



Metro Outer Development Assessment Panel Related Information

Meeting Date and Time: Wednesday, 10 September 2025; 9:30am
Meeting Number: MODAP/102

PART B – CITY OF GOSNELLS

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lots 1, 10, 1 (No.307, 323, 329) Kenwick Road & Lot 500 (No.582) Bickley Road, Maddington - Proposed Warehouses and Ancillary Structures – DAP/25/02926
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



Attendance

Officers/Technical Advisors in attendance

Brenton Scambler (City of Gosnells)
Jamie Trees (City of Gosnells)

Applicants and Submitters

Michael Stocco (Developed)
Daniel Paton (Developed)
Nick Blay (Canberra Data Centre)
James Woods (Canberra Data Centre)
Jeremy Tack Shin (Canberra Data Centre)
Max Bristow (Canberra Data Centre)
Paul Ghantous (Urbii)
Jason Condon (EJE)
Shane Smede (EJE)
Steve Rushworth (Terras)
Curtis Gubb (Cundall)
Jackson Bramley (Stantec)
Benjamin Martis (Stantec)
Anthony Rowe (Envision)



PART B – CITY OF GOSNELLS

1. Declarations of Due Consideration

2. Disclosure of Interests

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting, the local government DAP members acknowledge that in accordance with section 2.4.9 of the DAP Code of Conduct 2024 they have declared that they had participated in a prior Council meeting in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2024, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

3. Form 1 DAP Applications

3.1 Lots 1, 10, 1 (No.307, 323, 329) Kenwick Road & Lot 500 (No.582) Bickley Road, Maddington - Proposed Warehouses and Ancillary Structures – DAP/25/02926

3.1.1 Deputations

Nick Blay, James Woods, Jeremy Tack Shin and Max Bristow (Canberra Data Centre) speaking in support of the application at Item 3.1. The deputation will address support for the application and an overview of the development.

Michael Stocco and Daniel Paton (Developed) speaking in support of the application at Item 3.1. The deputation will address support for the recommendation for approval.

The City of Gosnells may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

3.1.2 Additional Information

Nil

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2024 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Nicholas Blay
Company (if applicable)	CDC Data Centres
Relationship to proposed development	Landowner
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Outer DAP
Meeting Date	10/09/2025
DAP Application Number	DAP/25/02926
Property Location	307 Kenwick Rd, Maddington



Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES ☒ NO ☐
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will your deputation involve a presentation that requires power-point facilities?	YES ☒ NO ☐
Will you be attending in person or via electronic means	In person ☒ Online ☐
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES ☒

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Refer to Attached PowerPoint presentation in support of the application and overview the development.
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Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

If your deputation references documents that are contained within the Responsible Authority Report and/or its attachments, please consider referencing the document rather than including a duplication of documents:-

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Presenter Details

Name	Jeremy Tack Shin & James Wood
Company (if applicable)	CDC Data Centres
Relationship to proposed development	Land owner
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

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Meeting Date	10/09/2025
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Property Location	307 Kenwick Rd, Maddington



Deputation Details

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Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will your deputation involve a presentation that requires power-point facilities?	YES ☐ NO ☒
Will you be attending in person or via electronic means	In person ☐ Online ☒
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES ☒

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Present for questions only
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Presenter Details

Name	Max Bristow
Company (if applicable)	CDC Data Centres
Relationship to proposed development	Landowner
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

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Meeting Date	10/09/2025
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Property Location	307 Kenwick Rd, Maddington



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Will your deputation involve a presentation that requires power-point facilities?	YES ☒ NO ☐
Will you be attending in person or via electronic means	In person ☐ Online ☒
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES ☒

