



21 December 2023

Chris Ritchie
Director, Industry and Assessment
Department of Environment and Assessment
Locked Bag 5022
Paramatta NSW 2124

Dear Chris

Request for Secretary's Environmental Assessment Requirements (Data Centre), 2-8 Lanceley Place and 14 Campbell Street, Artarmon

We write on behalf of *Goodman Property Services (Aust.) Pty Ltd* (Goodman) to request the Department of Planning and Environment (DPE) to issue Secretary's Environmental Assessment Requirements (SEARs) for a data centre at 2-8 Lanceley Place and 14 Campbell Street, Artarmon (the site).

Goodman is an Australian integrated commercial and industrial property group that owns, develops and manages real estate. This includes warehouses, large scale logistics facilities, data centres and business and office parks globally. Further information on Goodman's business details are provided below:

| Goodman Property Services (Aust.) Pty Ltd | |
|--|--|
| ABN | 40 088 981 793 |
| Address | The Hayesbery 1-11 Hayes Road Rosebery NSW 2018 Australia |

Table 1: Applicant details

Subject site

The site is located within the Artarmon Industrial Area within the Willoughby Local Government Area (LGA). The site is approximately 5 kilometres (km) north of the Sydney Central Business District (CBD), 12 km north of Sydney Airport and 16 km north of Port Botany. The site is also centrally located between several strategic centres in the North District including St Leonards, Chatswood, North Sydney and Macquarie Park.

The site area is 14,006 square metres (m²) and is legally described as Lots 11-15 in DP 233037.

Goodman Group

Goodman Limited | ABN 69 000 123 071
Goodman Funds Management Limited | ABN 48 067 796 641 | AFSL Number 223621
as responsible entity for Goodman Industrial Trust | ARSN 091 213 839

The Hayesbery, 1-11 Hayes Road, Rosebery NSW 2018 | GPO Box 4703, Sydney NSW 2001 Australia
Tel +61 2 9230 7400 | Fax +61 2 9230 7444

Goodman Logistics (HK) Limited | Company No. 1700359 | ARBN 155 911 149 | a Hong Kong company with limited liability
Suite 901, Three Pacific Place, 1 Queen's Road East, Hong Kong | Tel +852 2249 3100 | Fax +852 2525 2070

info-au@goodman.com | www.goodman.com

The site has a frontage to Lanceley Place and Campbell Street and is close to the arterial road network, including the Pacific Highway, M1, M2 and Lane Cove Tunnel.

The site presents a rare opportunity to leverage a site of scale, located immediately opposite existing Ausgrid infrastructure with significant electricity capacity available.

The site is located within an established Availability Zone “AZ”, referred as AZ1 defined by Macquarie Park, North Ryde, Lane Cove West and Artarmon. AZ1 is the Availability Zone of highest demand within the Sydney market, given its location in close proximity to demand centres, but also a reflection of the significant barriers within these markets driven by land supply and power availability.

The site provides strong strategic merit to accommodate the booming requirements for data centre operators and hyperscalers, in a location which leverages immediately surrounding infrastructure and unlocks capacity to meet the demands for cloud data storage, enterprise uses and AI.

The DPE have proposed to restrict Data Centre use in the nearby E2 – Commercial core zone of “Stage 1” in Macquarie Park. This further reduces the number of viable sites of scale well located near existing infrastructure for potential Data Centre use, placing pressure on surrounding land such as the site to provide suitable land to support this high demand typology.

The site in context is shown at Figure 1 and an aerial of the site is shown at Figure 2.



Figure 1 - Site context (Base source: Keylan, Nearmap)



Figure 2 - The site (Source: Keylan, Nearmap)

The area surrounding the site is supplied by the existing Ausgrid 11kV network from Gore Hill Zone Substation (“ZS”), RNS Hospital ZS and the 33kV network from Willoughby Switching Station (“STS”).

The Willoughby STS and Gore Hill ZS are located immediately opposite the site, please refer to the below aerial in Figure 3:



Figure 3 - The site and surrounding Ausgrid assets (Source: Ausgrid, Google Maps)

The site is zoned E4 General Industrial under the *Willoughby Local Environmental Plan 2012* (WLEP 2012) which permit Data Centres use.

The site is surrounded by industrial and data centre uses, including:

- **North** – to the north of the Site is a large Ausgrid Depot that is zoned SP2 Infrastructure 'Electricity Transmission & Distribution' under the WLEP 2012. In the north-eastern corner of the same block is a Boral Concrete facility. Land further north is zoned IN1 Industrial and bounded by the M2 Motorway, approximately 400 m north of the Site.
- **South** – the adjoining site to the south is a Hanson Concrete Plant with the Artarmon Resource Recovery Centre further to the south. The Lanceley Place cul-de-sac is at the base of a cutting, with land uses further south including the St Leonards TAFE College, Royal North Shore Public and Private Hospitals and Gore Hill cemetery.
- **East** – the land uses to the east of Site along Lanceley Place are a variety of industrial uses including storage facilities, car and truck rental services and industrial suppliers. Further to the east is land zoned IN1 General Industrial and IN2 Light Industrial which includes a variety of land use such as hardware and building supplies, depots, and light industry. The Artarmon industrial area is bounded to the east by the North Shore Rail line, approximately 650 m east of the Site.
- **West** – A cluster of data centre sites to the west along Broadcast Way known as the Gore Hill Technology Park. To the northwest of the Site are other industrial uses including car rental services, mechanics, childcare facility and warehouses. Further to the west is the Pacific Highway, with a residential area zoned R4 High Density Residential under the Lane Cove Local Environmental Plan 2009, which includes motels and apartment buildings.

The adjoining sites to the west along Broadcast Way, known as the Gore Hill Technology Park, have been subject to several Development Applications (DAs) which have increased densities on each respective site.

The site has most recently been occupied by film and television studios tenanted by the Australian Broadcasting Corporation (ABC). The ABC sold the site in 2021 and its lease ended in early 2023. Existing buildings on site have an area of approximately 9,208m². The existing development on site are specialised to the ABCs prior studio operations, and are not fit for purpose for market requirements.

The Proposal

The proposed development comprises the demolition of existing structures on the site and bulk excavation to facilitate the construction, fit out and operation of a data centre (refer **Appendix A - Architecture Plans**).

The proposal will seek to develop sufficient data centre floor space plus ancillary office space to enable full utilisation of the 80MVA of power made available by Ausgrid for this site, including associated carparking and landscaping.

