



Project Name: KC1 Data Centre, Kemps Creek
Case ID: PDA-126361990

Proponent Details

Project Owner Info

Title	Mr
First Name	Ben
Last name	Andreatta
Role/Position	Manager, Planning and Design
Phone	0491965332
Email	ben.andreatta@cdc.com
	11 Tom Price Street
Address	Fyshwick , Australian Capital Territory, 2609 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	CDC DATA CENTRES PTY LTD
ABN	59125710394

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Andrew	Pigott
Phone	Email	Role/Position
0418443167	apigott@willowtp.com.au	Director

Address

56 BERRY STREET
NORTH SYDNEY, New South Wales 2060
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	KC1 Data Centre, Kemps Creek
Industry	Manufacturing
Development Type	Other manufacturing
Estimated Development Cost (excl GST)	AUD1,800,000,000.00
Indicative Operation Jobs	280
Indicative Construction Jobs	510
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	34,000

Description of the Development/Infrastructure
Construction and operation of a data centre and ancillary electricity substation

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Kemps Creek Data Centre
Site Address (Street number and name)	859-901 Mamre Road, Kemps Creek
Site Co-ordinates - Latitude	-33.847750
Site Co-ordinates - Longitude	150.782

Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	

Lot and DP

Lot and DP
Lots 30-33, DP258414

Site Area

What is the total site area for your development?
Site Area sqm
884,000

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 proposed data centre (which falls under the land use definition of a high technology industry) are a type of light industry which is permitted with consent in the IN1 General Industrial zone pursuant to the Industry and Employment SEPP and Section 2.31 of the Transport and Infrastructure SEPP.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
Yes

Attachments

File Name	Revised BDAR for DA25-0034 - 871-883 Mamre Road KEMPS CREEK
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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.
EP&A Act, EP&A Regulation, Water Management Act, Biodiversity Conservation Act, POEO Act, Roads Act, Rural Fires Act, Resilience and Hazards SEPP, Industry and Employment SEPP, Transport and Infrastructure SEPP, Planning Systems SEPP, Biodiversity and Conservation SEPP, Sustainable Buildings SEPP
List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?
No

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.

The proposed data centre and ancillary electricity substation would operate under the relevant thresholds for designated development, including for battery storage facilities and electricity generating stations.

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

No

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](#)?*

No

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](#)?*

No

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)?*

No

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

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	A2 - Preliminary Concept Architectural Plans
File Name	Scoping Report v5 - 859-901 Mamre Road, Kemps Creek
File Name	A3 - Acoustic Response to DPHI Scoping Report Comments
File Name	A1 - Scoping Summary Table
File Name	Revised BDAR for DA25-0034 - 871-883 Mamre Road KEMPS CREEK