

78 Lockwood Road, Erskine Park, SSD – 82211208

Engagement and Communications Outcomes Report

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Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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78 LOCKWOOD ROAD ENGAGEMENT AND COMMUNICATIONS
OUTCOMES REPORT

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Abbreviations

Table 1 Abbreviations

Abbreviation	Definition
ACHA	Aboriginal Cultural Heritage Assessment
DPHI	Department of Planning, Housing and Environment
SEARs	Secretary's Environmental Assessment Requirements
EIS	Environmental Impact Statement
SSDA	State Significant Development Application
SSD	State Significant Development
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
LGA	Local Government Area
DP	Deposited Plan

1 Introduction

Urbis has been commissioned by STACK Infrastructure (Australia) Pty Limited (STACK) to prepare this Engagement and Communications Outcomes Report, in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), as part of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application for the proposed data centre at 78 Lockwood Road, Erskine Park (SSD-82211208) (the site).

This report has been prepared with reference to the Department of Planning, Housing and Infrastructure's (DPHI's) Undertaking Engagement Guidelines for State Significant Projects and the Engagement Institute's (formerly the International Association of Public Participation) Public Participation Spectrum.

2

Legislative Context

2 Legislative context

In NSW, the preparation and evaluation of environmental assessments for state significant developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The industry specific SEARs issued for this project
- DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (Undertaking Engagement Guidelines)
- DPHI's Community Participation Plan (April 2024)
- The Engagement Institute's Public Participation Spectrum.

2.1 Response to Secretary's Environmental Assessment Requirements (SEARs)

The engagement activities and outcomes detailed within this report address the Secretary's Environmental Assessment Requirements (SEARs), as issued by the Department of Planning, Housing and Infrastructure (DPHI). The SEARs require demonstration of how the engagement undertaken for this project is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

Table 2 provides the industry specific SEARs that are relevant to the delivery of community and stakeholder engagement for this project.

Table 2 Response to SEARs – SSD-82211208

SEARs item	Project response
26. Engagement	
Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:	This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. The outcomes of the consultation approach, including how feedback has been considered and responded to in the project, will be captured in the: ▪ Engagement and Communications Outcomes Report (this document, specifically Section 5) ▪ Environmental Impact Statement (EIS).
▪ the relevant Department assessment team. ▪ any relevant local councils. ▪ any relevant agencies. ▪ the community. ▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	

2.2 Alignment with Undertaking Engagement Guidelines for State Significant Projects

This Engagement and Communications Outcomes Report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW. The *Undertaking Engagement Guidelines* provides a series of objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community participation objectives

Objective		Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the project.	For details on Community and Key Stakeholders see Section 3.2: Community and Stakeholders .
2	Use appropriate engagement techniques. This includes: - considering the accessibility of how information is delivered - the avoidance of technical language and jargon so information can be easily interpreted by the audience - the adoption of non-written forms of engagement, where needed. <i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i>	For an overview of engagement activities, see Section 4: Forms of Engagement .
3	Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	For an overview of engagement activities, see Section 4: Forms of Engagement .
4	Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design	For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 4: Forms of Engagement .
5	Be innovative in their engagement approach and tailor engagement activities to suit the: - context (e.g. sensitivity of the site and surrounds) - scale and nature of the project and its impacts - level of interest in the project.	For an overview of the project context, see Section 2.2: Project Context. See Section 2.3: Project Description for an overview of the project.

6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	See Appendix A for a copy of the community newsletter, which was used to provide the community with clear and concise information about the proposal, and details of how the community and stakeholders may provide feedback on the proposal. Details of the engagement activities are provided in Section 4: Forms of Engagement .
7	Clearly outline how and when the community can be involved in the process.	
8	Make it easy for the community to access information and provide feedback.	
9	Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.	For an overview of engagement activities, see Section 4: Forms of Engagement .
10	Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.	For community and stakeholder views on the project, see Section 5: Feedback Received .
11	Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.	For the demographic profile of the local area, see Section 3.2.2: Community Profile .

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

3

Project Detail

3 Project details

This section provides an overview of the project details, including the project site, context, and a detailed description of the proposed development.

3.1 Project site

STACK is proposing to develop a data centre at 78 Lockwood Road, Erskine Park.

The site is located within the City of Penrith Local Government Area (LGA), approximately 40km west of the Sydney Central Business District (CBD), 20km west of the Parramatta CBD, and 10km north-east of the future Western Sydney International Airport. The proposal for the site is a data centre development, relating to Lot 101 in Deposited Plan 1268632 and comprises an area of approximately 77,243.55m².

The site is an irregular shaped 7.7-hectare (ha) lot bounded to the north by Lenore Drive and to the east by a zoned E2 Environmental Conservation corridor that follows Ropes Creek. It relies on road access via a cul-de-sac at the eastern end of Lockwood Road at the site's southern boundary. An aerial photograph is provided at Map 1.

The site is located within the Fitzpatrick Industrial Estate, an area of approximately 140ha located on Lenore Road. The estate is bounded by Ropes Creek to the east, the Erskine Park residential area to the north, and the Sydney Catchment Authority pipeline to the south. The Fitzpatrick Industrial Estate is located within the Western Sydney Employment Area (WSEA). The WSEA has long been identified as the single largest greenfield industrial precinct to serve the growing demand for industrial land in the Sydney Metropolitan Area for the next 20 to 30 years.

