



**P A T C H**

CONNECTING  
PEOPLE, POLICY  
AND PLACE.

Engagement Outcomes  
Report  
3 Brookhollow Avenue,  
Norwest

On behalf of

GreenSquareDC  
May 2026



CONNECTING PEOPLE,  
POLICY AND PLACE.

PROJECT

3 Brookhollow Avenue, Norwest Data Centre

CONTACT

info@patchplanning.com.au

| Document Control |             |               |                                   |                                      |
|------------------|-------------|---------------|-----------------------------------|--------------------------------------|
| No.              | Version     | Date          | Author(s)                         | Approved by                          |
| 1                | First draft | December 2025 | Isabelle Best<br>Senior Associate | Ashleigh Smith<br>Associate Director |
| 2                | Final       | May 2026      | Isabelle Best<br>Senior Associate | Ashleigh Smith<br>Associate Director |

COPYRIGHT

© Patch Planning

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Patch Planning (Patch Planners Pty Ltd).

All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Patch Planning and may not be used or disclosed to any party without the written permission.



# CONNECTING PEOPLE, POLICY AND PLACE.

## TABLE OF CONTENTS

|                                                                |    |
|----------------------------------------------------------------|----|
| EXECUTIVE SUMMARY .....                                        | 1  |
| 1. INTRODUCTION .....                                          | 2  |
| 1.1. PURPOSE OF THIS REPORT .....                              | 2  |
| 1.2. SITE DESCRIPTION.....                                     | 2  |
| 1.3. SITE CONTEXT .....                                        | 3  |
| 1.4. SEARS REQUIREMENTS .....                                  | 4  |
| 1.5. THE PROPOSAL .....                                        | 5  |
| 2. ENGAGEMENT OVERVIEW .....                                   | 6  |
| 2.1. STAKEHOLDER IDENTIFICATION .....                          | 6  |
| 2.2. ENGAGEMENT ACTIVITIES.....                                | 7  |
| 3. SUMMARY OF FEEDBACK.....                                    | 9  |
| 3.1. COMMUNITY AND LOCAL BUSINESS FEEDBACK .....               | 9  |
| 3.1.1. COMMUNITY INFORMATION SESSION .....                     | 9  |
| 3.1.2. COMMUNITY SURVEY .....                                  | 11 |
| 3.2. AGENCY FEEDBACK.....                                      | 12 |
| 3.3. THE HILLS SHIRE COUNCIL PRE-DA MEETING.....               | 14 |
| 3.4. STATE DESIGN REVIEW PANEL .....                           | 18 |
| 4. CONCLUSION AND NEXT STEPS .....                             | 25 |
| 4.1. RESPONSE TO SUBMISSIONS FOLLOWING PUBLIC EXHIBITION ..... | 25 |
| 4.2. ONGOING ENGAGEMENT .....                                  | 25 |
| APPENDIX 1: LETTER BOX DISTRIBUTION MAP .....                  | 27 |
| APPENDIX 2: COMMUNITY NEWSLETTER .....                         | 29 |
| APPENDIX 3: SURVEY QUESTIONS AND RESULTS .....                 | 31 |



FIGURES

FIGURE 1. AERIAL OF THE SITE .....3

FIGURE 2. SITE CONTEXT MAP.....4



CONNECTING PEOPLE,  
POLICY AND PLACE.

TABLES

TABLE 1. RESPONSE TO SEARS – SSD-81928961.....1

TABLE 2. STAKEHOLDER MATRIX..... 6

TABLE 3. COMMUNITY AND BUSINESS ENGAGEMENT ACTIVITIES ..... 7

TABLE 4. COMMUNITY AND BUSINESS FEEDBACK..... 9

TABLE 5. COMMUNITY AND BUSINESS FEEDBACK .....12

TABLE 6. COUNCIL MEETING SUMMARY ..... 14

TABLE 7. SDRP MEETING SUMMARY .....18



## CONNECTING PEOPLE, POLICY AND PLACE.

### EXECUTIVE SUMMARY

This Engagement Outcomes Report has been prepared by Patch Planning (Patch) on behalf of GreenSquareDC (the Proponent) to accompany the State Significant Development Application (SSDA) for the construction and ongoing operation of a new data centre, which will form part of Green Square Data Centres' state-of-the-art campus. This campus is being developed to meet Australia's growing demand for secure data storage and support the expanding use of artificial intelligence.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-81928961) dated 8 April 2025.

To comply with the requirements of SEARs, Patch Planning have delivered an engagement program to provide the local community, stakeholders and agencies information about the SSDA and seek their feedback and comments on the proposal.

Key themes of feedback received during the engagement period included queries about:

- Electricity demand and fire risk
- Parking and traffic
- Security requirements
- The development staging plan.

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





## CONNECTING PEOPLE, POLICY AND PLACE.

### 1. INTRODUCTION

#### 1.1. PURPOSE OF THIS REPORT

This Engagement Outcomes Report has been prepared by Patch Planning (Patch) on behalf of GreenSquareDC (the Proponent) to accompany the State Significant Development Application (SSDA) for the construction and ongoing operation of a new data centre, which will form part of Green Square Data Centres' state-of-the-art campus. This campus is being developed to meet Australia's growing demand for secure data storage and support the expanding use of artificial intelligence.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-81928961) dated 8 April 2025.

To comply with the requirements of SEARs, Patch Planning have delivered an engagement program to provide the local community, stakeholders and agencies information about the SSDA and seek their feedback and comments on the proposal.

#### 1.2. SITE DESCRIPTION

The subject site is legally described as Lot 2021 of Deposited Plan (DP) 831173. The site can be described as irregularly shaped and has a total land area of approximately 51,867sqm. A portion of the site currently comprises an existing 4MW data centre that was approved under D93/318, dated 21 June 1993.

The site is bound by Brookhollow Avenue to the south and east, Brookhollow Reserve and the Hills Corporate Centre to the west and Norwest Boulevard to the North. The primary frontage of the site is to Brookhollow Avenue, where vehicular access is provided.

Based on a review of topographical mapping, the site appears to fall from east to west from a maximum height of RL104 in the northeastern corner of the site to RL82m along the western portion of the site.

The site is located approximately 500m to the east of the Norwest Metro station, with the metro line running under the north / northwest boundary of the site.

The site is heavily vegetated, however, none of the vegetation is mapped on the biodiversity values mapping prepared under the *Biodiversity Conservation Act 2016* (BC Act).

Refer to aerials of the site at Figure 1 below.



Figure 1. Aerial of the Site

Source: Metro Map, 2024 (modified by Patch)

### 1.3. SITE CONTEXT

The site is known as 3 Brookhollow Avenue, Norwest (Lot 2021 DP 831173) and is in the Norwest locality, which forms part of the Hills Local Government Area (LGA). Development surrounding the site comprises of a mix of commercial, retail and residential land uses as described below:

- To the north of the site is Norwest Boulevard, commercial office buildings, an early learning centre, 'Castle Pines' retirement community and Castle Hill Country Club Golf Course;
- To the east of the site is Windsor Road, commercial office buildings, small pockets of residential development and industrial development;
- To the south of the site is Brookhollow Avenue, commercial developments, a hotel and medium density residential development; and
- To the west of the site is commercial development, including a shopping centre (Norwest Marketown), various retail offerings and the Norwest Metro Station.

The site is well serviced by public transport including bus and Metro. Norwest Metro Station provides connections to Tallawong in the northwest and Sydney CBD to the southeast. Bus stops along Norwest Boulevard provide connections through to Parramatta, Seven Hills and Rouse Hill.

As shown in Figure 2, the site is in proximity to Strangers Creek and Brookhollow Reserve, located at the site's southwestern border. Norwest Lake is located approximately 90m northwest of the site.



## CONNECTING PEOPLE, POLICY AND PLACE.



Figure 2. Site Context Map

Source: Six Maps

### 1.4. SEARS REQUIREMENTS

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Brookhollow Avenue Date Centre Expansion, Norwest project (SSD-81928961) dated 8 April 2025.

Specifically, this report has been prepared to respond to the SEARs requirements issued below in Table 1.



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 1. Response to SEARs – SSD-81928961

| SEARs item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Project response                                                                                                                                                                                                                                                                                                                                                                                                            | Documentation                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 4. Built Form and Urban Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |
| <ul style="list-style-type: none"><li>• Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.</li><li>• Demonstrate how the proposed built 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.</li><li>• 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. •</li><li>• Assess how the development complies with the relevant accessibility requirements.</li></ul> | <p>The Architectural Design Report provides a detailed summary of the SDRP feedback from the meeting held on 20 November 2025 and the corresponding design refinements made in response to feedback. Where design refinements have not been made, clear reasoning and rationale is provided as to why the feedback was not considered appropriate for the project's context or functional requirements of the building.</p> | Architectural Design Report      |
| 14. Water Management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |
| <p>Provide an Integrated Water Management Plan for the development that:</p> <ul style="list-style-type: none"><li>• Is prepared in consultation with the local council and any other relevant drainage or water authority.</li><li>• outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision).</li></ul>                                                                                                                                                                                                                                                                                         | <p>A Pre-DA meeting was undertaken with The Hills Shire Council in which infrastructure requirements were discussed. TTW, who prepared the Integrated Water Management Plan, attended this Pre-DA meeting.</p> <p>The Pre-Da meeting outcomes are summarised in Section 3.3 of this report.</p>                                                                                                                             | Integrated Water Management Plan |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 1. Response to SEARs – SSD-81928961

| SEARs item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Project response                                                                                                                                                                                                                                                                                                         | Documentation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <ul style="list-style-type: none"><li>• details the proposed drainage design (stormwater and wastewater) for the site including any on-site detention facilities, water quality management measures and nominated discharge points, on-site sewage management, and measures to treat, reuse or dispose of water.</li><li>• demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.</li></ul> <p>Where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.</p> |                                                                                                                                                                                                                                                                                                                          |               |
| <b>19. Aboriginal Cultural Heritage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                          |               |
| Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | As detailed in the ACHAR report, consultation for the project has been undertaken in accordance with the Consultation Requirements (DECCW 2010a), the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales 2010 (DECCW 2010b) and the Burra Charter 2013 (Australian ICOMOS 2013). | ACHAR         |





