



WILLOWTREE COMMUNICATIONS

**MAMRE ROAD DATA CENTRE CAMPUS
COMMUNITY AND STAKEHOLDER ENGAGEMENT REPORT**

SSD-92743706

Property at: 706-752 Mamre Road, Kemps Creek

02 February 2026
Ref. WTCJ25-018

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

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

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Executive Summary

Project Overview

This report documents the comprehensive community and stakeholder engagement undertaken for the State Significant Development Application (SSD-92743706) for the proposed Mamre Road Data Centre. The data centre campus (1.2 GW total power consumption), located on a 52-hectare site in the Mamre Road Precinct at Kemps Creek, and will accommodate 6 buildings, with associated infrastructure including backup generators, cooling systems, and electrical substations.

Engagement Approach

The engagement program was designed in accordance with the Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects* and exceeded requirements specified in the Secretary's Environmental Assessment Requirements (SEARs) issued 30 September 2025. Key Engagement Activities included:

- **Government Consultation:** Planning Focus Meeting with DPHI, agency meetings, and formal pre-lodgement consultation with Penrith City Council
- Detailed consultation on key considerations with agencies, including Transport for NSW (TfNSW) and the Environmental Protection Authority (EPA)
- **Sensitive Receivers:** Multiple targeted meetings with Mamre Anglican School, The Anglican Schools Corporation, Catholic Schools Parramatta Diocese (representing Emmaus Catholic College and Trinity Catholic Primary School), and Catholic Healthcare aged care facilities
- **Community and Industry engagement:** The approach included Newsletter distribution to 524 stakeholders across an extended engagement area from Twin Creeks, Luddenham in the West to Mount Vernon in the south, and Erskine Park to the north and northeast. This included
 - invitations to participate in online information sessions, community survey and/or to provide direct feedback,
 - direct correspondence with surrounding industrial estates and business parks, and
 - targeted letters to immediate residential neighbours offering a briefing with the project team.

This report documents the approach to engagement, engagement activities undertaken and responses to engagement. Overall, the level of community stakeholder interest was low, with the exception of the schools in Bakers Lane to the north of the site. Agency consultation has a significant focus on technical considerations, including power to support the operation of the Data Centre campus, technical approaches for noise and air quality, as well as accessibility due to the emerging road network in the precinct.

Major issues raised and responses

The key themes identified through engagement and responses are summarised as follows:

- **Traffic and Road Safety:** Primary concern from schools regarding Bakers Lane conflicts during school operations. Response: Design to minimise Bakers Lane use, with construction access transitioning to southern entry via Berriwerri Drive.
- **Proximity to Sensitive Receivers:** Concerns about construction and operational impacts on learning environments. Response: Significant site plan redesign relocating Buildings C and D to increase setbacks; comprehensive technical assessments for noise, air quality, and visual impact.
- **Cumulative Impacts:** Concerns about precinct-wide development effects. Response: Coordinated assessment approach addressing cumulative noise, traffic, and amenity impacts across the broader Mamre Road Precinct.

- **Construction Management:** Requests for clear communication protocols and impact mitigation.
Response: Commitment to Construction Environmental Management Plan with community liaison protocols, advance notification procedures, and complaint handling mechanisms.

As required by the *DPHI Guidelines to Engagement for State Significant Development*, an Engagement Outcomes Table is provided in Section 5 demonstrating how stakeholder feedback directly influenced the project.

The strong need for future engagement was also confirmed, and relationships with key stakeholders, including the schools in Bakers Lane, have been established. Further to this, the proponent commits to maintaining direct communication channels with these sensitive receivers throughout assessment, construction, and operational phases, including pre-construction briefings, regular construction updates, a dedicated community liaison role, and transparent complaint resolution processes.

1. OVERVIEW

1.1 PURPOSE OF REPORT

This Community and Stakeholder Engagement Report has been prepared by Willowtree Communications on behalf Plan Project Management Pty Ltd for the construction and operation of a data centre 706-752 Mamre Road, Kemps Creek.

The report documents the feedback received from a range of stakeholders, relevant State government authorities, service providers, community groups, and surrounding landowners and occupiers that are likely to be impacted by the proposal.

The engagement process was undertaken prior to the submission of the State Significant Development Application to the Department of Planning, Housing and Infrastructure (DPHI), in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued on 30 September, 2025. It was designed to ensure early engagement with those most likely to be impacted by the proposal, and to provide clear, accessible channels for participation and feedback.

This report details the engagement approach and rationale, demonstrates consistency with the Department's *Undertaking Engagement Guidelines for State Significant Projects* (DPHI, 2024), the tools and communication methods used, evidence of engagement with key stakeholders, and a summary of the issues raised and how they have been considered and responded to in the development, along with the details of the proposed approach to future community and stakeholder engagement based on the results of consultation.

This report will accompany the Environmental Impact Statement and broader application documentation to support the formal assessment and public exhibition process under the Environmental Planning and Assessment Act 1979.

1.2 THE SITE

The site is located at 706-752 Mamre Road, Kemps Creek, Lot 10 DP 1280592, at the corner of Mamre Road and Bakers Lane. The site has an approximate area of 52 hectares and is within the Penrith Local Government Area (LGA) (refer **Figure 1**).



Figure 1: Aerial view of site

Source: Near Map, 2025

The site is situated at the intersection of Mamre Road and Bakers Lane (the future Southern Link Road, (to be delivered by other parties) and has a 1.1-kilometre frontage to Bakers Lane and a 490-metre frontage to Mamre Road. The site is currently vacant, with six dams and small patches of vegetation. Much of the site is classified as urban-capable certified land, with only a small portion at the northeast of the site identified as containing biodiversity values.

The site is zoned IN1 General Industrial pursuant to the State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP). A small portion of the site adjoining Mamre Road is zoned SP2 Infrastructure for future acquisition and upgrades of Mamre Road (refer **Figure 2**).

1.3 REGIONAL CONTEXT

The site is located in the Mamre Road Precinct (MRP) (refer **Figure 2**), which forms part of the Western Sydney Employment Area (WSEA). The WSEA is an industrial and logistics precinct spanning across several local government areas and serves as a major logistics and manufacturing hub, benefiting from its proximity to key transport infrastructure including the M4 and M7 motorways, and its central location adjacent to the emerging Western Sydney Aerotropolis (WSA). The site is located 8.5 kilometres northeast of the Western Sydney Airport, 20 kilometres from the Parramatta CBD and 40 kilometres from the Sydney CBD.

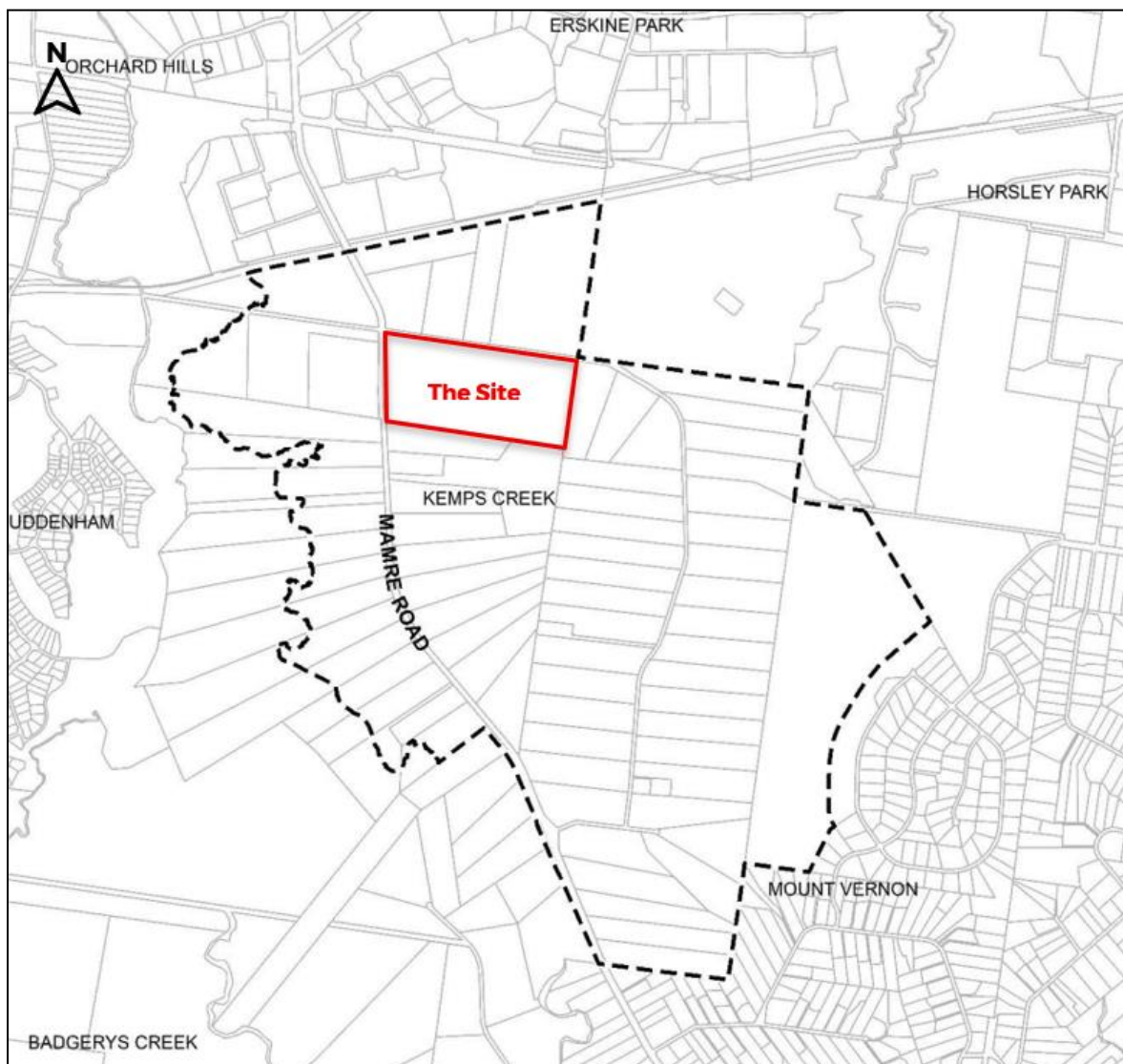


Figure 2. Mamre Road Precinct Context

Source: NSW Government/ Willowtree Planning, 2025

The MRP was rezoned by the NSW Government in June 2020, following consultation with landowners and community, government agencies and utility providers, and developers and industry groups in 2019. The precinct provides approximately 850 hectares of industrial land which could accommodate approximately 5,200 construction jobs and 17,000 ongoing jobs when fully developed. The rezoning of the precinct preserves around 95 hectares of land for environmental conservation and open space and protects a site for a potential Western Sydney freight intermodal terminal.

The site is zoned IN1 General Industrial under *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP), with a portion of land adjoining Mamre Road zoned SP2 Infrastructure for future road acquisition and upgrades (refer **Figure 3**).

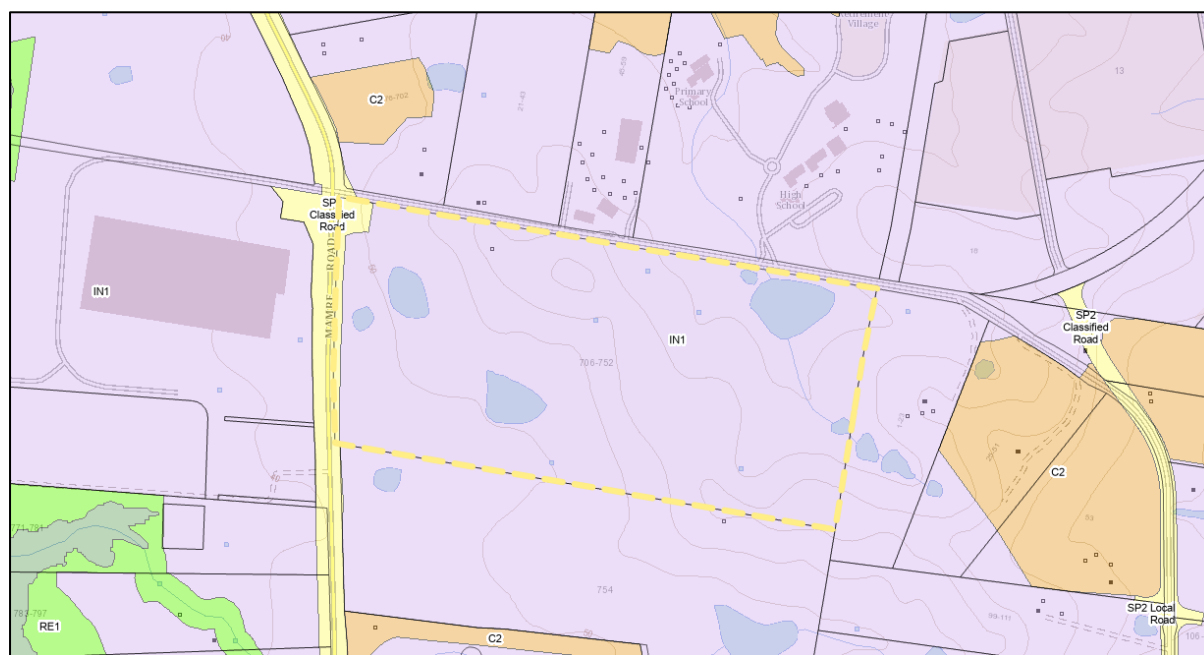


Figure 3: Zoning Map

Source: NSW Spatial Viewer, 2025

1.4 PROJECT DETAILS

The proposed development seeks development consent for the construction and operation of a data centre campus (refer **Figure 4**), including necessary infrastructure and servicing. It will comprise the following:

- Site preparation works, including tree clearing;
- Dam dewatering;
- Site remediation;
- Bulk earthworks across the site and retaining structures;
- Battering to adjoining properties to the south and east;
- Infrastructure comprising civil works, stormwater, and utilities servicing, including:
 - Lead-in power infrastructure from TransGrid Sydney West Substation (three lead-in connections proposed).
 - Sediment basins and interim stormwater management measures in advance of connection to regional stormwater infrastructure.
- Construction of future local roads through the site, including (refer **Figure 5**):
 - North-south local road (Road 1);
 - East-west local road (Road 2);
 - Temporary access road from Mamre Road (for construction purposes); and
 - Roundabout at the southern site boundary;
- Land allocation for the Mamre Road upgrade and future freight transport corridor, including:
 - Mamre Road Stage 2 upgrade widening delivered by TfNSW;
 - Southern Link Road (SLR) ultimate scenario delivered by TfNSW; and

- Future automated vehicle route running north to south through the site;
- Staged construction (refer **Figure 6**) and 24/7 operation of a Data Centre Campus containing the following:
 - 172,640m² of technical data hall floor space, designed to accommodate 26 shells spread across 6 purpose-built (buildings) sub parcels A-F (maximum building height of 40m measured from proposed ground level);
 - 54,854 m² of ancillary office & corridor floor space;
 - Plant equipment including 728 cooling units;
 - 846 backup generators
 - Fuel storage on Site is 18,056 kilolitres, per Shell configuration comprises of diesel storage via 5 x 132 kL Bulk Tanks and 34 x 1 kL Day Tanks, with additional 2 x 1 kL Day Tanks for shells with tech space ;
 - Total of 2,652,000 Kg of PTU Lithium-ion battery storage;
 - 2 x 433,800L water tanks for fire protection;
 - 619 at-grade car parking spaces;
 - Wayfinding signage;
 - One (1) incoming electrical switching station and campus electrical substation;
 - One (1) static synchronous compensator (STATCOM); and
 - Six (6) sub-parcel electrical substations.
- Acoustic and visual screening along the western and northern boundaries;
- Complementary landscaping and offset planting.
- Combined sprinkler and hydrant system with dual water supply meeting FM Global and Australian Standard requirements.

The site comprises six (6) sub-parcels, identified as Parcels A-F, which collectively accommodate each building. Each parcel will contain either four or five data centre 'shells' together with a shared technical building. The size and configuration of the proposed data centre parcels are based on an optimised 'kit-of-parts' design, developed to enhance construction and operational efficiency and to maximise spatial utilisation for data generation and storage within each shell.

The estimated development cost of the project is approximately \$9 Billion. The proposal is to be delivered over two stages (east and west) with 0-7 phases in total. The estimated construction timeframe is 10 years, subject to market demand and other regulatory approvals. The Economic Impacts assessment identifies that the construction phase will create approximately 10,569 jobs.