Map 1 project location



Source: Urbis/Nearmaps

3.2 Project context

The site is surrounded by a variety of industrial land use activities and significant transport and utilities infrastructure. Immediate surrounding development includes:

- **North:** The site is bounded to the north by Lenore Drive and the adjacent AutoNexus, a provider of automotive logistics and supply chain solutions. Further afield is the Erskine Park residential area.
- **East:** Ropes Creek adjoins the site to the east. This is zoned E2 – Environmental Conservation. An artificial wetland was established immediately east of the subject property boundary and within this E2 zoned land to support the industrial use of the site which results in stormwater runoff being conveyed to the E2 corridor. Further to the east (off Old Wallgrove Road) is the TransGrid Sydney West 330/132kV Substation and Switchyard.
- **South:** The Sydney Catchment Authority Pipeline is located approximately 540 metres to the south.
- **West:** Lot 101 and the remainder of the Fitzpatrick Industrial Estate. These include a variety of warehouse and logistics uses.

3.3 Project description

The proposal includes:

- Site preparation and bulk earthworks.
- Temporary construction access from Lenore Drive.
- Construction of a three-storey data centre comprising two buildings, with a maximum height of 26.5 metres and a total gross floor area (GFA) of approximately 55,651m², including technical data halls, office and administrative areas, and ancillary circulation space.
- At-grade under-croft car parking (34 spaces) within the building footprint, plus an additional 44 on-site spaces, providing a total of 78 parking spaces.
- Separate generator gantry accommodating 188 backup generators.
- Landscaping and associated public domain works.
- Extension and augmentation of physical infrastructure and utilities as required, including an on-site substation and water storage tanks integrated within the building footprints.
- Off-site works comprising the delivery of two 330kV transmission lines from the TransGrid Sydney West Substation site to the subject site, utilising existing road reserve along Lenore Drive.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the 78 Lockwood Road, Erskine Park – Data Centre (SSD-82211208) dated 11 April 2025.

3

Community and Stakeholder Engagement Strategy

4 Community and stakeholder engagement strategy

This section outlines the engagement activities delivered between June and August 2025. The objective of the engagement undertaken was to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

4.1 Engagement objective and approach

The engagement approach outlined in this strategy has been informed by the Engagement Institute's Public Participation spectrum, and DPHI's *Community Participation Plan*. The Engagement Institute's spectrum describes goals for public participation, and the corresponding promise to the public (see Figure 1).

This engagement approach has been determined based on the anticipated level of impact of the project on the surrounding community and stakeholders. As the level of impact is likely to be low to moderate, the objective of engagement to support the proposed data centre at 78 Lockwood Drive, Erskine Park, is to inform and consult stakeholders and the community.

Figure 1 Engagement Institute Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

In line with DPHI's *Community Participation Plan*, the approach to engagement was informed by the objectives shown in Table 4.

Figure 2 DPHI Community Participation Plan Objectives



Table 4 Engagement approach and alignment with objectives

Approach	Alignment with objectives
Providing consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits, and the planning report process through accessible, tailored and open lines of communication.	  
Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation.	  
Providing methods for monitoring the reach and efficacy and opportunities for the community to give feedback to help inform the planning process.	 
Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project.	   
Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.	 
Managing expectations by closing the feedback loop and sharing how stakeholder and community views influenced the proposal.	  

4.2 Community and stakeholders

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPHI's *Undertaking Engagement Guide: Guidance for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the project.

4.2.1 Stakeholder categories

The stakeholders for this project have been categorised by group, as shown in Figure 3. The community stakeholders have been identified due to their proximity to the site, potential concerns about the project impacts, intersection with other interested stakeholders through community connection, and general interest in the project.

Figure 3 Stakeholder Categories

GOVERNMENT AUTHORITIES	RELEVANT AGENCIES	SURROUNDING COMMUNITY	FIRST NATIONS STAKEHOLDERS
- Department of Planning, Housing and Infrastructure (DPHI), specifically the - Planning and assessment team - NSW Environment Protection Authority (EPA) - Penrith City Council: - Mayor, Deputy Mayor, Ward Councillors - Planning team - Federal Member for McMahon, the Hon Chris Bowen MP, Minister for Climate Change and Energy of Australia - State Member for Badgerys Creek, Tanya Davies MP	- Transport for NSW - Sydney Water - Transgrid	- Near neighbours, including residents on: - Weaver Street, Pictor Street, Aquila Place, Pegasus Street, Taurus Street - Industrial neighbours - Ceva Logistics - Lindsay Transport - DHL Supply Chain - FedEx Station - Winc Australia Warehouse - AutoNexus Erskine Park - Blue Star Global Logistics - Mulford Plastics - DHL Supply Chain - Coles Retail Ready Operations - ETP-JCG JV Precast Plant & CTP-AFJV Yard	- Registered Aboriginal parties - Deerubbin Local Aboriginal Land Council (LALC) - Local knowledge holders and custodians



- TransGrid Sydney West
- Community Groups
- Luddenham Progress
- Association
- Penrith Chamber of Commerce