## CONNECTING PEOPLE, POLICY AND PLACE.

Table 1. Response to SEARs – SSD-81928961

| SEARs item                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Project response                                                                                                                                                                                                                                                                                                    | Documentation                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | A total of 14 Registered Aboriginal Parties (RAPs) expressed an interest in the project and were included in the consultation. Three responses were received from the Final Draft ACHAR, all in support, with one RAP additionally recommending that gardens and landscaping be done with native Australian plants. |                                                |
| 22. Infrastructure Requirements and Utilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                     |                                                |
| In consultation with relevant service providers: <ul style="list-style-type: none"><li>• assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li><li>• Identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li><li>• provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.</li></ul> | Agency responses are provided in Section 3 of this report.                                                                                                                                                                                                                                                          | Infrastructure Requirements and Utilities Plan |
| 26. Engagement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                     |                                                |
| Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> .<br>Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"><li>• The relevant Department assessments team.</li><li>• Any relevant local councils.</li><li>• Any relevant agencies.</li></ul>                                                                                                                                                       | This Engagement Report provides a comprehensive overview of consultation and stakeholder engagement undertaken for the project to date, including details of any issues raised and how they have been responded to and integrated throughout design development.                                                    | Engagement Report (this report)                |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 1. Response to SEARs – SSD-81928961

| SEARs item                                                                                                                                                                                                                                                                                                                                                                                         | Project response                                                                                                                           | Documentation |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <ul style="list-style-type: none"><li>• The community.</li><li>• If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li></ul> | This report recommends an approach for future Community and Stakeholder Engagement for construction and operational phases of the Project. |               |





## CONNECTING PEOPLE, POLICY AND PLACE.

### 1.5. THE PROPOSAL

This SSDA seeks development consent for the construction and operation of a data centre, with a total power consumption of approximately 96MW, comprising of three (3) four (4) storey data centre buildings, ancillary office space, generators, diesel storage, hardstand and landscaping. The facility will operate 24 hours, 7 days a week

The proposal will form part of a broader state-of-the-art data centre campus, equipped to cater for growing data storage needs within Australia and the emergence of artificial intelligence (AI).

In summary, approval for the following is sought:

- Minor site preparation works including tree clearing and bulk earthworks;
- Civil earthworks and the installation of relevant servicing infrastructure and utilities;
- Construction of a four (4) storey data centre with roof top plant, equating to an RL 130 (39.39m) and Gross Floor Area (GFA) of 16,191m<sup>2</sup>;
- Installation of 77 x diesel fuel generators and associated diesel storage
- Provision of on-site car parking for approximately 25 spaces\*; and
- Landscaping and offset tree planting.

The proposed development is depicted in the figure below, with full architectural details provided within the EIS, of which this report also forms an Appendix.



Figure 3. Artist Impression, view from Norwest Boulevard  
Source: Greenbox, 2025

*\*It is noted that the Community Newsletter in Appendix 2 refers to 40 car parking spaces. The car parking allocation was reduced post this letter being distributed in December 2025.*



## CONNECTING PEOPLE, POLICY AND PLACE.

## 2. ENGAGEMENT OVERVIEW

Engagement for the project was undertaken in line with the *Undertaking Engagement Guidelines for State Significant Projects* DPE's (October 2022) by:

- Engaging with relevant government agencies, council and site neighbours;
- Informing the community about opportunities to engage;
- Providing accurate information so that potential impacts and implications can be considered; and
- Providing channels of communication to gather feedback.

### 2.1. STAKEHOLDER IDENTIFICATION

Table 2 below outlines the stakeholders, as required by SEARs for engagement, in addition to other stakeholders identified as being important to consult with for this project.

| Table 2. Stakeholder Matrix                                                                                                                                                                    |                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Stakeholder                                                                                                                                                                                    | Likely topics of interest/relevance                                                                                                                                                                                            |
| Local authorities                                                                                                                                                                              |                                                                                                                                                                                                                                |
| The Hills Shire LGA                                                                                                                                                                            | <ul style="list-style-type: none"><li>• Alignment with Councils policies and adherence to local planning legislation;</li><li>• Possible environmental Impacts; and</li><li>• Site suitability and public interest.</li></ul>  |
| Agencies                                                                                                                                                                                       |                                                                                                                                                                                                                                |
| Department of Climate Change, Energy, the Environment and Water                                                                                                                                | <ul style="list-style-type: none"><li>• Electricity demand and water use</li><li>• Other environmental impact considerations such as climate risks like heat, flooding and bushfire to support long-term resilience.</li></ul> |
| Endeavor Energy                                                                                                                                                                                | <ul style="list-style-type: none"><li>• Project's electricity demand.</li></ul>                                                                                                                                                |
| Fire and Rescue NSW                                                                                                                                                                            | <ul style="list-style-type: none"><li>• Fire risk and risk mitigation.</li></ul>                                                                                                                                               |
| NSW Environmental Protection Authority (EPA)                                                                                                                                                   | <ul style="list-style-type: none"><li>• Compliance with environmental and ecological legislation;</li><li>• Various sources of possible pollution; and</li><li>• Contaminated land; and dangerous goods.</li></ul>             |
| Sydney Water                                                                                                                                                                                   | <ul style="list-style-type: none"><li>• Water usage and impact on supply.</li></ul>                                                                                                                                            |
| Local neighbours and businesses                                                                                                                                                                |                                                                                                                                                                                                                                |
| A letter box drop was sent by Patch Planning to notify the local community and business about the project, invite them to a community information session and link them to a community survey. | <ul style="list-style-type: none"><li>• Public interest and opportunity for community feedback.</li></ul>                                                                                                                      |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 2. Stakeholder Matrix

| Stakeholder                                                                                                                                                                                                                                                                                                                                                                   | Likely topics of interest/relevance                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| The catchment area included covered 1,287 properties, 763 of which are businesses within a radius catchment of roughly 500-600m. The catchment boundary can be defined as Spurway Drive and Solent Circuit to the north, Century Circuit to the east, Barina Downs Road to the south and Hudson Avenue to the east. The letterbox distribution map is provided at Appendix 1. |                                                                                                                     |
| Following the letterbox drop and community information session a direct email was sent to the Nukids Early Learning Centre as a key stakeholder in the immediate locality to confirm that the community notification reached them and to understand if they would like an opportunity to discuss any impacts with the project team.                                           | <ul style="list-style-type: none"><li>• Amenity impacts such as noise during operation and construction.</li></ul>  |
| First Nation Stakeholders                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                     |
| 14 RAPs                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"><li>• Impact on Aboriginal culture at the site or surrounding the site.</li></ul> |

## 2.2. ENGAGEMENT ACTIVITIES

Consultation has been undertaken during the preparation of the SSDA and will continue as the assessment of the application progresses and during construction. The purpose of the consultation process to date has been to inform and seek feedback from key agency stakeholders identified in the SEARs, as well as targeted consultation with the community and other stakeholders considered of relevance.

Patch Planning conducted agency, community and local business consultation during the preparation of the SSDA application. Activities undertaken are summarised in Table 3.

Table 3. Community and business engagement activities

| Activity                                                                                                | Date and participation                                                                                          | Purpose                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community newsletter sent via letter box drop distribution (copy of the letter box drop at Appendix 2). | Letter box drop to 1,287 properties (including 763 businesses) undertaken on 15 <sup>th</sup> of November 2025. | <ul style="list-style-type: none"><li>• Provide a factual overview of the proposal, indicative project timeframe, key FAQs.</li><li>• Invite the local community and neighbouring businesses to provide their feedback via a survey.</li><li>• Invite the local community to attend a community information session webinar.</li></ul> |





## CONNECTING PEOPLE, POLICY AND PLACE.

Table 3. Community and business engagement activities

| Activity                                                  | Date and participation                                                                                                                                                                                                         | Purpose                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Online survey (copy of the survey results at Appendix 3). | <ul style="list-style-type: none"><li>Open from the 15th of November – 5th of December 2025</li><li>Completed by two community members</li></ul>                                                                               | <ul style="list-style-type: none"><li>Provide an opportunity for the community and local businesses to provide feedback for the project team's consideration.</li><li>Gain an understanding of the community values, needs, interests and potential impacts and/or opportunities the Project could deliver.</li></ul>                                                                                                                                                    |
| Community Information Session Webinar                     | <ul style="list-style-type: none"><li>24th of November 2025</li><li>6:30 – 7:30pm online</li><li>Three attendees (3)</li></ul>                                                                                                 | <ul style="list-style-type: none"><li>Provide an opportunity for the community and local businesses to find out more about the Project.</li><li>Provide an opportunity for the community and local businesses to provide their feedback for the project team's consideration or ask questions about the Project.</li><li>Gain an understanding of the community values, needs, interests and potential impacts and/or opportunities the Project could deliver.</li></ul> |
| Letter and emails to agencies                             | <ul style="list-style-type: none"><li>Letter and email sent to agencies in mid-October 2025</li></ul>                                                                                                                          | <ul style="list-style-type: none"><li>Provide a factual overview of the proposal and the indicative project timeline.</li><li>Provides the recipient with a point of contact for any questions.</li><li>Provide opportunity to give input and feedback towards the project and opportunity to organise further consultation if desired.</li></ul>                                                                                                                        |
| Agency meetings                                           | <ul style="list-style-type: none"><li>Meetings were undertaken with The Hills Shire LGA and the SDRP.</li><li>All other agencies were communicated with via email and letters (as explained throughout this report).</li></ul> | <ul style="list-style-type: none"><li>Provide a factual overview of the proposal and the indicative project timeline.</li><li>Discuss matters and potential impact and mitigation for the Project as relevant to the agency.</li></ul>                                                                                                                                                                                                                                   |



### 3. SUMMARY OF FEEDBACK

The following table outlines the issues raised by the community, local businesses, agencies and other key stakeholders and the project response. Key themes that arose during the consultation period are summarised in this section.

