

13 November 2025

Adam Pavlovic
 Project Manager
 Plan Project Management
 17 Macmahon Street
 Hurstville NSW 2220

Dear Adam,

706-752 Mamre Road, Kemps Creek, New South Wales - State Significant Development Project (SSD-92743706)—Statement of Heritage Impact

Our Ref: Matter: 43278

Plan Project Management (PPM) has commissioned Biosis Pty Ltd (Biosis) to assess the environmental impacts on non-Aboriginal cultural heritage from the proposed State Significant Development (SSD) Application (SSDA) (SSD-92743706) for a data centre campus. The project area for the proposed development, 706-752 Mamre Road, Kemps Creek (Lot 10 DP 1280592), constitutes the main development site with areas across the shared boundaries to the east and south (described below) utilised to facilitate roadworks and bulk earthworks:

- Gibb Group site to the East known as 1-22 Bakers Lane, Kemps Creek (Lot 40 in DP 709347).
- GPT Group site to the South known as 754 Mamre Road, Kemps Creek (Lot 180 in DP 1290397).

Additionally, power supply lead-in from Sydney-West Substation is proposed as part of the development, which traverses through multiple landholdings.

The site of the study area is located in the Penrith local government area and forms a part of the Mamre Road Precinct (MRP). The study area is comprised of one (1) lot with addresses on at 706-752 Mamre Road, Kemps Creek (Lot 10 DP 1280592).

The Secretary's Environmental Assessment Requirements (SEARs) requires that the proponent identify if there is potential for direct or indirect impacts on non-Aboriginal cultural heritage. This Statement of Heritage Impact (SoHI) has been prepared to meet the following requirement of the Mamre Road Data Centre Campus Secretary's Environmental Assessment Requirements (SEARs) (SSD-92743706) (Table 1).

Table 1 SEARs (SSD-92743706) - Non-Aboriginal Cultural Heritage

Section	Request Item	Summary response
Non-Aboriginal Cultural Heritage	A non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.	This SoHI has been prepared to address this request. The potential impacts on archaeological resources have been addressed in a separate Historical Archaeological Assessment.

For the purposes of this letter, 'heritage assets' are taken to be *heritage items* listed on statutory registers and environmental planning instruments (EPIs). There are no heritage items in the study area and the nearest heritage items are about 1.56 kilometres away.

The project

The site is proposed for development under a SSDA as a data centre campus comprising:

- Approximately 26 shells across four-storeys data centre buildings (4x four shells and 2x five shells), including six technical office buildings, plus a campus office.
- Incoming and internal electrical substations and associated infrastructure.
- Site preparation, including earthworks, stormwater, sewer, roads, and associated infrastructure.

For a detailed description of the proposed development, refer to the Environmental Impact Statement prepared by Willowtree Planning.¹

Study area

Statutory heritage lists applicable in NSW are the World Heritage List, the National Heritage List, the Commonwealth Heritage List, the NSW State Heritage Register (SHR), NSW state agency Section 170 Heritage Conservation Registers (S170s) and lists in EPIs such as Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs).

A review of the lists that are publicly available shows that there are no listed heritage assets—also known as heritage places or heritage items—on any part of the study area.

Not all S170s registers are publicly available, but Biosis understands that the study area is privately owned and not under the control of an NSW agency—consequently, it would not, currently be entered on such a list.

Vicinity review

Although there are no heritage items in the study area, EPIs typically provide for assessment of heritage impacts of proposed development on heritage items that are 'in the vicinity/near the site of the development'. Though distant from the study area, detailed information on those heritage items nearest the study area can be found in Figure 3 and Appendix 3.

Penrith Local Environmental Plan 2010

Penrith Local Environmental Plan 2010 (Penrith LEP) applies to the land of the study area. Schedule 5 of the Penrith LEP identifies heritage items, heritage conservation areas, and archaeological sites that are referred to in the 'heritage conservation' provisions of clause 5.10 of the Penrith LEP. Subclause 5.10(5) of the Penrith LEP provides, among other things, that the impact of development in the vicinity of heritage items or heritage conservation areas be assessed for the effect the development would have on those heritage assets.