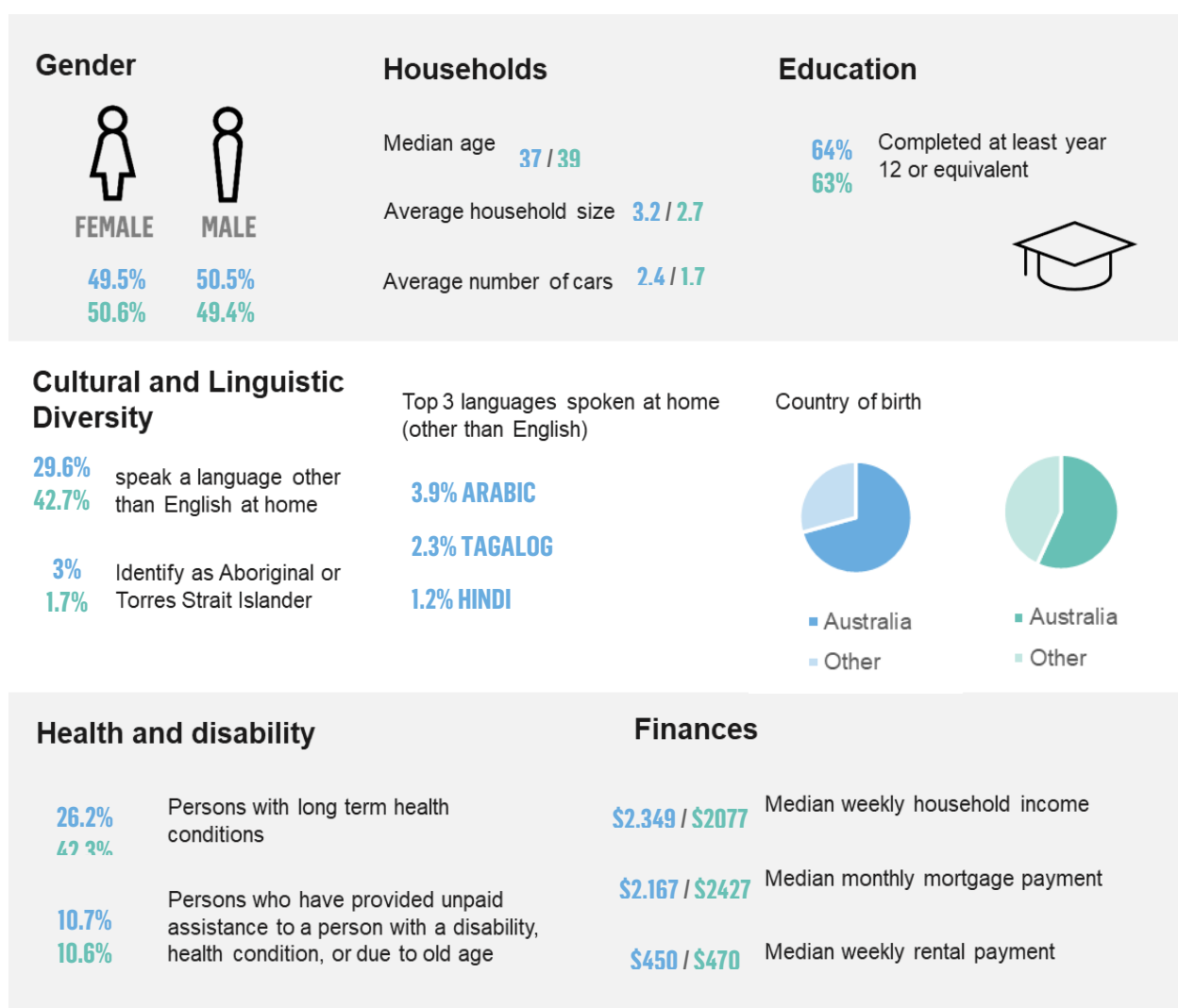
4.2.2 Community profile

Urbis' approach to engagement with the community was informed by demographic data for the Erskine Park area (see Figure 4 below).

The community in Erskine Park is younger than the Greater Sydney average, with a high home ownership rate of 79%. Households are larger, and car ownership is above average. 70% of residents are born in Australia, and most speak only English at home. The demographic data indicates a younger, family-oriented, car-dependent lifestyle.

With the area's demography in mind, the engagement approach sought to clearly convey the benefits and impacts of the proposal, as well as mechanisms for the community to provide feedback to inform the SSDA.

Figure 4 Community profile



Source: ABS Census QuickStats



Media focus on data centres

During the community and stakeholder consultation period for STACK's proposal for 78 Lockwood Road, there was increased media attention regarding data centres specifically focused on sustainability.

Media interest was sparked by documents being released under the Freedom of Information Act 1982 (FOI Act), revealing water company Greater Western Water is reviewing 19 applications from data centres for water usage, with the requests totalling 19,714 megalitres (ML) of drinking water each year. This was reported on by ABC News on 15 July 2025.