Deputation Content*

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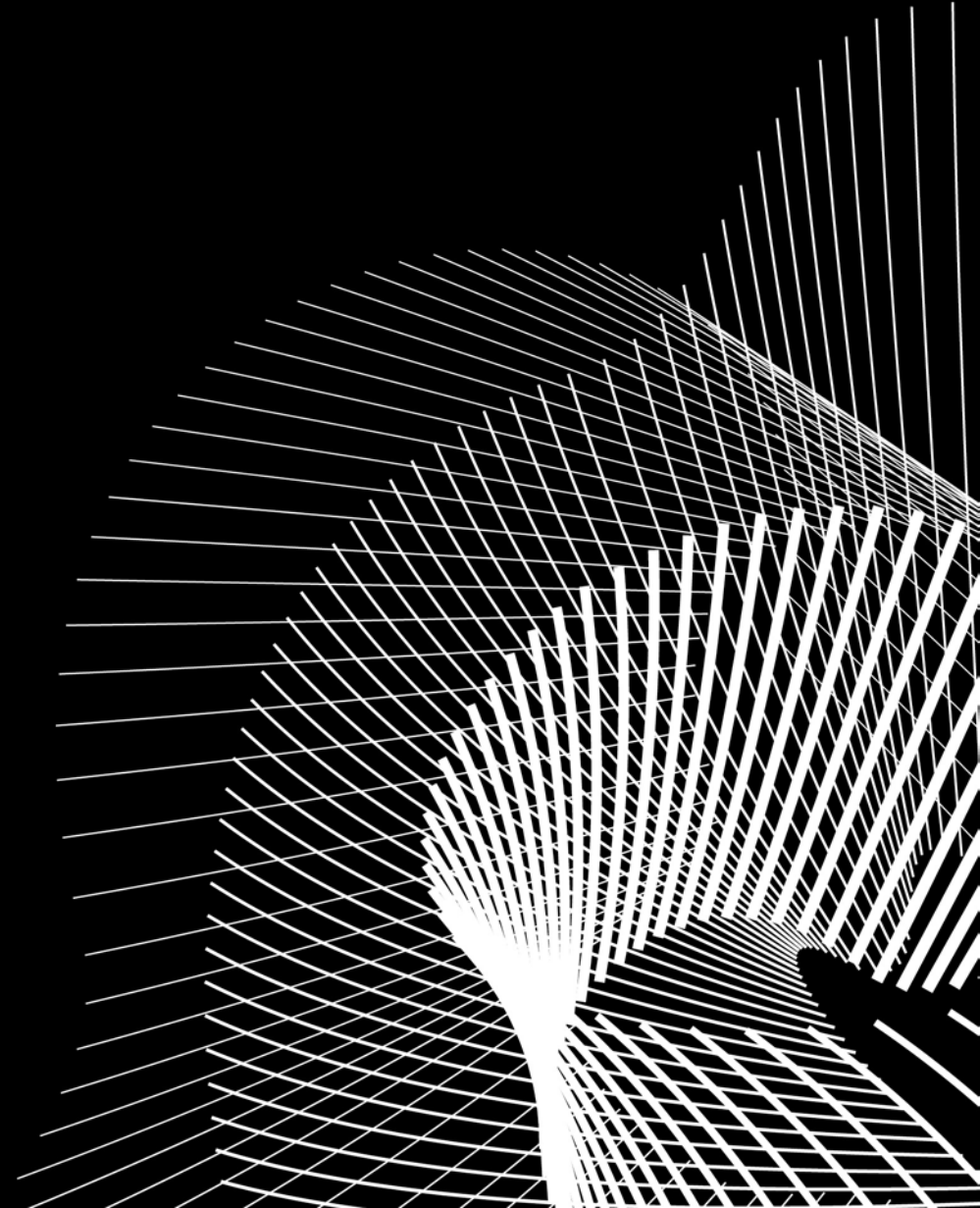
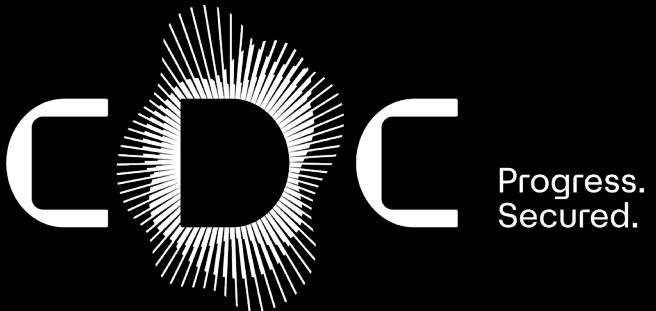
Development

CDC Data Centres

Maddington Campus

DAP/25/02926

DA25/00259



What is a Data Centre?



Critical Infrastructure – Just as essential for urban development as water & power.



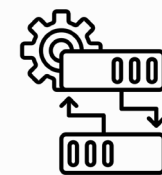
Developed in Industrial Zones near electrical infrastructure and commercial hubs



Always operational to always ensure connectivity and access

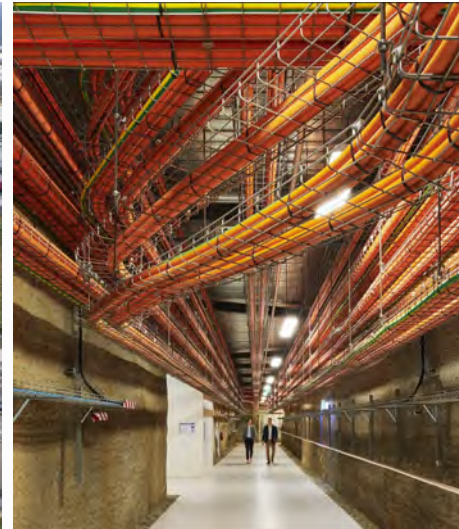


Stores computer servers that secure highly confidential data



Onsite redundancy via specialised equipment to ensure operations are always maintained

About CDC



Founded 2007



Sovereign Ownership



Sydney, Canberra, Melbourne, Auckland



2.5GW of capacity across operational, under construction & pipeline.