Key components of the proposed development include:

- demolition of existing structures and bulk excavation of the site
- detailed earthworks and infrastructure construction, including vegetation clearing, installation of services and drainage infrastructure
- construction, fit out and use of a data centre including offices
- provision of approx. 34 car parking spaces
- approximate 52m building height (including an acoustic screen parapet)
- a floor space ratio (FSR) of approximately of 1.9:1. Given this exceeds the WLEP 2012 control, a request to vary the control for the development under Clause 4.6 of the WLEP 2012 will be included with the SSDA.

State Significant Development

The proposal is for a data centre with ancillary office space with a capital investment value of approximately \$1.4 billion. The proposed development is State Significant development (SSD) under Schedule 1 clause 25 of *State Environmental Planning Policy (Planning Systems) 2021*.

Clause 25 states:

25 Data centres

(1) Development for the purpose of data centres that has a total power consumption of more than the relevant amount.

*(2) In this section—
relevant amount means—*

(a) for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023—10 megawatts, or

(b) for any other development—15 megawatts.

The proposal is anticipated to utilise a total estimated power supply of **Eighty (80) MVA**.

It is proposed to lodge a SSDA under section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to be assessed as SSD. It is therefore requested that the DPE issue SEARs under section 4.12 of the EP&A Act and Clause 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2021 that will enable the preparation of an Environmental Impact Statement (EIS) for the proposed development.

Key Issues

The EIS will be prepared in accordance with the SEARs and the legislative requirements defined under the EP&A Regulation. The EIS will outline recommendations to address any environmental impacts of the project to inform DPE in its assessment and recommendation on the project.

Key assessment issues for consideration are likely to be bulk and scale as a result of the required facility height and floor space ratio. Visual impact however is alleviated through the site's location and topography in context of the immediate precinct. The site is generally flat with a minor upwards slope in a north-westerly direction towards the Pacific Highway. Along the western and southern boundaries the existing Site is excavated approx. 15m metres below natural ground level. The site is also within the centre of an industrial precinct and surrounded by industrial uses of low sensitivity, and therefore not impacted by environmental impacts such as overlooking and overshadowing.

Under the WLEP 2012, a FSR of 1.5:1 applies to the site and the site has no maximum building height control. The proposed development however has an approximate FSR of 1.9:1, which will require a variation request under clause 4.6 of the WLEP 2012 to exceed the 1.5:1 FSR control. The exceedance equates to a variation of approximately 27%.

The proposal seeks to limit the bulk and scale and ensure the development presents a high-quality outcome. The proposal seeks to provide articulation and visual interest to the facades through strategic location of office spaces and use of high-quality materials and landscaping.

Furthermore, the proposed density is considered consistent with the emerging character of the Artarmon Industrial Area, noting recently approved developments of comparable uses within the adjoining Gore Hill Technology Park including the nearby Next DC, Keppel and Australian Liquidity data centres, which have resulted in significant increases in density and the efficient clustering of uses to maximise the strategic location of Ausgrid's existing ZS and STS infrastructure.

Conclusion

We trust that the above information is sufficient to enable the issue of SEARs for the proposed development. If you wish to discuss any aspect of this letter, please contact Guy Smith on 9230 7225.

