



19 July 2023

REF: WTJ20-345

Shaun Williams
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

ATTENTION: NSW DEPARTMENT OF PLANNING AND ENVIRONMENT

**KEMPS CREEK DATA CENTRE SSD-10101987
PROPERTY AT 706-769 MAMRE ROAD, KEMPS CREEK**

Dear Shaun,

On behalf of Microsoft Datacentre (Australia) Pty Ltd (MSFT), Willowtree Planning are submitting a Staging Plan to the Department of Planning and Environment (DPE). The Staging Plan has been prepared in accordance with Condition A11 of SSD-10101987 and is relevant to the Kemps Creek Data Centre development at 707-769 Mamre Road, Kemps Creek (Kemps Creek Data Centre).

The construction of the Kemps Creek Data Centre is to occur over three primary stages over a period of eight years. The development will consist of three buildings referred to as SYD05, SYD06 and SYD07, each with internal colocation center fit outs to also be undertaken. The documents to support the staging of construction works can be referenced in **Appendix A - Phasing Diagrams**, and are proposed to occur in the following approach:

- Commencing 2023 is Stage 1 – development of SYD05 building, including construction of:
 - SYD05 building shell and façade
 - High Voltage Power Yard
 - All external works including: internal site roads, western main carpark, generators to support building, site grading and plinths foundations to support western tanks.

The construction of SYD05 will occur in a single stage and require multiple construction certificates to be obtained. Achievement of an occupation certificate for SYD05 is forecast to be sought in 2025, with the internal fit out of the colocation centres to follow.

Please refer to **Appendix A**, with Stage 1 delineated and referred to as Phase 1 – Shell and Core, External Works, Fitout works.

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- Commencing 2025 is Stage 2 – development of SYD06 building, including construction of:
 - SYD06 building shell and façade
 - External works to support the SYD06 building shell.

The construction of SYD06 will occur in a single stage and require multiple construction certificates to be obtained. Achievement of an occupation certificate for SYD06 is forecast to be sought in 2026, with the internal fit out of the colocation centres to follow.

Please refer to **Appendix A**, with Stage 2 delineated.

- Commencing 2027 is Stage 3 – development of SYD07 building, including construction of:
 - SYD07 building shell and façade
 - External works to support the SYD07 building shell.

The construction of SYD07 will occur in a single stage and require multiple construction certificates to be obtained. Achievement of an occupation certificate for SYD07 is forecast to be sought in 2031, with the internal fit out of the colocation centres to follow.

Please refer to **Appendix A**, with Stage 3 delineated.

In reference to SSD-10101987, the following documents will be sought for approval or submitted to the Planning Secretary at each respective stage (SYD05, SYD06 and SYD07):

- A14 – Protection of Public Infrastructure – Dilapidation Report
- A22 – External Walls and Cladding – documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminum composite panels) comply with the requirements of the BCA.
- B4 – Construction Noise Management Plan – Construction Noise Management Plan
- B5 – Construction Noise Management Plan – Construction Noise Management Plan
- B18 – Nitrogen Dioxide Monitoring Procedure – Nitrogen Dioxide Monitoring Procedure (NDMP)
- B19 – Nitrogen Dioxide Monitoring Procedure – Nitrogen Dioxide Monitoring Procedure (NDMP)
- B20 – Power Outage Notification Protocol – Power Outage Notification Protocol (PONP)
- B21 – Power Outage Notification Protocol – Power Outage Notification Protocol (PONP)
- B23 – Fire Safety Study – Fire Safety Study (FSS)
- B24 – Fire Safety Study – Fire Safety Study (FSS)
- B26 – Construction Traffic Management Plan – Construction Traffic Management Plan
- B27 – Construction Traffic Management Plan – Construction Traffic Management Plan
- B32 – Work Place Travel Plan – Work Place Travel Plan
- B35 – Erosion and Sediment Control – Erosion and Sediment Control Plan
- B39 – Flood Management – Construction Flood Emergency Response Plan
- B40 – Flood Management – Construction Flood Emergency Response Plan
- B41 – Flood Management – Operational Flood Emergency Response Plan
- B42 – Flood Management – Operational Flood Emergency Response Plan
- B43 – Water Management Plan – Water Management Plan
- B44 – Water Management Plan – Water Management Plan
- B53 – Unexpected Finds – Unexpected Contamination Finds Procedure
- B54 – Imported Fill – Imported Fill Protocol
- B57 – Landscaping – Landscape Management Plan
- B58 – Landscaping – Landscape Management Plan
- C2 – Construction Environmental Management Plan – Construction Environmental Management Plan (CEMP)
- C3 – Construction Environmental Management Plan – Construction Environmental Management Plan (CEMP)



- C4 – Construction Environmental Management Plan – Construction Environmental Management Plan (CEMP)
- C5 – Operational Environmental Management Plan – Operational Environmental Management Plan (OEMP)
- C6 – Operational Environmental Management Plan – Operational Environmental Management Plan (OEMP)
- C7 – Operational Environmental Management Plan – Operational Environmental Management Plan (OEMP)
- C8 – Operational Complaints Handling Protocol – Operational Complaints Handling Protocol (OCHP)
- C9 – Operational Complaints Handling Protocol – Operational Complaints Handling Protocol (OCHP)
- C11 – Revision of Strategies, Plans and Programs – the strategies, plans and programs required under this consent within a revised document
- C12 – Incident Notification, Reporting and Response – notified in writing via the Major Projects website
- C13 – Back-up Generator Incident Reporting – Back-up Generator Incident Report
- C14 – Non-Compliance Notification – notification of non-compliance
- C15 – Non-Compliance Notification – notification of non-compliance
- C17 – Compliance Reporting – Compliance Report
- C18 – Compliance Reporting – Compliance Report
- C19 – Independent Audit – Independent Environmental Audit (Audit)
- C20 – Independent Audit – response to audit
- C22 – Access to Information – information and documents (as they are obtained or approved) publicly available on the applicant's website.

All other documents requiring approval or submission to the Planning Secretary referenced in SSD-10101987 will be sought for the entire development.

Pending the capacity requirements of the region, the applicant may explore a more expedited delivery of SYD06 and SYD07. Should this be the intention, the applicant will lodge a notification to DPE under Condition A11.

Should you require further information please contact the undersigned.

Your sincerely,



Andrew Cowan
 Director
 Willowtree Planning Pty Ltd