State, Federal & Global Customers



Speed to Market



Trusted Partner to Federal & State Government's



Sustainable Innovations & Water Efficiency

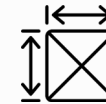
Maddington Campus Overview



307,323 & 329 Kenwick Road
582 Bickley Road, Maddington, WA, 6109



7.6 Hectare Site



60,869m² of GFA



150MW of IT Capacity



Dedicated onsite Zone Substation



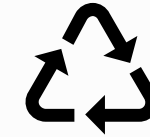
24/7 Security



Dual Entry & 1 Emergency Exit

Progress. Secured.

Sustainable Solutions



Proprietary – Closed Loop Cooling system that requires no operational water consumption for primary cooling.



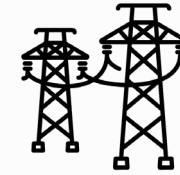
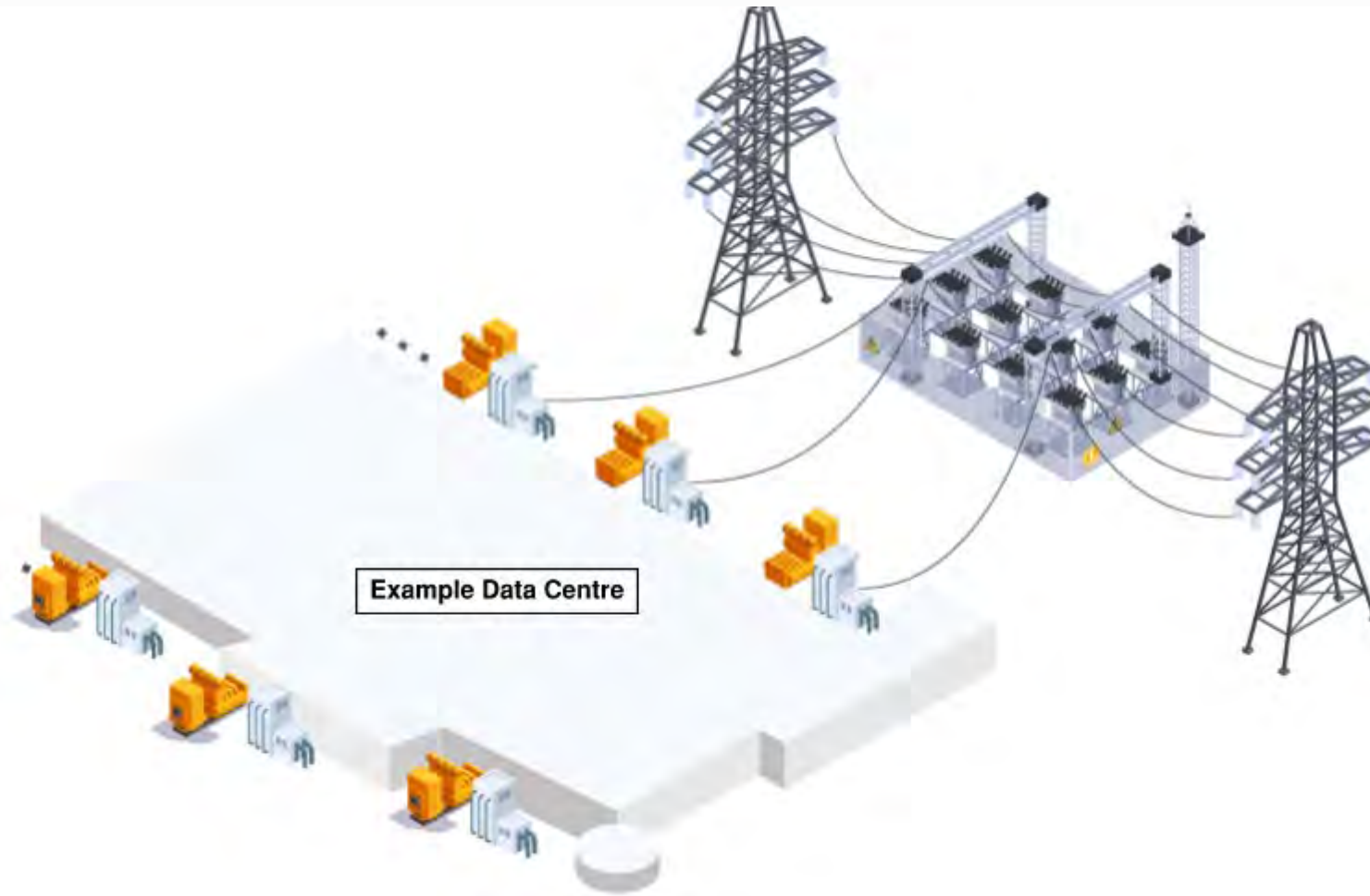
Installation of Best in Class EV Charges on all operational campus's



Installation of Tree Canopy where possible to aid in the reduction of urban island heat effect in sensitive areas

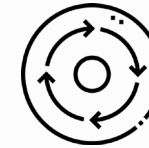


Electrical Grid Stabilisation



Day 1 – Hi Voltage Power Connection to Maddington Zone Substation.