#### 3.1. COMMUNITY AND LOCAL BUSINESS FEEDBACK

##### 3.1.1. COMMUNITY INFORMATION SESSION

Community and local business feedback received via the community survey and the community information session is summarised in Table 4 below.

Table 4. Community and business feedback

| Topic               | Summary of comments/questions                                                                                                                                                                | Project response                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Electricity demands | <ul style="list-style-type: none"><li>Data centres draw significant power. How will this impact residential power?</li></ul>                                                                 | <ul style="list-style-type: none"><li>The power supply will come from a bulk supply terminal in Castle Hill and will not impact local resident power.</li></ul>                                                                                                                                                                                                                                                                            |
| Fire risk           | <ul style="list-style-type: none"><li>How likely is a fire on site bearing in mind significant quantities of fuel?</li><li>Have you had any fires at any of your other facilities?</li></ul> | <ul style="list-style-type: none"><li>A fire on site is very unlikely as there will be many layers of protection systems to ensure this does not happen.</li><li>All fuel is stored in fire separated enclosures in accordance with ongoing liaison with Fire and Rescue NSW.</li><li>No fires have occurred at the proponent's other facilities.</li></ul>                                                                                |
| Parking and traffic | <ul style="list-style-type: none"><li>How many car spaces is the proposal providing?</li><li>Will the proposal generate additional traffic to the site?</li></ul>                            | <ul style="list-style-type: none"><li>The proposal includes provision of on-site car parking for 25 spaces.</li><li>The development is expected to generate a total of 24 trips during both the morning and evening peak periods, which represents only 0.3% of the total traffic volumes at nearby intersections. This minimal increase is not anticipated to adversely affect the performance of the surrounding road network.</li></ul> |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 4. Community and business feedback

| Topic                 | Summary of comments/questions                                                                                                                 | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Security requirements | <ul style="list-style-type: none"><li>What are the security requirements for a data centre and how are security breaches prevented?</li></ul> | <p>Security is a critical aspect in the design the proposed data centre due to the facilities potential to house sensitive, valuable data the requires protection from unauthorised access, theft and potential cyber threats. For this project, the following security measures have been implemented:</p> <ul style="list-style-type: none"><li><b>Perimeter Fencing:</b> A 2.4-metre-high anti-cut, anti-climb weld-mesh security fence is proposed along the perimeter of the development site to ensure appropriate protection of critical infrastructure and restrict unauthorised access.</li><li><b>Secured Access Points:</b> Access into the site is controlled via security perimeter fencing with pedestrian and vehicular security check points. This will be managed by a dedicated security office, located with the Stage 1 building on-site.</li><li><b>CCTV:</b> Additional security measures including CCTV and security alarms will also be integrated into the overall design to manage security risks for the development.</li></ul> |
| Staging               | <ul style="list-style-type: none"><li>What is the relationship between Stage 1 and 2?</li></ul>                                               | <ul style="list-style-type: none"><li>The proposal reinforces the site's established role as a key location for data centre infrastructure within the precinct, with Stage 1 comprising an existing operational data centre that forms part of the site's legacy as a purpose-built digital infrastructure facility.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 4. Community and business feedback

| Topic | Summary of comments/questions | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                               | <ul style="list-style-type: none"><li>• The proposed Stage 2 development has been designed to integrate with existing operations, ensuring the site functions as a cohesive and efficient data centre campus rather than standalone facilities.</li><li>• A centrally located front-of-house area shared between Stage 1 and Stage 2 provides a clear interface for staff and visitors, supporting operational efficiency, campus identity, and a consistent point of access across the site.</li><li>• Stage 2 will leverage the established security infrastructure and protocols of Stage 1, enabling a unified access and security framework across both stages.</li><li>• A dedicated pedestrian bridge at Level 2 will provide direct connectivity between the two buildings, facilitating staff movement and supporting shared operational, maintenance, and management functions, reinforcing the site's role as an integrated data centre campus.</li></ul> |

### 3.1.2. COMMUNITY SURVEY

Characteristics of the two survey responders:

- One survey respondent was aged 25-34 and one aged 35-44.
- One survey respondent lived in the area and the other preferred not to say.

Feedback on the survey questions about the proposal were only answered by one respondent who answered that:

- Local job opportunities were the most important aspects of the proposal.
- The visual design and building appearance were the most important concern.



## CONNECTING PEOPLE, POLICY AND PLACE.

- Modern digital infrastructure such as data centres was not considered very important.
- The potential benefits of the proposal were strengthening Sydney's position in digital and AI industries and revitalisation of an existing site with improved design and landscaping.

### 3.2. AGENCY FEEDBACK

Agencies that were contacted to provide feedback was provided in Table 2 of this report.

Table 5. Community and business feedback

| Agency                                                          | Consultation Details                                                               | Outcome / response received                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Hills Shire Council                                         | Pre-DA meeting held on 7 November 2025 at 10am                                     | Minutes from the meeting are provided in Section 3.3 below.                                                                                                                                                                                                                                   |
| DPHI                                                            | A meeting was held on 23 October 2025 to discuss the variation to building height. | In response to the DPHI objection to a building height of RL143.550, the proposed building height was significantly reduced, resulting in a maximum RL130.<br><br>Despite the reduction, a Clause 4.6 Variation Request is still required to justify the 12.06% variation (refer to the EIS). |
| Department of Climate Change, Energy, the Environment and Water | Letter sent on 13 October 2025                                                     | As of 16 <sup>th</sup> December 2025, no response no response from DCCEEW has been received.                                                                                                                                                                                                  |
| Endeavour Energy                                                | Letter sent on 13 October 2025                                                     | Ongoing discussions between the proponent and Endeavour Energy have been undertaken to ensure adequate infrastructure is available to the site.                                                                                                                                               |
| Fire and Rescue                                                 | Letter sent on 13 October 2025                                                     | Response received on 14 October 2025.<br><br>Advised that will not comment on the Project at this time, however, will provide advice through the DPHI or other consent authorities as the project progresses.                                                                                 |
| NSW Environmental Protection Authority (EPA)                    | Letter sent on 13 October 2025                                                     | Response received on 29 October 2025 with EPA's environmental assessment requirements for the proposal.                                                                                                                                                                                       |
| Sydney Water                                                    | Letter sent on 13 October 2025                                                     | Response received on 15 October 2025.                                                                                                                                                                                                                                                         |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 5. Community and business feedback

| Agency                            | Consultation Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Outcome / response received                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Upon approval, the normal Sydney Water Section 73 application process will commence.                                                                                                                                                                                                                                                                                                                               |
| Transport for NSW (TfNSW)         | TTW emails with TfNSW on 1 October 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TTW requested confirmation from TfNSW via email that traffic modelling is not required, given the negligible traffic generation of the site, compared to the major scale of the local road network.<br><br>Confirmation was received from TfNSW that traffic modelling is not required, given the negligible traffic generation will unlikely have detrimental impacts on the surrounding classified road network. |
| Local Knowledge holders (14 RAPs) | <p>Everick Heritage contacted the following organisations to request names of Aboriginal people or organisations who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places within the project Area or nearby:</p> <ul style="list-style-type: none"><li>• Deerubbin LALC</li><li>• The Register, Aboriginal Land Rights Act 1983 (NSW)</li><li>• National Native Title Tribunal</li><li>• NTSCORP</li><li>• The Hills City Council</li><li>• Greater Sydney Local Land services</li><li>• Aboriginal Heritage Regulation Team, Heritage NSW, Department of Premier and Cabinet (DPC).</li></ul> <p>A letter and email were sent to all Aboriginal people and organisations identified through the response by the agencies contacted and the advertisement placed on BuySearchSell.com.au.</p> <p>A total of 14 RAPs expressed an interest in the project and were included in the consultation.</p> | Three responses were received from the Final Draft ACHAR, all in support, with one RAP additionally recommending that gardens and landscaping be done with native Australian plants.                                                                                                                                                                                                                               |





## CONNECTING PEOPLE, POLICY AND PLACE.

### 3.3. THE HILLS SHIRE COUNCIL PRE-DA MEETING

A Pre-DA meeting was held with The Hills Shire Council on 7 November 2025. In attendance at this meeting was Green Square DC, Patch Planning, Greenbox, TTW and The Hills Shire Council staff from Planning, Waste Environment and Resourcing Recovery, Traffic, Environmental Health and Engineering. Meeting minutes were issued following the meeting. Key items are provided in Table 6 below.