ABC Radio National's Breakfast program also ran a segment on *'Can Australia's data centres keep pace with AI?'*, 16 July 2025. The radio feature focused on rising demand in market for data centres, data storage and capabilities driven by both businesses and consumers. The feature also focused on energy consumption and environmental impacts, the need for infrastructure investment and technological advancement, and regulatory and policy support. The feature was informative and balanced in its coverage.

The media coverage has increased awareness, concern and focus on the development of data centres with key stakeholders and the community.

4

Forms of Engagement

Forms of engagement

This section outlines the engagement activities that were implemented during the consultation process. Feedback received via these forms of engagement is captured in Section 4 below.

Consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project, and considered the demography of the area. Engagement activities for the community and other key project stakeholders are outlined below.

Project newsletter

On 5 June 2025, a community newsletter was distributed to 432 properties within the local area. This newsletter sought to:

- Provide detailed information on the proposal and its objectives.
- Provide information on the enquiry channels where the community could give feedback or ask questions and complete the online Social Impact Assessment survey.

Email distribution of community newsletter and invitation to briefing

On 6 June 2025, Urbis Engagement contacted all Councillors at Penrith City Council, the State Member for Badgerys Creek Tanya Davies MP and the Federal Member for McMahon The Hon Chris Bowen MP via email. The email provided information on the SSDA, an outline of the community consultation process and included an invitation to elected officials to an online briefing. The community newsletter was attached to this email.

On 13 June 2025, Urbis Engagement contacted the adjacent property owner Fitzpatrick Investments, Penrith Valley Chamber of Commerce and Luddenham Progress Association via email. The email provided information on the SSDA, an outline of the community consultation process and included an invitation to an online briefing. The community newsletter was attached to this email.

At the time of writing this report, there has been no response from the Luddenham Progress Association. Fitzpatrick Investments, the Penrith Valley Chamber of Commerce and the Federal Member for McMahon responded to accept the offer of an online briefing.

Stakeholder briefings

Adjacent landowner

On 13 June 2025, Urbis Engagement and STACK held an online briefing with Fitzpatrick Investments. The briefing consisted of a 30-minute presentation from the project team with the opportunity for the landowner to ask questions throughout.

Penrith Valley Chamber of Commerce

On 18 July 2025 Urbis Engagement hosted a 45-minute online stakeholder briefing with the Penrith Valley Chamber of Commerce.

The briefing consisted of a 20-minute presentation from the project team, followed by 15 minutes of question-and-answer time. Following this briefing, the Chamber took part in an interview to inform the Social Impact Assessment that has been prepared by Urbis to accompany this SSDA.

Federal Member for McMahon

On 1 August 2024 Urbis Engagement hosted an in-person stakeholder briefing with The Hon Chris Bowen MP, Federal Member for McMahon and Federal Minister for Climate Change and Energy of Australia. The Minister spoke to both local and federal points of interest in the project. The briefing consisted of a 20-minute briefing from the project team, addressing questions from the Minister throughout the briefing.

Community enquiry lines

The community were invited to contact the project team via a 1800 phone number and engagement email address.

The email inbox and phone line has been managed and monitored by Urbis Engagement throughout the consultation process to provide the community with the opportunity to give feedback and ask questions.

At the time of submitting this report, 0 email enquiries and 0 phone enquiries had been received.

Social impact assessment

An SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. An SIA considers physical and intangible impacts, direct and indirect impacts, short term (construction) and long term (operational) impacts.

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2023) states that an SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

Online survey

Urbis developed an online survey on behalf of STACK for the purpose of gaining feedback and insight from stakeholders and members of the community via a Social Impact Assessment (SIA).

The SIA survey was promoted through the community newsletter distributed on 5 June 2025.

The purpose of the survey is to understand the needs of the local area, to identify potential positive or negative impacts of the proposal and recommend appropriate management measures.

To date there are 0 responses to the Social Impact Assessment. Web metrics indicate that 29 people saw the survey.

Feedback received from SIA engagement activities is captured in the Social Impact Assessment Report lodged with this SSDA.

5

**Feedback
Received**

5 Feedback received

5.1 What we heard – stakeholder and community feedback

The following sections outline the feedback received throughout the consultation period. Given the low level of community response, no recurring themes have been identified. Feedback has been detailed below.

5.2 Detailed feedback summary

The table below outlines all feedback received throughout the consultation period and the project response.

Table 5 Key stakeholders: Issues raised and project response

Stakeholder	How this group was consulted	Feedback	Project response
Government authorities and agencies			
Department of Planning, Housing and Infrastructure	On 31 March 2025, STACK met with DPHI's Industry Assessments team for a formal Scoping Meeting.	DPHI's Industry Assessment team confirmed the proposal was eligible for assessment as a State Significant Development Application. STACK formally requested the Secretary's Environmental Assessment Requirements (SEARs). DPHI issued industry specific SEARs on 11 April 2025.	As the responsible consent authority, STACK will continue to consult with DPHI throughout assessment of the SSDA. Feedback provided by DPHI during preparation of the EIS has been addressed as required.
NSW Environment Protection Authority (EPA)	On 24 July 2025, STACK and Urbis Planning met with the NSW EPA to discuss the proposal and reporting requirements.	The EPA confirmed that an Environment Protection License (EPL) will be required post-approval, prior to construction.	Should an approval be received STACK will seek to obtain an EPL prior to construction. A Greenhouse Gas Emissions Report will be submitted as part of SSDA.

