



Pre-Development Application

Date Submitted: 09/10/2023

Project Name: NextDC S5 Data Centre at 269 Lane Cove Road
Case ID: PDA-63056211

Proponent Details

Project Owner Info

Title	Mr
First Name	John
Last name	Turner
Role/Position	Head of Site Development
Phone	0488231156
Email	John.Turner@nextdc.com
Address	269 LANE COVE ROAD MACQUARIE PARK , , 2113 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Rachael	Helsham
Phone	Email	Role/Position
0450848862	rhelsham@urbis.com.au	

Address

AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	NextDC S5 Data Centre at 269 Lane Cove Road
Industry	Water and Telecommunications
Development Type	Data Storage
Capital Investment Value (excl GST)	AUD1,500,000,000.00
Indicative Operation Jobs	120
Indicative Construction Jobs	250
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	47,000

Description of the Development/Infrastructure

Demolition of existing structures, site preparation works and construction and operation of a new Data Centre and Innovation Hub with urban plaza and the delivery of new roads.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	NextDC S5 Data Centre and Innovation Hub
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Site Address (Street number and name)	269 Lane Cove Road, Macquarie Park
Site Co-ordinates - Latitude	-33.78673362937436
Site Co-ordinates - Longitude	151.128

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 3 in DP 1129811

Site Area

What is the total site area for your development?

Site Area sqm

22,000

Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 5 - warm temperate

How has the climate zone impacted the design of the development?

Appropriate materials and plant species have been selected to address the climate zone

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](#)

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

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Data centre is a type of 'high technology industry', in turn a high technology industry is a type of 'light industry'. Light industry is permitted with consent within the E2 zone under the Ryde LEP 2014.

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	Request for BDAR waiver
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Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E2 Commercial Centre

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 (EP&A Act)
 State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)
 State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)
 State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)
 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)
 Ryde Local Environmental Plan 2014 (Ryde LEP)
 Ryde Development Control Plan 2014 (Ryde DCP)

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.

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)?*

Yes

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

Yes

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

No

Attachments

File Name	Concept Architectural Plans for Scoping Report
File Name	NextDC S5 Scoping Report
File Name	NextDC S5 Scoping Summary Table