There are no heritage items or heritage conservation areas in the immediate vicinity of the study area. The study area is situated within the broader vicinity of the following heritage items of local significance:

¹ (Willowtree Planning 2025)

- The Fleurs Radio Telescope site (Item No. 832), which is approximately 1.7 kilometres south-west of the study area.
- Leeholme Horse Stud Rotunda (Item No. 232), which is approximately 2.3 kilometres north-west of the study area.

State Environmental Planning Policy (Industry and Employment) 2021

The *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) contains schedules of heritage items within the instrument. These items contain state or regional significance.

There are no heritage items listed in the Industry and Employment SEPP Schedule 3 located within or adjacent to the study area. The study area is situated within the broader vicinity of the following heritage listed items of local significance

- Brick Farmhouse (Item No. I4/104), which is approximately 2.2 kilometres south-east of the study area.
- Gateposts to Colesbrook (Item No. I3/105), which is approximately 1.7 kilometres south of the study area.
- Bayley Park, house (Item No. I2/106), which is approximately 1.4 kilometres south of the study area.

Summary of heritage impacts

There are no heritage items or conservation areas within or near the study area of the proposed project. The nearest heritage items are over 1.4 kilometres from the study area and are separated by residential and industrial developments. There are no known historical associations or current visual connections between the study area and any heritage item.

There are no items of heritage significance within or adjacent to the study area that will be impacted by the proposed development.

Please contact me on 0427 839 325 or at sahmed@biosis.com.au if you have any enquiries.

Yours sincerely,



Sakia Ahmed
Built Heritage Consultant

Appendices

Appendix 1 References

Willowtree Planning 2025, *Mamre Road Data Centre Campus Environmental Impact Statement*.

Appendix 2 Figures

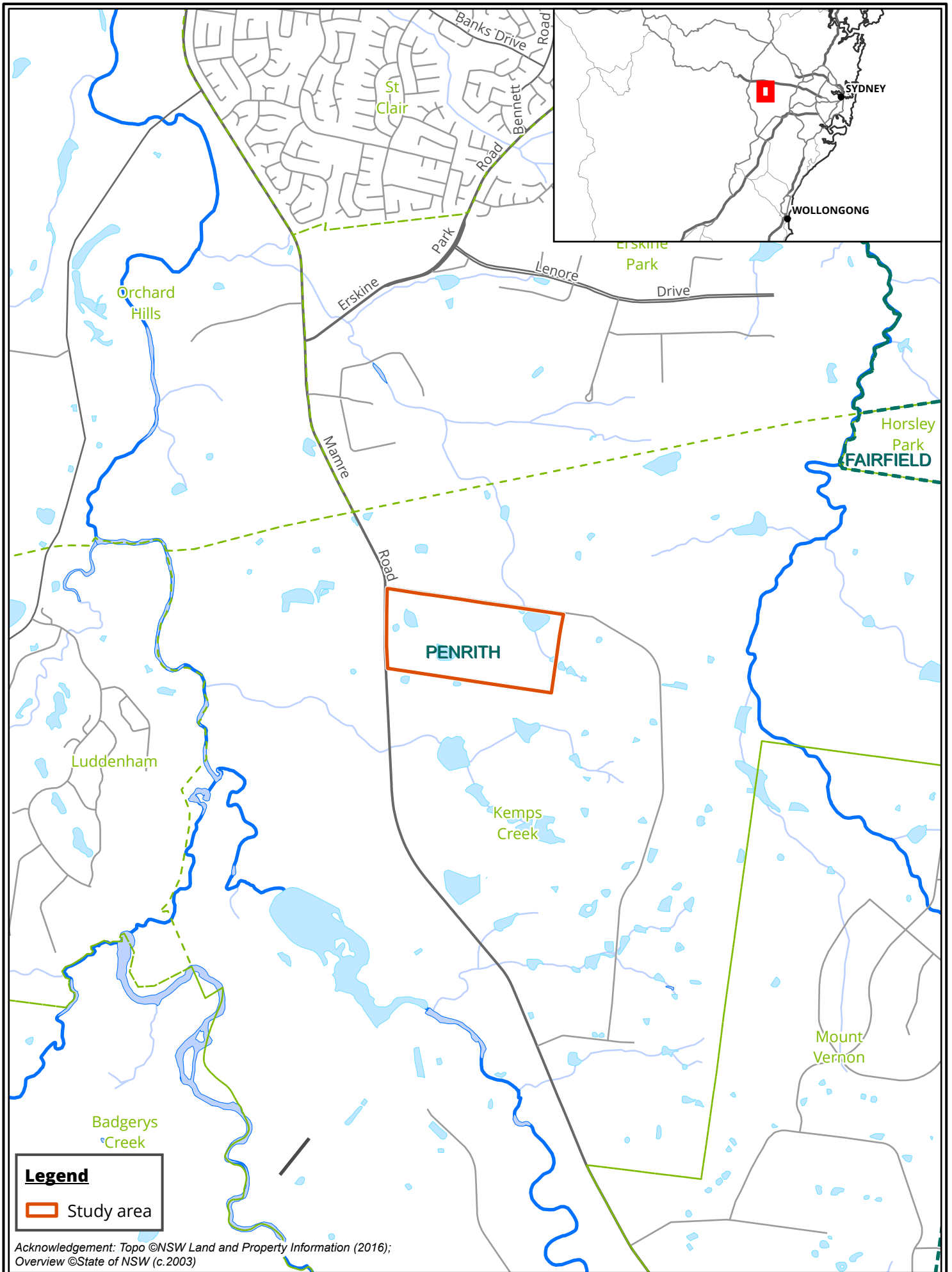
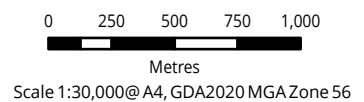
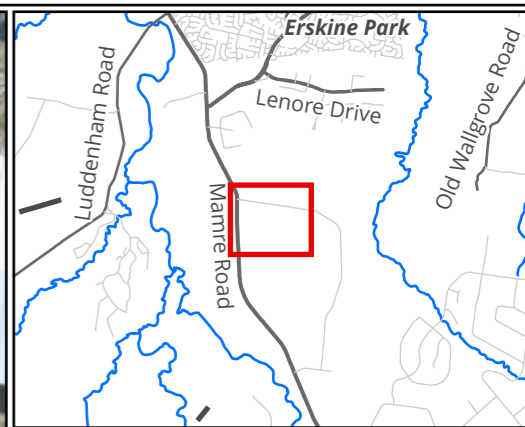