Completion – Transmission Level Power Connection direct to WA's Grid.

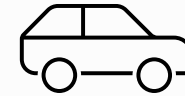


Stabilises the grid via a regular and consistent, electrical load that underpins serviceability.

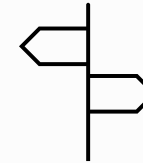


Stand alone, Hi Voltage Power Connection that does not impact local homes and businesses.

Low Impact Development



Low Traffic Generation during operation compared to an Industrial Building



Multiple Entry & Exit Points to ensure traffic egress does not congest local roads during construction.

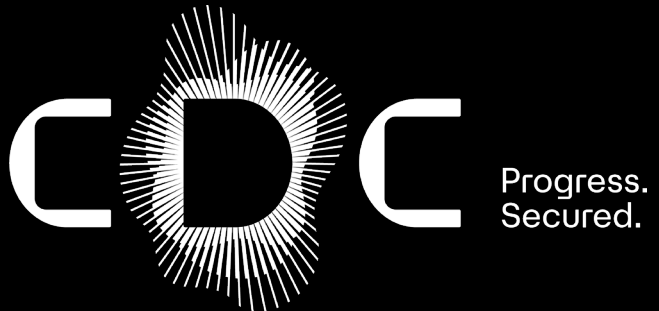


No impact to verge trees ensuring streetscape is maintained

Development

CDC Team:

Max Bristow – Chief Development Officer
Nicholas Blay – Head of Engineering Delivery
James Woods – Design Manager – Planning
Jeremy Tack Shin – Design Manager





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Presenter Details

Name	Michael Stocco
Company (if applicable)	Developed
Relationship to proposed development	Proponent
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

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DAP Application Number	DAP/102
Property Location	307 Kenwick Road, Maddington



Deputation Details

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Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
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Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Presenting on behalf of the sole item of MODAP/102 in support of the City of Gosnells recommendation for Approval
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Presenter Details

Name	Daniel Paton
Company (if applicable)	Developed
Relationship to proposed development	Proponent
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

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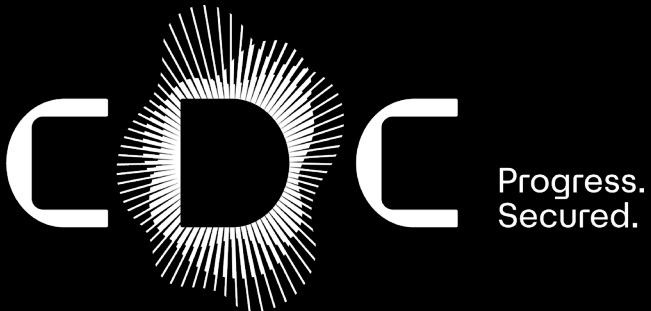
Development