		In addition, the EPA confirmed that a Greenhouse Gas Emissions Report is required as part of the SSDA.	
Transport for NSW (TfNSW)	On 24 July 2025, STACK emailed Transport for NSW to provide summary information about the proposal and seek feedback.	STACK is in ongoing conversation with TfNSW about the proposal, and is addressing feedback provided by TfNSW as required.	Potential traffic impacts and mitigations, as well as further evidence of consultation with TfNSW, are outlined in the Traffic Impact Assessment (TIA) submitted as part of the SSDA. Transport for NSW will have the opportunity to review and provide feedback on the proposal post-lodgement, via the formal exhibition period
Transgrid	STACK lodged a connection enquiry with Transgrid on 11 December 2024.	Connection enquiry dated 11 December 2024 highlighted the requirements for an application to connection.	Customer (Edgewater C/O STACK) is to undertake a detailed feasibility study and undertake an application for connection. Transgrid will then negotiate a connection agreement. STACK will continue to consult with Transgrid as plans progress, and are available to discuss the application, as required.
Sydney Water	LCI has lodged a pressure and flow enquiry with Sydney Water to determine the capacity available in the 300mm trunk main in Lenore Drive. RMA Infrastructure has lodged a Section 73 application with Sydney Water.	Sydney Water has responded to the pressure and flow enquiry. The pressure and flow statement has been included in Section 2.1.4 of the Infrastructure Report issued by LCI. Sydney Water has issued a Notice of Requirements in response to the Section 73 application by RMA Infrastructure. This Notice of Requirements is out-of-	STACK, supported by the relevant technical consultants will prepare a hydraulic detailed design which includes connections to Sydney Water Assets. The design will include size and capacity of connections to the water and sewer assets. STACK, supported by the appointed Water Services Coordinator (WSC) will

		date, and a new Section 73 Application will need to be submitted in the future design stage. The Notice of Requirements document has been included in the Appendix of the Infrastructure Report issued by LCI.	submit a new Section 73 Application to Sydney Water to ascertain water and sewer availability for the site. STACK, supported by the appointed WSC will submit a Building Plan Approval to Sydney Water to address protection or re-routing works to the existing Sydney Water sewer main reticulating through the site.
Council			
Penrith City Council ▪ Development Assessments team ▪ Environmental Health team ▪ Traffic team	Urbis and STACK met with Penrith City Council for a formal Pre-Lodgement Meeting on 24 July 2025.	General Council provided generally positive feedback about the SSDA.	General Noted.
		Technical considerations Council expressed interest in the proposed vehicle, setbacks, canopy cover, deep soil and urban heat island measures.	Technical considerations These considerations have been addressed in the SSDA. STACK will continue to engage with Council on these matters as required through the assessment process.
		Operational considerations Council expressed interest in a range of matters related to operation of the data centre, including operating hours, proposed staffing numbers, traffic generation and easement management.	Operational considerations Should an approval be received, STACK will work with the future tenant of the data centre to finalise operational arrangements. STACK will continue to engage with Council on these matters.

		Civil and stormwater design Council advised that the civil and stormwater design is to ensure no impacts on the ecological value of the adjoining environmental conservation area.	Civil and stormwater design The civil and stormwater design has been designed to minimise impact on the environmental conservation area.
Social Planning Team	Urbis Social Planning engaged with Penrith City Council on 28 July 2025 to conduct an interview to inform the Social Impact Assessment.	Urbis Social Planning’s interview with Penrith City Council to inform the Social Impact Assessment drew a balanced perspective from Council regarding the social impacts of the proposal. Council acknowledged the proposal is in a business park area and appropriate in its designated use, and noted the easement between the development and neighbouring residential sites. Council noted Penrith’s unique quality and closeness to Aerotropolis and the cumulative impact of development in the area, including the increase in housing and density, noting the increased employment opportunities were positive and the economic benefit to local businesses. Council noted the data security benefits. Council noted concerns about energy usage, especially during summer when Penrith temperatures are high (with particular concern for vulnerable members of the community).	STACK will continue to inform and consult Council as the proposal progresses. Further details on the project response are outlined in STACK’s Social Impact Assessment report.