Figure 1 Location of the study area

Matter: 43278, Date: 15 September 2025,
 Prepared for: SA, Prepared by: OW, Last edited by: williams
 Location: P:\43200s\43278\Mapping\43278_Manre_Rd_ISPT_HHA
 Layout: 43278_HHA_F1_Locality

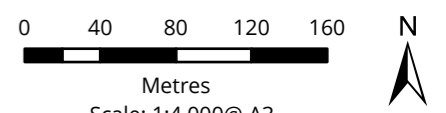




Legend

- Study area
- Lot

Figure 2 Study area detail

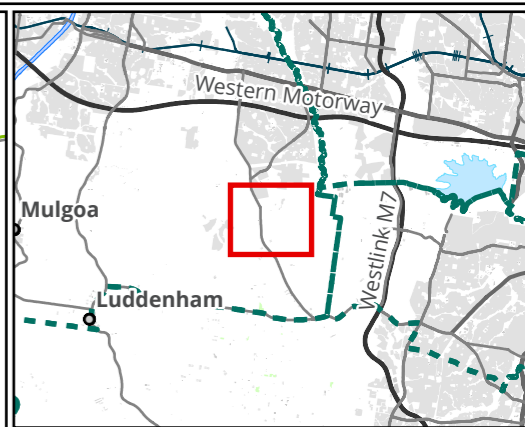
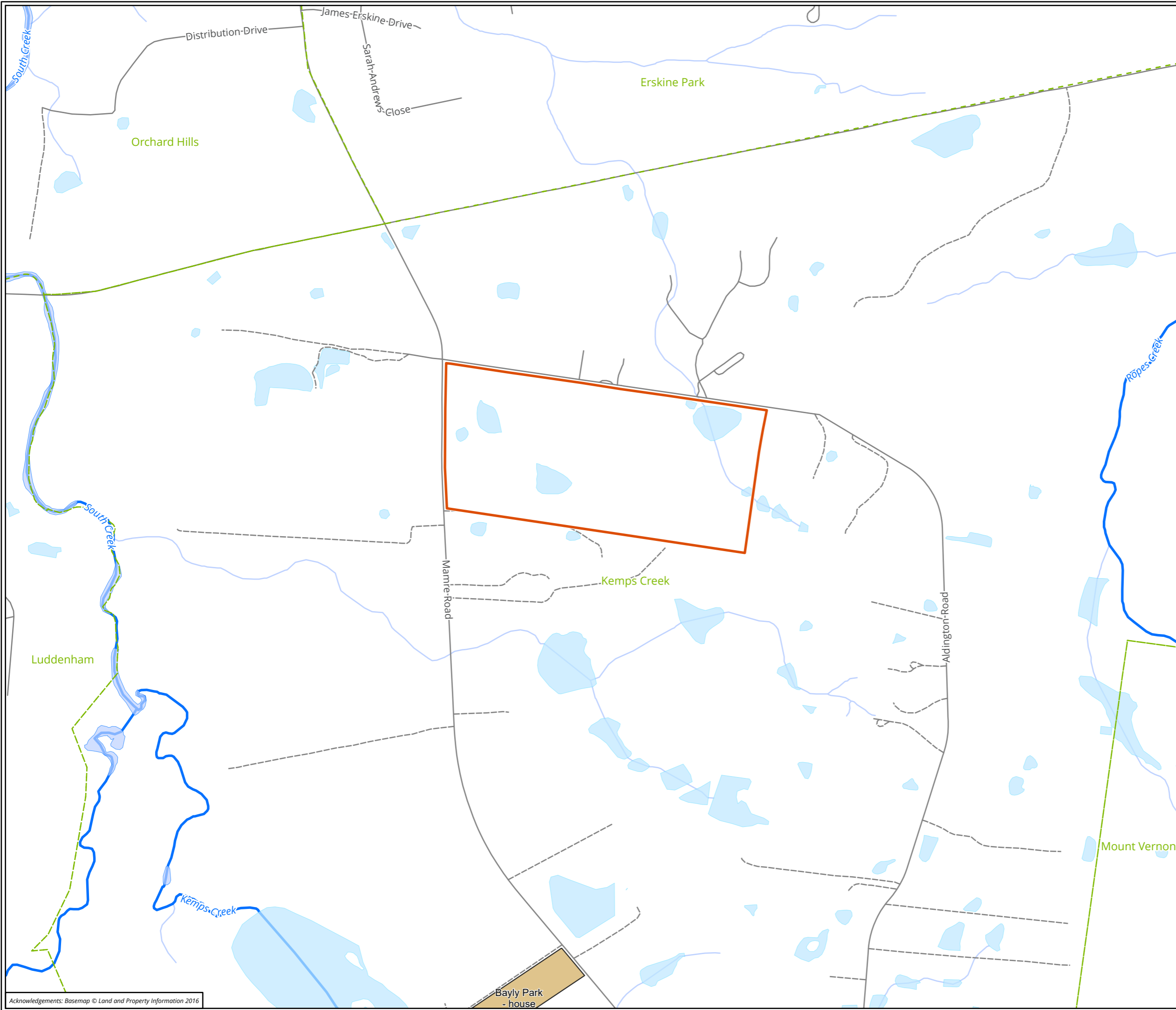


Scale: 1:4,000@ A3
 Coordinate System:
 GDA2020 MGA Zone 56



Matter: 43278, Date: 15 September 2025,
 Prepared for: SA, Prepared by: OW, Last edited by: owilliams
 Location: P:\43200s\43278\Mapping\43278_Manre_Rd_ISPT_HHA,
 Layout: 43278_HHA_F2_StudyArea

Acknowledgements: Basemap © Land and Property Information 2016; public/NSW_Imagery; © Department of Customer Service 2020



- Legend**
- Study area
 - Local Environmental Plan**
 - Item - General

Figure 3 Heritage items in the vicinity of the study area

0 100 200 300 400
Metres
Scale: 1:12,000 @ A3
Coordinate System: GDA2020 MGA Zone 56



Matter: 43278, Date: 15 September 2025,
Prepared for: SA, Prepared by: OW, Last edited by: owilliams
Location: P:\43200s\43278\Mapping\43278_Manre_Rd_ISPT_HHA
Layout: 43278_HHA_F4_Heritagetems