Table 6. Council Meeting Summary

| Council feedback summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"><li>As the height exceeds the maximum building height standard for the site, a Clause 4.6 written request would need to be submitted with the Development Application. The Department of Planning as the consent authority would consider the Clause 4.6 of The Hills LEP 2019.</li><li>Clause 7.7 of The Hills LEP 2019 is applicable as the building height is 25m or more and must be addressed in the Development Application including review by a design review panel.</li><li>Full compliance with setbacks must be demonstrated.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"><li>A Clause 4.6 is submitted as part of the EIS to address the exceedance in maximum building height.</li><li>The proposed development achieves a 20m setback to the street frontage which is in accordance with The Hills DCP 2012.</li></ul>                                                                                                                                                                                                                                                                                                                                                           |
| Engineering                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"><li>A Survey Plan providing spot levels and contour levels prepared based on Australian Height Datum (AHD) by a registered surveyor must be submitted with the DA. The Survey Plan must also detail any existing drainage structures within the site and levels of such.</li><li>A set of civil concept engineering plans is required with DA demonstrating the scope of external works (outside the site boundary) within public road reserve.</li><li>Any DA is required to provide a Stormwater management strategy including Onsite Stormwater Detention (OSD) system/s and Water Sensitive Urban Design (WSUD) elements to ensure the water quantity and quality controls are met.</li><li>Stormwater concept plan prepared by suitably qualified engineer including calculations and soft copy of MUSIC models are to be submitted with the DA. The plans must distinguish the existing drainage network and structures with the proposed ones.</li></ul> | <ul style="list-style-type: none"><li>A Survey Plan is submitted as part of the EIS which details draining structures and levels within the site.</li><li>A Civil Engineering Report incorporating Civil Engineering Drawings and a Water Management Plan is submitted as part of the EIS. This details strategies for OSD and WSUD including two on-site stormwater detention tanks, 12 x Ocean Protect's Oceanguard surface inlet pit inserts and 41 x 690mm Ocean Protect's PSorb Stormfilter cartridges or similar</li><li>Swept path analysis confirms that all vehicles can enter and exit the site in a forward direction.</li></ul> |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 6. Council Meeting Summary

| Council feedback summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Vehicular access at the entrance and driveway circulation internally must be designed to facilitate two-way traffic simultaneous movement of the largest nominated vehicle and B99 vehicle, this design compliance must be demonstrated by overlay of swept path turning templates.</li><li>• All car park layouts must be labelled according to the designated users and designed to relevant Australian Standards. Dimensions of the parking bays, isles etc. must be detailed.</li><li>• Bulk Earth Works Plans are required detailing the proposed cut and fill within the site, all retaining walls supporting such must be detailed.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"><li>• Car parking layouts will be labelled according to designated uses and are designed to meet Australian Standards.</li><li>• A separate Development Application for substation and bulk earthworks is currently being prepared for submission to Council and targeted for approval by June 2026.</li></ul>                                                                                                                                                                                                         |
| Traffic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"><li>• A Traffic Impact Assessment (TIA) is required. The TIA should, however, include details of the proposed land uses, gross floor area, traffic generation/distribution, employee numbers, parking provision, access arrangements, and any other factors that may influence network performance.</li><li>• All existing and proposed driveway accesses must comply with sight distance and swept path requirements under the Australian Standards and Austroads Guide. Vehicle queuing must not occur onto the footpath or roadway.</li><li>• The <i>Regional Traffic and Transport Study – Castle Hill &amp; Norwest Strategic Centres</i> identifies that the Norwest Boulevard / Brookhollow Avenue roundabout will operate at Level of Service F by 2036 and recommends upgrading the existing roundabout to traffic signals. There is currently no funding commitment for these works. Council's Forward Planning Team is reviewing the Contributions Plan for this area. As the proposal is likely to exceed existing planning controls, the applicant will be required to address infrastructure provision to accommodate the additional traffic and pedestrian generation if the application is lodged prior to the finalisation of the new CP.</li></ul> | <ul style="list-style-type: none"><li>• A TIA has been prepared by TTW and submitted with the SSDA.</li><li>• As noted in Section 3.2 above, TTW confirmed with TfNSW that no additional modelling is required for the proposed development due to the negligible traffic generation that are unlikely to have detrimental impacts on the surrounding classified road network.</li><li>• It is not deemed necessary to contribute towards future signalisation or upgrade works and that demand on infrastructure can be addressed in the EIS.</li></ul> |
| Landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <ul style="list-style-type: none"><li>• Provide fully detailed Landscape Plans (to scale) for the landscaping of the site prepared by a suitably qualified landscape architect or horticulturalist, providing high quality landscaping.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"><li>• Detailed Landscaped Plans are submitted with the EIS.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Environmental Health                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 6. Council Meeting Summary

| Council feedback summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Air Quality – The proposed data centre development includes the installation of a large-scale diesel back-up power system comprising numerous generators and associated fuel storage tanks. Operation of these generators, both during power outages and for regular testing and maintenance, has the potential to generate air emissions including nitrogen oxides (NO<sub>x</sub>), sulfur dioxide (SO<sub>2</sub>), carbon monoxide (CO), particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), and volatile organic compounds. These pollutants may impact nearby sensitive receivers, such as residential dwellings, an early learning centre, and open-space areas.</li><li>• Given the scale and nature of the proposal, a comprehensive Air Quality Impact Assessment (AQIA) is required to demonstrate compliance with relevant NSW Environment Protection Authority (EPA) guidelines. The report should be prepared in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (2017) and the Protection of the Environment Operations (Clean Air) Regulation 2022. The assessment must evaluate both construction and operational emissions, including worst-case scenarios when multiple generators operate simultaneously, and provide detailed modelling, mitigation, and monitoring recommendations.</li><li>• Contamination and Remediation – In accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021, a Preliminary Site Investigation (PSI) must be undertaken by a suitably qualified and experienced environmental consultant to determine whether the site is affected by contamination.</li><li>• Acoustic Report – The proposed data centre involves large-scale, 24-hour operations supported by multiple diesel back-up generators, extensive mechanical plant, and increased vehicle and service activity. When operating simultaneously or during generator testing, these components have the potential to generate significant noise impacts on surrounding sensitive receivers, including nearby residential properties, an early learning centre, and a retirement community.</li></ul> | <ul style="list-style-type: none"><li>• An AQIA is submitted as part of the EIS. The prediction of potential impacts associated with operational activities has been performed in general accordance with the NSW Environmental Protection Authority Approved Methods under a worst-case scenario and realistic operations scenario. The worst-case scenario is emergency operation with all generators operating at 100% capacity and the realistic operation scenario is a maximum of three generators operating simultaneously at 100% capacity running between 0800 to 1800hrs for every day of the year.</li><li>• A Detailed Site Investigation is submitted with the EIS. This confirms that the site is suitable for ongoing use of the current facility as a DC subject to the adoption of an appropriate Long term Environmental Management Plan (LTEMP) to monitor groundwater conditions and notify the presence of residual contamination related to the historical uncontrolled diesel release.</li><li>• An Acoustic Report is submitted with the EIS and provides an assessment of operational and construction noise and the impacts on nearby sensitive receivers.</li></ul> |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 6. Council Meeting Summary

| Council feedback summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Project response                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• A comprehensive Acoustic (Noise and Vibration) Assessment is required to evaluate operational noise emissions from the entire development, encompassing all fixed and mobile sources associated with both normal and emergency operations. The assessment must include, but not be limited to, diesel generator operation and testing, mechanical plant and cooling systems, loading docks, car parking, and service vehicle movements.</li><li>• Deisel Generator System and Detail Storage - The proposed data centre includes multiple diesel back-up generators with a combined above-ground diesel storage capacity of approximately 700 kilolitres (kL). The design, construction, and management of this system must comply with the Protection of the Environment Operations Act 1997 (POEO Act) and the EPA's general environmental management principles for fuel storage and spill prevention.</li><li>• All fuel tanks and associated pipework are to be designed and installed in accordance with AS 1940:2017 – The Storage and Handling of Flammable and Combustible Liquids.</li><li>• Routine inspection, integrity testing, and maintenance should be undertaken in line with manufacturer recommendations and EPA guidance to prevent leaks or system failures.</li></ul> | <ul style="list-style-type: none"><li>• The Diesel Generator System and Detail Storage, fuel tanks and associated pipework comply with the relevant EPA and/or AS.</li><li>• Routine inspection, integrity testing and maintenance will be undertaken in accordance with manufacturer and EPA guidance.</li></ul> |
| Resource Recovery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                   |
| <ul style="list-style-type: none"><li>• A Construction Waste Management Plan must be submitted.</li><li>• An Ongoing Waste Management Plan must be submitted.</li><li>• Private waste contractor's must be engaged to service the site.</li><li>• Onsite waste collection must be proposed.</li><li>• Bin storage areas must be provided.</li><li>• Vehicular access and loading facilities must be provided and designed in accordance with AS2890.2 for the standard 12.5m long Heavy Rigid Vehicle.</li><li>• Waste collection vehicles must not impede upon general traffic to, from or within the site.</li><li>• Swept turning paths must be submitted demonstrating all required manoeuvres waste collection vehicles must undertake for collection purposes.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"><li>• A CWMP and WMP are submitted with the EIS.</li><li>• Waste vehicle swept paths will be updated to reflect final design and vehicle specifications.</li></ul>                                                                                                              |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 6. Council Meeting Summary

| Council feedback summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Project response |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <ul style="list-style-type: none"><li>Waste collection vehicles must enter and exit the site in a forward direction. Reversing must be limited to one reverse manoeuvre performed wholly onsite as part of a 3-point turn to access a loading bay.</li><li>Swept turning paths must also demonstrate that the standard B99 passenger vehicle (AS2890.1) can safely pass a waste collection vehicle onsite.</li><li>Bin numbers can be calculated using Table F3 'Calculating Commercial Waste Generation Rates' on Page 95 of the NSW EPA Better Practice Guide for Resource Recovery in Residential Developments (2019) document.</li><li>Bins must be screened from view from neighbouring residential properties and public land.</li></ul> |                  |

### 3.4. STATE DESIGN REVIEW PANEL

The NSW State Design Review Panel (SDRP) has been established as an independent design quality evaluation body, in which a panel of design and built environment experts provide feedback on the design of significant projects including SSDs.