CDC Data Centres

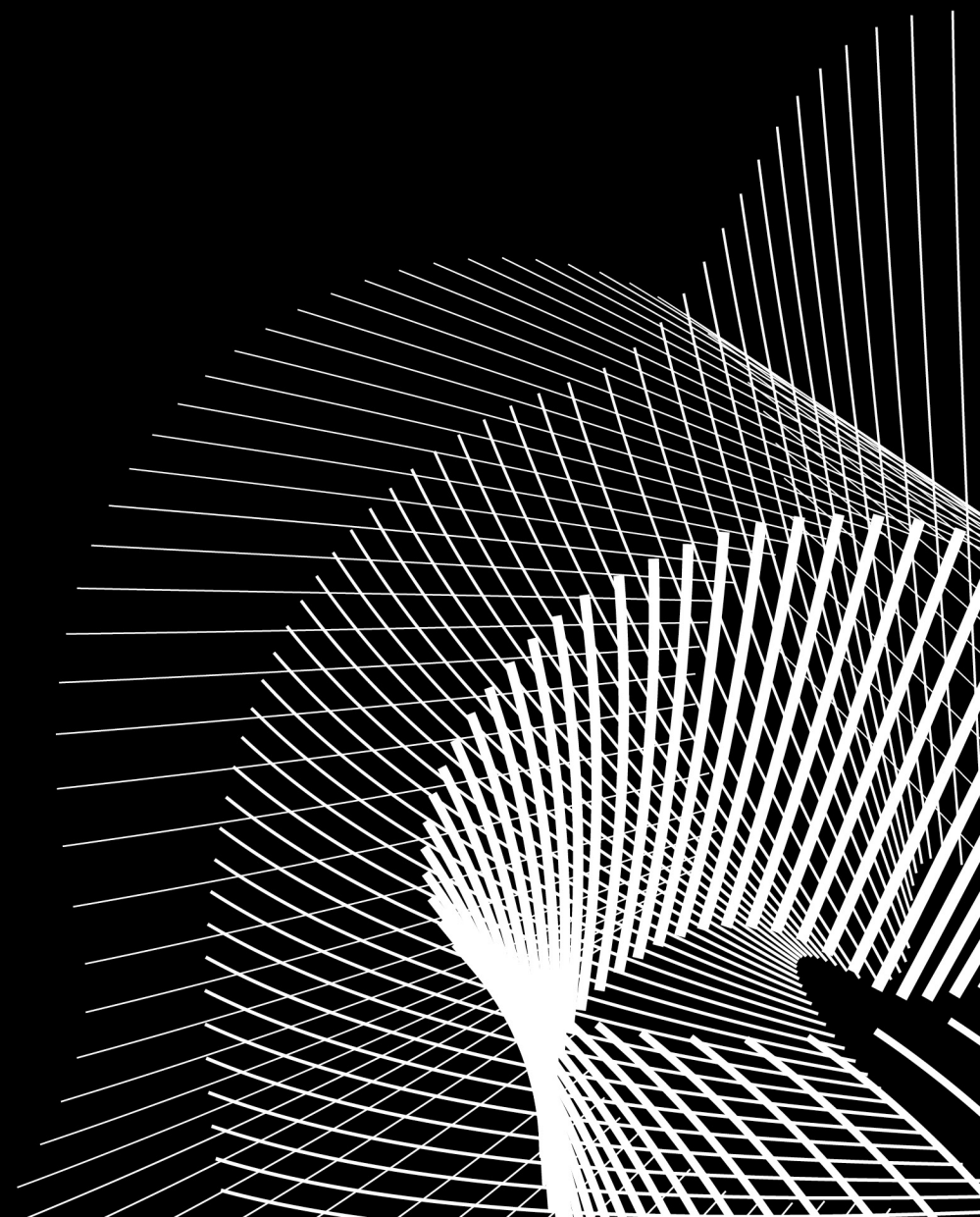
Maddington Campus

DAP/25/02926

DA25/00259



Developed
PLANNING | SPATIAL | DELIVERY



Design Team

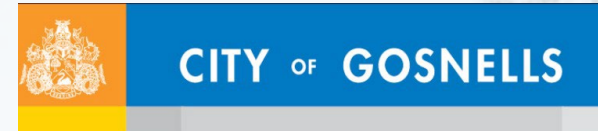
CDC have appointed an expert design team to enable a successful design outcome.

The City of Gosnells have been excellent to work with throughout the assessment period.

