



Pre-Development Application

Date Submitted: 15/08/2022

Project Name: Project Echidna Data Centre Eastern Creek  
Case ID: PDA-47105462

Proponent Details

Project Owner Info

Title	Mr
First Name	Francisco
Last name	Medina
Role/Position	Senior Environmental Planner
Phone	0427410405
Email	francisco.medina-avina@arup.com
Address	151 CLARENCE STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?  
Yes

Company Name	ARUP AUSTRALIA PTY LTD
ABN	76625912665

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Francisco	Medina
Phone	Email	Role/Position
0427410405	francisco.medina-avina@arup.com	Senior Environmental Planner

Address

151  
CLARENCE 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	Project Echidna Data Centre Eastern Creek
Industry	Water and Telecommunications
Development Type	Data Storage
Capital Investment Value (excl GST)	AUD50,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	60

Description of Development

The Proposal involves the construction of a two-storey data centre comprising of data halls, mechanical and electrical equipment rooms, offices, other ancillary support spaces, and external/rooftop mechanical and electrical equipment.

Concept Development

Are you intending to submit a Concept Application?  
No

Site Details

Site Information

Site Name	Eastern Creek Precinct
Site Address (Street number and name)	10 Eastern Creek Drive, Eastern Creek NSW
Site Co-ordinates - Latitude	-33.81174
Site Co-ordinates - Longitude	150.838

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	<input checked="" type="radio"/>

Lot and DP  
Lot 4001 DP 1243178

Statutory Context

Under [State Environmental Planning Policy\(Planning System\) 2021](#), which schedule does your State Significant Infrastructure 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 proposed data centre is permissible with consent within a light industrial zone pursuant to the provisions outlined in Section 2.31 of State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP).

Biodiversity Assessment Waiver

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

Attachments

File Name	Project Echidna_BDAR Waiver Request_20220727_FINAL
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Statutory Context 2

Legislation and EPIs

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

Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Industry and Employment) 2021, State Environmental Planning Policy 59 – Central Western Sydney Economic and Employment Area – Employment Lands Precinct Plan (Eastern Creek Precinct) 2005.

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

A previous DA (SPP-19-00013) was approved on site for the industrial development of a Detailed Design Stage 1 and a Concept Design Approval of an outline for Stage 2, which is the subject of this Proposal.

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.

Schedule 3 of the EP&A Regulation describes developments declared to be designated by virtue of their nature and scale. These are developments that are designated (specified) under the EP&A Regulation because there is a greater inherent level of risk and impact associated with them. An example is a desalination plant that produces over 750kL a day. In the case of this Proposal, data centres (or their supporting infrastructure) do not fall under any designated development classification.

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)?\*

No

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

No

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

No

Attachments

File Name	Site Context Map
File Name	220727 Request for Industry Specific SEARs - Echidna