CUMBERLAND CITY COUNCIL

Frequently Asked Questions
Project Pluto Data Centre

GUILDFORD WEST



A data centre is proposed for the site at 132 McCredie Road in Guildford West. This has been assessed and approved by the NSW Government as a State Significant Development.
While Council is not the authority that approves this development, we recognise that local residents may have questions or concerns. This document provides further information on the project.
Please see the Frequently Asked Questions on the next page for more information.

For more information on the project, scan the QR code or visit: **www.planningportal.nsw.gov.au/major-projects/projects/project-pluto-data-centre**

What has been approved at 132 McCredie Road Guildford West?

The site is approved for the construction and operation of a 24 hour, 100 megawatt data centre.

The data centre contains nine data halls over two storeys, an electrical substation and switching station, plant and equipment, ancillary office space, car parking, landscaping, and bulk excavation and site establishment works.

What does the word IT Load mean?

IT Load means the power required to operate the data halls in the data centre. This data centre will require 68 megawatts of the 100 megawatt capacity for the project.

How was the data centre approved?

The NSW Department of Planning, Housing and Infrastructure approved this project under the State Significant Development planning pathway.

What is the State Significant Development planning pathway?

This is a planning approval pathway for major projects that have a significant economic, environmental or social importance to the State. This includes data centres that have total power consumption of more than 15 megawatts.

Why didn't Council approve this development?

The State Government has removed planning powers from all Councils across NSW for major projects that are State significant. This includes data centres.

Was Council given the opportunity to comment on the project?

Yes. The Department of Planning, Housing and Infrastructure provided Council an opportunity to comment on the project during the public exhibition period.

Council provided comments to ensure that any impacts on the community would be minimised. This included noise, contamination, air quality, building design, stormwater management and flooding.

What development was previously at 132 McCredie Road, Guildford West?

The site was previously approved and operated for many years as a Castrol Oil facility. This involved the storage and testing of chemicals and related materials.

Are there any contamination concerns on the site?

Yes. The site has experienced contamination from previous operations. The applicant for the data centre is required to decontaminate the site as part of the approval.

Will the data centre impact on electricity supply?

No. The applicant for the data centre must install a new electricity substation and renewable energy infrastructure on the site. The applicant is also working with the energy provider on the supply of electricity to operate the data centre.

Will the data centre impact on water supply?

No. The data centre uses recycled water for the cooling towers to reduce demand on water supply. Sydney Water has also reviewed and provided comment on the project during public exhibition.

Will there be noise impacts from the data centre?

A noise assessment was undertaken for the data centre by the applicant and reviewed by the Department of Planning, Housing and Infrastructure. Conditions of approval have been imposed to manage and regulate noise by the data centre on adjoining areas.

Will the data centre impact on air quality?

No. Any emissions from the data centre are for the operation of back-up diesel generators in the event of a power blackout.

In addition, an air quality assessment was undertaken for the data centre by the applicant and reviewed by the Department of Planning, Housing and Infrastructure. Conditions of approval have been imposed to regulate air quality and manage any emissions.

Will the data centre impact on traffic in the area?

The operation of the data centre would not impact on traffic in the area. Any construction related traffic for the site would be temporary.

Will the data centre impact on the adjoining sports ground?

The data centre would be seen from the sports ground. The building design and landscaping will reduce any visual impacts from the sports ground.

Will electricity prices increase as a result of the data centre?

Council is not aware of any increase in electricity prices as a result of the data centre.

For more information on the project, scan the QR code or visit: **www.planningportal.nsw.gov.au/major-projects/projects/project-pluto-data-centre**