Yours sincerely



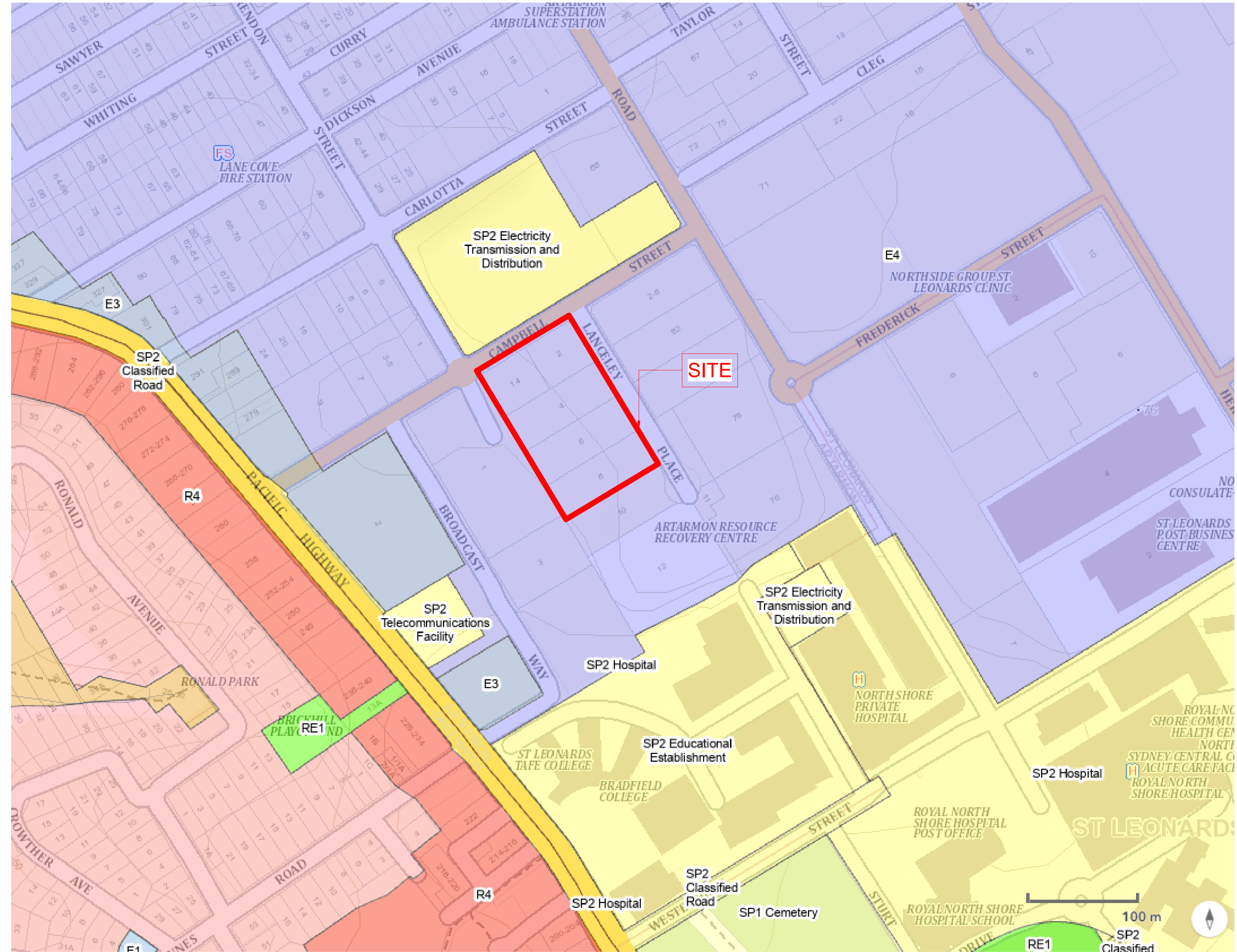
Guy Smith
Head of Planning, Goodman

APPENDIX A - ARCHITECTURE PLANS

PROJECT EOS SEARs APPLICATION

| SEARS APPLICATION - DRAWING LIST | | | | |
|----------------------------------|-----------------------|--|--------------|------------------------------|
| Current Revision | Current Revision Date | Sheet Name | Sheet Number | Current Revision Description |
| A | 20/12/2023 | COVER SHEET, DRAWING LIST AND ZONING MAP | 11000 | ISSUED FOR SEARS |
| C | 20/12/2023 | SITE LOCATION | 11001 | ISSUED FOR SEARS |
| B | 20/12/2023 | AXO VIEWS | 11002 | ISSUED FOR SEARS |
| A | 20/12/2023 | DEVELOPMENT SUMMARY | 11004 | ISSUED FOR SEARS |
| A | 20/12/2023 | SITE PLAN | 20002 | ISSUED FOR SEARS |
| A | 20/12/2023 | GA PLANS SHEET 1 OF 6 | 21007 | ISSUED FOR SEARS |
| A | 20/12/2023 | GA PLANS SHEET 2 OF 6 | 21008 | ISSUED FOR SEARS |
| A | 20/12/2023 | GA PLANS SHEET 3 OF 6 | 21009 | ISSUED FOR SEARS |
| A | 20/12/2023 | GA PLANS SHEET 4 OF 6 | 21010 | ISSUED FOR SEARS |
| A | 20/12/2023 | GA PLANS SHEET 5 OF 6 | 21011 | ISSUED FOR SEARS |
| A | 20/12/2023 | GA PLANS SHEET 6 OF 6 | 21012 | ISSUED FOR SEARS |
| C | 20/12/2023 | SECTIONS SHEET 1 OF 3 | 31003 | ISSUED FOR SEARS |
| C | 20/12/2023 | SECTIONS SHEET 2 OF 3 | 31004 | ISSUED FOR SEARS |
| C | 20/12/2023 | SECTIONS SHEET 3 OF 3 | 31005 | ISSUED FOR SEARS |

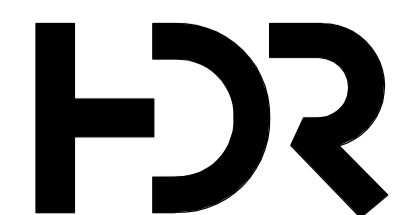
Grand total: 14



LEGEND

- E3 - Productivity Support
- E4 - General Industrial
- R2 - Low Density Residential
- R3 - Medium Density Residential
- SP2 - Infrastructure
- SP4 - Enterprise

SITE ZONING

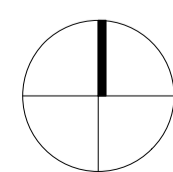


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Nominated Architect: Cate Cowlishaw 10786 (NSW)

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| REV | DESCRIPTION OF CHANGE | DATE | CHECKED | ISSUED |
|-----|-----------------------|------------|---------|--------|
| A | ISSUED FOR SEARS | 20/12/2023 | HDR | |



PROJECT
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LANCELEY PLACE, ARTARMON
NSW 2064**

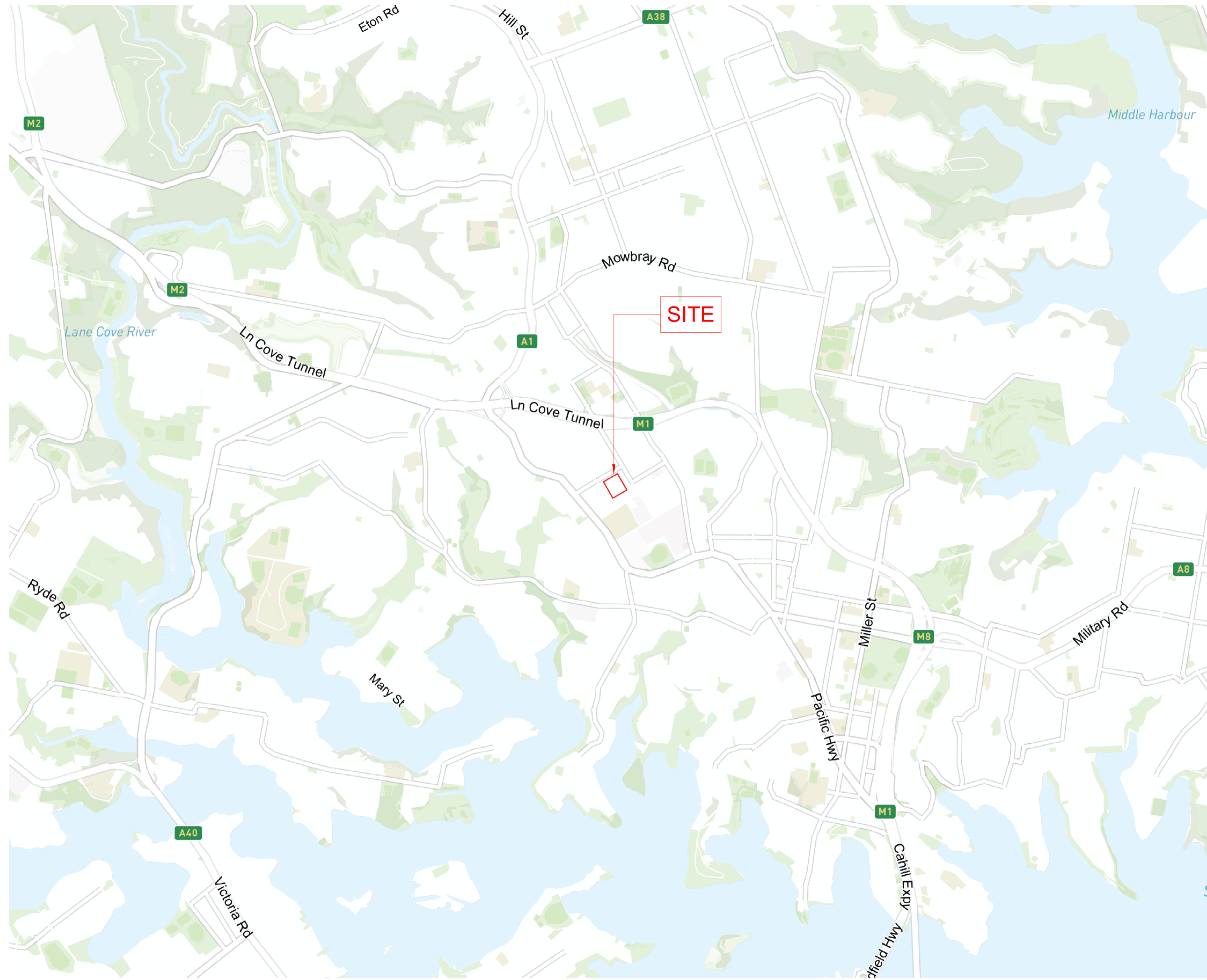
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DRAWING TITLE
**COVER SHEET, DRAWING LIST
AND ZONING MAP**