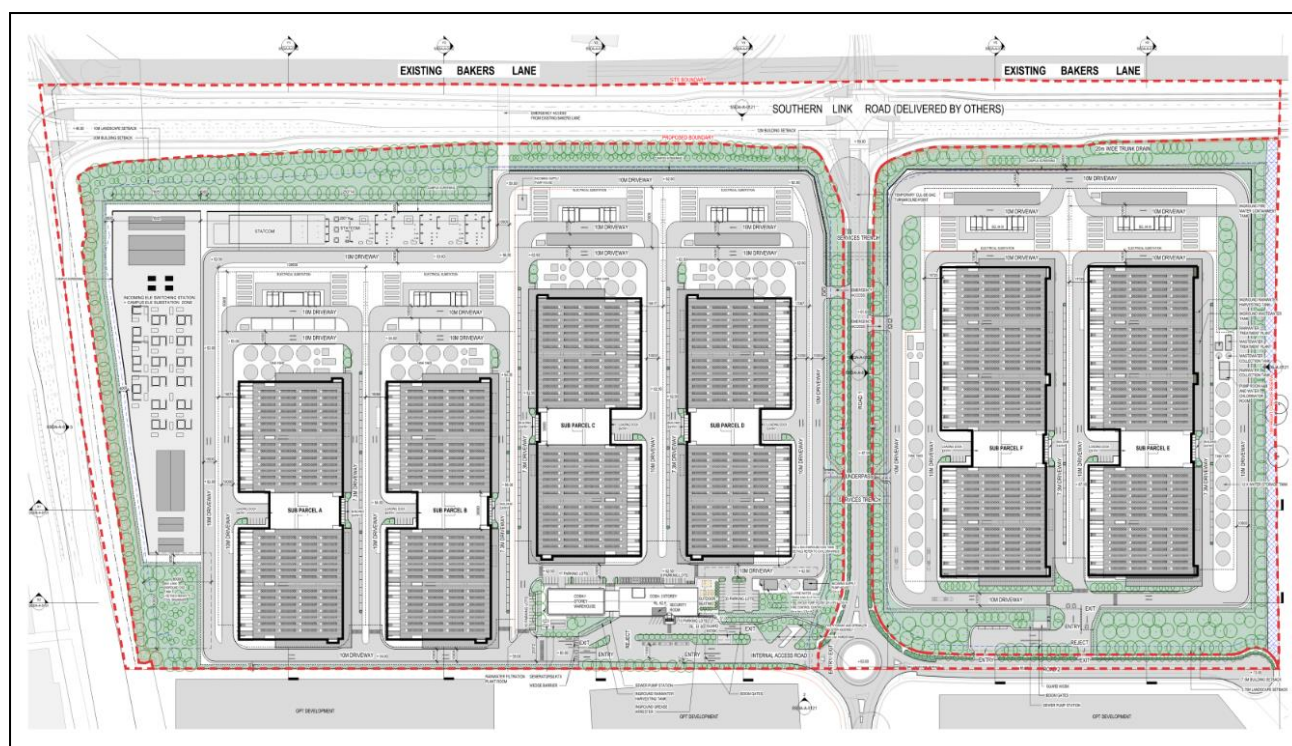


Figure 4. Proposed development plan - Data Centre Campus

Source: Greenbox Architecture, 2025

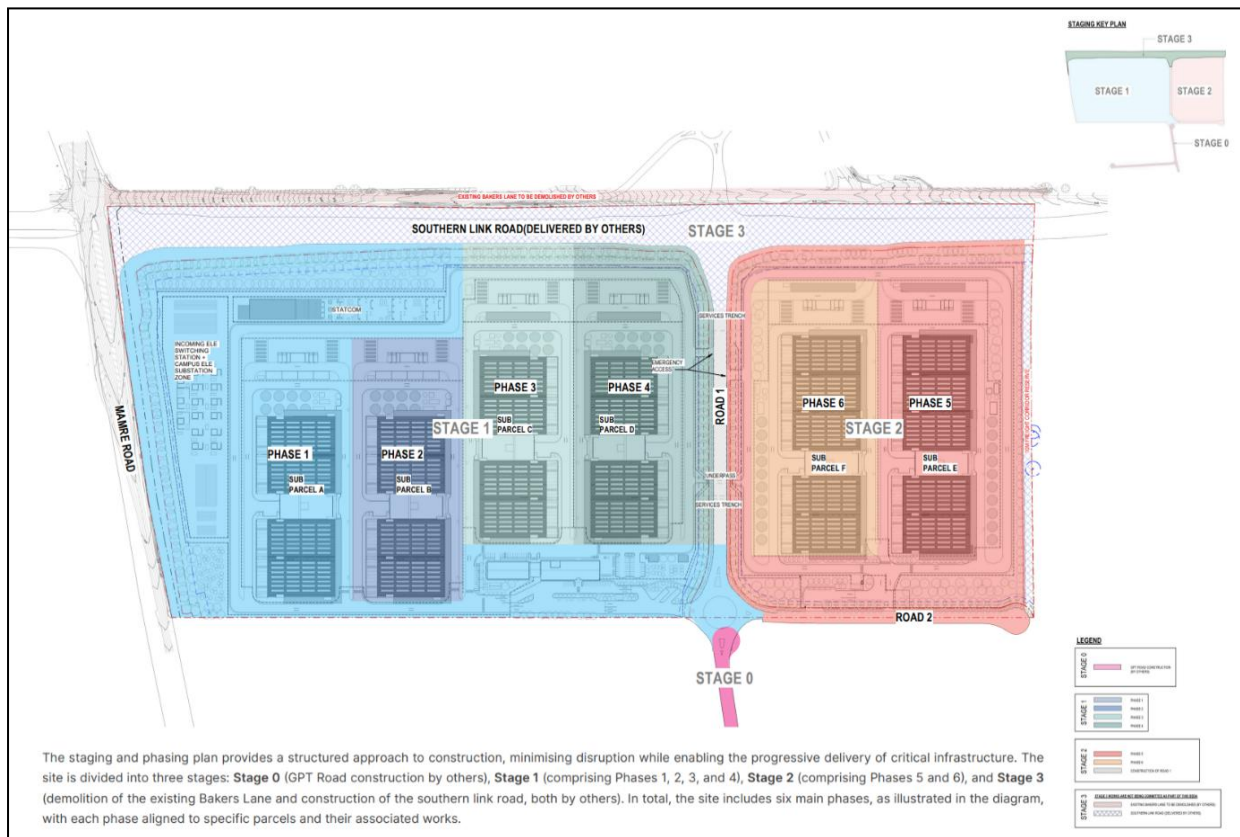


Figure 5. Proposed staging - Data Centre Campus

Source: Greenbox Architecture, 2025

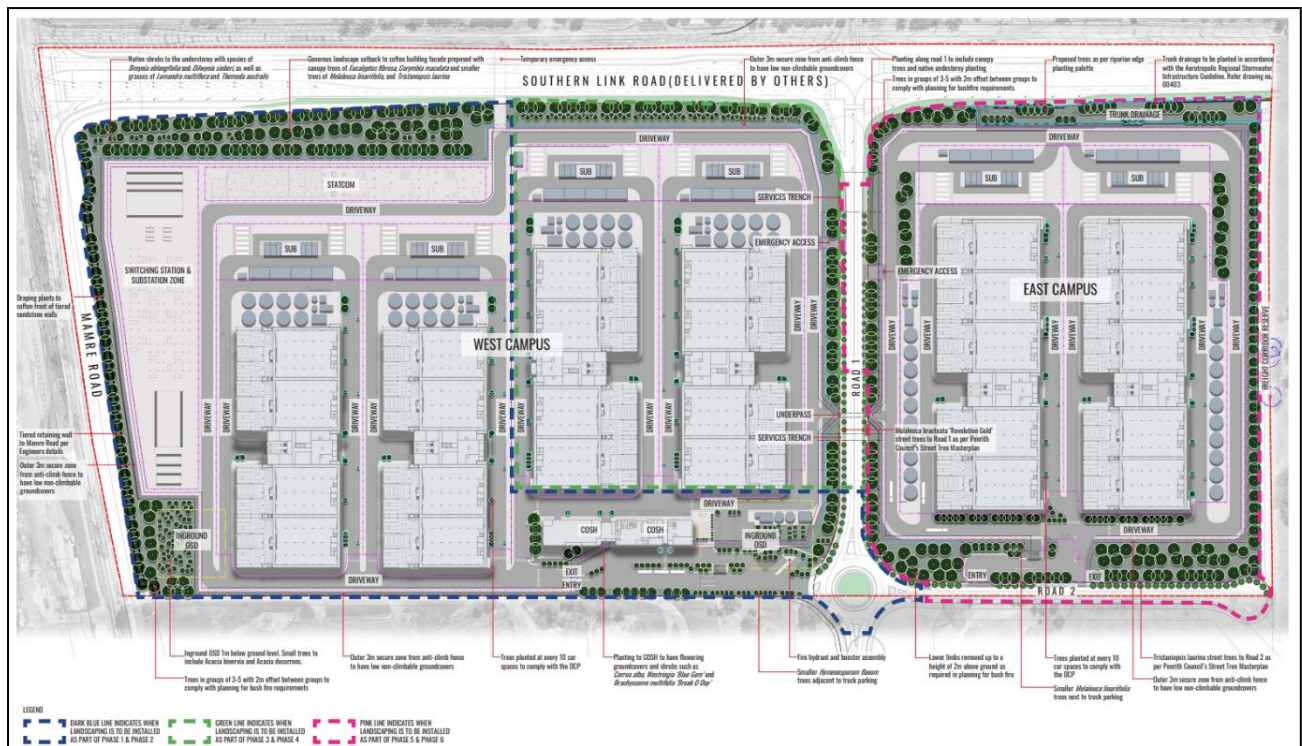


Figure 6. Proposed Landscaping - Data Centre Campus

Source: Geoscapes Landscape Architects, 2025

The architectural response for each building demonstrates a unified design language whilst maintaining individual identity (refer **Figure 7 and 8**) The built form responds to its landscape context through the application of natural, recessive tones and low-reflectivity finishes. The design strategy employs façade modulation, incorporating both horizontal and vertical articulation together with varied material textures to effectively reduce the perceived bulk and scale of the built form.



Figure 7 Mamre Road and Bakers Lane / Future Southern Link Road Intersection view
Source: Geoscapes, 2025



Figure 8 Renders of the proposed Data Centre Campus- Photomontage [at completion]
Source: Geoscapes, 2025

1.5 ISPT DEVELOPMENT - SSD-30628110

A Concept Masterplan for the site has been prepared by ISPT is under assessment and comprises of eight (8) industrial warehouse buildings including ancillary office space and a café, including an indicative total Gross Floor Area (GFA) of 244,413m² (SSD-30628110). SSD-30628110 has been exhibited from 19 March 2024 to 15 April 2024 and from 11 February to 10 March 2025, following amendments made for the initial submissions. SSD-30628110's status is the second round of response to submissions.

The proposal does not form part of the broader ISPT works at the site; however, opportunities are being explored to rely on the future approval of SSD-30628110 in relation to civil works, should approval be granted.

2. ENGAGEMENT REQUIREMENTS

2.1 SEARS ENGAGEMENT REQUIREMENTS

This Community and Stakeholder Engagement Report has been prepared to address the engagement requirements specified in the Secretary's Environmental Assessment Requirements (SEARs) issued for the Mamre Road Data Centre Campus (SSD-92743706) on 30 September 2025 (refer **Table 1**). The SEARs outlines that the Environmental Impact Statement must detail all engagement undertaken and demonstrate consistency with the DPHI *Undertaking Engagement Guidelines for State Significant Projects*. Furthermore, the assessment must clearly articulate how stakeholder feedback has been considered and incorporated into project design and planning.

Table 1: SEARs engagement requirements

SEARs reference	Requirement	Supporting Documentation
Community and Stakeholder Engagement	a community and stakeholder engagement strategy consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to): - evidence of direct, ongoing consultation undertaken with nearby sensitive receivers, including the nearby schools, childcare centre and aged care facility located directly north of Bakers Lane - details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development - details of the proposed approach to future community and stakeholder engagement based on the results of consultation.	Community and Stakeholder Engagement Report
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: - Penrith City Council - Department of Climate Change, Energy, the Environment and Water: - Conservation Programs, Heritage and Regulation Group - Environment Protection Authority - Water Group - Transport for NSW - Fire & Rescue NSW - NSW Rural Fire Service - NSW Health – Nepean Blue Mountains Local Health District - Heritage NSW - Sydney Water - Endeavour Energy - Transgrid - WaterNSW - Western Sydney Airport Corporation	Community and Stakeholder Engagement Report/EIS

	• surrounding local landowners, businesses and stakeholders, including: ○ Emmaus Catholic College ○ Trinity Catholic Primary School ○ Mamre Anglican School ○ Catholic Healthcare Emmaus Retirement Village ○ Catholic Healthcare Emmaus Residential Aged Care Home ○ Little Smarties Learning Centre • Deerubbin Local Aboriginal Land Council • local and regional community and environmental groups • any other public transport, utilities or community service providers.	
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2.2 ALIGNMENT WITH UNDERTAKING ENGAGEMENT GUIDELINES

As required by the Department of Planning, Housing and Infrastructure's Undertaking Engagement Guidelines for State Significant Projects (2021), the engagement approach was designed to be meaningful, tailored to the needs of relevant stakeholders, and supportive of a fair and transparent assessment process. In addition, the engagement program utilised the guidelines' engagement matrix to ensure activities were proportionate and appropriate based on the scale of the proposed data centre development and its potential impacts.

Particular attention was given to direct, ongoing consultation with nearby sensitive receivers including schools, childcare centres and aged care facilities, consistent with the guidelines' emphasis on tailored engagement for affected communities. Multiple engagement tools and methods were employed to provide accessible opportunities for participation across diverse stakeholder groups, and feedback received has been documented and considered in the refinement of the proposal and preparation of technical assessments.

The proposed future engagement approach maintains this commitment to meaningful, proportionate consultation throughout the assessment, construction and operational phases of the project.

2.3 REPORT STRUCTURE AND COMPLIANCE

This report demonstrates compliance with these requirements through systematic documentation of all engagement activities, stakeholder feedback, and project responses. The engagement approach has been designed to exceed minimum requirements, recognising that meaningful stakeholder participation contributes to better project outcomes and community acceptance. All engagement activities have been conducted in accordance with the Department's guidelines, ensuring transparency, accessibility, and genuine opportunities for stakeholder input throughout the EIS preparation process.

3. ENGAGEMENT APPROACH

The engagement approach was designed to be proportionate to the scale of the proposed data centre development across a 52-hectare site, as well as its location within the northern part of the Mamre Road Precinct, and the potential social, economic and environmental impacts identified through preliminary assessments. This approach recognised the site's proximity to sensitive receivers, including the schools, and an aged care facility located directly north of Bakers Lane, and the diverse stakeholder interests across government agencies, local business operators and the community.

This early engagement approach was designed to:

- Inform the community and stakeholders about the proposed development
- Provide opportunities for feedback to be considered in the refinement of the proposal
- Identify and understand stakeholder concerns, issues and opportunities, particularly from nearby sensitive receivers
- Build awareness and understanding of the development process and assessment requirements
- Establish relationships with key stakeholders for ongoing consultation through the assessment and determination process
- Enable direct, ongoing consultation with educational facilities and care providers in close proximity to the site

3.1 STAKEHOLDER IDENTIFICATION

Stakeholders were identified by considering SEARs requirements, groups, and potential social, economic and environmental impacts identified through preliminary assessments. The table below categorises these stakeholders into specific groups and assigns an engagement level based on the IAP2 Spectrum, ensuring consultation matched their level of impact and interest.

Table 2: Stakeholder Groups

Stakeholder Group	IAP2 Level of Engagement
Local Councils, Government Agencies, and Authorities	
• Penrith City Council • Department of Climate Change, Energy, the Environment and Water: ◦ Conservation Programs, Heritage and Regulation Group ◦ Environment Protection Authority ◦ Water Group • Transport for NSW • Fire & Rescue NSW • NSW Rural Fire Service • NSW Health – Nepean Blue Mountains Local Health District • Heritage NSW • Sydney Water • Endeavour Energy • Transgrid • WaterNSW • Western Sydney Airport Corporation • Deerubbin Local Aboriginal Land Council	Involve
Identified Sensitive Stakeholders	
• Emmaus Catholic College • Trinity Catholic Primary School	Consult

- Mamre Anglican School - Catholic Healthcare Emmaus Retirement Village - Catholic Healthcare Emmaus Residential Aged Care Home Note. Little Smarties Learning Centre franchise was contacted and confirmed that they are no longer operating in Kemps Creek.	
Nearby Businesses and Landholders	
Business and owners of commercial land within the proposed engagement area.	Inform
Local Residents	
Residential properties within the proposed engagement area.	Inform
Residential properties in Baker St	Consult
Community Groups and Organisations	
- Twin Creeks Golf Club and Community Association - Luddenham Progress Association - BAPS Shri Swaminarayan Hindu Mandir	Inform

3.2 ENGAGEMENT TOOLS

The engagement approach utilised a range of tools and methods designed to ensure accessibility, provide multiple opportunities for participation, and accommodate the diverse stakeholder groups identified for the project. The selection of engagement tools was informed by the stakeholder groups identified, the IAP2 levels of engagement, and the Undertaking Engagement Guidelines for State Significant Projects as set out in the following table.

Table 3: Engagement Tools

Engagement Tool	Description
DPHI Request for SEARs	The Department of Planning, Housing and Infrastructure issued a request for agency and stakeholder input to inform the Secretary's Environmental Assessment Requirements (SEARs) for the project.
Response to SEARs	Government agencies and stakeholders provided submissions identifying matters to be addressed in the Environmental Impact Statement.
Planning Focus Meeting	Interagency, authority and Council meeting to discuss SEARs responses and detailed approach to key issues raised
Individual Meetings	One-on-one meetings with key stakeholders including nearby sensitive receivers (residents, schools, aged care facility), government agencies, and utility providers to discuss the proposal and address specific concerns.
Community Newsletter	A project newsletter distributed to nearby residents, businesses and sensitive receivers providing an overview of the proposal, engagement opportunities, and key project information.
Direct Correspondence	Direct letters and emails to nearby property owners, sensitive receivers, and key stakeholders providing project information and inviting feedback.
Community Survey	An online survey enabling stakeholders to provide feedback on the proposal and raise any concerns or issues for consideration.
Online Information Session	Virtual briefing sessions providing an overview of the proposal, technical information, and opportunities for questions and feedback.
Direct Phone Line	A dedicated phone number established for community members and stakeholders to contact the project team with enquiries.

Project Email	A dedicated email address for written enquiries, feedback and ongoing correspondence throughout the engagement period.
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3.3 COMMUNITY NEWSLETTER DISTRIBUTION AREA

The community newsletter was distributed to the nearby community and businesses within a defined notification area surrounding the subject site. The distribution area was determined based on proximity to the site, potential to experience impacts from the proposal, including areas likely to experience construction and operation-related impacts.

In this context, the area was enlarged to include residential areas to the west and south of the precinct, following feedback from DPHI during the Planning Focus Meeting. DPHI advised that the approach to considering cumulative impacts of noise from the precinct warrants consideration of sensitive receivers, including residential areas. For this reason the eastern parts of Twin Creek at Luddenham and the northern part of Mount Vernon were included in the community engagement area (refer **Figure 9**).



Figure 9: Community Newsletter distribution area

Source: Nearmap/ Willowtree Communications, 2025

Distribution Method

The Newsletter was distributed to a total of 524 stakeholders:

- Delivered to letterboxes of approximately 460 residential properties within the distribution area – this was done in two tranches – refer **Appendix A** for Newsletter to Engagement Area excluding Mount Vernon residential delivered on 7-8 November, and refer **Appendix B** for Newsletter to Mount Vernon which was delivered on 11 November)
- Emailed to 34 nearby businesses, landholders / development groups,
- Emailed to The Anglican Schools and Mamre Anglican School representatives,
- Emailed to Catholic Diocese of Parramatta, who confirmed distribution to Emmaus Catholic College, Trinity Catholic Primary School and Catholic Healthcare,
- Emailed to 3 Community Groups and Organisations, and
- Emailed to 22 members/organisations in the Aboriginal Community, including the Deerubbin Local Aboriginal Land Council and the Registered Aboriginal Parties, who have been involved in the Aboriginal cultural heritage assessment of the site

Council and several agencies were also provided with a copy of the Newsletter as a courtesy, noting the area is subject to significant community engagement across a wide range of state and private projects/proposals.

A cover letter to adjoining residential properties (refer to **Appendix C**) was also distributed with the Community Newsletter to residential properties in Bakers Lane, offering a meeting with the project team.

4. ENGAGEMENT ACTIVITIES AND OUTCOMES

Based on the engagement approach outlined in **Section 3**, the following engagement activities were undertaken to ensure comprehensive consultation across all identified groups, with outcomes documented to demonstrate how community and stakeholder feedback influenced the project design.

4.1 Local Councils, Government Agencies, and Authorities Engagement

The table below outlines engagement undertaken with Local Councils, Government Agencies, and Authorities, along with additional engagement undertaken, to address regulatory requirements, gather expert advice, and ensure alignment with statutory and planning obligations relevant to the proposal.