		Council noted noise and traffic impacts during construction, and the noise during operation.	
Elected officials			
Penrith City Council Mayor and Councillors	On 6 June 2025, Urbis Engagement contacted Penrith City Councillors to provide updated information on the proposal, the community consultation process and offer of a briefing. The community newsletter was attached to this email. STACK and Urbis Planning met with Penrith City Council for a pre-lodgement consultation on 24 July 2025.	No response was received to Urbis Engagement's offer of briefing to Penrith City Council. In the pre-lodgement consultation with STACK and Urbis Planning, Penrith City Council acknowledged the planning pathway as being a State Significant Development, with DPHI as the consenting authority. Subsequent to the pre-lodgement meeting with STACK and Urbis Planning, Council issued a letter of advice dated 6 August 2025. The letter details the technical studies, assessments and planning considerations recommended by Council.	STACK will continue to consult with and provide project updates to elected officials and offer the opportunity to comment/ provide feedback or request further information as the project progresses. STACK has demonstrated how the proposed development fits with the broader approval and development of the site. STACK has responded to Council's considerations in the relevant technical reports including Traffic Management Report. STACK will continue to inform and consult Council as the proposal progresses.
Parliament - Tanya Davies MP, State Member for Badgerys Creek - Hon Chris Bowen MP, Federal Member for McMahon and Federal Minister for Climate Change and Energy	On 6 June 2025, Urbis Engagement contacted Tanya Davies MP, State Member for Badgerys Creek and the Hon Chris Bowen MP, Federal Member for McMahon to provide information on the proposal and the community consultation process. The community newsletter was attached to this email.	STACK met with The Hon. Chris Bowen, Federal Minister for Climate Change and Energy and the Federal Member for McMahon. The Minister was informed of the project details, provided with a background on STACK and the company's global operations and commitment to Economically Sustainable Development.	Employment and investment STACK has invested \$4.5bn to date. STACK informed the Minister that the site would generate highly paid, secure employment for the people of Western Sydney for a minimum of 30 years, with 1,500 – 2,000 construction and supply chain jobs being created as a result of the development and up to 200 people

	A face-to-face briefing with The Hon. Chris Bowen MP was held on 1 August 2025 at the Minister's electorate office in Fairfield West.	STACK acknowledged the Minister's national priorities, including support for data centres as vital infrastructure, but acknowledged the Minister's priorities to see developments co-located with renewable energy, optimised cooling practices to reduce water usage and increased partnership between developers and utilities providers. Employment and investment The Minister's asked about the level of investment in the project from STACK and the number of jobs. Energy and impact on power grid The Minister's asked if the development would impose on the local power grid and sought sector-wide solutions to energy usage and water usage. Ongoing information about the proposal The Minister's welcomed the opportunity to continue to be informed of the project's progress and to attend an event in the event that the proposal was approved (availability pending).	employed in operational jobs for the site. STACK highlighted its positive engagement with the Penrith Valley Chamber of Commerce and its commitment to participating in sector-wide community education and sector-wide solutions to sustainable energy and water management solutions. STACK communicated the benefit of data security for Australian businesses, reducing reliance on offshore infrastructure. Additionally, STACK outlined how data centres provide a platform for enterprises and government with scalable cloud and AI infrastructure, and that these developments attract adjacent industries, stimulating the local economy and broader investment. Energy and impact on power grid STACK outlined positive consultation with Transgrid and have indicated they can potentially contribute to 'smoothing out the duck curve'. The Minister was positive in his feedback about this benefit.
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			STACK outlined that data centres stabilise the grid as they provide a consistent load. STACK informed Minister Bowen that while the site would be engineered to accommodate maximum demand, full utilisation of this capacity is not typically realised in practice. STACK informed the Minister that a terminal station would provide power direct to the site and would therefore not drain energy from the distribution grid. Furthermore, STACK briefed the Minister on their Victorian development, which will involve substantial investment in the development of this infrastructure and local energy partners that would benefit from access to the infrastructure, strengthen local energy distribution. Ongoing information about the proposal STACK confirmed they would continue to inform and consult the Minister as the project progressed and would invite him to site in the event the proposal was approved (availability pending).
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Traditional owners			
First Nations people	As part of the Aboriginal Cultural Heritage Assessment report (ACHAR) government agencies were contacted requesting information on potential Aboriginal Stakeholders in the area. In addition, a public notice was published online on 29 April 2025 on Newscorp Australia. Any individual or group with an interest in the project were given the opportunity to be registered to be involved. The registered Aboriginal parties (RAPs) were provided information on the project and invited to contribute any feedback relating to Aboriginal Cultural Heritage.	Respondents expressed an intangible cultural connection to the area and the importance of Ropes Creek as a water source. Further, they were in agreement with the methodology and outcomes of the ACHAR.	As a result of the assessment and in consultation with the RAPs, no further archaeological investigations were recommended. This was due to the highly disturbed nature of the site which reduces cultural heritage significance. There will be continued direct communication with First Nations people as part of an (ACHAR) as the project progresses.
Surrounding community			
Neighbouring commercial and residential properties	Project newsletter – see detailed description in 0	To date, no enquiries have been received.	STACK will continue to keep neighbouring properties updated as the project progresses.
Fitzpatrick Investments (Adjacent landowner)	On 13 June 2025, Urbis Engagement distributed a copy of the newsletter to the adjacent landowner, inviting any feedback on the proposal and an offer of a briefing.	An online briefing was held on 1 July 2025. At this briefing, a presentation was provided with overview of the proposal, site plans and planning pathway. Discussion related to the following topics: ▪ Power connection ▪ Conservation zone	STACK will continue to consult with and provide project updates to Fitzpatrick Investments as the project progresses.

