



Pre-Development Application

Date Submitted: 26/04/2022

Project Name: 51 Huntingwood Drive Data Centre
Case ID: PDA-41348904

Proponent Details

Project Owner Info

Title	Mr
First Name	Pawan
Last name	Lala
Role/Position	Assistant Development Manager
Phone	0488587333
Email	pawan.lala@emkc3.com
Address	Level 11, 37 York Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	EMKC CUBED MANAGEMENT PTY LTD
ABN	41650102640

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Mr	Pawan
Last Name	Phone
Lala	0488587333
Email	Role/Position
pawan.lala@emkc3.com	Assistant Development Manager

Address

Level 11, 37 York 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	51 Huntingwood Drive Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Capital Investment Value (excl GST)	AUD550,000,000.00
Indicative Operation Jobs	251
Indicative Construction Jobs	1,158

Description of Development

The entire Site comprises a total area of approximately 90,172.80 m2. Construction of the Data Centre building, comprises seven (7) storeys and 121,645 m2 of Gross Floor Area.

Concept Development

Are you intending to submit a Concept Application?

No

Site Details

Site Information

Site Name	51 Huntingwood Drive Data Centre
Site Address (Street number and name)	51 Huntingwood Drive, Huntingwood NSW 2148
Site Co-ordinates - Latitude	-33.798627
Site Co-ordinates - Longitude	150.876

Local Government Area

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

Lot and DP

Lot 1 DP 857249

Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#) , which schedule does your State Significant Development application relate to?

Schedule 1: SSD - General

Clause under selected Schedule

Clause 25 - Data storage

Permissibly of Proposal

Permissible with consent

Describe the permissibility of all proposed uses under relevant environmental planning instruments

The Data Centre would have a total power consumption of greater than 10 Megawatts (MW) – 400 MW – which is considered to satisfy Schedule 1, Subclause 25 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)

Biodiversity Assessment Waiver

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

No

Statutory Context 2

Legislation and EPIs

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

Commonwealth Planning Context:

â–ª Environment Protection and Biodiversity Conservation Act 1999

State and Regional Planning Context:

â–ª Environmental Planning and Assessment Act 1979

â–ª Environmental Planning and Assessment Regulation 2021

â–ª Biodiversity Conservation Act 2016

â–ª Protection of the Environment Operations Act 1997

â–ª State Environmental Planning Policy (Resilience and Hazards) 2021

â–ª State Environmental Planning Policy (Transport and Infrastructure) 2021

â–ª State Environmental Planning Policy (Planning Systems) 2021

â–ª A Metropolis of Three Cities – Greater Sydney Region Plan

â–ª Central City District Plan

Local Planning Context:

â–ª Blacktown Local Environmental 2015

â–ª Blacktown Development Control Plan 2015

â–ª Blacktown Development Contributions Plan No. 1 – 1980s Release Areas

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 EP&A Act) 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.

Section 7(1) of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) states that:

“Development described in Schedule 3, Part 2 is declared to be designated development unless it is not designated development under Schedule 3, Part 3.”
The Proposal, being for a Data Centre, does not trigger Designated Development pursuant to Schedule 3 of the EP&A Regulation

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, 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 EP&A Act 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 [Coal 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](#)?*

No

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

No

Attachments

File Name	Appendix 1 - Preliminary Architectural Plans
File Name	Scoping Report - 51 Huntingwood Dr
