



Project Name: NEXTDC S7 Data Centre, Eastern Creek
Case ID: PDA-107168706

Proponent Details

Project Owner Info

Title	Mr
First Name	Sam
Last name	Wilson
Role/Position	Senior Consultant
Phone	0433362215
Email	samwilson@urbis.com.au
Address	123 PITT STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	URBIS LTD
ABN	50105256228

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Sam	Wilson
Phone	Email	Role/Position
0433362215	samwilson@urbis.com.au	Senior Consultant

Address

123
PITT STREET
SYDNEY, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	NEXTDC S7 Data Centre, Eastern Creek
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD7,154,563,995.00
Indicative Operation Jobs	425
Indicative Construction Jobs	2,000
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	174,411

Description of the Development/Infrastructure
Proposed development of a data centre with ancillary office premises.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Information

Site Name	Honeycomb Drive
Site Address (Street number and name)	1 Kangaroo Avenue (Honeycomb Drive), Eastern Creek
Site Co-ordinates - Latitude	-33.801799
Site Co-ordinates - Longitude	150.826

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	

Lot and DP

Lot and DP
Lot 13 in Deposited Plan 1302361, and
Lot 7 in Deposited Plan 1225803.

Site Area

What is the total site area for your development?
Site Area sqm
255,157

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 25 - Data storage

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned IN1 General Industrial under the I&E SEPP. The proposal comprises the construction and operation of a data centre, which is a form of 'light industry' and accordingly, is permissible with consent in the zone.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
IN1 General Industrial

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

☐ Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act),
NSW Biodiversity Act 2016 (BC Act),
NSW Environmental Planning and Assessment Act 2021 (EP&A Act),
NSW Environmental Planning and Assessment Regulation 2021 (EP&A Regulation),
NSW Protection of the Environment Operations Act 1997 (PoEO Act),
State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP),
State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP),
State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP),
State Environmental Planning Policy (Biodiversity and Conservation) 2021 (B&C SEPP),
State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP),
State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP),
State Environmental Planning Policy (Precincts—Western Parkland City) 2021 (WPC SEPP),
Blacktown Local Environmental Plan 2015 (BLEP2015),
Stage 3 Eastern Creek Precinct Plan (ECPD), and
Blacktown Development Control Plan 2015 (BDP2015).

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

DA-21-01557

Would the project vary any development standard?

Unsure

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

Yes

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

No

Attachments

File Name	Enscape_2026-03-19-14-56-44_View 1.2_From Northeast
File Name	Enscape_2026-03-19-14-57-05_View 5_From Northwest
File Name	Enscape_2026-03-19-14-57-45_View 9.2_From South
File Name	Enscape_2026-03-19-14-58-05_View 12_Eastern Boundary
File Name	Enscape_2026-03-19-14-57-28_View 8_From Southwest
File Name	Appendix B - Design Report
File Name	Appendix A - Concept Architectural Plan
File Name	Final Scoping Report - S7
File Name	Appendix G - SEARs Technical Assessment Methodology
File Name	Appendix D - Acid Sulfate Soils Risk Assessment
File Name	Appendix F - Technical Note re Plant and Equipment
File Name	Appendix E - Preliminary Visual Advice