		- Stormwater infrastructure and management - Traffic movement and management on Lockwood Road from adjacent Fitzpatrick sites - Flood zone and drainage	
Penrith Valley Chamber of Commerce	On 13 June, Urbis Engagement distributed a copy of the newsletter, inviting any feedback on the proposal. Urbis Engagement offered the Chamber of Commerce a briefing and the opportunity to participate in an interview to inform the social impact assessment to accompany this SSDA. A one-hour briefing was held on Friday 18 July 2025 at 2pm. The session was structured into two parts with the first half including a presentation with an overview of the proposal, site plans, planning pathway and next steps with the opportunity to ask questions throughout. The second half of the session was a structured interview to inform the Social Impact Assessment (SIA). Findings of that interview are included in the SIA.	Economic impacts and benefits The Penrith Valley Chamber of Commerce asked a question about how many jobs will be generated by the proposal. The Chamber of Commerce asked about the amount of economic investment.	Economic impacts and benefits The development will result in highly paid secure employment and is anticipated to generate 1,500 – 2,000 jobs during the construction phase. The data centre will have a minimum life span of 30 years and \$4 – 5bn worth of investment is anticipated. Additional benefits include data security for Australian businesses, reducing reliance on offshore infrastructure. STACK data centres provide a platform for enterprises and government with scalable cloud and AI infrastructure. Data centres attract adjacent industries, stimulating the local economy and broader investment.
		Social impacts The Penrith Valley Chamber of Commerce emphasised the need for community education and	Social impacts In other jurisdictions, STACK is in the process of partnering with local businesses, governments, universities and non-profits to upskill the local

		communication about data centres' science and operations. They advised they are open to partnership and sharing insights with local business partners, including the Industry Capability Network (ICN).	workforce for this industry. STACK committed to the Penrith Valley Chamber of Commerce to work in partnership
		Energy and sustainability The Penrith Valley Chamber of Commerce asked a question about transition to renewables and sustainability.	Energy and sustainability Technical assessments on Ecologically Sustainable Development (ESD) are underway and will be submitted as part of the SSDA. STACK is committed to partnering with TransGrid to manage the growth and operation of the data centre, incorporating renewable energy. Wherever possible, gas generators will be used to support the sustainable operation of the data centre. STACK has measured and improved the Power Usage Effectiveness (PUE) rating for the data centre, which is now 1.21. STACK will continue to inform and consult with the Chamber and offer the opportunity to comment/ provide feedback as the project progresses.
Luddenham Progress Association	On 13 June Urbis Engagement distributed a copy of the newsletter, inviting any feedback on the proposal and an offer of a briefing	To date, no enquiries have been received.	STACK will continue to inform and consult with the Luddenham Progress Association and offer the opportunity to

			comment/ provide feedback as the project progresses.
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Future Community and Stakeholder Engagement

6 Future community and stakeholder engagement

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

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

Disclaimer

This report is dated 18 March 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of STACK INFRASTRUCTURE **(Instructing Party)** for the purpose of Engagement and Communications Outcomes Report **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

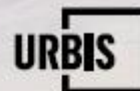
In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A: COMMUNITY NEWSLETTER

This image illustrates the size and scale of the proposal as seen from Lanara Drive. Detailed design images will be developed through the planning and consultation process and submitted to the Department of Planning, Housing and Infrastructure.



NEW DATA CENTRE PROPOSAL: 78 LOCKWOOD ROAD, ERSKINE PARK

STACK Infrastructure is proposing a new data centre in Erskine Park.

This newsletter provides the community with an overview of the proposed data centre and the next steps in the planning process, including how you can provide feedback and find out more information.

WHAT IS BEING PROPOSED?

STACK Infrastructure is proposing to construct and operate a new data centre at 78 Lockwood Road, Erskine Park.

The proposal includes:

- Site preparation and bulk earthworks.
- Construction, fit-out and operation of a three-storey data centre building. The building will comprise:
 - 55 parking spaces
 - 2 levels of technical data halls
 - office and amenities
 - Generators for backup power
- Provision of required utilities, including:
 - Diesel storage tanks
 - Water storage tanks
 - Substation on site
- Landscaping and public domain works.

Vehicle access to the site will be via Lockwood Road, and 55 on-site car parking spaces have been included in the proposal.

If approved, the site would operate 24/7. The proposal would also create up to 1100 new full-time jobs during construction, and up to 150 new ongoing jobs once the site is operational.

WHAT IS A DATA CENTRE?

Data centres are buildings that securely store data, information, networks and critical digital applications.

As information increasingly transitions to be stored 'in the cloud', there is a growing need for more local data storage.

Local data storage means data can be accessed faster and is safer.

Delivering the data centre at Erskine Park means:



Building foundational digital infrastructure that strengthens local ecosystems and accelerates job creation in technology.



Improved broadband infrastructure enabling seamless access to digital services for communities across the region.



Robust, multi-layered security ensuring data integrity and operational continuity across every deployment.

ABOUT STACK INFRASTRUCTURE

STACK is a proven, trusted partner for the world's most innovative companies, designing, developing, and operating sustainable global digital infrastructure. Backed by an unmatched record of reliable delivery and development expertise, STACK brings speed, scale, certainty, and responsibility to the demands of a rapidly evolving digital infrastructure landscape.



MANAGING POTENTIAL IMPACTS

STACK Infrastructure is committed to responsibly managing the environmental and community considerations associated with the construction and operation of the proposed data centre.

An Environmental Impact Statement (EIS) is being developed to assess key factors such as, potential traffic, noise, dust, overshadowing, and visual aesthetics, and to recommend targeted mitigation strategies.