The Government Architect's (GA) *NSW State Design Review Panel Terms of Reference* outlines the types of projects subject to their review. Subsequently, the proposal falls within such remit, per section 3 of the GA's Terms of Reference document.

The project team attended an SDRP meeting on 20<sup>th</sup> of November 2025, with members of the SDRP, DPHI, Patch Planning, Greenbox, GreenSquare DC, Arcadia and Everick.

A summary of feedback received, and the corresponding project design response is provided in Table 4 below. For more detailed project responses refer to the Design Report prepared by Greenbox (**Appendix 9** of the EIS).

It is also noted that following receipt of the GA's meeting notes, discussions with DPHI were had, which concluded that a follow up SDRP meeting was not mandatory.

Table 7. SDRP Meeting Summary

| SDRP feedback                                                                                                                                                                                                                                                                                                                                                                     | Project response                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| General comments                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                          |
| <p>The following elements of the proposal are supported and should be maintained as the design develops.</p> <ul style="list-style-type: none"><li>Retention of the existing green belt as a key mitigation measure to reduce the visual impact of the development.</li><li>Approach to the building footprint to optimise site efficiency and preserve the green belt.</li></ul> | <p>The proponent values the support of the SDRP and has ensured the elements supported by the SDRP have been maintained as the design has developed.</p> |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 7. SDRP Meeting Summary

| SDRP feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Commitment to restoring tree health to ensure the greenbelt becomes a thriving ecosystem, subject to the advice below.</li><li>• Adaptive reuse of the existing building structure as part of Stage 1 of the development.</li><li>• Ambition to reduce water usage on site and improve energy efficiency.</li><li>• Integration of car parking within the building envelope rather than as surface parking.</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Advice and Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Connecting with Country</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Strengthen the Country approach by protecting natural systems, including vegetation, soil health, and water flows, and by designing sensitively to the site's topography.                                                                                                                                                                                                                                                                                     | <p>A Connecting with Country Report has been prepared by Everick and accompanies this submission as <b>Appendix 35</b>.</p> <p>The proposed development addresses the connecting with country principles as follows:</p> <ul style="list-style-type: none"><li>• Externally, the building expresses a deep connection to Country, with its materiality, detailing, and composition reflecting the tones, textures and narratives of the surrounding landscape.</li><li>• This cultural response continues into the landscape design, culminating in the designated landscape areas across the site and the retention of the perimeter trees.</li><li>• Across the project, three (3) key themes of connecting with country – through materiality, landscape, and responding to the locality – unite the architecture, landscape and overall site characteristics, creating a development outcome that is efficient, restorative and culturally resonant.</li></ul> |
| Strengthen the relationship with Strangers Creek, acknowledging and enhancing its cultural and environmental significance.                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Establish Indigenous Cultural and Intellectual Property (ICIP) protocols for the project. These protocols should safeguard cultural integrity, respect traditional knowledge systems, and comply with recognised ICIP principles. Ensure any use of cultural knowledge is undertaken with the explicit endorsement and guidance of the relevant Indigenous community.                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Refer to the <u><a href="#">Connecting with Country Framework</a></u> and case studies on the GANSW website for more information and guidance.                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 7. SDRP Meeting Summary

| SDRP feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Project response                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"><li>• The proposed development responds to the site by integrating 'water' on site to cool the building, filter run-off, support the trees and create a good place for people and wildlife.</li><li>• The built form will subtly respond to the location with massing and articulation informed by tree canopy height and interface.</li></ul> |
| <b>Site Strategy and Landscape</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>Prioritise the preservation and improvement of the green belt as a healthy ecosystem. Demonstrate how changes to the hydrology of the site, via earthworks and the reduction of permeable surfaces, will be mitigated. Maintain or improve the performance of the site's hydrology to support the health of existing and new trees and manage stormwater efficiently.</p> <ol style="list-style-type: none"><li>a. Integrate water-sensitive design strategies, such as retention basins and controlled discharges.</li><li>b. Increase water infiltration to support natural groundwater by:<ul style="list-style-type: none"><li>• reducing hardstand areas wherever possible</li><li>• using permeable materials where trafficable areas are required.</li></ul></li></ol> | Refer to <b>Appendix 24</b> .                                                                                                                                                                                                                                                                                                                                                    |
| <p>Review the extent and location of walkways within the green belt, prioritising habitat integrity and ecological connectivity. Ensure areas with public walkways comply with CPTED principles.</p> <ol style="list-style-type: none"><li>a. Consider concentrating walkways along Strangers Creek to improve connectivity to the Metro station and encourage pedestrian activity.</li></ol>                                                                                                                                                                                                                                                                                                                                                                                    | While the primary function of the 20m vegetated buffer is to provide visual screening, landscape amenity and ecological value, the design has also considered opportunities for limited public access in a manner that is compatible with the operational and security requirements of the data centre.                                                                          |





## CONNECTING PEOPLE, POLICY AND PLACE.

Table 7. SDRP Meeting Summary

| SDRP feedback                                                                                                                                                                                                                                                                                                                                                                  | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                | <p>A publicly accessible pedestrian trail is proposed to be integrated within portions of the landscaped buffer. The trail is designed as a low-impact, passive recreation element that enhances pedestrian permeability and contributes to the broader public domain network within the Norwest Precinct. Importantly, the trail does not compromise the buffer's landscape or ecological function, nor does it encroach upon secured operational areas of the site.</p>                                                                                                                                                                                                                                                                     |
| <p>Position fences as close as possible to the proposed building to maximise the width of the green belt.</p> <p>a. Provide design details of the perimeter fencing and retaining walls. Demonstrate these include sufficient allowances for existing and proposed trees, including critical root zones. Provide elevation and cross section detail/s of these structures.</p> | <p>A 2.4-metre-high anti-cut, anti-climb weld-mesh security fence is proposed along the perimeter of the development site to ensure appropriate protection of critical infrastructure and restrict unauthorised access.</p> <p>Notwithstanding, the 20m buffer has been retained around the perimeter of the site. A total of 60 tree are required to be removed in order to facility the proposed development.</p> <p>To offset the required tree removals for the proposed development, 60 trees will be replanted across the site to maintain, and potentially enhance, canopy coverage. The planting strategy focuses on the introduction of locally native species to support local ecosystems and reinforce connections to country.</p> |
| <p>Consider providing outdoor space for staff independent from the green belt.</p>                                                                                                                                                                                                                                                                                             | <p>A dedicated workers amenities area has been provided in the southern portion of the site at the interface of the Stage 1 and Stage 2 buildings.</p> <p>The concept for the workers amenity area has been derived from the geometry and colours of the Bogong Moth, reflecting the idea of shared responsibility and caring for Country. The pointed, triangular wing shape informs the arrangement of paths and seating edges.</p>                                                                                                                                                                                                                                                                                                         |



## CONNECTING PEOPLE, POLICY AND PLACE.

Table 7. SDRP Meeting Summary

| SDRP feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimise the width of the second vehicular entry near the substation to maintain the continuity of the green belt as a screening element.                                                                                                                                                                                                                                                                                                                                                                        | The eastern driveway shall be constructed as part of the substation DA works. Occasional movements, such as fuel delivery or emergency vehicles, may utilise the eastern access point for exit, however these movements are expected to be infrequent.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| It was noted that the substation is subject to a separate development application. To ensure the design outcome for the overall site is coherent, it is crucial that the substation design, access and clearance requirements contribute to the intent of the advice in this letter.                                                                                                                                                                                                                             | The site has been considered as a whole, with each individual development application being assessed from a cumulative impact.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Architecture</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Ensure building elements visible from public areas and adjacent buildings contribute positively to the character of Norwest Boulevard, the pedestrian experience and the amenity of neighbouring towers.<br>Mitigate the visual dominance of upper levels extending above the tree line. <ul style="list-style-type: none"><li>a. Clarify the architectural expression, materiality, and colour palette of the building upper levels, including the integration of any required air intake components.</li></ul> | The proposed façade design responds to contemporary industrial architecture and the operational requirements of a data centre, prioritising performance, security, durability and efficient delivery. These requirements have informed the façade articulation while allowing for a clear and appropriate architectural outcome.<br><br>The materials and finishes of the data centre have been carefully selected to complement the built form context of the site. The façade material selection will include a combination of perforate metal screens, glass, pre-cast panels, metal battens as well as louvres to allow airflow and ventilation for the equipment. |
| Manage the visual impact of the rooftop services on adjacent residential and mixed-use developments. <ul style="list-style-type: none"><li>a. Design the rooftop as an integral part of the architectural expression.</li><li>b. Integrate rooftop plant equipment into the architectural composition. Avoid visual clutter.</li><li>c. Provide plans and perspective views of the proposed rooftop design.</li></ul>                                                                                            | The proposed roof plan has been design as the 5 <sup>th</sup> elevation, taking into consideration the architectural language of the roof configuration as well as minimising the perceived clutter.<br><br>Refer to <b>Appendix 8</b> and <b>Appendix 9</b> for further detail.                                                                                                                                                                                                                                                                                                                                                                                       |