It is important to note that initial engagement was undertaken by the Department of Planning, Housing and Infrastructure as part of the request for Secretary's Environmental Assessment Requirements (SEARs) process. The comments raised in the responses to SEARs are addressed in detail the Environmental Impact Statement (EIS) and supporting technical reports.

Table 4: Local Councils, Government Agencies, and Authorities Engagement

Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
Department of Planning, Housing and Infrastructure (DPHI)	DPHI Planning Focus Meeting	26 August 30 September 17 November	Planning Focus Meeting A Planning Focus Meeting was organised by DPHI for the proposal. The meeting was held on 26 August 2025 and attended by Penrith City Council, and key government agencies and authorities, and provided an opportunity for the proponent to present information about the project, identify and discuss potential key issues, and clarify questions or other matters before the SEARs were addressed. A summary of the meeting is provided in Appendix D. SEARs advice was issued 30 September 2025. In addition to regular contact with DPHI regarding aspects of the process, DPHI also attended the meeting with NSW EPA on 17 November 2025 (detail provided below)



Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
Penrith City Council	- DPHI Planning Focus Meeting - Pre-Lodgement Meeting - DPHI Request for SEARs - Response to SEARs - Direct Correspondence	26 August 30 September 20 November 10 December	Planning Focus Meeting Penrith City Council attended DPHI's Planning focus meeting on 26 August 2025 to learn about the proposal and ask questions or raise any concerns regarding the development. Direct correspondence Direct email correspondence was sent to Penrith City Council on 9 October 2025. The email followed up on Council's attendance at the Planning Focus Meeting on 26 August 2025 and their SEARs advice dated 19 September 2025 (issued by DPHI on 30 September). The correspondence requested a meeting to refine the technical consultants' scope of work, with particular focus on key considerations including height, built form, landscaping, orderly development of the precinct, water sensitive urban design (WSUD), traffic and environmental considerations. The email sought to coordinate attendance of the project's technical consultants with key Council representatives, and requested suitable meeting times and preference for online or in-person format. Council responded advising that to engage with Council's technical staff on proposed developments, a formal Pre-Lodgement meeting should be arranged through Council's planning administration team. Pre Lodgement Meeting A formal pre-lodgement meeting was held on 20 November 2025 and was attended by the Mamre Road Data Centre Project Team, and Council was represented by City Planning and Development Assessment officers, and specialist representatives from senior administration, major developments, traffic engineering, environmental health, and natural systems. This meeting was followed up with written advice on key development issues (refer Appendix E) and responses to the key development issues are provided to indicate where in the EIS the issues are primarily addressed. A briefing of the Council executive was also provided at a meeting on 10 December 2025, having regard to the scale of the proposal and context in Mamre Road precinct.
Department of Climate Change, Energy, the Environment and Water:	- DPHI Request for SEARs - Response to SEARs	3 September	DCCEEW provided SEARs response on 18 September 2025 addressing requirements for the Summit site relationship, waterway health compliance, and biodiversity assessment. The Water Group received direct correspondence on 10 November 2025 requesting a briefing, but declined the offer and advised they will await the exhibited EIS. DCCEEW Water provided their standard input to SEARs for information.



Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
- Conservation Programs, Heritage and Regulation Group - Water Group			
Department of Climate Change, Energy, the Environment and Water - NSW EPA	• DPHI Planning Focus Meeting • DPHI Request for SEARs • Response to SEARs • Direct Correspondence •	• 26 August • 30 September • 17 November	Planning Focus Meeting NSW EPA attended DPHI's Planning focus meeting on 26 August 2025 to learn about the proposal and ask questions or raise any concerns regarding the development. Pre Lodgement Meeting Direct email correspondence was sent to the NSW Environmental Protection Authority on 9 October 2025. The email followed up on EPA's attendance at the Planning Focus Meeting on 26 August 2025 and their SEARs advice dated 16 September 2025. The correspondence requested a meeting to refine the technical consultants' scope of work, with particular focus on key considerations including cumulative impacts for air and noise. The email sought to coordinate attendance of the project's technical consultants with key EPA representatives, and requested suitable meeting times and preference for online or in-person format. Meeting with NSW EPA 17 November 2025- provided an overview of the approach the Acoustic consultants were taking to address cumulative impacts and sensitive receivers recognising that the precinct is in transition and will ultimately be an urban industrial area.
Transport for NSW (TfNSW)	• DPHI Planning Focus Meeting • DPHI Request for SEARs • Response to SEARs • Individual Meeting • Direct Correspondence	• 26 August • 30 September • 13 November	Planning Focus Meeting TfNSW attended DPHI's Planning focus meeting on 26 August 2025 to learn about the proposal and ask questions or raise any concerns regarding the development. Meeting with TfNSW A meeting held on 13 November with TfNSW provided an opportunity to discuss the evolution of the road network in the precinct and the approach to minimise the impacts on Bakers Lane and shift focus to access from the south as Berriwerri Drive is in the process of being delivered following the new intersection of Darrabarra Avenue with Mamre Road. Other coordination considerations include modelling and the interface with the planned upgrades to Mamre Road Stage 2, adjacent to the site, including temporary access for



Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
			construction phases. Presentation material based on work in progress on the technical report. Further liaison with TfNSW was undertaken directly on feedback and comments from this meeting.
Fire & Rescue NSW (FRNSW)	- DPHI Request for SEARs - Response to SEARs - Direct Correspondence	30 September 5 November	Fire and Rescue NSW Meeting Request A meeting request was sent by Core Engineering to FRNSW - on 22 October 2025, specifically regarding FRNSW's comments on the Secretary's Environmental Assessment Requirements (reference FRN25/2717 BFS25/6127 8000044910) related to Hazards and Risk for the site (Section 7.12). A follow-up request was sent on 3 November 2025. Fire NSW responded on 4 November 2025 requesting the Fire and Rescue team respond to the meeting request. FRNSW responded on 5 November 2025 advising they would not comment on the project at this time and would not facilitate a meeting. FRNSW confirmed they will provide advice through the DPHI or other consent authority as the project progresses.
NSW Rural Fire Service (NSW RFS)	- DPHI Request for SEARs - Direct Correspondence - Individual Meetings - Community Newsletter	10 November	Direct correspondence RFS An email was sent to NSW RFS by Plan PM on 28 October to request to schedule a meeting to discuss the proposal. A meeting was schedule for the 10 November Community Newsletter An email was sent to NSW RFS on 10 November 2025 by Willowtree Communications ahead of the scheduled meeting. The email advised that community engagement was underway provided Community Newsletter #1 with a link to the Social Impact survey. Recipients were invited to contact the project team directly with any questions. Meeting with NSW RFS A meeting was held with the NSW Rural Fire Service on 10 November 2025 to discuss the Mamre Road Data Centre Campus SSDA. The meeting was attended by the project team including the bushfire consultant, project managers, planner, and representatives of the data centre delivery team. The meeting provided an overview of the proposed development and bushfire considerations for the site. Presentation material based on work in progress on the technical report. Follow up correspondence



Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
			A follow-up email was sent on 12 November 2025 providing a copy of the presentation. It was confirmed that a detailed Bushfire Assessment Report will accompany the Environmental Impact Statement addressing bushfire considerations. Contact details were provided to the RFS for any further questions or matters requiring follow-up.
NSW Health – Nepean Blue Mountains Local Health District	• Direct Correspondence • Community Newsletter	• 3 November	Direct correspondence An email was sent to the Community/Planning Team at Nepean Blue Mountains Local Health District on 9 October 2025 requesting a meeting to brief the health district on the Mamre Road Data Centre Campus SSDA. The email noted that Nepean Blue Mountains Local Health District was identified as a key stakeholder requiring consultation in the Secretary's Environmental Assessment Requirements issued by the Department of Planning, Housing and Infrastructure. A meeting was requested before the end of October 2025 to provide a project overview and receive feedback. A follow-up email was sent on 31 October 2025 seeking confirmation of receipt and the appropriate contact person within the health district. Nepean Blue Mountains Local Health District responded on 3 November 2025, identifying the correct contact person, and a further offer to provide a briefing was made to NSW Health. A response was sent on 10 November providing Community Newsletter #1 with a link to the Social Impact Survey, and offering to arrange a briefing or meeting if required.
Heritage NSW	• DPHI Request for SEARs • Response to SEARs • Direct Correspondence • Community Newsletter	• 29 October	Direct correspondence re Aboriginal Cultural Heritage Assessment Report Heritage NSW was contacted regarding the Aboriginal Cultural Heritage Assessment Report. Heritage NSW advised on 29 October they do not require additional consultation prior to lodgement of the Environmental Impact Statement. Heritage NSW will provide comment on the Aboriginal Cultural Heritage Assessment Report during the public exhibition period.
Sydney Water	• DPHI Planning Focus Meeting • DPHI Request for SEARs • Response to SEARs	• 10 June • 26 August • 30 September • Ongoing	Planning Focus Meeting Sydney Water attended DPHI's Planning focus meeting on 26 August 2025 to learn about the proposal and ask questions or raise any concerns regarding the development, and SEAR requirements provided on 30 September. Correspondence A feasibility Letter was received on 10 June 2025 providing an indication of the systems capacities and possible requirements to including the need o 'continue to engage with Sydney Water (through Growth and Development Account Manager) in understanding and progressing appropriate next steps to investigate viability of serving solutions collaboratively'



Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
			for both water and sewer as well as advice on the consideration for the potential use of recycled water. Engagement is ongoing through the Growth and Development Account Manager.
Endeavour Energy	DPHI Request for SEARs	13 October	Initial Before You Dig Australia (BYDA) enquiry lodged on 13 October 2025; response included cover letter and maps of underground assets. Note. The focus of the consultation on the power supply is with Transgrid, as a direct connection to the bulk supply is proposed.
Transgrid	DPHI Request for SEARs	Ongoing	Consultation is ongoing with Transgrid regarding the new 330 kV underground cable connection between Transgrid's Sydney West Substation and the site. A report was prepared in December 2025 to provide details regarding the cable route, cable system design, constructability and recommendations. Ongoing coordination for infrastructure delivery with the HV transmission being delivered by Lumea (part of Transgrid Group).
WaterNSW	- DPHI Request for SEARs - Direct Correspondence	9 October	Direct correspondence Direct email correspondence was sent to WaterNSW on 9 October 2025, addressed to the Catchment Protection Planning Manager. The email noted that WaterNSW was identified as a key stakeholder requiring consultation in the Secretary's Environmental Assessment Requirements issued by the Department of Planning, Housing and Infrastructure. The correspondence requested a meeting to brief WaterNSW on the project and receive the agency's feedback. A meeting was requested before the end of October 2025 to provide a project overview. Response from Water NSW WaterNSW responded on 9 October 2025 advising that they did not make comment on the SSDA SEARs request and therefore do not require detailed consultation on the project. WaterNSW confirmed they will review the Environmental Impact Statement when submitted and exhibited, and will make comment if required. WaterNSW indicated they remain available to meet if specific requirements need to be discussed.
Western Sydney Airport Corporation	- DPHI Request for SEARs - Response to SEARs - Direct Correspondence	30 September 5 November	Direct correspondence with Western Sydney International Airport (WSIA) An email was sent to the Planning Team at Western Sydney International Airport on 9 October requesting a meeting to brief WSIA on the Mamre Road Data Centre Campus SSDA. The email noted that WSIA was identified as a key stakeholder requiring consultation in the



Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
	Individual Meetings		Secretary's Environmental Assessment Requirements issued by the Department of Planning, Housing and Infrastructure. A meeting was requested before the end of October 2024 to provide a project overview and receive WSIA's feedback. A follow-up email was sent on 31 October 2025 seeking confirmation of receipt and the appropriate contact person at WSIA. Meeting with Western Sydney International Airport (WSIA) A meeting was held with Western Sydney International Airport (WSIA) on 5 November 2025 to discuss the Mamre Road Data Centre Campus SSDA. A project overview and program information was provided to WSIA for their consideration. Key matters discussed with WSIA included: - Safeguarding airport operations within the 3-8km area - Landscaping design and species selection - Management of water in detention basins - Lighting design and potential impacts on airport operations - Construction activities involving cranes and obstacle limitation surface (OLS) considerations - Sediment basin management during construction - Wildlife monitoring and management requirements during construction and operational phases - Amenity considerations for office spaces - Reference to flight path information contained in the Draft WSIA Master Plan WSIA's feedback has been considered alongside agency and council consultation in the development of the proposal. Following the meeting, a follow-up email was sent on 10 November summarising the meeting, as above, along with a Community Newsletter #1 and the social impact survey link.
Deerubbin Local Aboriginal Land Council	- Direct Email Correspondence - Community Newsletter	30 October 27 November	Heritage Consultant Correspondence Correspondence was sent to Deerubbin Local Aboriginal Land Council on 30 October 2025 by Biosis providing an update on Aboriginal Cultural Heritage Assessment work for the site. The correspondence advised that there are two concurrent applications for the study area at 706-752 Mamre Road, Kemps Creek.



Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
			The correspondence outlined that Biosis was commissioned to undertake an addendum Aboriginal Cultural Heritage Assessment (ACHA) for the proposed Mamre Road Data Centre Campus (SSD-92743706). This builds on previous ACHA work undertaken by Biosis for ISPT in 2022 and 2024 for a separate State Significant Development application at the same study area (SSD-30628810). The addendum ACHA and previous assessment of the study area were provided via file transfer link. Deerubbin LALC was invited to provide feedback on the addendum report by 5:00PM on 27 November 2025 via email, phone or return mail, with responses to be directed to Biosis. Community Newsletter An email was sent to Deerubbin Local Aboriginal Land Council on 10 November 2025 advising that community engagement was underway for the Mamre Road Data Centre Campus SSDA. Community Newsletter #1 was provided with a link to the Social Impact survey. Recipients were invited to contact the project team directly with any questions.
Registered Aboriginal Parties	- Direct Email Correspondence - Community Newsletter	30 October 27 November	Heritage Consultant Correspondence Correspondence was sent to Registered Aboriginal Parties on 30 October by Biosos providing an update on Aboriginal Cultural Heritage Assessment work for the site. The correspondence advised that there are two concurrent applications for the study area at 706-752 Mamre Road, Kemps Creek. The correspondence outlined that Biosis was commissioned to undertake an addendum Aboriginal Cultural Heritage Assessment (ACHA) for the proposed Mamre Road Data Centre Campus (SSD-92743706). This builds on previous ACHA work undertaken by Biosis for ISPT in 2022 and 2024 for a separate State Significant Development application at the same study area (SSD-30628810). The addendum ACHA and previous assessment of the study area were provided via file transfer link. Registered Aboriginal Parties were invited to provide feedback on the addendum report by 5:00PM on 27 November 2025 via email, phone or return mail, with responses to be directed to Biosis. Follow-up Correspondence A follow-up email was sent to Registered Aboriginal Parties on 13 November, further to their involvement in the Aboriginal Cultural Heritage Assessment undertaken by Biosis. Community Newsletter #1 was provided, containing a link to a Community Survey on Social



Stakeholder	Engagement Tools	Key Date /s (2025)	Summary of additional engagement
			Impact. The correspondence explained that the survey would help evaluate how the project may affect people and local communities, and understand and address both positive and potential social impacts of the proposal. Registered Aboriginal Parties were invited to provide feedback through the survey, and directed to contact engage@willowtc.com.au for any additional questions or feedback about the proposal.
Aboriginal Community Members	Workshop	16 December 2025	A Collaborative Design Workshop led by Yerrabingin (small group designing with Country approach) is also contributing to the consideration of Aboriginal Culture and connection to Country.

4.2 Identified Sensitive Stakeholders

The sensitive receivers outlined below were identified as part of the engagement approach and in consultation with the Department of Planning, Housing and Infrastructure. A separate table has been produced to ensure engagement with each of these stakeholders has been clearly outlined. The table below details the consultation tools used, dates of engagement, and a summary of consultation outcomes for each group.

Table 5: Identified Sensitive Stakeholders

Organisation/s	Engagement Tools	Key Date/s (2025)	Summary of consultation
Mamre Anglican School Represented by School Principal, Operations Manager and Infrastructure Coordinator	- Direct Correspondence - Individual Meetings - Community Newsletter	15 October 7 November 26 November	Request for meeting Direct email correspondence was sent to the Mamre Anglican School on 9 October 2025 regarding the preparation of the proposal, along with a request for a meeting to brief stakeholders on the project and receive feedback. Meeting #1 Mamre Anglican offered to host the meeting, which was held with representatives from Mamre Anglican School and Catholic Diocese on 15 October 2025, to discuss the proposal, which provided an overview of the proposal and sought to confirm matters of interest to the school community. Presentation material used was sourced from the Scoping Report (request for SEARs). It also included



Organisation/s	Engagement Tools	Key Date/s (2025)	Summary of consultation
Represented by Anglican School Corporation			an explanation of the relationship to the ISPT Summit SSDA that is in assessment phase and ISPT representative attended the meeting to provide additional context). Key feedback included - concerns on traffic management on Bakers Lane, in particular conflict and safety concerns with activities during school drop off and pick up times - concerns largely in relation to construction in the next 4-5 years rather than final outcome (noting Mamre Anglican is set to relocate from Bakers Lane site in 2029, subject to Government support and approval of relevant development application(s)) - concerns in relation to noise and air quality and impacts on learning environment and proximity to data centre - concerns in relation to the impact on school enrolments due to so much construction activity in the local area - material to be provided ahead of the next meeting with updates /responses to concerns where available Following the meeting, a request was made for site access to enable the visual impact consultant (Geoscapes) to take photographs from the site viewpoint required for their assessment report. A follow-up meeting was scheduled for November 2025. Community Newsletter Distribution An email was sent to Mamre Anglican School on 7 November 2025 providing Community Newsletter #1 for the Mamre Road Data Centre Campus. In previous discussions, the school agreed to circulate the newsletter to their relevant school stakeholders. The correspondence offered to arrange separate online briefings for any of the school's stakeholders during the engagement period if requested. The Anglican Schools Corporation (TASC) Correspondence An email was sent to the Anglican Schools Corporation on 10 November 2025, addressed to executives in property, capital development, and strategy teams. The correspondence followed recent discussions with representatives from Mamre Anglican School regarding the proposal. The email noted that Mamre Anglican School was identified as a key stakeholder requiring consultation in the Secretary's Environmental Assessment Requirements issued by the Department of Planning, Housing and Infrastructure.