SCALE
@ A1
DRAWING NUMBER
HDR-AR-11000

PROJECT NUMBER
10384537
ISSUE
A

20/12/2023 12:12:53 PM



SITE LOCATION



SITE CONTEXT

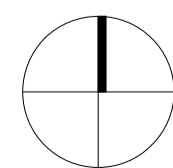


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| C | ISSUED FOR SEARS | 20/12/2023 | HDR | |
| B | PRELIMINARY ISSUE | 13/12/2023 | HDR | |
| A | PRELIMINARY ISSUE | 12/12/2023 | HDR | |

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PROJECT

PROJECT EOS
 LANCELEY PLACE, ARTARMON
 NSW 2064

PROJECT STATUS
 PRELIMINARY

DRAWING TITLE

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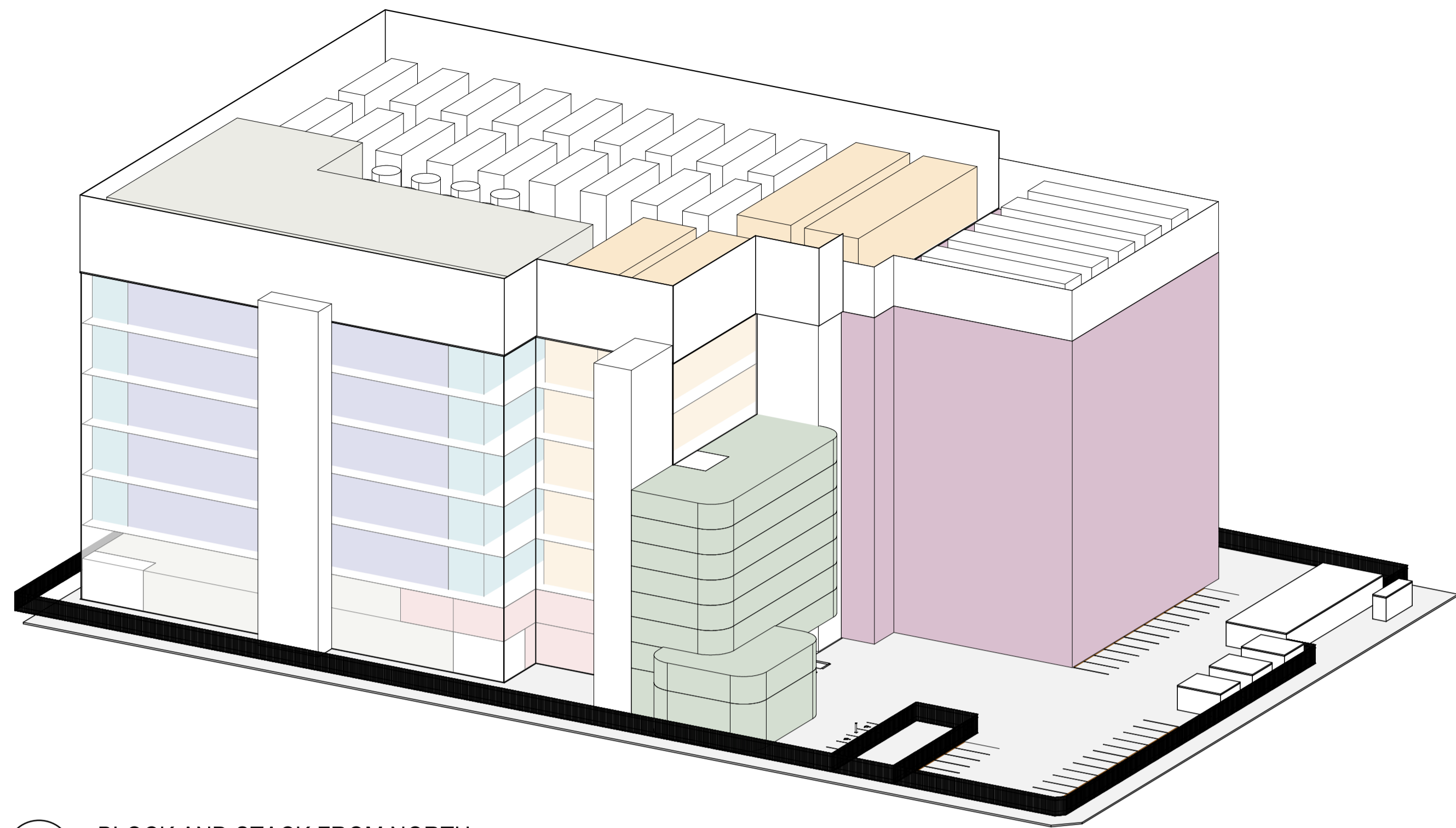