## CONNECTING PEOPLE, POLICY AND PLACE.

Table 7. SDRP Meeting Summary

| SDRP feedback                                                                                                                                                                                                                                                                                                                 | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Review the design and functionality of the interstitial spaces between Stage 1 and Stage 2.</p> <p>d. Provide plans, sections, and 3D drawings of how the two buildings interact.</p>                                                                                                                                      | <p>The proposal reinforces and extends the site's established role as a key location for data centre infrastructure within the precinct. Stage 1 represents an existing, operational data centre and forms part of the site's legacy as a purpose-built data facility. The proposed Stage 2 development has been deliberately designed to integrate with these existing operations, ensuring the site continues to function as a cohesive and efficient data centre campus.</p> <p>The interface between Stage 1 and Stage 2 is provided in <b>Appendix 9</b>.</p>                                                                                   |
| <b>Sustainability and Climate Change</b>                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>Review the extent of deep soil zones and tree canopy cover to maximise biodiversity outcomes and enhance ecological resilience across the site.</p>                                                                                                                                                                        | <p>The proposal exceeds standard landscape targets for industrial developments, demonstrating a commitment to urban cooling biodiversity.</p> <p>Following tree removal, the site retains a canopy coverage of 30% (15,700m<sup>2</sup>). With the proposed planting of 66 new trees, the total canopy coverage is projected to reach a minimum of 32% (16,654m<sup>2</sup>) at maturity.</p> <p>The landscape design provides 19,987.73m<sup>2</sup> of deep soil, representing 38.5% of the total site area, this generous deep soil zone supports healthy root growth for large canopy trees and facilitates on-site stormwater infiltration.</p> |
| <p>Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to '<a href="#">NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030</a>' for further information.</p>                                                                                                                                  | <p>Refer to Appendix 17</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Additional Information Required for the next SDRP session</b>                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>In addition to addressing the advice and recommendations above, please provide the following information for the next SDRP session:</p> <ul style="list-style-type: none"><li>• a complete set of plans, sections and elevations</li><li>• sections showing the relationship of the proposal with the topography</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



CONNECTING PEOPLE,  
POLICY AND PLACE.

| Table 7. SDRP Meeting Summary                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| SDRP feedback                                                                                                                                                                                                                                                                                                                                                                                                  | Project response                                                                                                           |
| <ul style="list-style-type: none"><li>• facade materials</li><li>• landscape plans, including existing and proposed levels, proposed planting species and locations, consolidated plan showing existing trees, proposed new trees and trees to be removed</li><li>• lighting strategy</li><li>• general information on Stage 1 design to enable understanding of the proposed design in its context.</li></ul> |                                                                                                                            |
| It is recommended that the project return to the SDRP following further development. Please address the advice in this letter at the next session.                                                                                                                                                                                                                                                             | Patch contacted DPHI to formally note that the proponent will attend a second SDRP once the SSDA has been formally lodged. |



## 4. CONCLUSION AND NEXT STEPS

### 4.1. RESPONSE TO SUBMISSIONS FOLLOWING PUBLIC EXHIBITION

Following lodgement of the application, we expect DPHI will seek comments from relevant agencies and the local businesses throughout the exhibition phase. Detailed consideration of any issues raised at that point will be undertaken by the broader project team.

### 4.2. ONGOING ENGAGEMENT

It is recommended that engagement strategies are implemented throughout construction, including a dedicated construction liaison officer and a phone and email contact, to enable residents and businesses to raise complaints or reports and incidents with site management.





## CONNECTING PEOPLE, POLICY AND PLACE.

|            |                              |
|------------|------------------------------|
| Appendix 1 | Letterbox Distribution Map   |
| Appendix 2 | Community newsletter         |
| Appendix 3 | Survey questions and results |

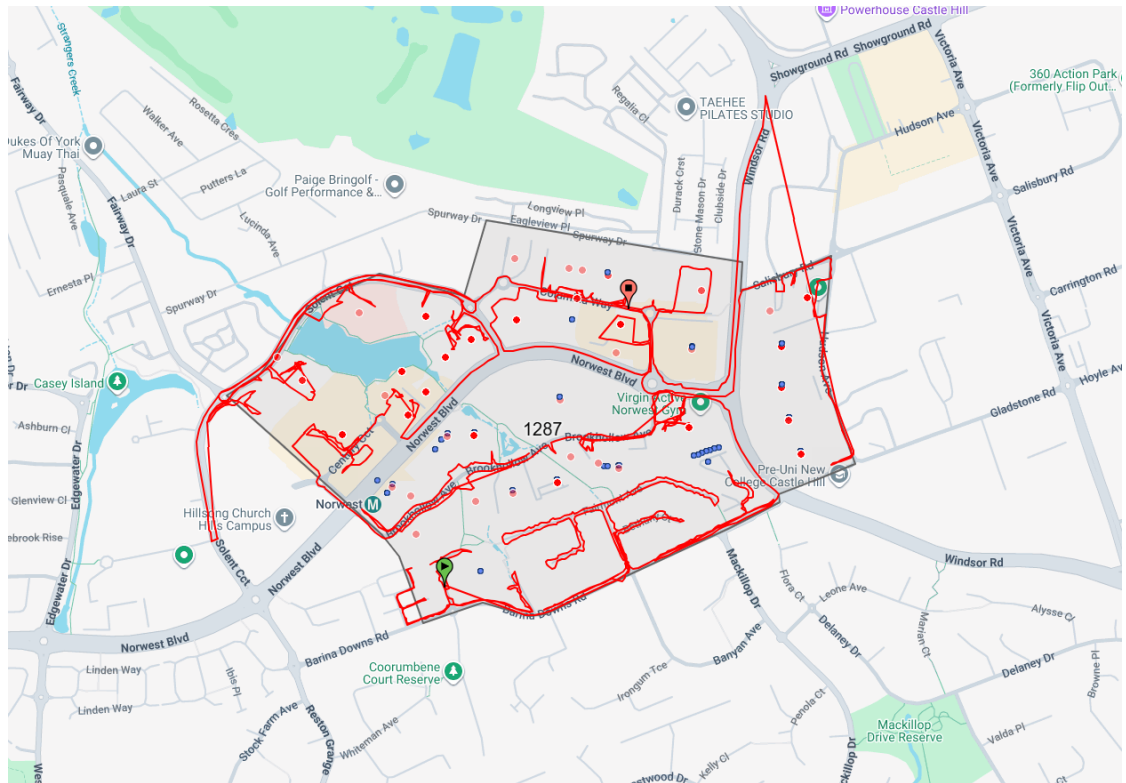




CONNECTING PEOPLE,  
POLICY AND PLACE.

## APPENDIX 1: LETTER BOX DISTRIBUTION MAP







CONNECTING PEOPLE,  
POLICY AND PLACE.

## APPENDIX 2: COMMUNITY NEWSLETTER

# NEW DATA CENTRE

AT 3 BROOKHOLLOW AVENUE, NORWEST

View from Brookhollow Avenue

**Green SquareDC™**

**PATCH**

**Greenbox**  
A WOOLPERT COMPANY

**GreenSquareDC is preparing plans for a new generation Data Centre at 3 Brookhollow Avenue, Norwest - continuing the site's 30-year history as part of Sydney's digital infrastructure network.**

This project will deliver local jobs, support Australia's growing demand for AI and secure data, and set a new benchmark for sustainable technology facilities.

We're seeking your feedback as we finalise our State Significant Development Application (SSDA) before formal lodgement later this year.

**Join us for a short online session to learn more, ask questions, and share your thoughts.**

The SSDA seeks approval for the construction and operation of an expanded data centre, which will form part of GreenSquareDC state-of-the-art campus. This campus is being developed to meet Australia's growing demand for secure data storage and support the expanding use of artificial intelligence.

This session is an opportunity to hear about our plans, ask questions, and share your feedback before the proposal is formally lodged with the Department of Housing, Industry and Environment (DPHI) and placed on formal public exhibition.

### COMMUNITY EVENT

**WHEN** The community information session will be held on Monday 24 November 2025  
**TIME: 6.30PM**  
**WHERE: ONLINE**

**WHO SHOULD ATTEND?** Anyone is invited to attend including residents and businesses.

**WHY SHOULD I ATTEND?** To find out more about the proposal, assessment process and provide your feedback to the consultant team to consider as the project is finalised.

**HOW DO I REGISTER?** **Scan the QR code** to register for the session and receive a Microsoft Teams link.

If you have any immediate queries, or require assistance registering for the information evening or completing the survey please reach out directly to our team:  
**consultation@patchplanning.com.au**

**SCAN QR TO REGISTER YOUR ATTENDANCE**





## CONNECTING PEOPLE, POLICY AND PLACE.

### WHAT IS A DATA CENTRE?

Data centres are a secure, purpose-built facility that house computer servers & related equipment used to store, process and manage digital information. Data centres support many of the online services we use every day, such as cloud storage, video streaming email & online shopping.

Modern data centres are designed to operate efficiently and reliably, with systems in place to manage power, cooling and security. They form an essential part of Australia's digital infrastructure, supporting businesses, communities and innovation.

### MANAGING POTENTIAL IMPACTS

Patch (on behalf of GreenSquareDC) is preparing an Environmental Impact Statement (EIS) which will assess the potential impacts of construction and operation of the data centre and suggest mitigation measures. This may include construction noise, local traffic, and visual impacts - all of which will be carefully managed through design and mitigation measures.

The mitigation measures outlined in the EIS will outline how the site will be managed, and how potential impacts on neighbours and the community will be minimised.