Organisation/s	Engagement Tools	Key Date/s (2025)	Summary of consultation
			The correspondence offered to provide a briefing or answer questions, with coordination available through Mamre Anglican School contacts or directly with TASC executives. Community Newsletter #1 was provided with a link to the social impact survey. TASC advised they join the next meeting with the school. Meeting #2 Again, the Mamre Anglican kindly hosted a meeting with representatives from Mamre Anglican and TASC, as well as the Catholic Schools Diocese of Parramatta and school representatives of the adjacent catholic Schools on 26 November to discuss the proposal further. The following provides a summary of the key feedback provided during the meeting: • support indicated for relocation of access to site from the south; however, ongoing concerns raised about any access to Bakers Lane, even for short-term to establish access (via Mamre Road for construction) and for emergency access • ongoing concerns about parent expectations affecting student enrolments • Uncertainty around school closure/relocation timelines – need government assistance to ensure the relocation process is smooth • Positive response to redesign of site plan which significantly increased setbacks to school. Other topics discussed during the meeting included further updates from Meeting 1 from project team and discussion points included: Traffic and Road Safety: • Need for redundancies include Site access, Locket/Secure gate for catastrophic events only. • Facility to be locked and secure with controlled access only. • Access from south may be accessible as soon as Q1 (date to be confirmed), which will reduce reliance on construction access from Mamre Road also, • Changes of levels with roads need to be considered to address safety issues, both for Mamre Road in terms of access point for construction and the Southern Link Road will be at a higher level than Bakers Lane Fire Safety and Emergency Planning: • Further information is sought on a range of matters including fire and evacuation procedures Air Quality and Testing:



Organisation/s	Engagement Tools	Key Date/s (2025)	Summary of consultation
			- Monthly diesel testing will cause fumes, suggestion that generator operations and testing periods should be coordinated with school holidays and avoid exam periods Health and Environmental Monitoring: - Construction Management Committee to monitor noise, dust, and real-time vehicle access monitoring from Bakers Lane - Continuation of current monitoring standards will be included with the exhibition submission including the need to raise awareness with the community on how operations and construction affect children's health - DPHI noted as being strict on monitoring construction phases based on Mamre Road precinct experiences Visual Impact: - Visual impacts from the new road and the existing hill were noted and clarification sought on how much of the existing hill would be retained. A copy of the meeting #2 presentation is available in Appendix F.
Parramatta Diocese Head of Property And representatives of - Emmaus Catholic College - Trinity Catholic Primary School	- Individual Meetings - Direct Correspondence - Community Newsletter	9 October – Ongoing	Request for meeting Direct email correspondence was sent to the Catholic Schools Parramatta Diocese's on 9 October 2025 regarding the preparation of the proposal, along with a request for a meeting to brief stakeholders on the project and receive feedback. requested a meeting to brief stakeholders on the project and receive feedback. Meeting #1 Catholic Schools Parramatta Diocese attended the meeting at Mamre Anglican on 15 October 2025 as outlined above. Following the meeting, a request was made for site access to enable the visual impact consultant (Geoscapes) to take photographs from the site viewpoint required for their assessment report. A follow-up meeting was scheduled for 26 November 2025. Community Newsletter Distribution An email was sent to the Head of Property at the Catholic Schools Parramatta Diocese on 7 November 2025 providing Community Newsletter #1 for the Mamre Road Data Centre Campus. In previous discussions, the Diocese of Parramatta requested they coordinate circulation of the newsletter to Trinity Catholic Primary School, Emmaus Catholic College and Catholic Healthcare located on Bakers Lane in



Organisation/s	Engagement Tools	Key Date/s (2025)	Summary of consultation
			Kemps Creek. The correspondence offered to arrange separate online briefings for any of the Diocese's stakeholders at these properties if requested. Head of Property at the Diocese of Parramatta confirmed they had shared the newsletter with the Catholic Schools and Catholic Healthcare on 9 November. Meeting #2 As above, the second combined meeting held with Mame Anglican and TASC was held on 26 November to discuss the proposal further, with representatives of the schools also able to attend. The following provides a summary of the feedback provided during the meeting: Three additional points were recorded in addition to those noted above including: • Further view analysis from Southern Link Road elevation requested • Teachers are particularly concerned about impacts on school enrolments and implications of drops in enrolments • Lack of clarity about how the transition will be managed as the surrounding area becomes and urban industrial area, noting past engagement on the rezoning has been limited
Catholic Healthcare Emmaus Retirement Village and Residential Aged Care Home • Represented by Catholic Healthcare	• Direct Correspondence • Individual Meetings • Community Newsletter (sent via Catholic Schools Parramatta Diocese)		Request for meeting Direct email correspondence was sent to the Catholic Healthcare Property Team on 9 October 2025 regarding the preparation of the Mamre Road Data Centre Campus State Significant Development Application. The email noted that the Emmaus Catholic Health Care facility, located in close proximity to the north of the site, was identified as a key community stakeholder for consultation by the Department of Planning, Housing and Infrastructure. The correspondence requested a meeting to brief Catholic Healthcare on the project and receive feedback. The email noted that consultation was also underway with the Diocese of Parramatta regarding Emmaus Catholic College and Trinity Catholic Primary School. Meeting 1 A meeting was held with Parramatta Diocese and Catholic Healthcare on 27 October 2025 to discuss the proposal and receive feedback. Presentation material was based on content from the Scoping Report. In addition to matters already being canvased by the Parramatta Diocese, specific concerns and requests for further information by Catholic Healthcare were mainly related to emergency procedures and circumstances that give rise to an emergency, noting that the evacuation of elderly patients is challenging.



Organisation/s	Engagement Tools	Key Date/s (2025)	Summary of consultation
Little Smarties Learning Centre	Phone Call	9 October 2025	Little Smarties Learning Centre at Kemps Creek permanently closed in December 2024. This closure was verified through a phone call to the Little Smarties Learning Centre St Clair Campus, who confirmed the Kemps Creek facility had closed.
BAPS Shri Swaminarayan Hindu Mandir Twin Creeks Committee Luddenham Progress Association	Direct Correspondence including Community Newsletter and offer of briefing	7 November	Newsletter included information on the mid-day and early evening information session on 19 November 2025. Nil responses received. Nil registrations for online briefing received.



4.3 Surrounding Industrial Estates and Business Park

Given their proximity to the site, direct emails and offers to meet were sent to representatives from surrounding Industrial Estates and Business Parks to ensure they were informed of the proposed development and had opportunities to provide feedback. The table below details the consultation tools used, dates of engagement, and a summary of consultation outcomes. As nil registrations for online briefing received were received from community members the proposed midday online briefing session was not held.

Table 6 Industrial Estate Engagement Activity

Stakeholder	Date/Period	Engagement Tools	Summary of Activities / Feedback
Goodman Oakdale West Industrial Estate	7 November and 10 November	- Direct Email Correspondence - Community Newsletter	Community Newsletter Distribution A direct email was sent to representatives from surrounding Industrial Estates and Business Parks on 7 November 2025, providing Community Newsletter #1 with an overview of project information. Recipients were invited to attend a mid-day or early evening information session on 19 November 2025 No representatives provided additional feedback or requested a briefing to discuss the proposal further. Newsletters acknowledged by: - Dexus - Frasers Property Nil registrations for online briefing received.
First State Erskine Park			
The YARDS / Kemps Creek Warehouse Logistics and Industrial Facilities Hub			
First Estate Erskine Park			
Mamre Road Kemps Creek Logistics			
Yiribana Industrial Estate (southern boundary of site)			
Aspect Industrial, 882 Mamre Rd			
Access Logistics Park, 884-928 Mamre Rd			
Gibb Group, 51 Aldington Rd			
Dexus (Warehouse and Distribution Centre) 153 Aldington Road			
The Edge Estate, CBRE/Frasers, Aldington Road			
Fife Industrial Estate, FIFE Capital/Stocklands, 200 Aldington Road			
Westlink Industrial Estate, ESR, Aldington Rd and Abbots Rd			



4.4 Local Residents' Feedback

ON 11 November, a local resident from Aldington Road provided direct feedback via email supporting the development, recognising its potential to create jobs, boost the local economy, and ensure Australian digital infrastructure is world-leading. The resident has worked in the digital sector and respects its importance. Their primary concern raised related to the preservation of a very large, old Eucalyptus tree (likely E. Amplifolia or E. Tereticornis, both indigenous to the area) located at the back of the site near the proposed "Tech SYD 6.5" building location. The tree provides critical habitat for native birds through hollow branches and represents both nostalgic and ecological value. The resident noted that many ancient trees have been removed with recent industrial development, resulting in habitat loss for local fauna, and requested consideration of the tree's retention if it is in healthy condition.

Follow up included:

- Email from the project team acknowledged the feedback and advised that the proposed plans would be reviewed to understand how they interact with the specific tree.
- The resident followed up further emphasising the tree's significance and providing more specific location details (top of the hill at the far back right-hand side of the property when facing Mamre Road). They expressed that retention within an allocated small green space would be welcome news for local residents and offered to take a phone call to provide further location specifics.

As nil registrations for online briefing received were received from community members the proposed early evening online briefing session was not held.

4.5 Social Impact Survey Results

A Social Impact Survey was conducted to provide a structured opportunity for stakeholders to provide feedback on the proposal and raise specific concerns or suggestions. The survey included questions regarding demographic information, understanding the level of support or concern and key aspects of the proposal, as well as open text options. A summary of community survey feedback is provided in the table below (refer **Appendix G** for detailed responses).

Table 7: Summary of Community Survey Feedback

Questions	Summary of feedback and/or Question options (# of answers)	Summary of [Other] feedback
Q9. Are there activities associated with the proposal that you consider beneficial?	• None of the above (2) • Support growing demand for digital infrastructure and technology services (0) • Enhance local employment opportunities (1) • Provide development that fits with the emerging industrial area (1) • Promote sustainable development and environmentally responsible practices (0)	• No one should reside in industrial parks



Questions	Summary of feedback and/or Question options (# of answers)	Summary of [Other] feedback
(select all that apply)	- Contribute to innovation and technology development in Westen Sydney (1) - Other (please specify) (1)	
Q.10 Are there any activities associated with this project that would concern you? (select all that apply)	- None of the above (2) - Construction - noise and vibration impacts (4) - Construction- dust and air quality effects during (4) - Construction - traffic and road safety impacts (4) - Tree clearing and vegetation removal (0) - Building scale and visual prominence (2) - Changes to existing views and outlook (0) - Operational - noise from mechanical equipment (2) - Operational - traffic generation and road impacts (3) - Other (please specify) (2)	- Impacts on nearby residents - Impacts on health
Q11. What measures do you think would be most important to minimise potential impacts? (select all that apply)	- Dust and air quality controls and monitoring (3) - Construction traffic management (4) - Construction noise management (2) - Advance notice of disruptive activities (2) - Landscaping and vegetation management (0) - Building setbacks (0) - Sustainability, including energy and water usage (2) - Regular community communication (2) - Other (please specify) (1)	Request to rezone property to A1 Industrial
Q.12 What improvements, if any, would you like to see made to enhance the proposal? (select all that apply)	- Building design, visual appearance (1) - Increased tree canopy (0) - Integrated water cycle management (0) - Road Network improvements (4) - Construction coordination with other developments(3) - Other (please specify) (0)	nil



Questions	Summary of feedback and/or Question options (# of answers)	Summary of [Other] feedback
Q.13 Please explain why you'd like to see these improvements made to the proposal?	Summary of Feedback (3 responses received) • Traffic and Road Infrastructure: Existing traffic congestion cannot accommodate additional development. Heavy vehicles are damaging roads, which in turn is causing damage to residents' vehicles. • Quality of Life Impacts: Residents are experiencing diminished quality of life below their expectations due to ongoing development impacts in the area. • Construction Management: Poor communication and coordination observed on site, resulting in inefficient work practices (work being redone multiple times). • Transport Disruption: Concerns about potential road closures and transport disruptions during construction. • Utility Capacity: Worried about potential water and electricity shortages resulting from the development. • Environmental Impacts: Concerns about air quality and noise pollution during construction and operation.	NA
Q.14 Do you have any other feedback on this proposal?	Summary of Feedback (4 responses received in total) <u>Project-Related Concerns:</u> • Proximity to Schools: Concerns about approval of industrial facilities so close to schools, questioning the appropriateness of the development. • Health and Environmental Impacts: Concerns about air quality impacts and potential radiation exposure from the data centre facility, both during construction and operation. <u>Precinct-Related Concerns:</u> • Isolated Residential Properties and Government Abandonment: Long-term residents on Aldington Road feel abandoned by government, finding themselves as the only remaining residential properties surrounded by industrial development. • Cumulative Impacts: Experiencing severe disruptions to daily life from surrounding industrial activities including noise, dust and traffic impacts from the broader precinct. • Access and Connectivity: Aldington Road to be closed to through traffic as part of precinct road upgrades, resulting in restricted access to homes and further isolation.	NA



5. RESPONSE TO COMMUNITY ISSUES RAISED DURING ENGAGEMENT

Feedback received during the engagement period has been carefully considered and has informed the preparation of the Environmental Impact Statement and design refinements where possible. The table below summarises the key issues raised by the community and stakeholders during engagement activities, and outlines how these matters have been addressed in the project.

Table 8: Response to community issues raised

Topic	Response
Traffic and Road Infrastructure	A Traffic and Transport Assessment has been prepared addressing existing road conditions, construction traffic management, and operational traffic generation. The assessment considers cumulative traffic impacts and identifies appropriate mitigation measures. The proposal includes land allocation for the Mamre Road upgrade and future Southern Link Road (delivered by other parties) corridor, which will improve road infrastructure in the precinct. A Construction Traffic Management Plan will be implemented to manage heavy vehicle movements and minimise impacts on local roads. In response to the concerns raised by the schools, in managing traffic conflicts, the proposed use of Bakers Lane will be minimised. Initial construction access will be provided from Mamre Road (once established via Bakers lane), with access switching to the Berriwerri Drive to the south of the site for subsequent phases. Berriwerri Drive connects to Durrabarra Avenue, which then connects to Mamre Road.
Proximity to Schools and Sensitive Receivers	The project has been designed to minimise impacts on nearby sensitive receivers, including residential, schools and aged care facilities located north of Bakers Lane. This included significant design revisions involving a change in the location of buildings C and D to provide greater setback between the Data Centre Campus and the Schools. Direct consultation was undertaken with the schools and aged care facilities to understand specific concerns. Technical assessments, including Noise and Vibration, Air Quality, and Visual Impact assessments, have been prepared to evaluate potential impacts and identify appropriate mitigation measures.
Air Quality	An Air Quality Impact Assessment has been prepared, assessing potential construction and operational impacts. Data centres do not generate radiation or radioactive emissions. The facility will operate as a secure data storage and processing facility with minimal environmental emissions. Air quality impacts during construction will be managed through a Construction Environmental Management Plan, including dust suppression measures.
Noise Pollution	A detailed Noise and Vibration Impact Assessment has been prepared, evaluating construction and operational noise impacts on nearby sensitive receivers. The assessment identifies appropriate acoustic mitigation measures and management strategies to ensure compliance with relevant criteria and minimize impacts on nearby facilities and residents.
Water and Electricity Infrastructure	Consultation has been undertaken with utility providers including Sydney Water and Transgrid to confirm infrastructure capacity and servicing requirements. The proposal includes on-site infrastructure upgrades and coordination with utility providers to ensure adequate supply without impacting existing users.



Topic	Response
	This is detailed in Civil Engineering Report and Infrastructure Delivery Strategy Report.
Construction Management and Coordination	A Construction Environmental Management Plan will be implemented establishing clear protocols for site management, communication, and coordination. This will include measures to minimize disruption, manage environmental impacts, and maintain effective communication with nearby stakeholders throughout the construction period.

Two further single-enquiry concerns have also been responded to as follows:

Preservation of Native Flora - Old Eucalyptus Tree

The feedback regarding the old Eucalyptus tree at the rear of the site was captured, and the project team is still reviewing the site layout and will continue to consider keeping the tree. A detailed Biodiversity Assessment has been prepared which addresses flora and fauna habitat values, including considerations for hollow-bearing trees that provide nesting habitat for native birds. Where tree retention is not feasible due to development requirements, the proposal includes complementary landscaping and offset planting to enhance biodiversity outcomes for the site

Environmental Health (Radiation/EMF Concerns)

A survey respondent raised concerns about environmental health related to EMF/electromagnetic emission (EMEs) concerns. In general, there are two areas where EMF/ electromagnetic emissions (EME's) could give rise to concerns; however, these are low risk or not relevant to this proposal as outlined below:

- Standard mitigation for Electromagnetic Radiation is to be incorporated such as shielding, grounding, and filtering, combined with strategic design of physical layouts like separation and proper cable management and ensure regulatory compliance. The Plant and Equipment Systems Report recommends that an EMF assessment is made during the detailed design stage prior to construction to ensure compliance with the limits set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).
- Power frequency EME's from the incoming HV power lines (if they are overhead), and the utility/ HV substations area addressed via a EMF study undertaken by the utility/ substation designers during the detailed design stage, noting this is considered a relatively low risk, especially as the supplies are proposed to come in from underground.



6. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

The engagement undertaken during the pre-lodgement phase has informed the proposed approach to future community and stakeholder engagement throughout the assessment, construction and operational phases of the project. The feedback received highlighted the importance of direct, ongoing communication with nearby sensitive receivers, transparent information sharing about construction activities and impacts, and clear mechanisms for raising concerns and receiving timely responses.

Assessment and Determination Phase

During the assessment and determination phase, the proponent will:

- Maintain direct communication channels with nearby schools, aged care facilities to provide updates on the assessment process and determination timeframes
- Provide notification of the public exhibition period to stakeholders who participated in pre-lodgement engagement, including information on how to make submissions
- Make project information readily accessible through dedicated contact channels
- Respond to enquiries and feedback received during the public exhibition period
- Continue consultation with government agencies and Penrith City Council as required throughout the assessment process

Construction Phase

Based on stakeholder feedback regarding construction impacts, traffic management and communication, the construction phase engagement approach will include:

- Pre-construction meetings with nearby sensitive receivers to discuss construction staging, timing, traffic management arrangements and environmental management measures
- Establishment of a community liaison role responsible for maintaining regular contact with nearby facilities and responding to concerns
- Implementation of notification protocols for activities that may generate increased noise, traffic or other impacts, with advance notice provided to affected stakeholders
- Regular construction updates distributed to nearby sensitive receivers and interested stakeholders outlining upcoming activities, expected impacts and management measures
- Maintenance of dedicated phone and email contact channels for construction-related enquiries and complaints, with protocols for timely response and resolution
- Periodic engagement with sensitive receivers to review construction impacts and refine management measures as needed
- Coordination with Penrith City Council and relevant agencies on construction traffic management and precinct-wide impacts

The Construction Environmental Management Plan will include detailed community liaison protocols establishing clear responsibilities, communication procedures, and complaint handling mechanisms.

Operational Phase

Following completion of construction, the proponent will:

- Provide notification to nearby sensitive receivers and stakeholders of project completion and transition to operations
- Maintain contact channels for operational queries or concerns
- Respond to any operational matters raised by the community in a timely and appropriate manner



- Continue liaison with Penrith City Council and relevant agencies as required

This approach recognizes the importance stakeholders placed on clear, consistent communication and the specific concerns raised by sensitive receivers regarding construction and operational impacts. The engagement strategy will remain flexible and responsive to stakeholder needs throughout the project lifecycle.