Acknowledgements: Basemap © Land and Property Information 2016

Appendix 3 Summary of heritage listings nearby to the study area

Item number	Item name	Address / Property description	Statement of heritage significance
Penrith Local Environmental Plan 2010			
832	The Fleurs Radio Telescope site (Item No. 832).	885A Mamre Road, Kemps Creek	<p><i>Used from 1954 until 1988 for astronomical research, the Fleurs Telescope site was in the 1950s considered to be one of the world's leading radio astronomy field stations. At its peak it included telescopes developed by with a number of important astronomers including Bernie Mills, creator of the Mills Cross, Alex Shain, creator of the Shain Cross and Dr W. N. Christiansen, creator of the Chris Cross and a Professor at the University of Sydney. The series of telescopes constructed on the site in a short period were of great importance to the advance of radio astronomy. Much of the equipment was considered important enough to be relocated elsewhere for future research.</i></p> <p><i>While most of the equipment has been removed from the Fleurs Telescope site, there is sufficient remaining equipment, including structure for the Mills and Shain telescopes, bases of the Chris Cross telescopes and two dishes of the Fleurs Synthesis telescope, to allow for further investigation and interpretation.</i></p> <p><i>Fleurs Telescope Site is a rare if not unique example of a site used for astronomical research in the Penrith Local Government Area.</i></p>
232	Leeholme Horse Stud Rotunda (Item No. 232)	391–395 Mamre Road, Orchard Hills	<p><i>The Rotunda is of historical significance for its association with early 20th century horse studs in the area and a rare surviving remnant of the operation of Sydney's livestock markets at Flemington in the early twentieth century. It is associated with Maurie Grogan and the Leeholme Horse Stud, one of the more prominent livestock trading firms of the era. Its design demonstrates an attempt to raise the public image of dairying at a time when milk quality was a major contemporary social issue and it is a relic of corporate image-making of</i></p>

Item number	Item name	Address / Property description	Statement of heritage significance
			<p><i>the period.</i></p> <p><i>The Rotunda is significant as an extremely unusual building, of octagonal design and timber construction with corrugated iron cladding to the upper storey. The internal space appears to have been designed as an interior horse exercise yard, and is lit by a clerestory lantern and demonstrates intricate arrangements of posts, beams and trusses. Evidence of the relocation of the Rotunda during the 1950s and its use as a horse stud, as well as its present use by the Canine Council of NSW, is evident in the fabric of the building.</i></p> <p><i>The Rotundas landmark qualities, including its size, distinctive form and prominent location in relation to a major regional thoroughfare contributes to its high level of local recognition. The Rotunda is significant as an integral part of the local environment.</i></p>
<p>State Environmental Planning Policy (Industry and Employment) 2021</p>			
<p>I4/104</p>	<p>Brick Farmhouse (Item No. I4/104).</p>	<p>282 Aldington Road, Kemps Creek,</p>	<p><i>The farmhouse is of local significance and demonstrates the emergence of small farmsteads in the area following the subdivision of the Fleurs estate in the 1880s. Albeit altered the building remains a substantial and elaborate farmhouse of its era prominently set on a hillside overlooking the South Creek floodplain. The house and surrounding cleared hillside evoke a rural setting. The house is best of the late nineteenth century and early to mid twentieth century residences in this historically sparsely settled area. This significance is enhanced by its historic association with the Fleurs estate subdivision.</i></p>
<p>I3/105</p>	<p>Gateposts to Colesbrook (Item No. I3/105).</p>	<p>269 Mamre Road, Kemps Creek</p>	<p><i>Significant as evidence of the prosperity of the larger rural properties in the late 19th and early 20th Century, and the subsequent decline leading to the present day subdivision of the area into 10ha allotments. (Fox * Associates 1987:KC-4)</i></p>
<p>I2/106</p>	<p>Bayley Park, house (Item No. I2/106).</p>	<p>919 – 929 Mamre Road, Kemps Creek</p>	<p><i>Under construction from the 1810s for Nicholas Bayley, the property is unique in the south-eastern section of Penrith LGA for its historic associations with a settler family and colonial era rural enterprise. While the importance of the house requires investigation, the treed creekside setting with foreground of pastureland provides a historic item and demonstrates nineteenth century pastoral and agricultural estate planning.</i></p>