EJE Integrity
Innovation
Inspiration

Developed
PLANNING | SPATIAL | DELIVERY

terras
landscape architects



urbii
Sustainable Transport. Safe Solutions

CUNDALL

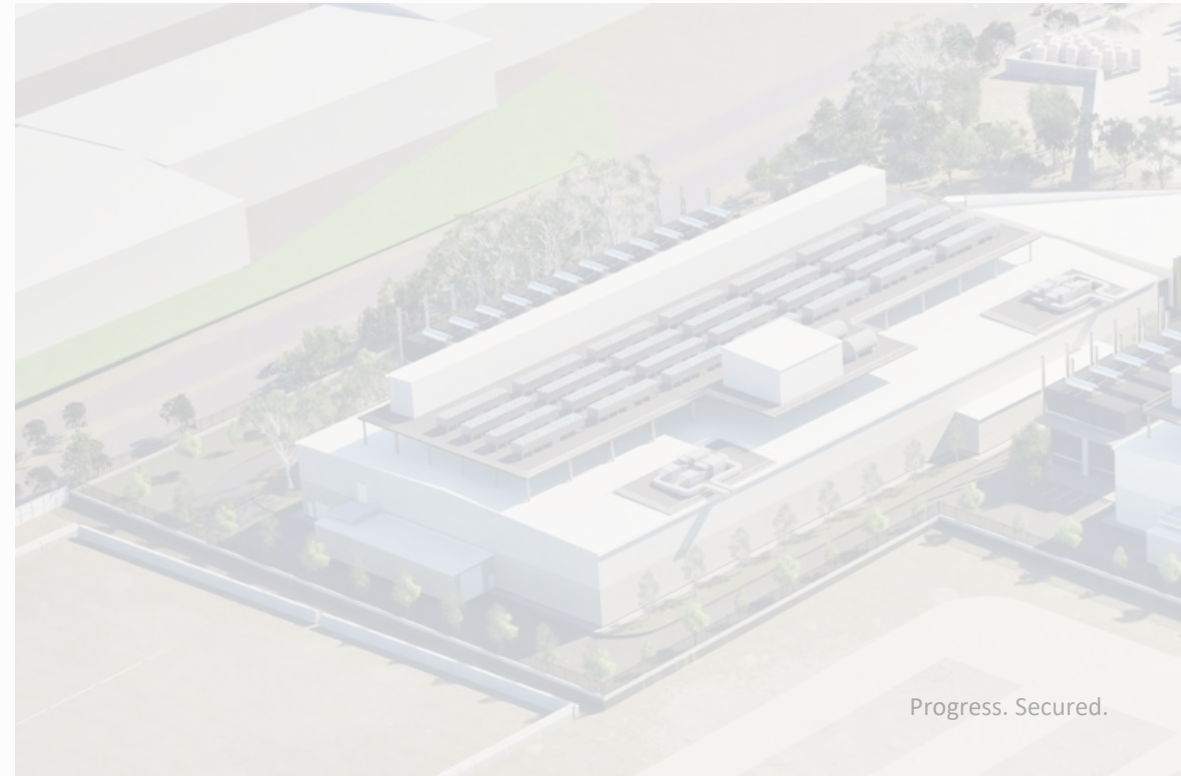
envision
bushfire protection

Stantec

ARBOR
CONSULTING

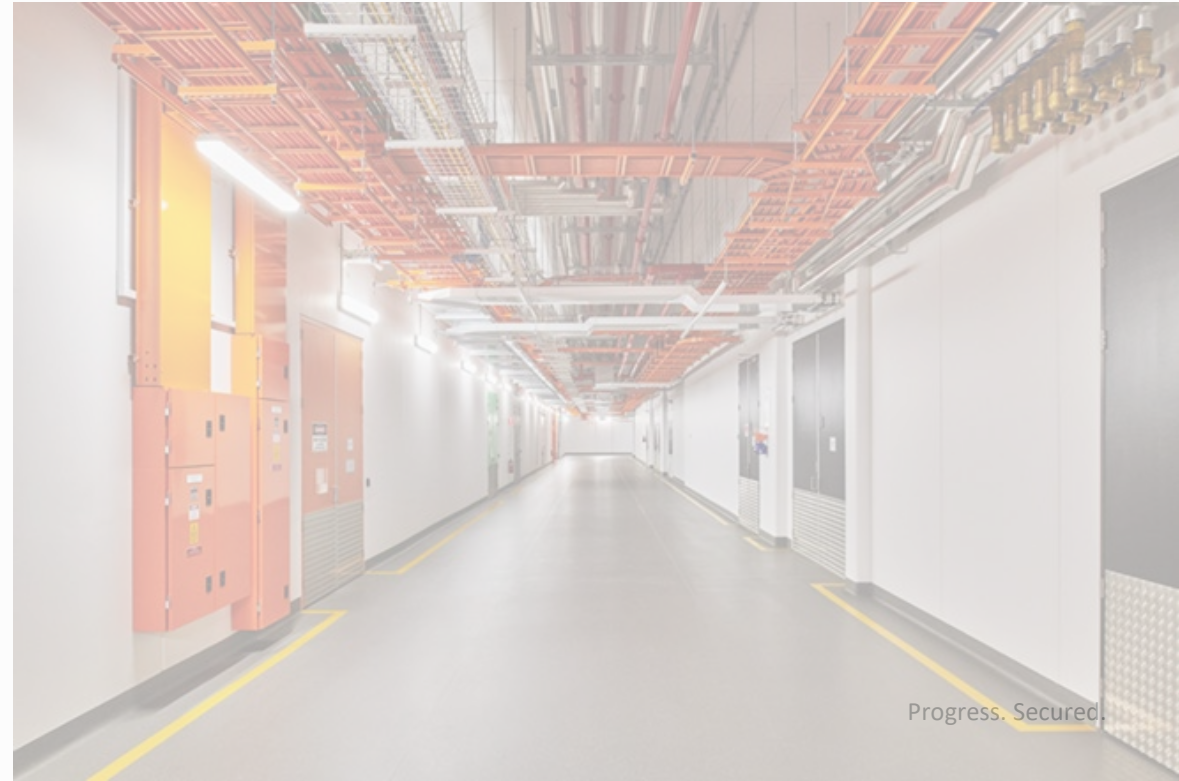
Site Context / Proposal

- Four warehouse buildings to accommodate data storage comprising of a staged roll-out of warehouses.
- 106 parking bays (Endorsed 4 bay shortfall).
- 110 staff present.
- 35 public and private trees to be retained.
- One way entry and exit via Kenwick and Bickley Road and MRWA endorsement.