7. CONCLUSION

This Community and Stakeholder Engagement Report documents a comprehensive consultation process undertaken for the Mamre Road Data Centre Campus in full accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued on 30 September 2025 and aligned with the Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects* (2024).

The engagement process followed a structured methodology commencing with stakeholder identification based on SEARs requirements, proximity analysis, and potential impact assessment. Stakeholders were categorised into four distinct groups—government agencies and councils, identified sensitive receivers, nearby businesses and landholders, and local residents—with engagement levels assigned using the IAP2 Spectrum to ensure appropriate and proportionate consultation.

A multi-channel engagement toolkit included stakeholder meetings with sensitive receivers and government agencies, community newsletter distribution to 524 recipients, and survey as well as direct correspondence via phone and email channels. This approach ensured accessibility across diverse stakeholder groups and provided multiple opportunities for meaningful participation.

As specifically required by SEARs, direct and ongoing consultation was conducted with nearby sensitive receivers. This included multiple face-to-face meetings hosted at Mamre Anglican School attended by representatives from Mamre Anglican School, The Anglican Schools Corporation, Catholic Schools Parramatta Diocese, Trinity Catholic Primary School, Emmaus Catholic College. These meetings provided detailed project briefings, facilitated open discussion of concerns, and enabled timely input into the design refinement of the project and specific issues to be addressed in technical reports.

Government consultation included the DPHI Planning Focus Meeting, formal Penrith City Council pre-lodgement meeting, and targeted meetings with NSW EPA, TfNSW, NSW Rural Fire Service, and Western Sydney Airport Corporation. Correspondence was maintained with all agencies identified in SEARs, with outcomes documented and addressed through technical assessments.

All feedback received through engagement activities was systematically recorded, analysed, and considered in project development. Key concerns raised—particularly regarding traffic management on Bakers Lane, proximity impacts on schools, air quality, noise, and construction coordination—directly informed significant design modifications, including relocation of Buildings C and D to increase setbacks, revised access strategy minimising Bakers Lane usage and are informing construction staging and management protocols.

Building on the relationships and communication channels established during pre-lodgement consultation, there is a commitment to ongoing engagement for both construction and operational phases. This demonstrates the proponent's commitment to maintaining meaningful stakeholder dialogue throughout the project lifecycle, consistent with best practice and stakeholder expectations articulated during consultation.

The engagement process undertaken represents a genuine and proportionate approach to community and stakeholder consultation, exceeding minimum requirements and establishing a foundation for ongoing partnership with affected communities and stakeholders as the project progresses. In this context, the EIS is supported to progress to assessment.



Appendix A – Community Newsletter



WILLOWTREE
COMMUNICATIONS

7 November 2025

COMMUNITY NEWSLETTER #1

Re: Mamre Road Data Centre Campus, Kemps Creek

Dear Community Member,

We are writing to advise you of an opportunity to provide feedback on a State Significant Development Application (SSDA) in your local area, being prepared by Plan Project Management (PPM). This SSDA proposes the construction and operation of a new Data Centre Campus at 706-752 Mamre Road, Kemps Creek.

PPM has engaged Willowtree Communications to facilitate community engagement on the proposal and assess social impacts. Your feedback can help provide insights into the community's perspectives and guide refinements to the proposal, prior to its submission and assessment by the Department of Planning, Housing and Infrastructure (DPHI).

The site has an area of 52 hectares and is located in the Mamre Road Precinct, which forms part of the Western Sydney Employment Area near the emerging Western Sydney Airport. In June 2020, the NSW Government rezoned the Mamre Road Precinct to facilitate 850 hectares of industrial land for future investment.

SSD-92743706 PROJECT OBJECTIVES:

- Provide a world-class data centre campus that is internationally competitive and provides critical digital infrastructure to support the NSW economy.
- Drives Western Sydney innovation economy and employment opportunities in delivery and operation.
- Provide digital infrastructure at scale, which allows for greater efficiencies, including the reduction in resources needed for day-to-day operation compared to smaller data centres.
- Create and facilitate the aims for best-in-class sustainability, energy and water efficiency, including and exploring opportunities to utilise recycled water and for water capture and re-use.
- Minimise impacts on the community while the Mamre Road Precinct transitions to an industrial area.
- Enhance amenity through landscaping, setbacks and building design.



Site Location Map:
706-752 Mamre Road, Kemps Creek

Source: Nearmap &
Willowtree Communications, 2025

Have your say



Survey: You are invited to provide feedback on the preliminary proposal by scanning the QR code to complete a short Community Survey on Social Impacts by 23 November 2025.

Online Briefings – Wednesday 19th November 12-1pm and 6-7pm

These briefings will provide an overview of the proposal, and provide an opportunity to ask questions and provide feedback. RSVP to an online session and register for future project updates via the QR code or email below.

Direct Enquiries: For further information, or direct enquiries/feedback, please email engage@willowtc.com.au



Mamre Road Data Centre Campus, Kemps Creek

Project Details

- Site preparation works, including tree clearing, dam dewatering, site remediation
- Bulk earthworks across the site and additional site retaining structures (which are to be undertaken as per SSD-30628110 (which was lodged in 2021 and is subject to approval)
- Infrastructure comprising additional civil works, stormwater, and utilities servicing
- Land dedication/allocation includes land for the future Mamre Road upgrade and future Southern Link Road (delivery is subject to others / Transport for NSW)
- Road construction, including Berriverri Drive extension and roundabout, as well as internal service roads
- Staged construction and 24/7 operation of a data centre campus (maximum power consumption of 1.2 gigawatts) containing the following preliminary specifications:
 - 26 data centre shells across 6 land parcels, four storeys in height, approximately 40 metres measured from proposed ground level
 - 619 at-grade car parking (car parking will be reviewed as part of the traffic assessment)
 - Electrical substations, an incoming electrical switching station, campus electrical substation, and static synchronous compensator
 - Plant equipment, including cooling units
 - Backup power provisions, including generators and diesel fuel storage, as well as lithium-ion battery storage
- Integrated water cycle management and landscaping, including perimeter and street tree planting



Proposed Data Centre Campus - Preliminary Site Plan Concept (Subject to change and authority approvals)

Source: Greenbox Architecture, 2025

Note: Southern Link Road delivery is subject to others / Transport for NSW

Next Steps

Following engagement with the community, Council and relevant agencies and authorities, the Project Team will refine the proposal for submission to the DPHI in coming months. Additional community and stakeholder engagement will be undertaken as part of the DPHI's assessment process under Project Reference Number SSD-92743706.

Further technical details are available on DPHI's Major Projects Website link

www.planningportal.nsw.gov.au/major-projects/projects/mamre-road-data-centre-campus

Appendix B – Mount Vernon Community Newsletter

11 November 2025

COMMUNITY NEWSLETTER #1

Re: Mamre Road Data Centre Campus, Kemps Creek

Dear Community Member,

We are writing to advise you of an opportunity to provide feedback on a State Significant Development Application (SSDA) in your local area, being prepared by Plan Project Management (PPM). This SSDA proposes the construction and operation of a new Data Centre Campus at 706-752 Mamre Road, Kemps Creek.

PPM has engaged Willowtree Communications to facilitate community engagement on the proposal and assess social impacts. Your feedback can help provide insights into the community's perspectives and guide refinements to the proposal, prior to its submission and assessment by the Department of Planning, Housing and Infrastructure (DPHI).

The site has an area of 52 hectares and is located in the Mamre Road Precinct, which forms part of the Western Sydney Employment Area near the emerging Western Sydney Airport. In June 2020, the NSW Government rezoned the Mamre Road Precinct to facilitate 850 hectares of industrial land for future investment.

SSD-92743706 PROJECT OBJECTIVES:

- Provide a world-class data centre campus that is internationally competitive and provides critical digital infrastructure to support the NSW economy.
- Drives Western Sydney innovation economy and employment opportunities in delivery and operation.
- Provide digital infrastructure at scale, which allows for greater efficiencies, including the reduction in resources needed for day-to-day operation compared to smaller data centres.
- Create and facilitate the aims for best-in-class sustainability, energy and water efficiency, including and exploring opportunities to utilise recycled water and for water capture and re-use.
- Minimise impacts on the community while the Mamre Road Precinct transitions to an industrial area.
- Enhance amenity through landscaping, setbacks and building design.



**Site Location Map:
706-752 Mamre Road, Kemps Creek**

Source: Nearmap &
Willowtree Communications, 2025

Have your say



Survey: You are invited to provide feedback on the preliminary proposal by scanning the QR code to complete a short Community Survey on Social Impacts by 25 November 2025.

Online Briefings - Wednesday 19th November 12-1pm and 6-7pm

These briefings will provide an overview of the proposal, and provide an opportunity to ask questions and provide feedback. RSVP to an online session and register for future project updates via the QR code or email below.

Direct Enquiries: For further information, or direct enquiries/feedback, please email engage@willowtc.com.au

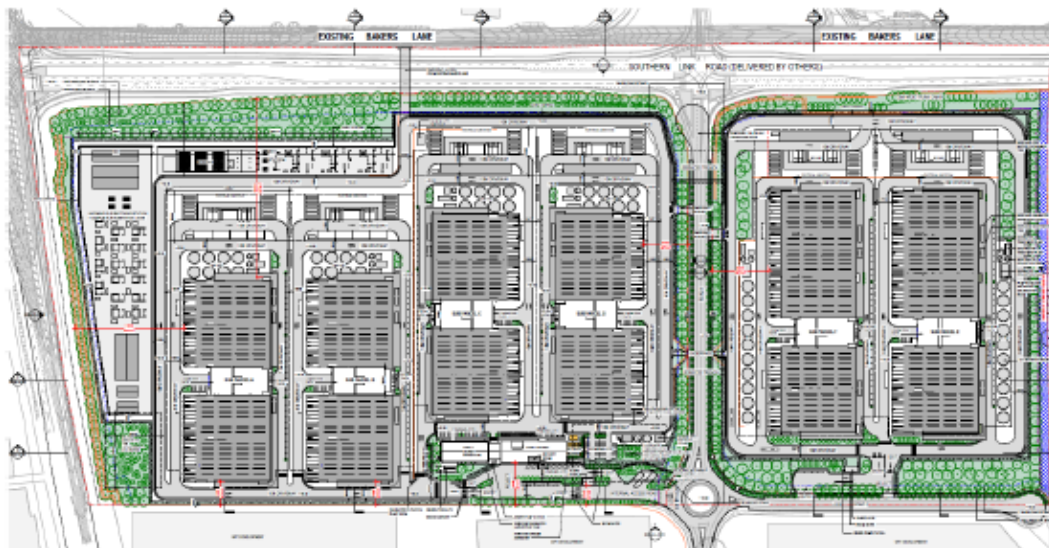




Mamre Road Data Centre Campus, Kemps Creek

Project Details

- Site preparation works, including tree clearing, dam dewatering, site remediation
- Bulk earthworks across the site and additional site retaining structures (which are to be undertaken as per SSD-30628110 (which was lodged in 2021 and is subject to approval)
- Infrastructure comprising additional civil works, stormwater, and utilities servicing
- Land dedication/allocation includes land for the future Mamre Road upgrade and future Southern Link Road (delivery is subject to others / Transport for NSW)
- Road construction, including Berriwerri Drive extension and roundabout, as well as internal service roads
- Staged construction and 24/7 operation of a data centre campus (maximum power consumption of 12 gigawatts) containing the following preliminary specifications:
 - 26 data centre shells across 6 land parcels, four storeys in height, approximately 40 metres measured from proposed ground level
 - 619 at-grade car parking (car parking will be reviewed as part of the traffic assessment)
 - Electrical substations, an incoming electrical switching station, campus electrical substation, and static synchronous compensator
 - Plant equipment, including cooling units
 - Backup power provisions, including generators and diesel fuel storage, as well as lithium-ion battery storage
- Integrated water cycle management and landscaping, including perimeter and street tree planting



Proposed Data Centre Campus - Preliminary Site Plan Concept (Subject to change and authority approvals)

Source: Greenbox Architecture, 2025

Note: Southern Link Road delivery is subject to others / Transport for NSW



Next Steps

Following engagement with the community, Council and relevant agencies and authorities, the Project Team will refine the proposal for submission to the DPHI in coming months. Additional community and stakeholder engagement will be undertaken as part of the DPHI's assessment process under Project Reference Number SSD-92743706.

Further technical details are available on DPHI's Major Projects Website link

www.planningportal.nsw.gov.au/major-projects/projects/mamre-road-data-centre-campus



Appendix C – Neighbour Letter



WILLOWTREE
COMMUNICATIONS

7 November 2025

Dear Neighbour,

Re: Mamre Road Data Centre Campus, Kemps Creek

We are writing to advise you of an opportunity to give feedback on a State Significant Development Application (SSDA) that is being prepared by Plan Project Management (PPM) for a proposal to construct and operate a new Data Centre Campus at 706-752 Mamre Road, Kemps Creek.

The proposed data centre campus, with a maximum power consumption up to 1.2 gigawatts, spans across the 52-hectare site. The campus is arranged in 6 land parcels with data halls 40m in height from the proposed ground level. The proposed works includes site preparation works, bulk earthworks, civil works, stormwater and landscaping. Ancillary development involves utilities servicing, including substations and backup power provisions. Requirements for roads include land dedication to support the delivery of the arterial road network and road construction to align with the Mamre Road Precinct Development Control Plan.

PPM has engaged Willowtree Communications to undertake community engagement and gather feedback on the proposal. This will inform an assessment of social impacts and help refine the proposal before it is submitted to the Department of Planning, Housing and Infrastructure (DPHI) for assessment.

We have attached a Community Newsletter to this letter, which provides more information about the proposal, along with an opportunity to 'Have your say', by scanning the QR code to complete a short survey. The Newsletter also provides information for online briefings for the community.

Meet the project team

As a nearby neighbour, we would like to invite you to meet with the project team in the coming weeks to learn more about the proposal and answer any questions you might have.

If you are interested in meeting, please email us at engage@willowtc.com.au or call 0451 221 995, and we can arrange a time and location to suit you.

Alternatively, we can arrange an online briefing if that is preferred, or you are welcome to take part in the community briefings scheduled for 19 November 2025 (please register via the above email).

Thank you for your consideration of this proposal, and we look forward to meeting you at one of our upcoming briefings.

Kind Regards

Willowtree Communications Team
Email: engage@willowtc.com.au
Phone. 0451 221 995

Appendix D – PFM Meeting Notes

WILLOWTREE PLANNING

MINUTES	
Held at:	Level 11, 4 Parramatta Square, Parramatta
Meeting name:	Planning Focus Meeting (PFM) for the proposed Mamre Road Data Centre Campus at 706-752 Mamre Road, Kemps Creek
Date:	26 August 2025

Meeting Minutes

Attendees of behalf of the applicant:

Representative	Discipline	In Person @ DPHI Office	MS Teams
	Planning & Engagement		
	Proponent		
	SSDA Project Manager		
	Architecture		
	Civil		
	Landscape & VIA		
	Traffic		
	Acoustic		
	Air Quality		
	Design Management		

1. Introduction

- DPHI introduced the PFM and overall purpose and attendees on behalf of DPHI and agencies.
- WT introduced the attendees on behalf of the applicant.
-
- WT provided an overview of the site and project.

2. Air Quality and Acoustic Impacts



- DPHI identified concern that the development is larger than expected and therefore there are concerns regarding the impact on the remainder of the precinct regarding cumulative impact.
- DPHI requested to see statistical approaches and worst-case scenario assessments e.g. maximum emission events.
- DPHI requested consideration for noise and vibration impacts from inside and outside of the Mamre Road precinct noting that place of work is also a sensitive receptor.
- DPHI noted that the key constraint is the nearby schools and whether the proposal will deal with sensitive uses and whether detailed assessment of inside/ outside classroom will be undertaken. Renzo Tonin advised that this has not yet been determined. The school is key constraint, and any assumptions regarding the school will need to be backed up.
- DPHI queried whether there are feasible alternatives to diesel generators. North Star advised that the advantages of diesel generators is that they are quick to utilise however, air quality assessment must consider alternatives.
- DPHI queried whether generators meet relevant guidelines should they be utilised simultaneously. [REDACTED] advised that it's very unlikely that all other power sources will fail and generators will be required.
- DPHI queried whether there is a maintenance scenario where mains power is taken offline and generators are required. Question taken on notice for [REDACTED]
- DPHI noted that, from an air quality assessment perspective, that avoidance of impacts should be considered as the first step and to only progress to mitigation once this is done.

3. Traffic

- DPHI/TfNSW note that the previous SSD (ISPT proposal) provided access from the north (Bakers Lane). Ason advised that traffic generation is significantly lower given the proposed data centre use and further consideration of traffic assessment will be undertaken to determine whether this access is still required. It was also noted that funding commitment for Mamre Road upgrades was not in place at time of lodgement of previous application. TfNSW note that they want to avoid a situation where the upgraded Mamre Road is at capacity once completed.
- [REDACTED] advised that the subject proposal provides for a significant reduction in traffic compared to a warehouse use. [REDACTED] noted that the delivery of the SLR on day 1 is considered an extensive amount of road infrastructure given it may not be required.
- TfNSW noted that the previous agreement for the application currently under assessment was to allow extra GFA following road upgrades.
- TfNSW want to see an assessment to determine the Level of Service LOS for Bakers / Mamre Rd and the public road through the Mirvac and GPT estates.

4. Photomontages

- DPHI queried whether the photomontages are showing mature planting. Geoscapes confirmed that the photomontages depict a 15-year scenario with tree heights > 15m.

5. EPA Comments

- Requested an assessment for thresholds for diesel storage and backup generator hours.
- Assessment of pressurised gas and chemical storage also required as part of EIS.
- Project staging will impact license requirements so needs to be clear.
- Lithium batteries and fire safety measures also need to be considered.
- GHG assessment required.
- Manufacturer specifications of proposed generators to be included and whether they can be sourced to meet relevant standards.
- Emergency scenario to be measured for running generators.



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- Impacts on schools to be assessed and what they should do if NOX exceedance occurs e.g. close windows etc.
- Noise exceedance is to consider all regarding feasible/ reasonable measures to mitigate.

6. Penrith City Council (PCC) Comments

- PCC noted they have an expectation around job creation for the Precinct. The EIS to quantify job creation (direct and indirect).
- Council noted key issues include noise and air pollution, impacts on sensitive receivers and delivery of infrastructure (local and state).
- Council noted that suitable justification is required regarding building height.

7. Sydney Water (SW) Comments

- SW raised capacity issues raised around water and power. [REDACTED] responded stating that they are seeking to strike the balance regarding water/ power and that water cooling system still going through the design process.
- SW detailed that discussions are ongoing for the use of stormwater from the new SW Mamre Road treatment plant and that investigations should be carried out as to whether this water can be used for cooling purposes.