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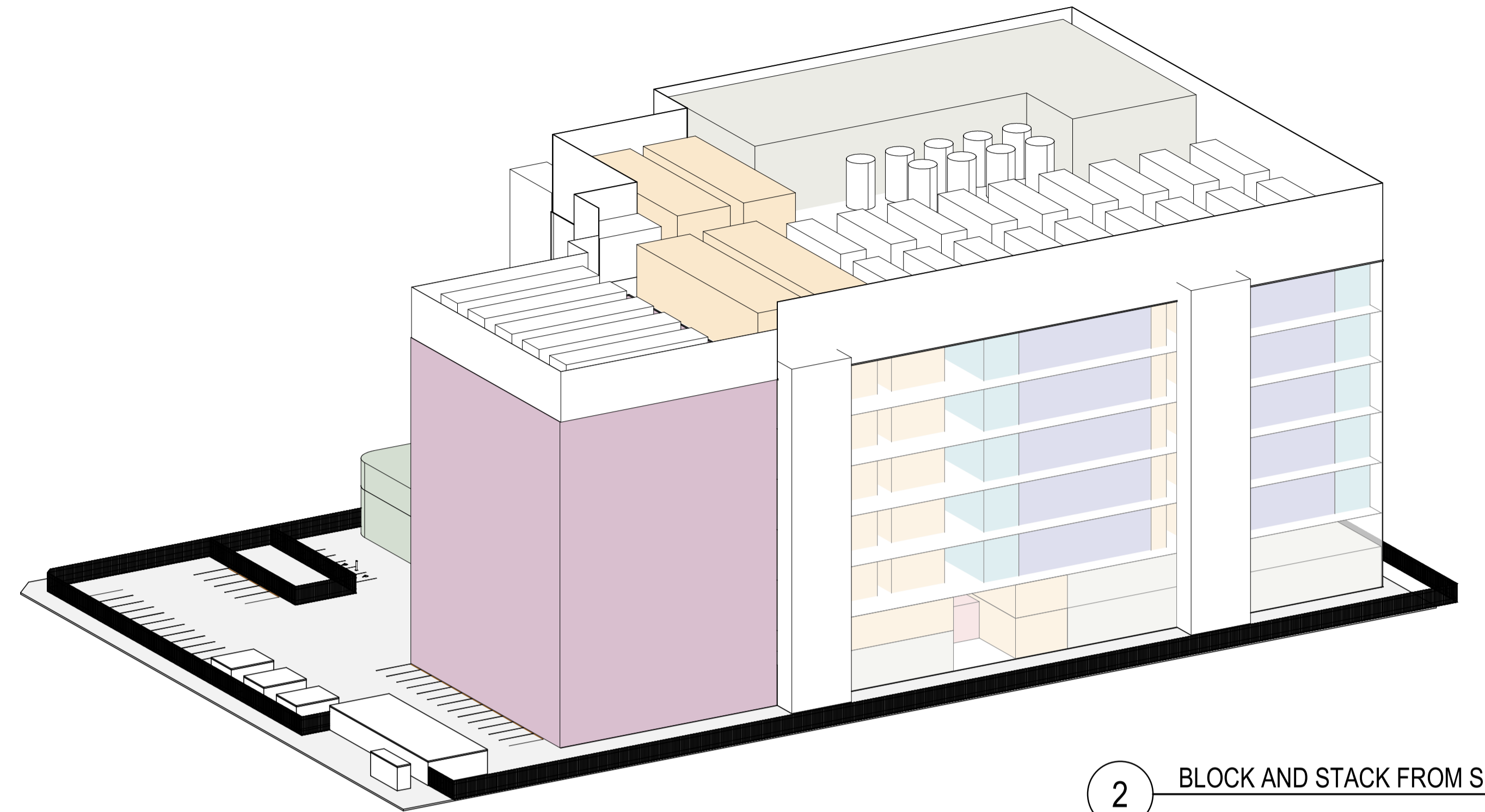
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ISSUE
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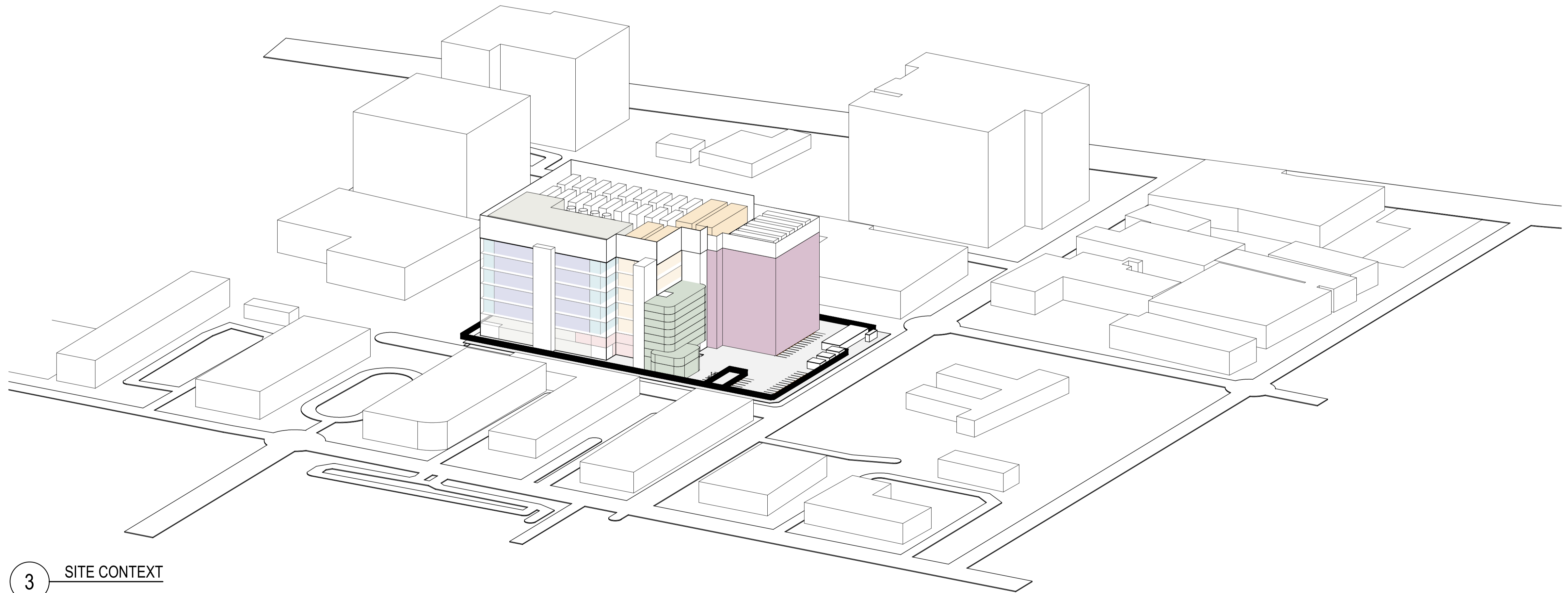
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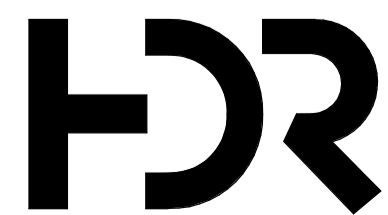
1 BLOCK AND STACK FROM NORTH



2 BLOCK AND STACK FROM SOUTH



3 SITE CONTEXT



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| A | PRELIMINARY ISSUE | 13/12/2023 | HDR | |

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PROJECT EOS
LANCELEY PLACE, ARTARMON
NSW 2064