### WHAT IS BEING PROPOSED

- Construction of a four (4) storey, 96MW data centre with roof top plant, up to approximately 40 metres;
- Installation of 77 generators and associated fuel storage;
- On-site car parking for approximately 40 spaces;
- Site preparation works including tree clearing and bulk earthworks;
- Civil earthworks and the installation of relevant servicing infrastructure and utilities;
- Landscaping and offset tree planting.

### ABOUT GREENSQUARED C



**GreenSquareDC is Australia's first pure-play AI Data Centre platform, delivering sovereign, sustainable, and scalable infrastructure for the AI era.**

Their business model emphasises sustainability, high-density computer, efficient power and water usage, and 'next-generation' infrastructure.

SSDA Approval is sought by GreenSquareDC for its flagship AI Factory at Norwest.

### PROVIDE YOUR FEEDBACK

GreenSquareDC has commissioned Patch Planning Social Team to collate your feedback and provide ongoing information about the proposal to the local community and key stakeholders.

To inform our application, we are seeking information from the local community to better understand potential impacts (both positive and negative) of the proposed development. You can provide your feedback by completing a short online survey.

The survey is open until 5pm 5 December 2025.

Scan the QR code with your phone to access the online survey:

### SCAN TO COMPLETE OUR SURVEY

GreenSquare DC will consider all feedback received as the design of the proposal is finalised.



### NEXT STEPS

GreenSquareDC is seeking approval for their proposal from the DPHI through the SSDA process.

#### 1. APRIL 2025

Industry Specific SEARs were issued by DPHI. The Secretary Environment Assessment Requirements (SEARs) SEARs ensure Govt agencies and relevant providers are informed and provided with the opportunity to request information be addressed within the SSDA.

#### 2. WE ARE HERE

GreenSquareDC are preparing an EIS and engaging with the relevant stakeholders throughout the process to inform the ongoing evolution of the design.

#### 3. Q1 2026

A formal SSDA will be lodged. Following this, DPHI will publicly exhibit the proposal. At this point, the community can make formal submissions to DPHI.

GreenSquareDC is expecting determination within 12 months of lodging the SSDA.



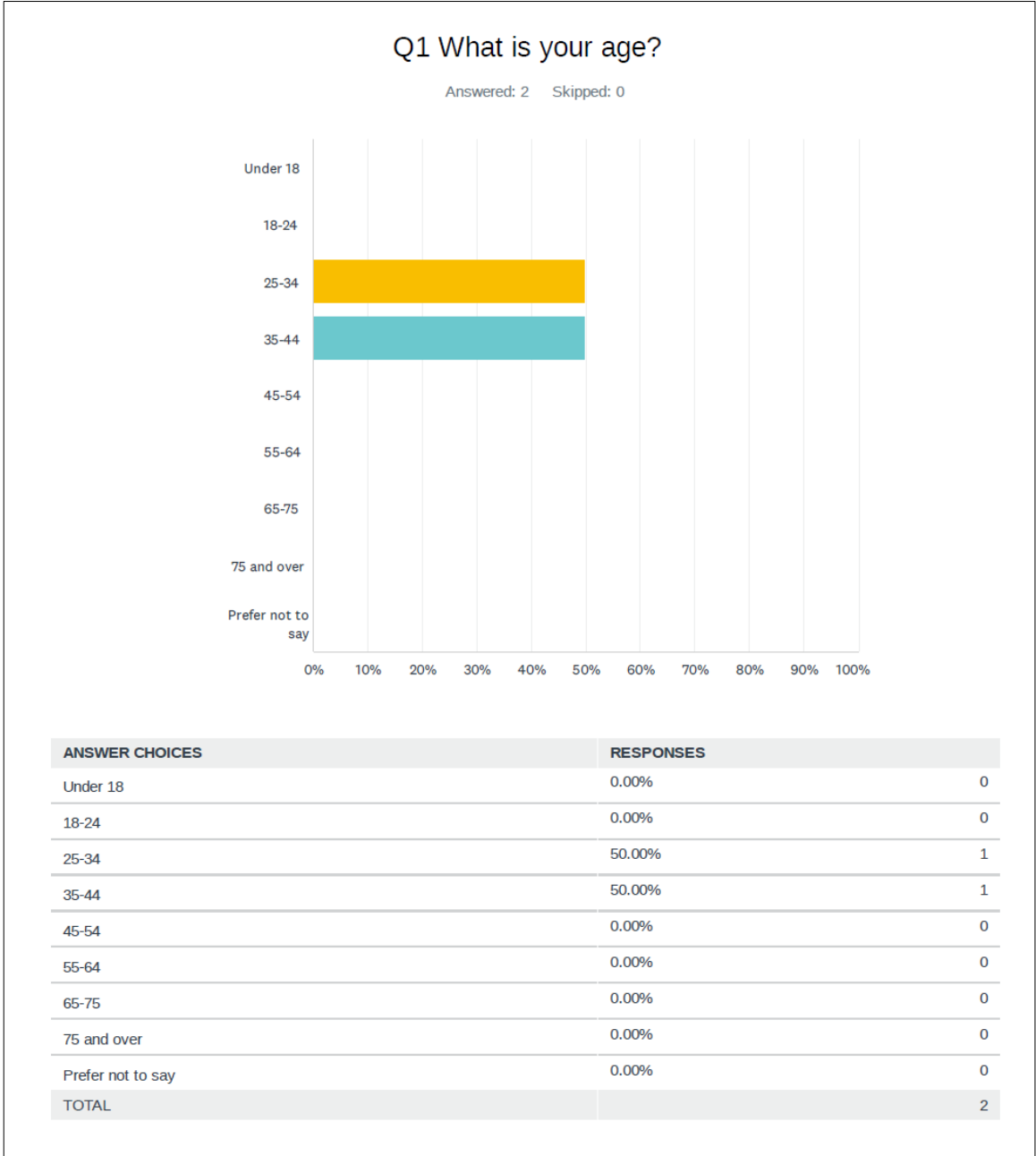
CONNECTING PEOPLE,  
POLICY AND PLACE.

If you have any immediate queries, or require assistance registering for the information evening or completing the survey please reach out directly to our team:  
[consultation@patchplanning.com.au](mailto:consultation@patchplanning.com.au)





APPENDIX 3: SURVEY QUESTIONS AND RESULTS

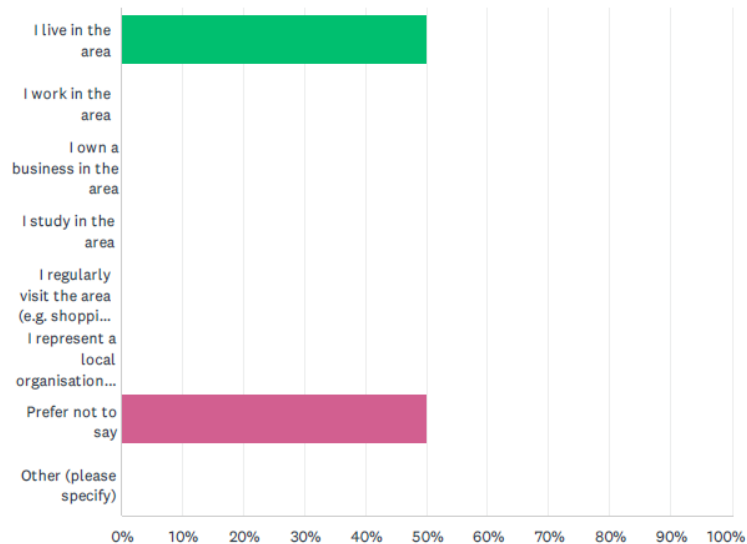




## CONNECTING PEOPLE, POLICY AND PLACE.

### Q2 What is your connection to the area? (you may select more than one response)

Answered: 2 Skipped: 0



| ANSWER CHOICES                                         | RESPONSES |   |
|--------------------------------------------------------|-----------|---|
| I live in the area                                     | 50.00%    | 1 |
| I work in the area                                     | 0.00%     | 0 |
| I own a business in the area                           | 0.00%     | 0 |
| I study in the area                                    | 0.00%     | 0 |
| I regularly visit the area (e.g. shopping, recreation) | 0.00%     | 0 |
| I represent a local organisation or community group    | 0.00%     | 0 |
| Prefer not to say                                      | 50.00%    | 1 |
| Other (please specify)                                 | 0.00%     | 0 |
| Total Respondents: 2                                   |           |   |

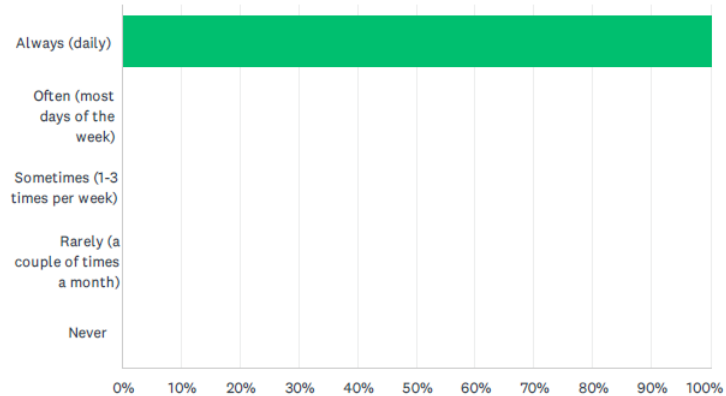




## CONNECTING PEOPLE, POLICY AND PLACE.

### Q4 How often do you use the internet?

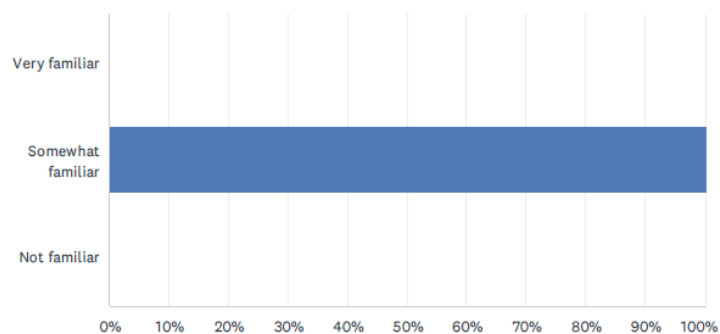
Answered: 2 Skipped: 0



| ANSWER CHOICES                     | RESPONSES |   |
|------------------------------------|-----------|---|
| Always (daily)                     | 100.00%   | 2 |
| Often (most days of the week)      | 0.00%     | 0 |
| Sometimes (1-3 times per week)     | 0.00%     | 0 |
| Rarely (a couple of times a month) | 0.00%     | 0 |
| Never                              | 0.00%     | 0 |
| TOTAL                              |           | 2 |