8. DPHI Comments

- DPHI queried whether the proposal is reliant upon a favourable determination of the SSD currently being assessed on site to determine site levels. [REDACTED] advised that existing site levels are being relied upon, but the approved SSD levels will be utilised should a favourable determination be received.
- DPHI noted that a detailed comparative analysis of cooling systems on the market is required and how they do/ do not fit with the proposal. Use of generators to be justified.
- DPHI also noted that engagement should be undertaken per the guidelines and any changes made following the engagement should be clearly documented.
- DPHI also noted engagement needed to consider the visual impacts of the proposal, especially how it interacts with properties to the West of the site.
- DPHI requested that the impacts of both construction and operations of the data centre are explained in communications materials for stakeholders, so they have an understanding of impacts.
- DPHI wants to achieve alignment across agencies to avoid unnecessary back and forth once the EIS is submitted.

9. Summary and Conclusion

- DPHI noted the need to ensure a comprehensive and complete submission is required per the SEARs issued.
- AT noted there is a target date of submission by October / November 2025 due to commercial arrangements with the sale of the site.



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Appendix E – Penrith Council Pre-lodgement Minutes

A formal pre-lodgement meeting was held on 20 November 2025 and was attended by the Mamre Road Data Centre Project Team, and Council was represented by City Planning and Development Assessment officers, and specialist representatives from senior administration, major developments, traffic engineering, environmental health, and natural systems.

This meeting was followed up with written advice on key development issues, replicated below. Responses to the key development issues are provided to indicate where in the EIS the issues are primarily addressed.

Table E.1 - Pre-lodgement

Mamre Road Data Centre – Key Development Issues Summary		Response
1. PLANNING DEVELOPMENT ASSESSMENT		
a)	At the pre-lodgment meeting, the consultant team and Proponent provided Council staff with an overview of the proposed development and the services provided by [---]. It is understood that the proposed development could be the largest data centre by the Proponent in Australia and that data centres are experiencing rapid growth.	Refer to EIS and – Economic Impact Assessment
b)	As you are aware, the proposed development is State Significant Development for which SEARs, dated 30 September 2025, have been issued by DPHI.	Refer to EIS
c)	Council provided correspondence to DPHI as part of the SEARs request. The Proponent has a copy of Council's correspondence dated 19 September 2025. The matters raised in that letter are still relevant and should be considered.	Refer to EIS
d)	At the pre-lodgement meeting, Council staff reiterated concerns of; site suitability and height non-compliance; urban heat; landscaping to screen the proposed taller buildings; sensitive receivers; transport infrastructure including the Southern Link Road; and the proposed use of Bakers Lane for construction traffic.	Refer to EIS and – Ecologically Sustainable Development Report – Landscape Plans – Transport Management and Accessibility Plan (including Draft Construction Traffic Management Plan)
e)	At the pre-lodgement meeting, the consultant team advised that the SSD Application for the Summit site could be determined soon. The Proponent should reconcile any potential approval with the subsequent proposed works at and around the subject site, particularly in relation to roadworks and infrastructure.	Refer to EIS
f)	In relation to height, the consultant team stated that the proposed built form is seeking to be proportionally vertical rather than horizontal and that this has considered sight lines and allowed increased built form setbacks. This will be a matter for the consent authority to consider. The front landscaped setbacks should be commensurate with the extent of height non-compliance. This should also be	Refer to EIS and – Architectural Plans – Landscape Plans – Visual Impact Assessment



reconciled with the proposed additional and externally positioned infrastructure, as these elements contribute to visual bulk and are positioned forward of the building line.	
g) The consultant team advised that the proposed development is intended to be delivered in two stages. The buildings on the western side of Road 01 will be delivered in the first stage, and the remainder of the site to the east of Road 01, will be retained as pervious for interim stormwater management. The Proponent should demonstrate to DPHI and Sydney Water how the proposed staging will work to satisfy stormwater requirements.	Refer to EIS and – Infrastructure Delivery Management & Staging Plan – Water and Stormwater Management Plan
h) At the relevant time, the Proponent is encouraged to discuss the proposed construction traffic routes with Council staff. At the pre-lodgement meeting, Council staff were told that the intention is to use Bakers Lane. This route may not be supported by Council given the existing sensitive users fronting Bakers Lane.	Refer to EIS and – Transport Management and Accessibility Plan (including Draft Construction Traffic Management Plan)
i) At the pre-lodgement meeting, the consultant team clarified that vehicular access to the proposed development will only be via the southern portion of the site, from the neighbouring GPT and Aspect sites. The proposal will not include access via the Southern Link Road. Council staff have previously raised and maintain concerns with this approach in relation to increased traffic generation and use of the access roads referenced.	
2. CITY PLANNING	
Following the pre-lodgment meeting and a review of the additional information submitted, Council's City Planning department confirms that the SEARs comments provided on 19 September 2025 remain applicable to the proposed development.	Refer to EIS
3. ENVIRONMENTAL MANAGEMENT	
Following the pre-lodgment meeting and a review of the additional information submitted, Council's Environmental Health Department confirms that the SEARs comments provided on 19 September 2025 remain applicable to the proposed development.	Refer to EIS and – Environmental Health Risk (EHRA) & Health Impact Assessment (HIA)
4. NATURAL SYSTEMS	
Tree Management Comments	
a) The siting of a development should favor the retention of trees. b) An Arboricultural Impact assessment in accordance with AS 4970 – 2009, Protection of trees on development sites is to be provided for the site and neighbouring trees close to the property boundary. c) Where trees proposed for retention have a major encroachment (greater than 10%) the Project Arborist must demonstrate that the tree would remain viable.	Refer to EIS and – Arboricultural Impact Assessment – Biodiversity Development Assessment Report
Biodiversity Comments	



Most of the site is certified-urban capable under the Cumberland Plan Conservation Plan (CPCP). Development in these areas will not require further biodiversity approvals under the <i>Biodiversity Conservation Act 2016</i> and <i>Environment Protection & Biodiversity Conservation Act 1999</i> if development is in accordance with the CPCP. The site also contains Avoided Land/Strategic Conservation Land that is mapped on the NSW Biodiversity Values Map. The proposal is to be designed to avoid impact to these lands. d) Ecological Consistency Statement to demonstrate the proposed development is compliant with the strategic biodiversity certification under the Environment Protection and Biodiversity Conservation Act 1999. e) The mitigation measures in the CPCP require developments to provide setbacks to raptor and owl nests. Ecological Investigation (e.g., survey, consultation with conservation groups) for these fauna groups is required to determine their occupancy within adjacent Avoided Land/Strategic Conservation Area and other surrounding remnant vegetation and whether setbacks are required as part of the development to protect these species. f) If temporary roads are proposed details demonstrating, they have been located to avoid and minimise impacts to biodiversity and a plan for how these areas will be revegetated upon completion of construction works are to be provided. g) Provide a Biodiversity Management Plan with details and methods to mitigate biodiversity impacts to threatened flora and fauna. This includes fauna habitat removal, dam dewatering, fauna rescue, and threatened species relocation/translocation, weed management, bush regeneration and habitat supplementation. h) A portion of the site along the northern boundary is Excluded Land under the CPCP. A very small portion of this land is also located on the NSW Biodiversity Values Map. This land requires assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act. Applications that enter into the Biodiversity Offset Scheme are to be designed to avoid and minimize impacts in the first instance and offset only when impacts cannot be avoided.	Refer to EIS and – Arboricultural Impact Assessment – Biodiversity Development Assessment Report
Waterways Comments	
In relation to stormwater management, the development will need to be designed to comply with the requirements of: • Mamre Road Development Control Plan (DCP) 2021 • Wianamatta South Creek stormwater management targets i) A Stormwater Management Strategy for the proposal will need to be prepared by a suitably qualified professional. The strategy will need to outline how both surface and groundwater resources will be managed on the lot, and how it will connect to future regional drainage infrastructure. The	Refer to EIS and – Water and Stormwater Management Plan – Civil Drawings – Civil Infrastructure Report – Surface Water and Groundwater Impact Assessment – Erosion and Sediment Control Plan



strategy will need to articulate the staging of the development and include details of proposed interim stormwater treatment arrangements. The site will need to be developed in a manner that ensures compliance with the DCP controls in the case the regional infrastructure is not available. j) Concept engineering plans must include all details of proposed on-lot stormwater treatment devices and sediment basins etc., The engineering plans must be prepared in accordance with the Technical Guidelines and DCP requirements. The plans should also include details of how the proposed works will integrate with Sydney Water Scheme plan which includes a number of basins on the site. k) Details of proposed water conservation measures also need to be provided in the absence of an available connection to the regional recycled water scheme. l) Details of how the proposed stormwater management systems will connect to Sydney Water's regional stormwater system once available (including how any interim measures will be decommissioned) will also be required. m) All interim stormwater drainage arrangements must comply with the Wianamatta-South Creek construction and operational phase stormwater management targets outlined in Part 2.4 of the Mamre Roads Development Control Plan 2021, and in accordance with the technical guidance for achieving Wianamatta-South Creek stormwater management targets and associated MUSIC modelling toolkit. n) An Erosion and Sediment Control Plan must be prepared in support of the application. This will need to be prepared in accordance requirements outlined in Section 4.4.2 of the Mamre Road Development Control Plan (DCP) 2021 and associated Technical Guidelines. Conditions will be required around its implementation. o) Sydney Water Regional Scheme for the precinct has some reliance of passively irrigated street trees within the road designs. All roads would need to be designed to incorporate passive irrigation and in accordance Council's requirements for the irrigation design. p) Operation and Maintenance Manuals will need to be provided for all on-lot stormwater treatment infrastructure / sediment basins, and associated infrastructure etc., will also be required. Council will not accept any stormwater treatment asset for future management / ownership, and it is suggested that the applicant liaise with Sydney Water in developing their stormwater strategy and resolve how their proposal will integrate with the Scheme plan. This should occur prior to the submission of any Development Application.	
5. ENGINEERING	
Council's engineering requirements for subdivisions and developments, including policies and specifications listed herein, can be located on Council's website at the following link: https://www.penrithcity.nsw.gov.au/building-	



development/development/engineering-requirements-for-development-subdivision	Refer to EIS and – Civil Drawings – Civil Infrastructure Report – Survey Plan	
a) All engineering works must be designed and constructed in accordance with Council's <i>Design Guidelines for Engineering Works for Subdivisions and Developments</i> and <i>Council's Engineering Construction Specification for Civil Works</i>.		
b) A detailed survey of the site, including Council's verge area and the adjoining surrounds, shall be submitted with the application. All plans for the site shall have levels and details to AHD.		
c) As informed during the pre-lodgement meeting, the proposed development is State Significant Development. As such, the proposal should be to the satisfaction of DPIE being the consent authority.		
Stormwater Management - A stormwater concept plan, accompanied by supporting report/s and calculations, shall be submitted with any future development application. The plan and report shall demonstrate stormwater drainage for the site is in accordance with the following: - Mamre Road Precinct Development Control Plan, - Stormwater Drainage Specification for Building Developments policy - Design Guidelines for Engineering Works for Subdivisions and Developments; and - Water Sensitive Urban Design Technical Guidelines. - Any future development application shall demonstrate that downstream stormwater systems have adequate capacity to accommodate stormwater flows generated from the development. This may require the provision of on-site detention to reduce stormwater flows or upgrade of stormwater infrastructure to increase capacity. Any on-site detention system must be within common property and accessible from the street. - Water Sensitive Urban Design (WSUD) is required to be provided for the site. Any future development application shall include MUSIC modelling (*.sqz file) demonstrating compliance with Council's Water Sensitive Urban Technical Guidelines. - Water Sensitive Urban Design (WSUD) is required to be provided for the site. Any future development application shall include MUSIC modelling (*.sqz file) demonstrating compliance with Council's Water Sensitive Urban Technical Guidelines. - Any on-site detention system or water quality system must be within private property and maintained privately. - qualified person is to be provided for the site. The strategy shall address water conservation, water quality, water quantity, and operation and maintenance. - A water sensitive urban design strategy prepared by a suitably qualified person is to be provided for the site. The	Refer to EIS and – Water and Stormwater Management Plan – Civil Drawings – Civil Infrastructure Report	



strategy shall address water conservation, water quality, water quantity, and operation and maintenance. xii. The trunk drainage design shall be consistent with the MRP DCP and to the satisfaction of Sydney Water.	
Local Overland Flow Flooding i. The site flood affected by local overland flow flooding from the local catchment. ii. The proposal must demonstrate compliance with section 2.5 'Flood Prone Land' of the Mamre Road Precinct DCP. iii. Further information regarding Council's Flood Studies is available from Council's website at the following address: iv. Floodplain Management - Penrith City Council v. The application must be accompanied by a Flood Impact Risk Assessment Report prepared by a suitably qualified person. vi. Overland flows shall be managed safely through the site and not diverted onto adjoining properties. The development shall not have any adverse impact upon adjoining properties through the damming, concentration or diversion of overland flows. vii. All finished floor levels shall be at minimum 0.5m above the 1% AEP flood.	Refer to EIS and – Water and Stormwater Management Plan – Civil Drawings – Civil Infrastructure Report – Flood Impact Risk Assessment
Road and Traffic i. A traffic and parking impact assessment report shall be submitted in accordance with Section 3.4 of MRP DCP. ii. A brief description on construction and operation traffic shall be provided. The proposed temporary construction access off Mamre Road is subject for TfNSW to approve. iii. Any future development application must demonstrate that access, car parking, and manoeuvring details comply with AS 2890 Parts 1, 2 & 6. iv. The application shall be supported by vehicle turning paths in accordance with AS 2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit to and from the public road for the largest vehicle servicing the development. v. All roads to be designed and constructed as per MRP DCP. Any future development application shall include at minimum delivery of future North-South Collector Road including roundabout through GPT site and also delivery of Road 2 (Eastern leg of the roundabout). Similarly, the private road (Western leg of roundabout) shall be designed with proper delineation to differentiate between Council and private road. vi. Noting the sensitivity of Bakers Lane, the proposed emergency access shall strictly be used for emergency access only. Council may not support any construction and/or operational traffic from the proposed development through this section of road at its current condition. vii. Based on the staging plan, the roundabout is proposed to be completed at Stage 1 – Phase 1 and remaining Collector Road and Road 2 are proposed to be completed	Refer to EIS and – Transport Management and Accessibility Plan (including Draft Construction Traffic Management Plan) – Infrastructure Delivery Management & Staging Plan



at Stage 2. It is advised to plan or stage how the allocation of the roads to Council will occur. viii. The Collector Road (Road 1) is proposed to be a no-through road till the Southern Link Road (SLR) is constructed which will be subjective to TfNSW acceptance. If TfNSW is satisfied with not constructing part of SLR now, the temporary turning head at the end of Road 1 shall be designed and constructed to accommodate turning for 30m PBS Level 2 Type B vehicles and shall be tested for 36.5m PBS Level 3 Type vehicles as required by MRP DCP. Council will possibly request a right of access easement over this turning head (rather than taking allocation), if Council accepts allocation of remaining completed Road 1 (Southern Section). ix. Any works for the roundabout at the interface with GPT site will be subject to timings of delivery of GPT works. Council is less likely to take allocation of the section of land for roundabout unless Council is satisfied with the delivery timing tied in with any future consent condition. Please note any works on road reserve post allocation to Council will require s138 Roads Act approval from Council.	
Earthworks i. No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site. ii. Earthworks and retaining walls must comply with MRP Development Control Plan. iii. Full details of the extent of any filling works including the height and location of any retaining walls and boundary fencing heights shall also be included. iv. Fill material, if any must comply with MRP Development Control Plan. v. A geotechnical report from a qualified geotechnical engineer may be required depending on the extent of earthworks for any future development application. vi. Earthworks shall consider future infrastructure and development on the neighbouring properties. It shall not pose any restriction on delivery of future infrastructure and development on surrounding properties	Refer to EIS and – Earthworks Strategy Report – Civil Infrastructure Report – Geotechnical Assessment – Detailed Site Investigation
6. TRAFFIC	
Following the pre-lodgment meeting and a review of the additional information submitted, Council Traffic Engineering department confirms that the SEARs comments provided on 19 September 2025 remain applicable to the proposed development.	Refer to EIS and – Transport Management and Accessibility Plan – Civil Infrastructure Report



Appendix F - Key Stakeholders Presentation #2



WILLOWTREE
PLANNING
SYDNEY | BRISBANE

Schools Meeting #2, 26 November 2025
—
706-752 Mamre Road, Kemps Creek
—
Willowtree

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1

Agenda

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Introductions - school representatives

Recap and recent activities

- Community consultation
- Agency consultation

Detailed Plans

- Architectural - Plans and Staging
- Visual Analysis - Perspectives
- Elevations

Civil Infrastructure and Operations

- Stormwater Management
- Transport Strategy - Construction and Operation
- Noise and Air Quality

Next Steps

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2

Recap from Meeting #1

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- 706-752 Mamre Road, Kemps Creek
- 52ha site area
- 1.1km frontage to Bakers Lane and 490m frontage to Mamre Road
- Zoned IN1 General Industrial and SP2 Infrastructure
- Most of the site is urban capable land
- Meeting #1 provided:
 - background on The Summit SSDA by ISPT, and
 - introduced the Mamre Road Data Centre Campus SSDA

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3



Community Consultation

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11 November - 25 November 2025

- Newsletter (letterbox drop and email to local businesses)
- Survey to inform social impact assessment



Engagement Area Map

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Agency Consultation

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The Summit SSDA

- Department of Planning, Housing and Infrastructure (DPHI) have prepared draft Conditions of Consent
 - ongoing review by proponents/stakeholders

Mamre Road Data Centre Campus SSDA

Agency Consultation is required as part of the preparation of the Environmental Impact Statement.