Determination

- Supportive of **recommendation for approval**, subject to condition 4 & 5 wording amendments.



Alternative Condition Wording

*Condition 4 – **Current***

Prior to applying for a Building Permit, an urban water management plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with any approved Local Water Management Strategy.

*Condition 4 – **Proposed***

Prior to applying for a Building Permit, an urban water management plan is to be prepared and ~~approved~~ submitted, in consultation with the Department of Water and Environmental Regulation, consistent with any approved Local Water Management Strategy.



Alternative Condition Wording

Condition 5 – **Current**

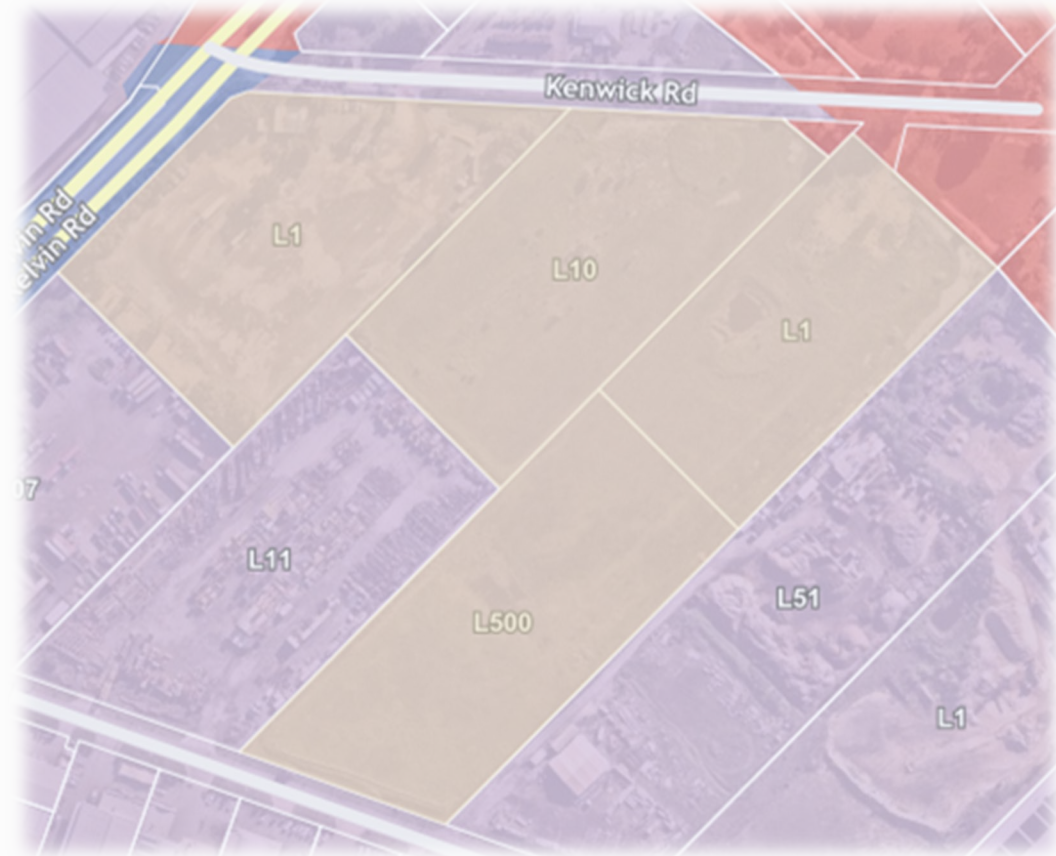
Prior to applying for a Building Permit, arrangements being made to the satisfaction of the City of Gosnells for the amalgamation of 307 (Lot 1), 323 (Lot 10), 329 (Lot 1) Kenwick Road and 582 (Lot 500) Bickley Road into one Certificate of Title. The amalgamation must be completed prior to occupation of the development.

Condition 5 – **Proposed**

Prior to applying for ~~a Building Permit~~ occupation, arrangements being made to the satisfaction of the City of Gosnells for the amalgamation of 307 (Lot 1), 323 (Lot 10), 329 (Lot 1) Kenwick Road and 582 (Lot 500) Bickley Road into one Certificate of Title. The amalgamation must be completed prior to occupation of the development.