Should the project move forward, an Operational Management Plan will be implemented to ensure ongoing site operations are conducted with diligence – minimising impacts on surrounding communities and upholding STACK's standards of operational excellence.

NEXT STEPS

STACK Infrastructure is seeking approval for a data centre at 78 Lockwood Road, Erskine Park from the NSW Department of Planning, Housing and Infrastructure (DPHI) through the State Significant Development Application (SSDA) process.

WE ARE HERE

JUNE 2025

As STACK Infrastructure prepares an EIS, they are seeking community feedback on the project proposal. The feedback received from community and stakeholders will be collated into an Engagement Outcomes Report which will form part of the EIS.

JULY 2025

The formal SSDA documentation will be submitted to DPHI.

LATE 2025

After the SSDA is lodged with DPHI, stakeholders and the community will have an opportunity to provide formal feedback on the proposal through a process called 'public exhibition', which will run for 28 days. DPHI will notify the community when the proposal is on public exhibition, and how the community can provide feedback. A determination is expected within 6 to 9 months.

FIND OUT MORE AND PROVIDE YOUR FEEDBACK

STACK Infrastructure has commissioned Urbis Engagement to collect your feedback, answer community enquiries and provide further information about the data centre proposal.

To make enquiries or provide feedback, contact the team via:



1800 244 863



engagement@urbis.com.au

All feedback will be considered as the design of the proposal is finalised.

SOCIAL IMPACT ASSESMENT SURVEY

Urbis are preparing a Social Impact Assessment (SIA) to best understand how the proposed development might impact the community.

You are invited to inform the SIA by completing a survey. The survey will assist our team to better understand the needs of the local area, identify the proposed development's potential positive or negative social impacts, and get suggestions on how these impacts can be managed.

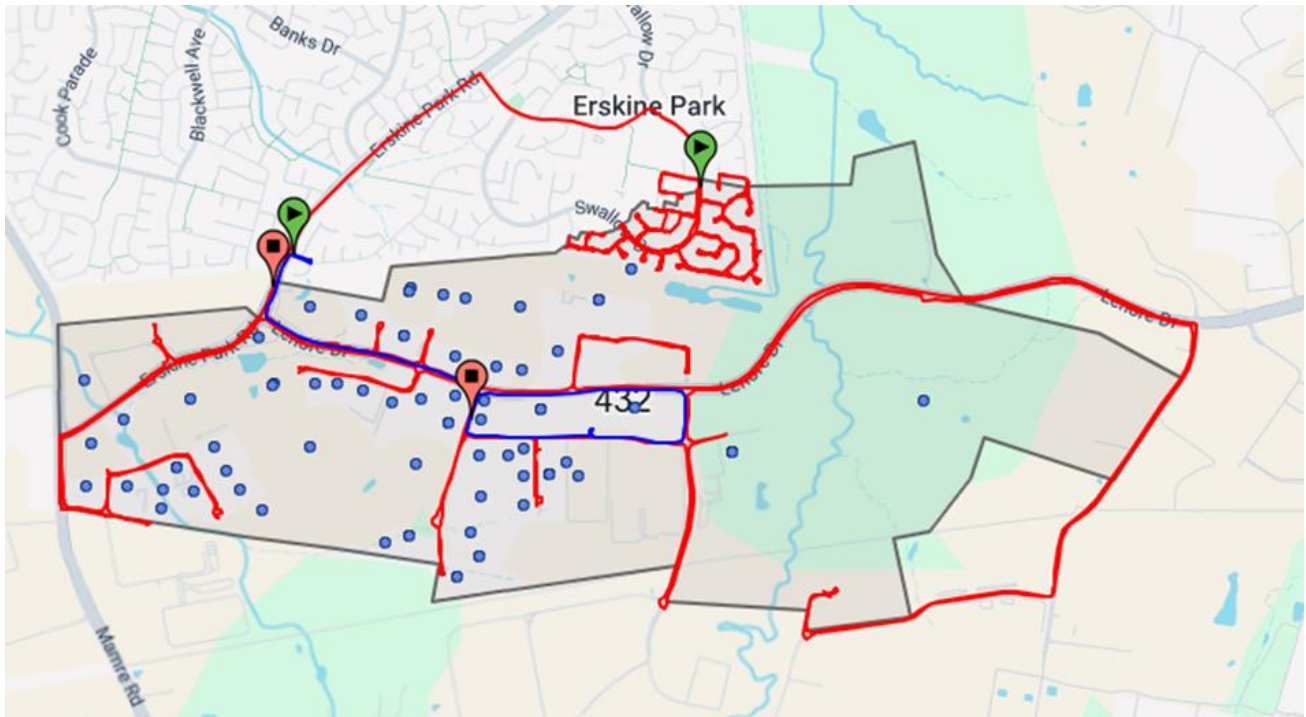


The survey will be open until: 26 June 2025

Scan the QR code with your phone or access the survey here:

<https://urbis.questionpro.com.au/78Lockwood>

APPENDIX B: COMMUNITY NEWSLETTER DISTRIBUTION





**Shaping cities
and communities
for a better future.**

urbis.com.au