PROJECT STATUS
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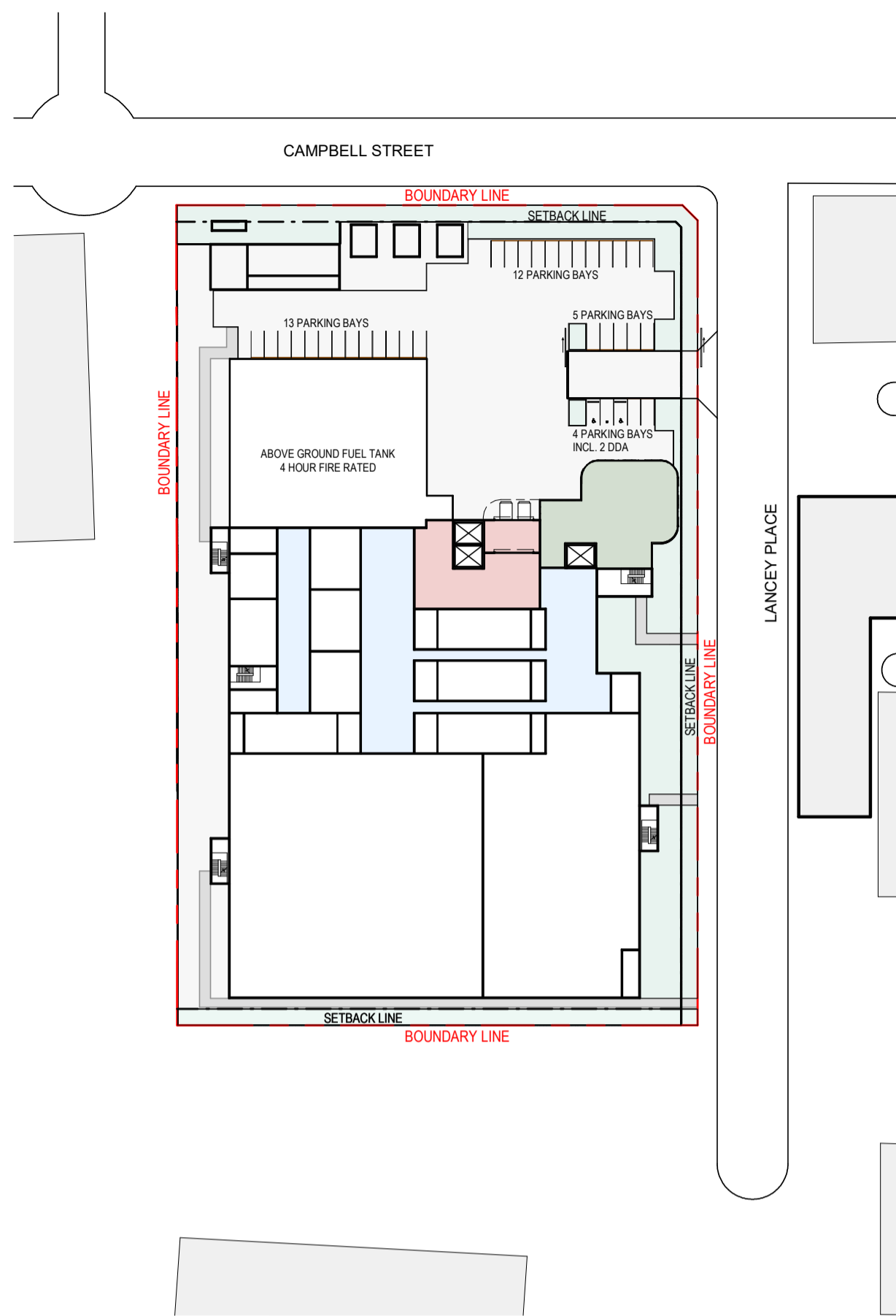
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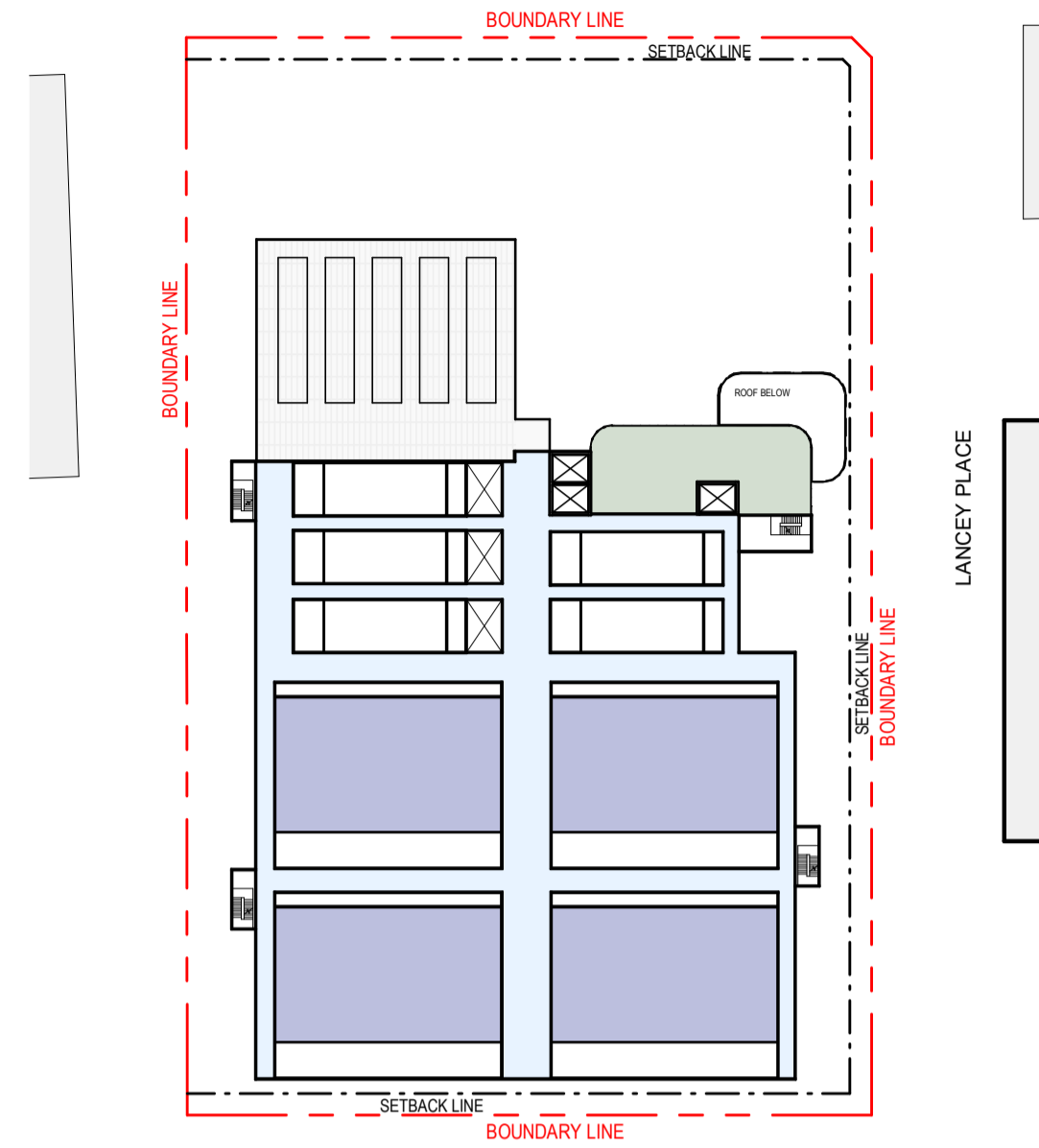