Alternative Condition Wording



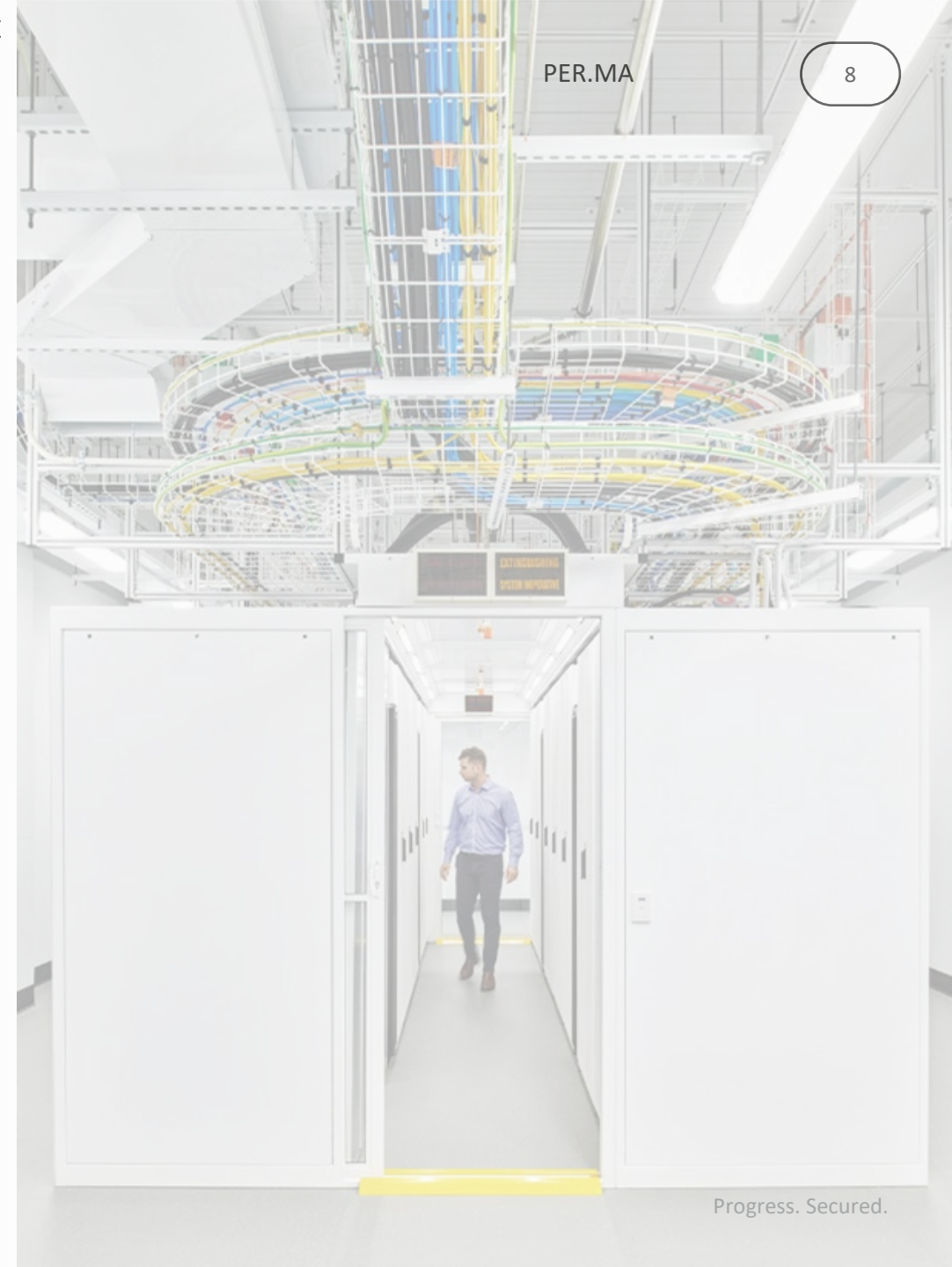
Proposed Advice Note Wording

Advice Note

In regard to condition 5, the required amalgamation of lots is to follow the staging of works carried out. The applicant is required to liaise with the City of Gosnells with respect to (i) and (ii).

- (i) 329 (Lot 1) Kenwick Road and 582 (Lot 500) Bickley Road into one Certificate of Title - considered as stage 1.*
- (ii) 307 (Lot 1), 323 (Lot 10) Kenwick Road into one Certificate of Title - considered as stage 2.*

The amalgamation/s must be executed prior to occupation.

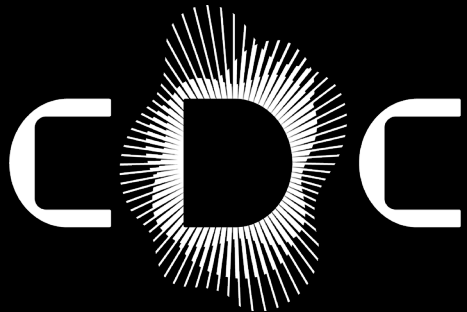


Summary

The proposal is **consistent** with the planning framework and is therefore recommended for **approval** subject to our requested amended condition wording.



Development



Progress.
Secured.

Developed
PLANNING | SPATIAL | DELIVERY

