

A different kind of data centre for **Hazelmere**



Industrial location | No water | Renewable power

Community update: September 2026



Artist's impression of CDC's Hazelmere data centre

CDC is an Australian company that has built and operated data centres across Australia and New Zealand for over 19 years. We are planning to build a new data centre in the industrial area off Bushmead Road in Hazelmere.

A data centre is a building that houses powerful computers called servers. These servers store, process and manage the digital information behind everyday services, including online banking, shopping, government services and emergency systems.

The need for digital services is growing around the world. A data centre in Hazelmere could help meet this need and give Australians more options for their data to be stored and managed locally.

Our data centres operate quietly and are built on land that is zoned for industrial use. We also use a carefully designed system that recirculates the same water over and over, which means we don't use water to keep the servers in our data centre cool. In 2026, we powered all our data centres with renewable electricity.

CDC helps provide jobs and boosts the economy. Building a data centre in Hazelmere will support hundreds of local jobs during construction as well as further opportunities once the data centre starts operating.

We look forward to working with the community and hearing from local residents as the project progresses through its next stages.

How will it look?

The Hazelmere data centre will be built for the long-term. Its construction will combine high-quality materials, thoughtful landscaping and modern exterior to create a secure and functional site.

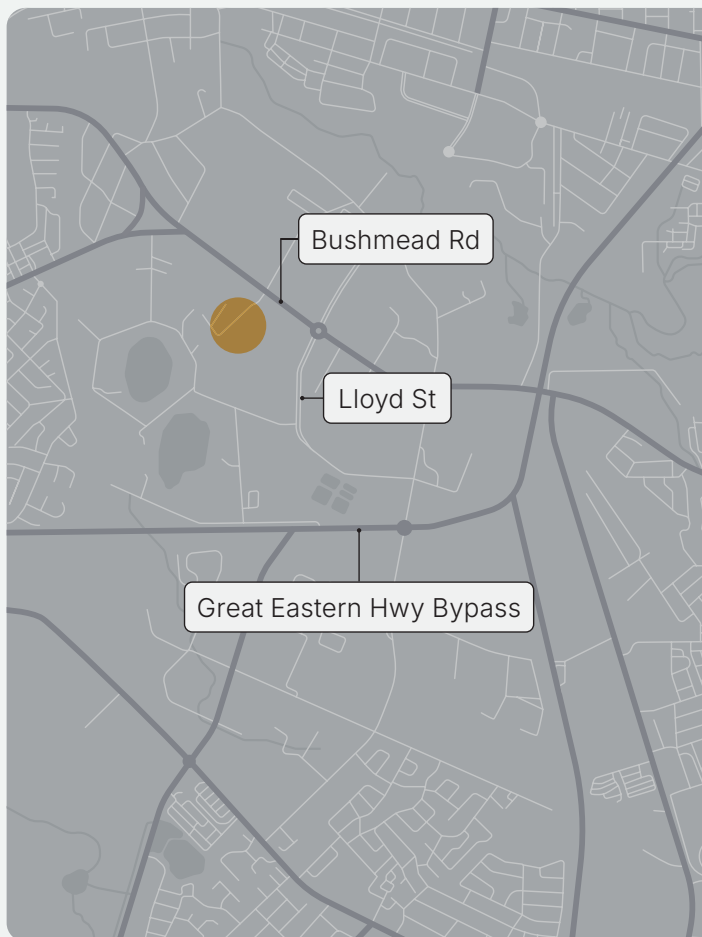
It will consist of two four-storey buildings and necessary supporting infrastructure such as backup generators, cooling systems and other essential services required to maintain reliable operations.

In addition, the site will have on-site car parking and office facilities to support day-to-day operations and management of the data centre.

We have made some functional design decisions, but there is still more work to do. We welcome feedback from the community and will use it to help shape the next stage of the design development.

To see more artistic drawings of the proposed look for the Hazelmere data centre visit cdc.com/hazelmere.

Artist's impression of CDC's Hazelmere data centre



Why Hazelmere?

There are several practical elements to consider when looking for a suitable location for a data centre. Data centres need access to a reliable source of electricity and telecommunications networks, as well as skilled workers to support their construction and operations.

We chose the site off Bushmead Road because it is already in an industrial area and has access to everything needed to build and operate a data centre. Building in an industrial area helps reduce impacts on nearby communities and makes efficient use of existing services and transport connections. CDC owns the land and is ready to start building the facility, which will be a collection of buildings and supporting infrastructure.



Partnering with the local community

We believe in being open, transparent and connected with the communities where we operate. We will listen to local feedback, share updates on progress and work in collaboration with the Hazelmere community as the project develops.

CDC has a history of supporting local initiatives and community groups and we work with local organisations that make a meaningful difference. We recently partnered with Mission Australia in Maddington to provide emergency relief for those experiencing homelessness. We look forward to working with the Hazelmere community to identify future opportunities that support local priorities.



Will the data centre use local water and energy?

We are promising a different type of data centre than you might expect. The Hazelmere facility is designed to use very little water. Some data centres use evaporative cooling systems that release water into the atmosphere as part of the cooling process. Large facilities can lose hundreds of thousands of litres of water each day and must continually replace it.

CDC designed a closed-loop cooling technology that reuses the same water over and over. It is a bit like the water in your car radiator. We fill the system once at the end of the construction stage and then the water recirculates continuously for the life of the data centre. We also install rainwater tanks at our sites to provide water for things that all office buildings need, such as bathrooms, kitchen and landscaping.

The Hazelmere data centre will use energy responsibly. Our systems will be as energy-efficient as possible and we power the data centre operations with renewable energy.

At CDC, we pay for our own electricity connections and any upgrades that are needed to infrastructure now and in the future. We do not use the local grid that powers homes and businesses. We work closely with network operators to make sure our connections benefit, rather than burden, the communities where we operate.



When will the data centre operate?

The digital information and systems stored in a data centre keep national essential services running. The servers themselves operate 24 hours a day, 7 days per week. But most of the activity in the Hazelmere data centre will happen during business hours and only essential staff will work onsite overnight.

Most vehicle movements will take place during daytime hours, and we will manage and limit after-hours access to essential maintenance or emergency activities. The 24/7 operating model is consistent with the role of the Hazelmere industrial precinct and the important role data centres play in supporting digital services.



How will noise from the data centre be managed?

We understand that noise is an important consideration for the local community and have made it a key focus throughout the design process to date. We use smart acoustic design to reduce potential impacts and we carefully planned the Hazelmere site layout to place noisy equipment away from residential areas.

For the closest residents on Mary Street, we expect noise from the data centre to be similar to normal neighbourhood noise. We will monitor noise levels regularly to make sure they stay within approved limits and that the facility continues to operate responsibly in the community.

Proposed timeline

A large scale and complex project like this takes time to plan and develop. The dates below may change.

2026

Early engagement underway

Submit development application

Site preparation and early works start

2027

Main works will start

Building fit-out works will start

2028

Main works and building fit-out works continue

Start of operations

2029

Facility will be fully operational



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