP Constructed – Reimbursement Paid by Endeavour Energy**

Nil

**Reimbursement to be paid to Endeavour Energy by Customer:**

Nil

**Customer Funded Monopoly Services:**

Network switching, commissioning, contractor inspection, ancillary fees, etc.

**Customer Funded Contestable Works:**

All other works required



Appendix A



**EARTH FAULT PROTECTION DATA FOR SUBSTATION EARTHING**

Location:		Revision/Date:	Rev 0 - 14/03/2023
Study By:	Craig Muras		
Notes:	HVC substation to be fed by two feed feeders, 223 and 932. These feeders are to be on change-over. The HVC substation is not to be run in parallel. Protection on proposed feed feeders is assumed to be duplicate differential with duplicate communications paths.		

The data given below is the existing fault data (or anticipated near future fault data), which can be used to ensure that step & touch potentials are satisfactory in accordance with Endeavour Energy EDI 516 (Earthing in transmission zone substations and switching stations). The current magnitudes given are the initial value of symmetrical fault current with an applied voltage factor (c) = 1.1 as required by AS3951:1991 for the calculation of maximum fault levels. The clearing times includes relay operating time and CB clearing time.

<b>Fault:</b>	<b>132kV 0-E Fault feeder 223 - Sydney West BSP to Rocty Hill ZS tee HVC</b>		
	<b>Fault Data</b>		<b>Step Time</b>
	ENDEAVOUR ENERGY FAULT LEVEL DATA - 182460909 1990/AS 3851 M27600 ----- MAXIMUM Fault Levels: c-Factor = 1.10, Temp = 20.0 deg ----- Bus Name    V(kV)   Sph(kA)    Sph(deg)    X/R   2ph-g(kA)    2ph-g(deg)    3*Io(kA)    X/R   1ph-g(kA)    1ph-g(deg)    X/R Terminal (4)   132.0   11.69    -85.0 8.2   11.12    166.3    7.97 4.9   9.40    -96.2 5.8 ----- R1 (%)    X1 (%)    R0 (%)    X0 (%) 0.10    4.10    1.59    6.99 -----		
<b>Fault Level Data Step 1:</b>	NA		
<b>Total Primary Clearing Time:</b>	220ms	Notes: Standard clearing time for 132kV faults as per NER.	
<b>Total Backup Clearing Time:</b>	430ms	Notes: Standard clearing time for a CB fail condition on 132kV as per NER.	
<b>Notes:</b>	Only 132kV feeder 223 feeding the HVC busbar		



<b>Fault:</b>	<b>132kV 0-E Fault feeder 932 - Sydney West BSP to Mount Druitt TS tee HVC</b>		
	<b>Fault Data</b>		<b>Step Time</b>
	ENDEAVOUR ENERGY FAULT LEVEL DATA - 182460909 1990/AS 3851 M27600 ----- MAXIMUM Fault Levels: c-Factor = 1.10, Temp = 20.0 deg ----- Bus Name    V(kV)   Sph(kA)    Sph(deg)    X/R   2ph-g(kA)    2ph-g(deg)    3*Io(kA)    X/R   1ph-g(kA)    1ph-g(deg)    X/R Terminal (4)   132.0   15.75    -86.2 11.8   15.80    166.2    10.13 5.3   12.40    -77.9 4.7 ----- R1 (%)    X1 (%)    R0 (%)    X0 (%) 0.26    3.04    1.92    6.30 -----		
<b>Fault Level Data Step 1:</b>	NA		
<b>Total Primary Clearing Time:</b>	220ms	Notes: Standard clearing time for 132kV faults as per NER.	
<b>Total Backup Clearing Time:</b>	430ms	Notes: Standard clearing time for a CB fail condition on 132kV as per NER.	
<b>Notes:</b>	Only 132kV feeder 932 feeding the HVC busbar		