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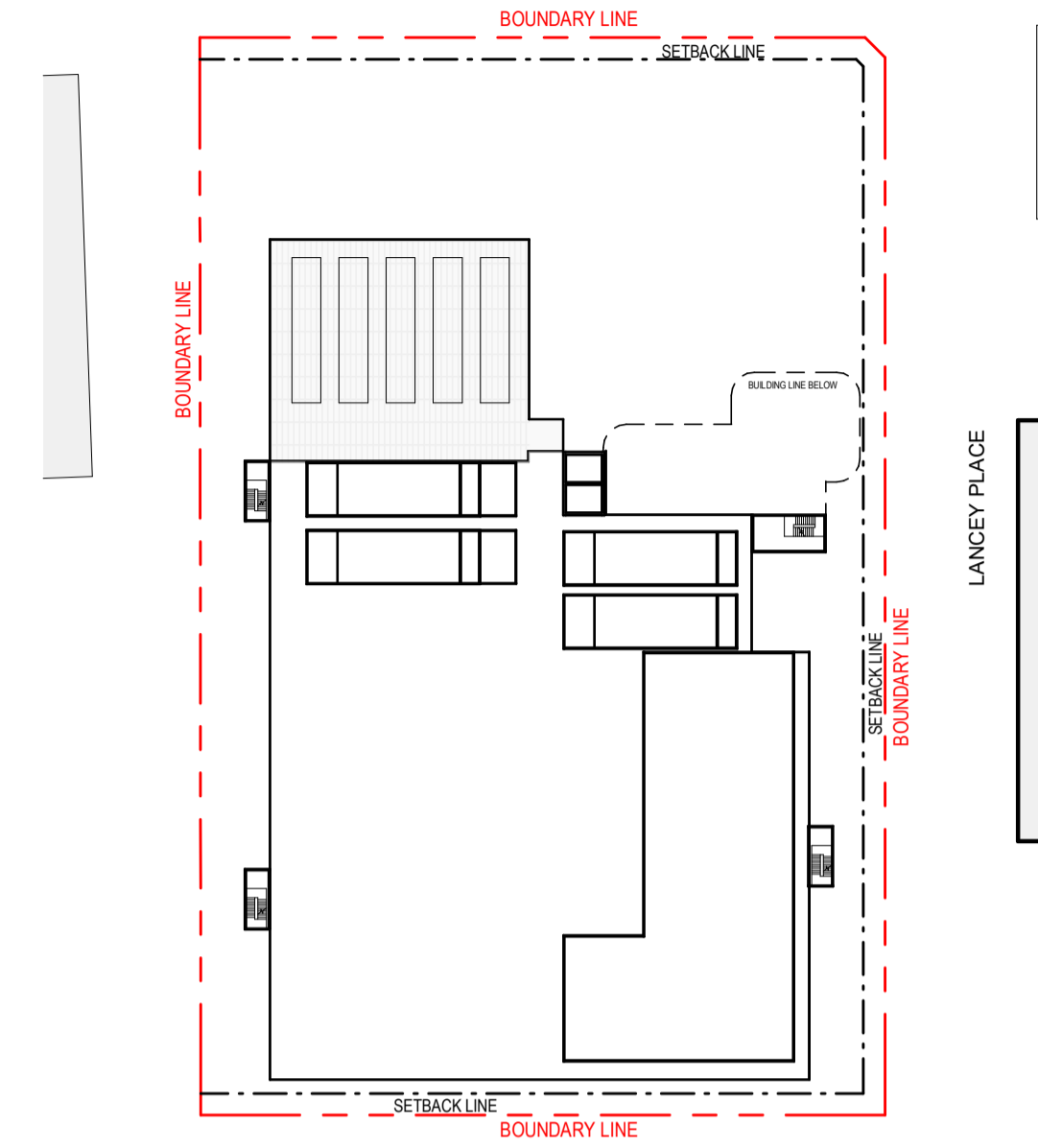
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1 GROUND - DEVELOPMENT SUMMARY
1:1000