Meetings held in late October / early November have included:

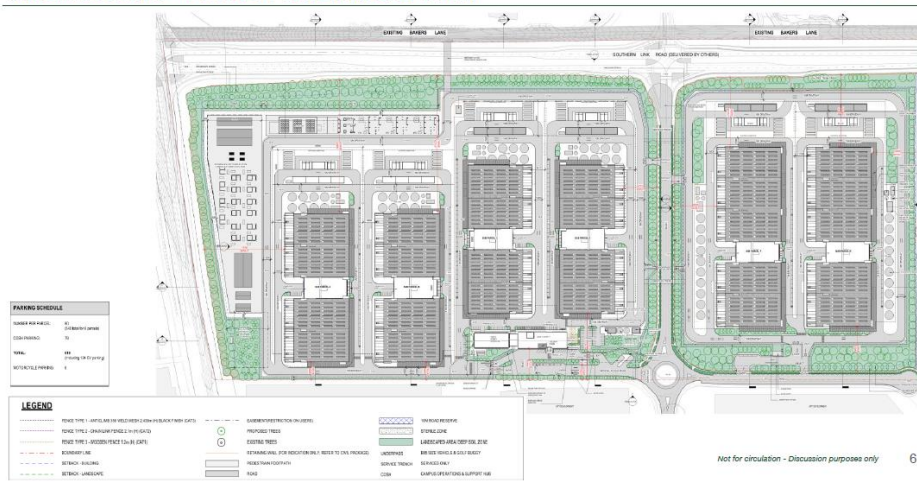
- Transport for New South Wales (TfNSW)
 - recognise evolution of road network and proposed approach
 - Mamre Road upgrade Stage 2 - plans are being exhibited for upgrade between Erskine Park Road, Erskine Park and Kerrs Road, Kemps Creek
- Council - formal pre-lodgement meeting, no additional issues raised
- NSW Rural Fire Service (RFS) - no issues at this time
- Environment Protection Authority (EPA) and DPHI - discussion of short-term and long-term modelling of noise

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Architecture - revised Site Master Plan

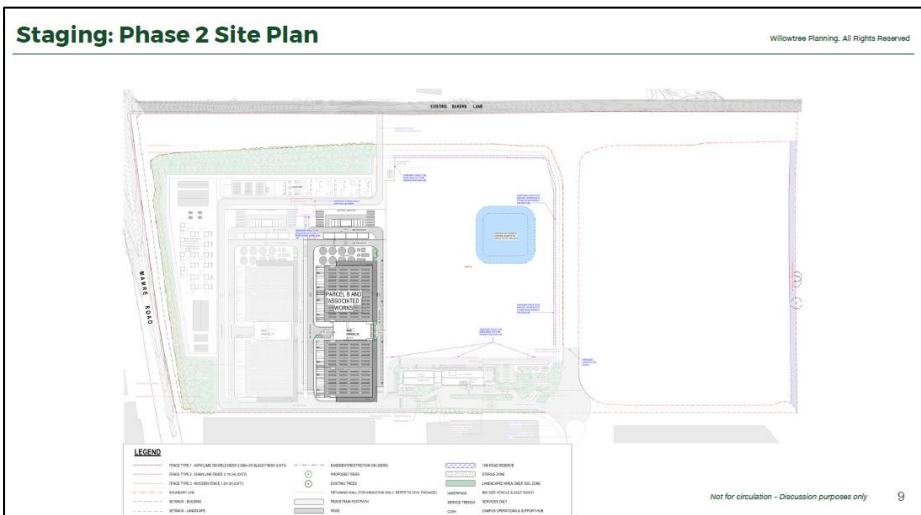
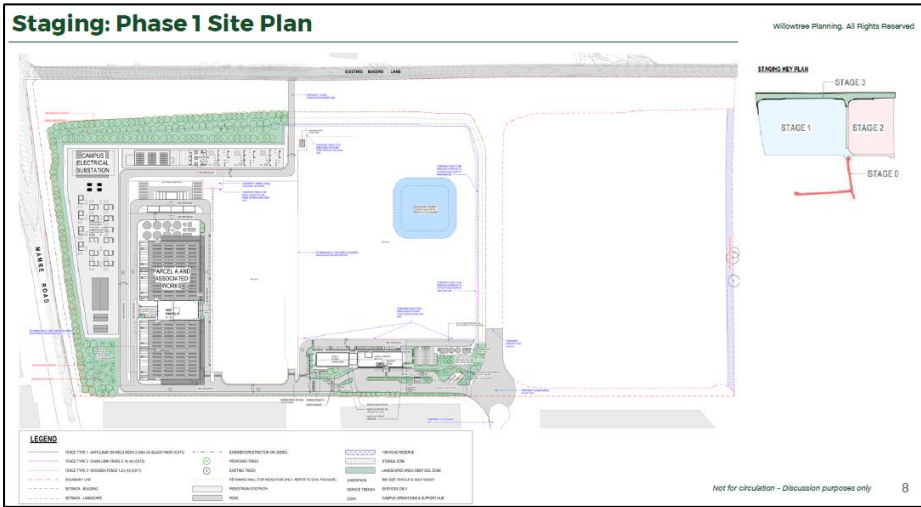
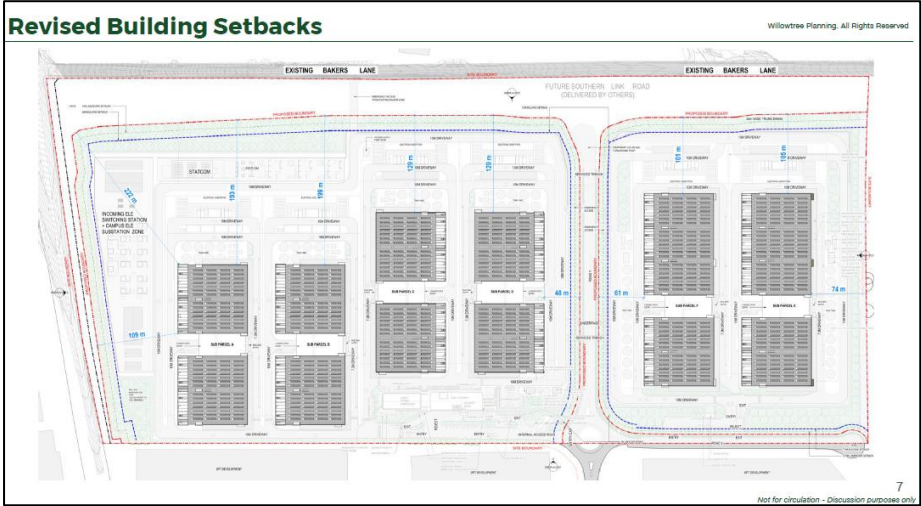
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13

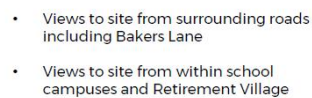
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1 NORTH SITE ELEVATION
7-1001

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14

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15

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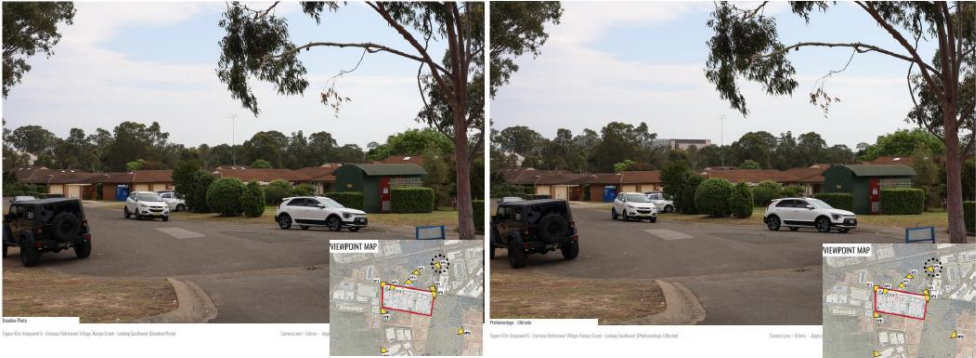


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Visual analysis - Perspectives

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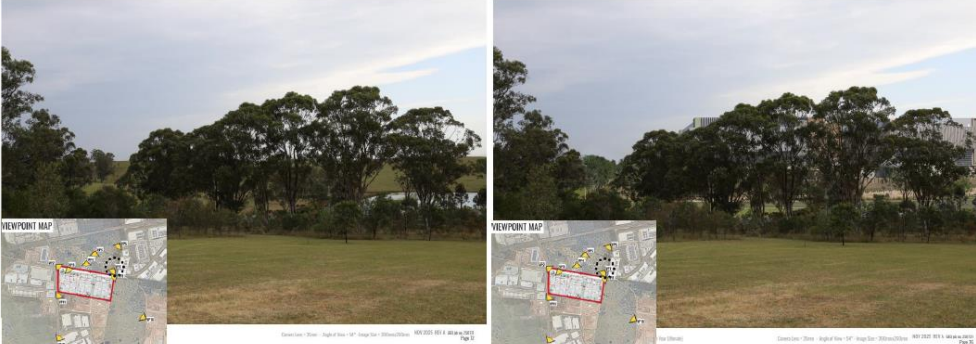


Emmaus Retirement Village - Data Centre Completion

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Visual analysis - Perspectives

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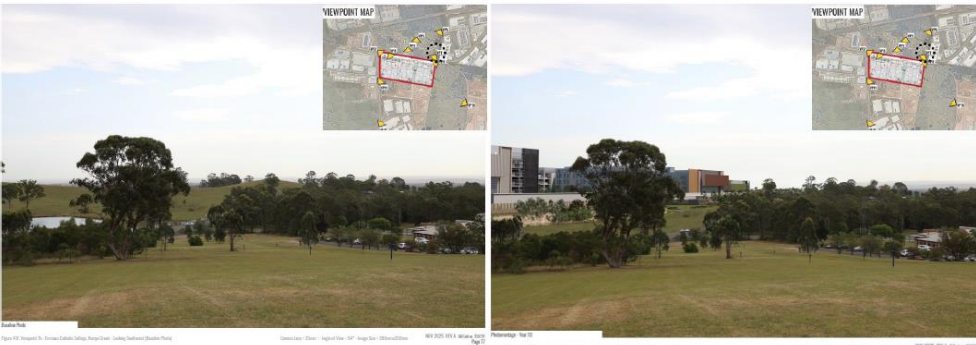


Emmaus Catholic College Views - Data Centre Completion

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Visual analysis - Perspectives

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Emmaus Catholic College Views - Data Centre Completion

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Visual analysis - Perspectives

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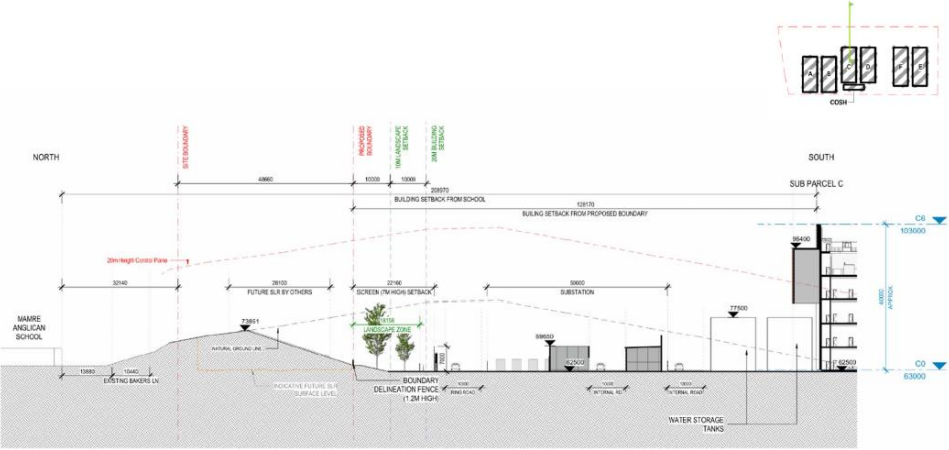


Bakers Lane Views - Data Centre Completion

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Architecture - Perimeter Sections

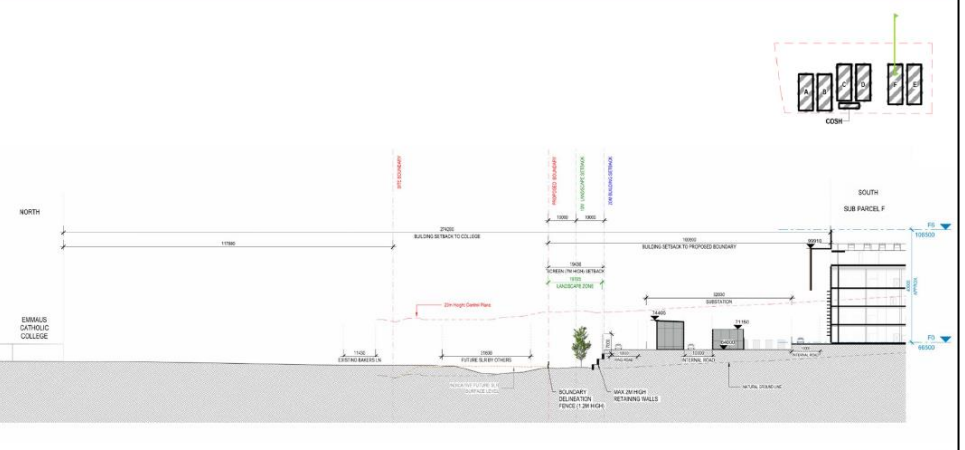
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Architecture - Perimeter Sections

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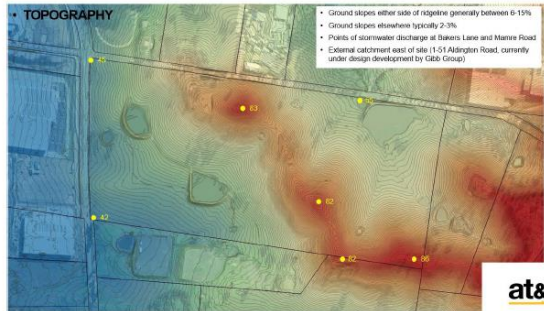
Civil Infrastructure and Operations

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Policies and Plans to consider:

- Sydney Water's Mamre Road Precinct - Integrated Stormwater Scheme Plan
- Mamre Road Precinct Development Control Plan
- EPA Noise Policy for Industry (NPfI)
- EPA Air Quality Impact Assessment Guidelines and modelling guidelines

Key consideration is the management/mitigation of the impacts of surrounding sites.



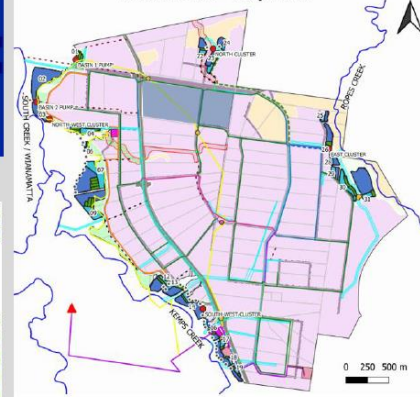
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Mamre Road Precinct - Stormwater Scheme Plan

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Mamre Road Precinct - Integrated Stormwater Scheme Plan - May 2025



Sydney Water's Stormwater Scheme Plan

shows the regional stormwater infrastructure required to service the Mamre Road precinct, to deliver a regional stormwater harvesting solution to achieve the stormwater targets to be managed by Sydney Water.

- The Stormwater Scheme Plan was developed in line with NSW Government planning requirements and ensures that development complies with NSW Government waterway objectives and stormwater targets specified in the Mamre Road Precinct DCP.
- The scheme outlines the infrastructure required.
- Data Centre staged delivery includes temporary works to manage stormwater

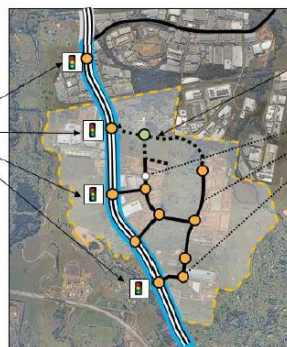
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Traffic - Mamre Road Stage Upgrade - From 2027

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6.1km widening of Mamre Road between James Erskine Drive and Kerrs Road:

- Dual Carriageway
- Active Transport infrastructure
- Intersection Upgrades on Mamre Road



- Sections will be open to traffic from 2027.
- Data Centres typically generate significantly less traffic than traditional warehouse & logistic uses.
- The proposed access strategy has therefore been reviewed to consider an alternative arrangement which harnesses the infrastructure being delivered.

Traffic Management

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Initial Set up:

While the Left In Left Out (LILO) construction access is delivered on Mamre Rd, access will be gained via the existing Bakers Lane access.

Construction - early phases:

Upon completion of the LILO, all construction access will be via Mamre Road.

Construction and Operation

As soon as the road to the south of the site being delivered by GPT is completed, access will be by way of Darrabarra Avenue, through the north-south road.



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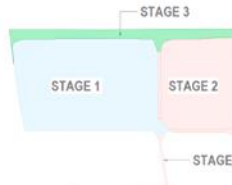
Operational Traffic

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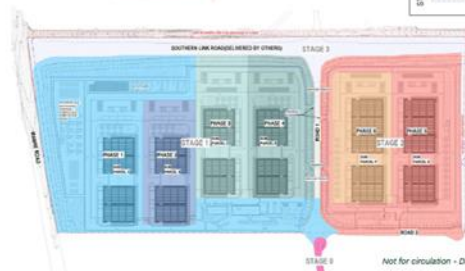
Access via Yiribana and Aspect Estates

STAGING KEY PLAN



LEGEND

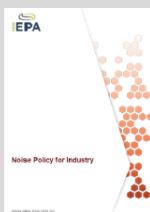
STAGE 0	STAGE 1	STAGE 2	STAGE 3
STAGE 0	STAGE 1	STAGE 2	STAGE 3
STAGE 0	STAGE 1	STAGE 2	STAGE 3
STAGE 0	STAGE 1	STAGE 2	STAGE 3



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Acoustic

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The Secretary's Environmental Assessment requirements:

- establishment of suitable project noise trigger levels at all nearby sensitive receivers, including consideration of clustering of noise-generating industry within the Mamre Road Precinct, appropriate amenity noise levels, and any applicable external façade to internal space corrections for educational and childcare facilities (supported by robust evidence, preferably using noise measurements)

Mamre Road Data Centre Campus Acoustic Analysis:

- Is guided by EPA Noise Policy for Industry Section 2.4.2, DCP and SEARs, includes sensitive receivers such as schools with internal noise requirements
- Will present predictions for the final concept plan design along with each of the six progressive development stages.

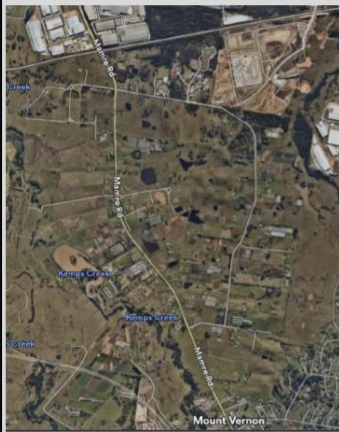
Mitigation measures include:

- Commitment to undertake at-source mitigations as part of our design (e.g. location, design and acoustic walls)
- Consideration to limit operational noise impact via generator testing regime and their infrequent nature.
- Noise consideration of other plant & equipment, e.g. air-cooled chillers.

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Acoustic

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June 2020



October 2025

Context:

Precinct in transition:

- Mamre Rd widening
- Airport operational
- Industrial Projects progressed

Acoustic Modelling:

Modelling to consider timeframes:

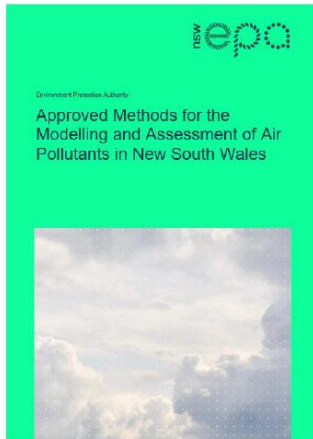
- Short Term
- Long Term

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Air Quality

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Air Quality Impact Assessment required to consider the management/mitigation of the impacts of surrounding sites.