### Q5 How familiar are you with what a data centre is and what it does?

Answered: 1 Skipped: 1



| ANSWER CHOICES    | RESPONSES |   |
|-------------------|-----------|---|
| Very familiar     | 0.00%     | 0 |
| Somewhat familiar | 100.00%   | 1 |
| Not familiar      | 0.00%     | 0 |
| TOTAL             |           | 1 |

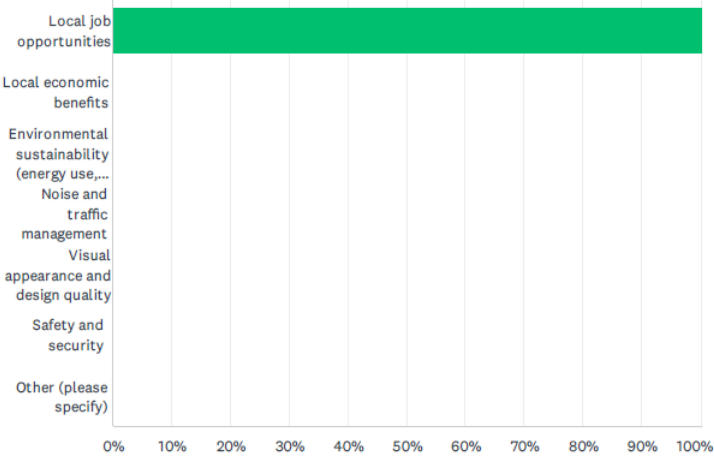




CONNECTING PEOPLE,  
POLICY AND PLACE.

Q6 What aspects of the proposal would you consider most important to you? (select up to three)

Answered: 1   Skipped: 1



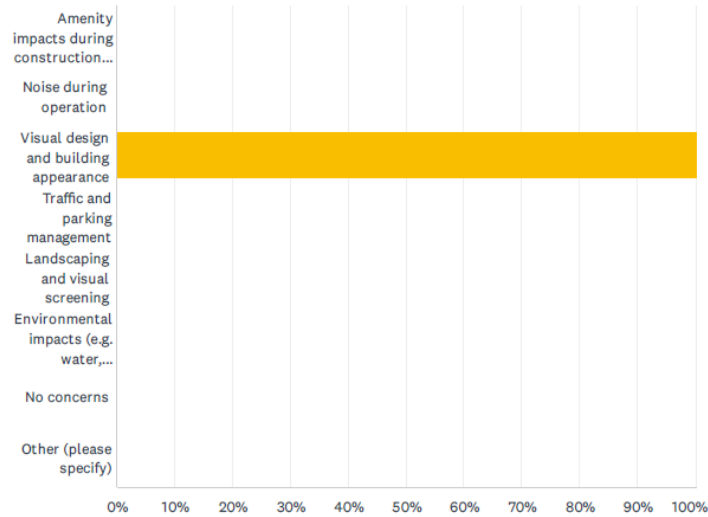
| ANSWER CHOICES                                              | RESPONSES |   |
|-------------------------------------------------------------|-----------|---|
| Local job opportunities                                     | 100.00%   | 1 |
| Local economic benefits                                     | 0.00%     | 0 |
| Environmental sustainability (energy use, water, emissions) | 0.00%     | 0 |
| Noise and traffic management                                | 0.00%     | 0 |
| Visual appearance and design quality                        | 0.00%     | 0 |
| Safety and security                                         | 0.00%     | 0 |
| Other (please specify)                                      | 0.00%     | 0 |
| Total Respondents: 1                                        |           |   |



CONNECTING PEOPLE,  
POLICY AND PLACE.

Q7 What concerns, if any, do you have about the proposed data centre?  
(select up to three)

Answered: 1 Skipped: 1



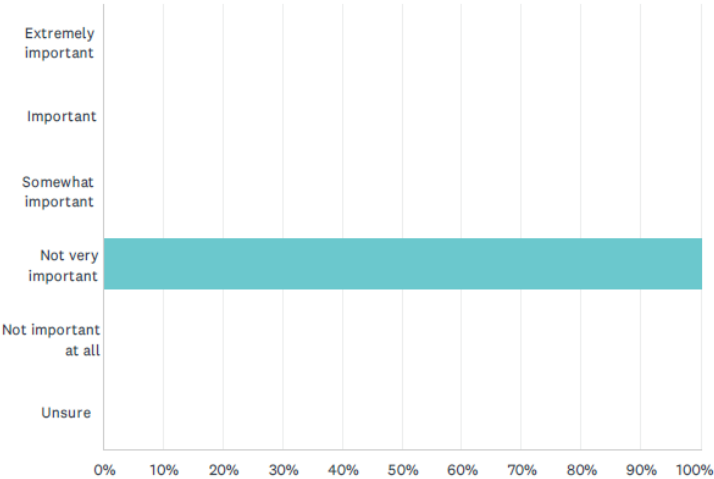
| ANSWER CHOICES                                                               | RESPONSES |   |
|------------------------------------------------------------------------------|-----------|---|
| Amenity impacts during construction (e.g. noise, dust, construction traffic) | 0.00%     | 0 |
| Noise during operation                                                       | 0.00%     | 0 |
| Visual design and building appearance                                        | 100.00%   | 1 |
| Traffic and parking management                                               | 0.00%     | 0 |
| Landscaping and visual screening                                             | 0.00%     | 0 |
| Environmental impacts (e.g. water, biodiversity)                             | 0.00%     | 0 |
| No concerns                                                                  | 0.00%     | 0 |
| Other (please specify)                                                       | 0.00%     | 0 |
| Total Respondents: 1                                                         |           |   |



# CONNECTING PEOPLE, POLICY AND PLACE.

Q8 How important do you think it is to have modern digital infrastructure, such as a data centre, within the local area to support business and community needs?

Answered: 1 Skipped: 1

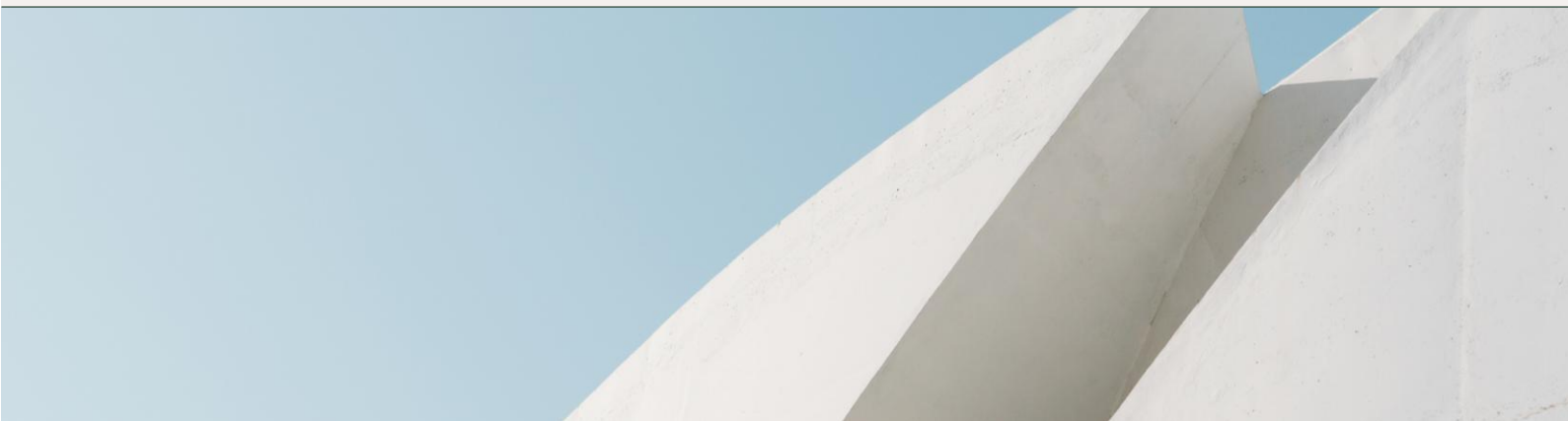


| ANSWER CHOICES       | RESPONSES |   |
|----------------------|-----------|---|
| Extremely important  | 0.00%     | 0 |
| Important            | 0.00%     | 0 |
| Somewhat important   | 0.00%     | 0 |
| Not very important   | 100.00%   | 1 |
| Not important at all | 0.00%     | 0 |
| Unsure               | 0.00%     | 0 |
| TOTAL                |           | 1 |



# PATCH

PLANNING & DEVELOPMENT



Patch Planners Pty Ltd  
E – [info@patchplanning.com.au](mailto:info@patchplanning.com.au)  
W- [patchplanning.com.au](http://patchplanning.com.au)