Receptors selected for assessment up to 6km from the site include:

- educational
- industrial
- medical
- recreational
- residential

Modelling of air quality undertaken to meet the EPA policy and SEARs requirements provided in September 2025 and include:

- construction phase (project and cumulative impacts)
- Operational phase project specific including generators during routine maintenance
- Operational phase including cumulative impacts of projects in the vicinity (approved and proposed)
- Consideration of modelling outcome to inform the generator testing regime proposed

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Next Steps

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Lodgement of EIS

- Ongoing consultation
- Detailed investigations

Assessment

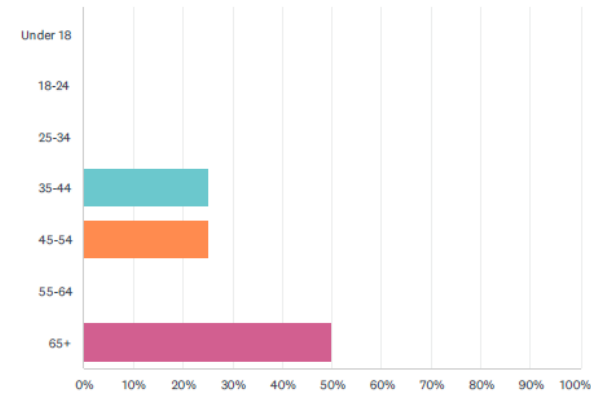
- Detailed studies available
- 28-day exhibition period - for submissions to DPHI
- Response to submissions



Appendix G – Survey Results

Q1 Age group

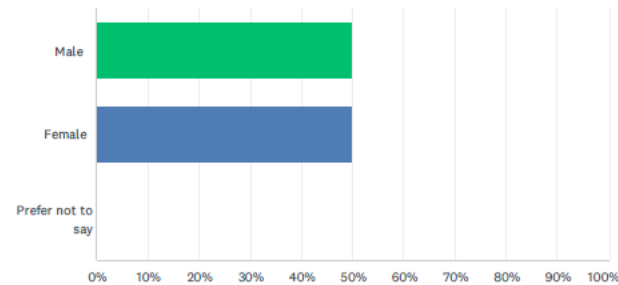
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	0.00%	0
35-44	25.00%	1
45-54	25.00%	1
55-64	0.00%	0
65+	50.00%	2
TOTAL		4

Q2 Gender

Answered: 4 Skipped: 0

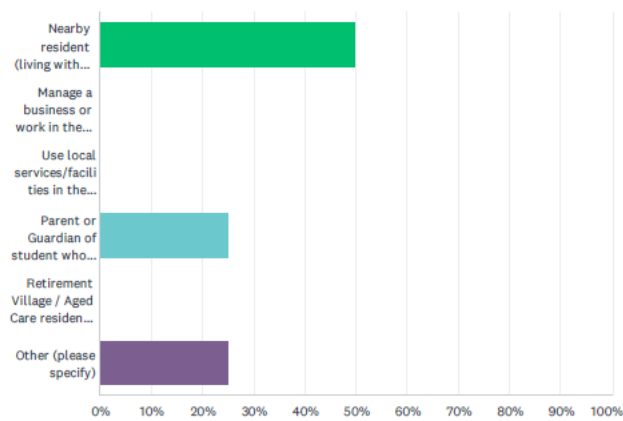


ANSWER CHOICES	RESPONSES	
Male	50.00%	2
Female	50.00%	2
Prefer not to say	0.00%	0
TOTAL		4



Q3 What is your connection to the area? (select all that apply)

Answered: 4 Skipped: 0



ANSWER CHOICES		RESPONSES	
Nearby resident (living within 2km from the site)		50.00%	2
Manage a business or work in the local area (within 2km from the site)		0.00%	0
Use local services/facilities in the area		0.00%	0
Parent or Guardian of student who attends a nearby school		25.00%	1
Retirement Village / Aged Care resident in the area		0.00%	0
Other (please specify)		25.00%	1
Total Respondents: 4			

#	OTHER (PLEASE SPECIFY)	DATE
1	I am partner of nearby resident	11/9/2025 11:33 AM

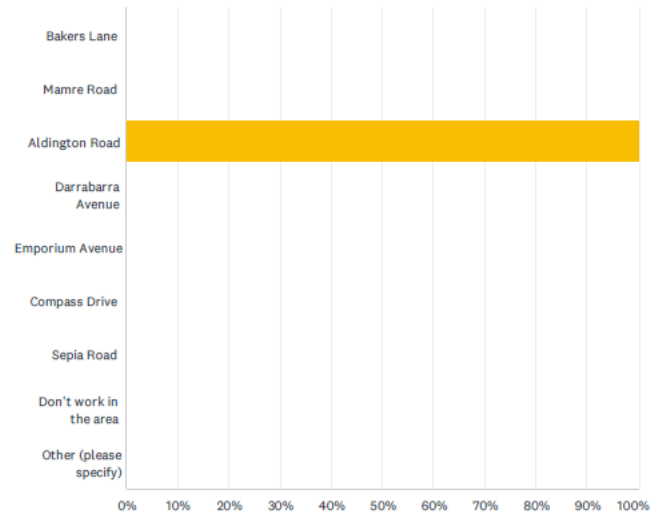
Q4 Please provide your residential postcode

Answered: 4 Skipped: 0

#	RESPONSES	DATE
1	2745	11/10/2025 9:16 PM
2	2178	11/10/2025 11:39 AM
3	2178	11/9/2025 3:12 PM
4	2178	11/9/2025 11:33 AM

Q5 If you work in the local area, what is the location of your workplace?

Answered: 2 Skipped: 2



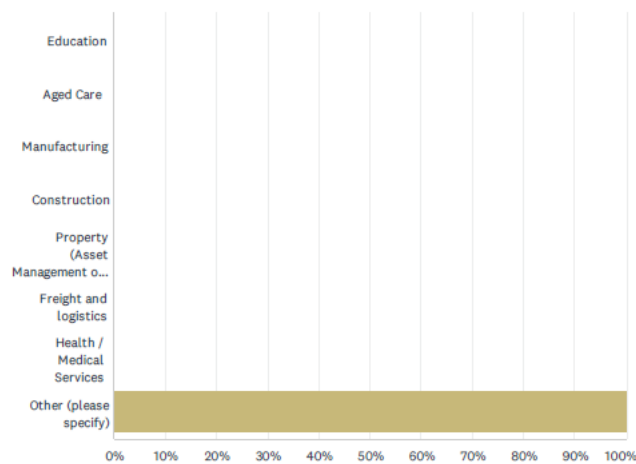
ANSWER CHOICES	RESPONSES
Bakers Lane	0.00%0
Mamre Road	0.00%0
Aldington Road	100.00%2
Darrabarra Avenue	0.00%0
Emporium Avenue	0.00%0
Compass Drive	0.00%0
Sepia Road	0.00%0
Don't work in the area	0.00%0
Other (please specify)	0.00%0
TOTAL	2

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	



Q6 If you work in the area, what industry are you involved in?

Answered: 1 Skipped: 3

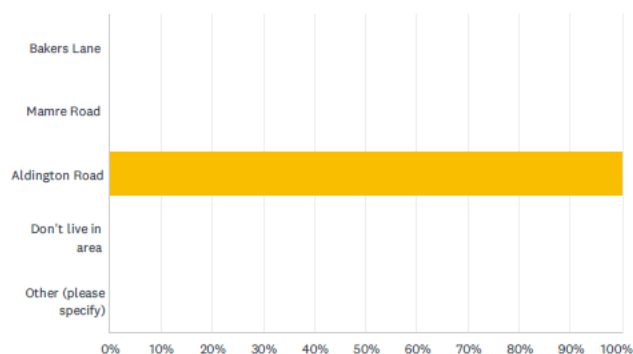


ANSWER CHOICES		RESPONSES	
Education		0.00%	0
Aged Care		0.00%	0
Manufacturing		0.00%	0
Construction		0.00%	0
Property (Asset Management or Development)		0.00%	0
Freight and logistics		0.00%	0
Health / Medical Services		0.00%	0
Other (please specify)		100.00%	1
TOTAL			1

#	OTHER (PLEASE SPECIFY)	DATE
1	Retired	11/9/2025 11:33 AM

Q7 If you live in the local area, what is the location of your residence?

Answered: 3 Skipped: 1



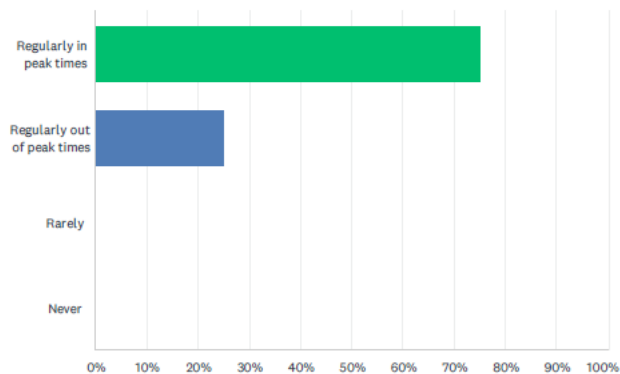
ANSWER CHOICES		RESPONSES	
Bakers Lane		0.00%	0
Mamre Road		0.00%	0
Aldington Road		100.00%	3
Don't live in area		0.00%	0
Other (please specify)		0.00%	0
TOTAL			3

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	



Q8 How often do you use Mamre Road?

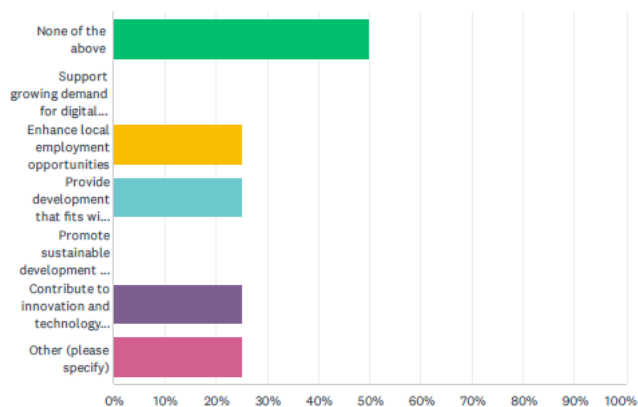
Answered: 4 Skipped: 0



ANSWER CHOICES	RESPONSES	
Regularly in peak times	75.00%	3
Regularly out of peak times	25.00%	1
Rarely	0.00%	0
Never	0.00%	0
TOTAL		4

Q9 Are there activities associated with the proposal that you consider beneficial? (select all that apply)

Answered: 4 Skipped: 0



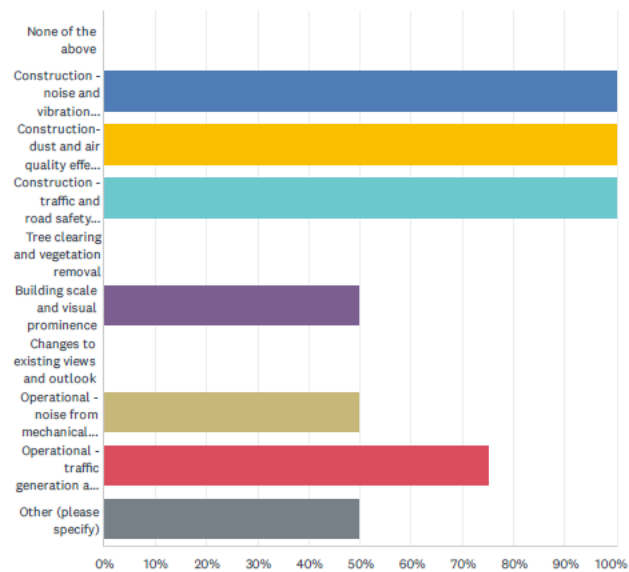
ANSWER CHOICES	RESPONSES	
None of the above	50.00%	2
Support growing demand for digital infrastructure and technology services	0.00%	0
Enhance local employment opportunities	25.00%	1
Provide development that fits with the emerging industrial area	25.00%	1
Promote sustainable development and environmentally responsible practices	0.00%	0
Contribute to innovation and technology development in Western Sydney	25.00%	1
Other (please specify)	25.00%	1
Total Respondents:		4

#	OTHER (PLEASE SPECIFY)	DATE
1	No one should reside in industrial parks	11/9/2025 3:12 PM



Q10 Are there any activities associated with this project that would concern you? (select all that apply)

Answered: 4 Skipped: 0



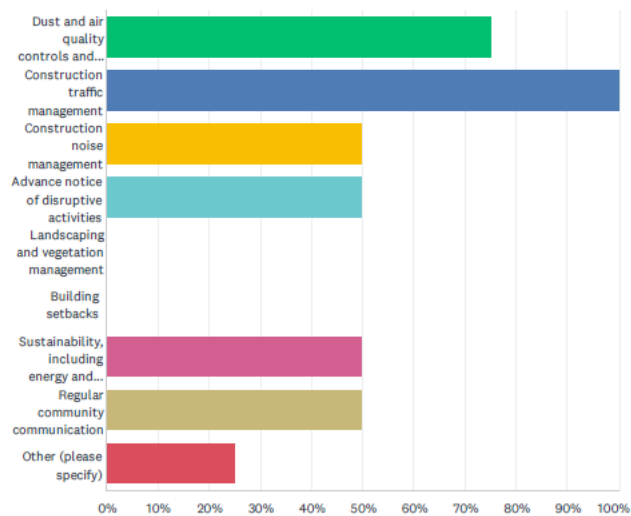
ANSWER CHOICES		RESPONSES	
None of the above		0.00%	0
Construction - noise and vibration impacts		100.00%	4
Construction- dust and air quality effects during		100.00%	4
Construction - traffic and road safety impacts		100.00%	4
Tree clearing and vegetation removal		0.00%	0
Building scale and visual prominence		50.00%	2
Changes to existing views and outlook		0.00%	0
Operational - noise from mechanical equipment		50.00%	2
Operational - traffic generation and road impacts		75.00%	3
Other (please specify)		50.00%	2
Total Respondents: 4			

#	OTHER (PLEASE SPECIFY)	DATE
1	The health of my children!	11/10/2025 9:16 PM
2	All that impacts resident life	11/9/2025 3:12 PM



Q11 What measures do you think would be most important to minimise potential impacts? (select all that apply)

Answered: 4 Skipped: 0



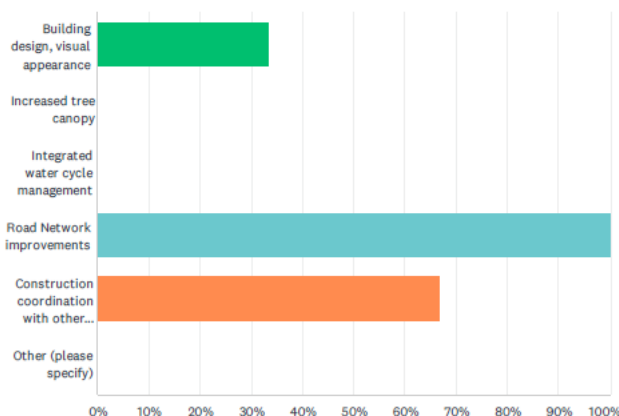
ANSWER CHOICES	RESPONSES
Dust and air quality controls and monitoring	75.00% 3
Construction traffic management	100.00% 4
Construction noise management	50.00% 2
Advance notice of disruptive activities	50.00% 2
Landscaping and vegetation management	0.00% 0
Building setbacks	0.00% 0
Sustainability, including energy and water usage	50.00% 2
Regular community communication	50.00% 2
Other (please specify)	25.00% 1
Total Respondents: 4	

#	OTHER (PLEASE SPECIFY)	DATE
1	Rezone my property back to A1 industrial	11/9/2025 3:12 PM



Q12 What improvements, if any, would you like to see made to enhance the proposal? (select all that apply)

Answered: 3 Skipped: 1



ANSWER CHOICES	RESPONSES
Building design, visual appearance	33.33% 1
Increased tree canopy	0.00% 0
Integrated water cycle management	0.00% 0
Road Network improvements	100.00% 3
Construction coordination with other developments	66.67% 2
Other (please specify)	0.00% 0
Total Respondents: 3	

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q13 Please explain why you'd like to see these improvements made to the proposal?

Answered: 3 Skipped: 1

#	RESPONSES	DATE
1	Traffic is awful already and cannot cope with anymore development in our area , our cars are always getting damaged due to heavy vehicles damaging roads , not good for residents who are not getting the quality of life they thought they were going to get	11/10/2025 11:39 AM
2	I have witnessed on several occasions on my property a job done 3 times through lack of communication	11/9/2025 3:12 PM
3	I am worried about transport disruption and road closures, I am worried about water and electricity shortages, I am worried about disruption caused development, like quality of air and noise pollution	11/9/2025 11:33 AM

Q14 Do you have any other feedback on this proposal?

Answered: 4 Skipped: 0

#	RESPONSES	DATE
1	How is something like this been approved so close to schools?? Not only from the immediate impacts it has on the environment, air quality etc but then the on going effects of such facility. Are there radiation test been conducted?	11/10/2025 9:16 PM
2	Hope it doesn't go through	11/10/2025 11:39 AM
3	Being local residents for almost 40 years at 53 Aldington rd we are very concerned about all industries surrounding us on 3 fronts and the impacts they are having on our lives after being abandoned by our Government. We are currently experiencing huge disruptions to our day to day life through industrial noise, dust, traffic, ETC with Aldington rd soon to be closed off to through traffic with restricted access to our home. We don't understand the technical aspect of further impacts we may endure on our lives, but we do understand right from wrong and to leave a couple of retirees stuck in the middle of a world class industrial park as the only living residents just for the gratification of Government to achieve a quota is plain wrong. If any Government official is reading this submission PLEASE help us, leaving us here in the current situation is less than human. Thank you	11/9/2025 3:12 PM
4	About 5 years by now my partner, resident of Aldington Rd, questioned the authority and waited for answers why his property left behind as one residential property in the middle of industrial development area affected in greater our every day life	11/9/2025 11:33 AM



Q15 12pm - 1pm Online Information Session (enter your email below)

Answered: 0 Skipped: 4

#	RESPONSES	DATE
	There are no responses.	

Q16 6pm - 7pm Online Information Session (enter your email below)

Answered: 0 Skipped: 4

#	RESPONSES	DATE
	There are no responses.	

Q17 If you'd like to be kept up kept up to date on the project as it progresses, please enter your email below.

Answered: 2 Skipped: 2

#	RESPONSES	DATE
1	[REDACTED]	11/9/2025 3:12 PM
2	[REDACTED]	11/9/2025 11:33 AM