3 TYP. DATAHALL - DEVELOPMENT SUMMARY
1:1000

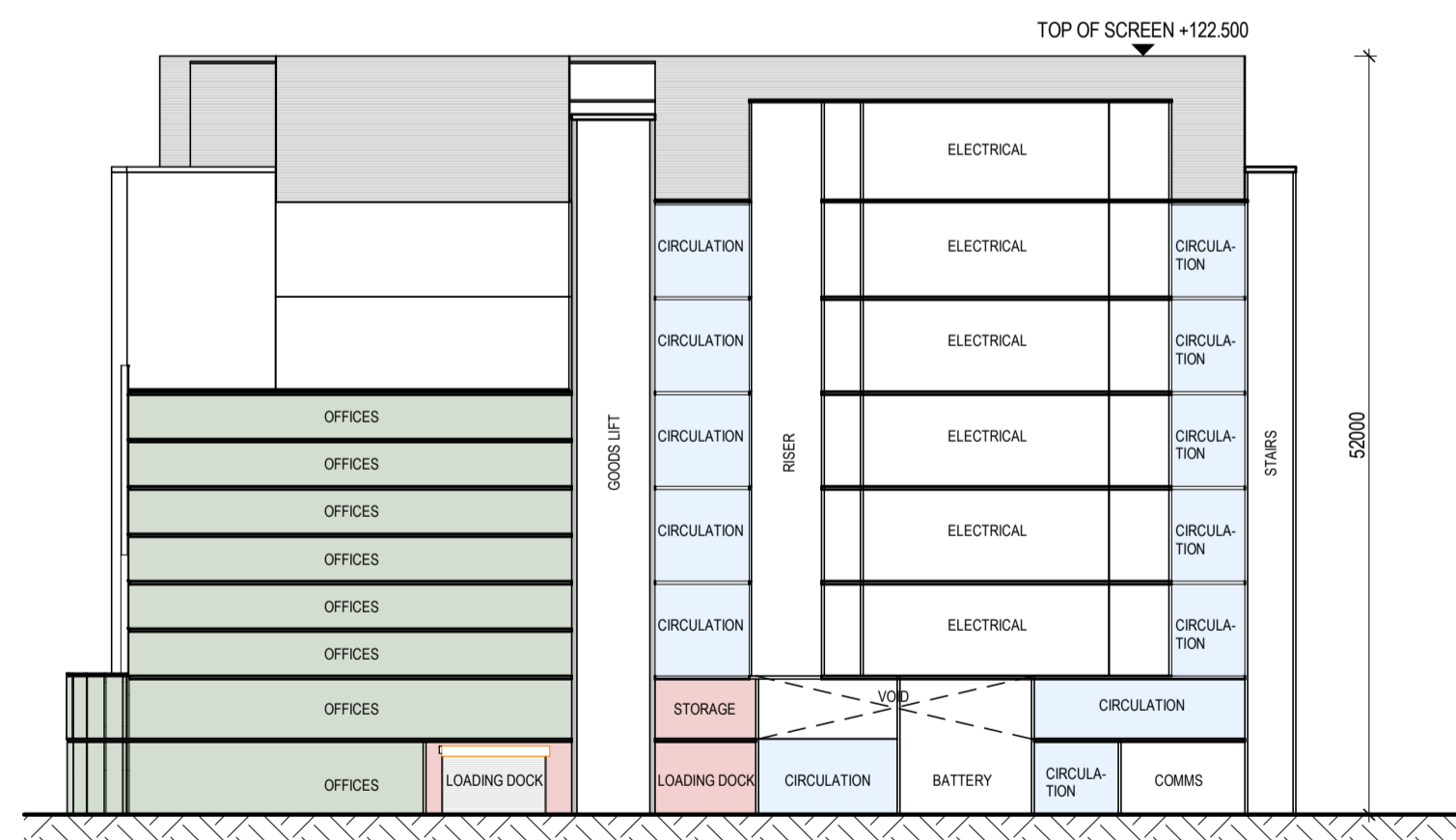


2 ROOF - DEVELOPMENT SUMMARY
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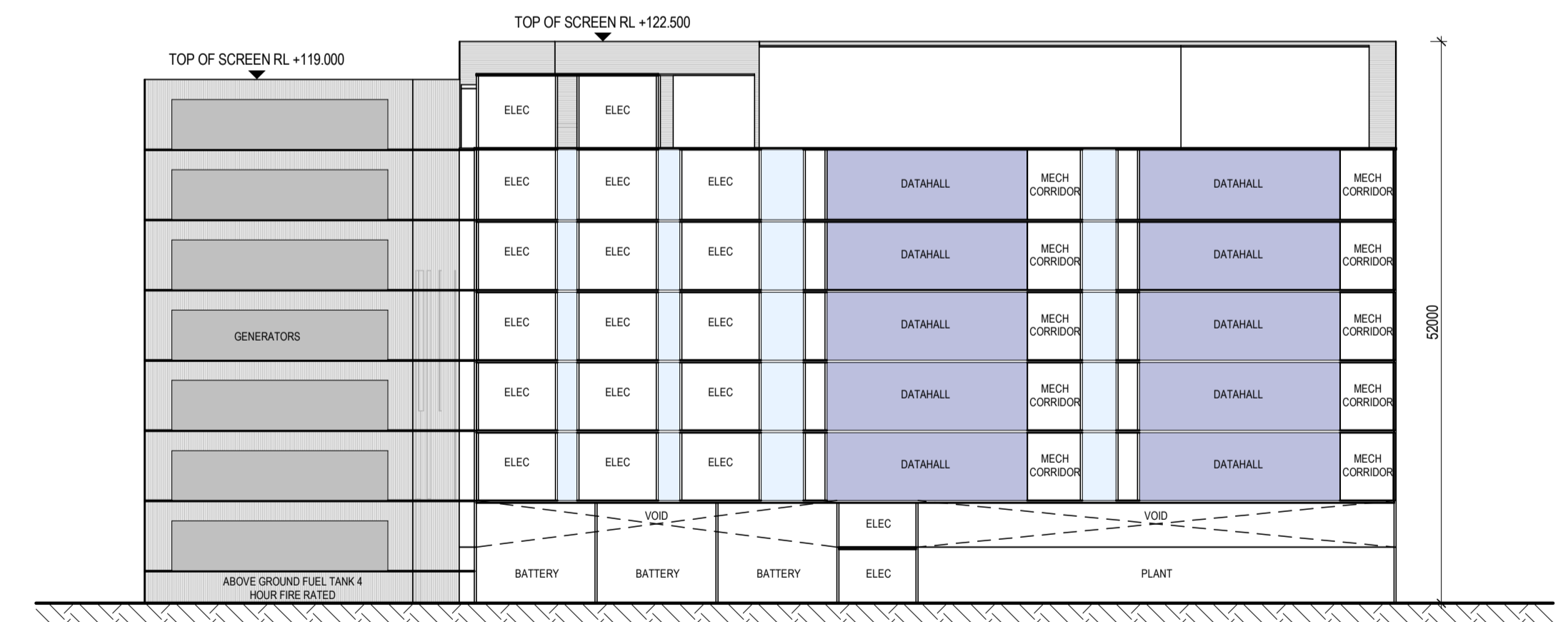
| GFA - AREA SCHEDULE | | |
|----------------------------|--------------|----------------------------------|
| Level | Usage | GFA Area |
| Storage and Support | | |
| Ground | Loading Dock | 318m ² |
| 01 | Storage | 1285m ² |
| | | Total: 1604m² |
| Circulation | | |
| Ground | Circulation | 968m ² |
| 01 | Circulation | 37m ² |
| 02 | Circulation | 174m ² |
| 04 | Circulation | 174m ² |
| 06 | Circulation | 174m ² |
| 08 | Circulation | 174m ² |
| 09 | Circulation | 174m ² |
| | | Total: 9720m² |
| Data Halls | | |
| 02 | Data Halls | 2335m ² |
| 04 | Data Halls | 2335m ² |
| 06 | Data Halls | 2335m ² |
| 08 | Data Halls | 2335m ² |
| 09 | Data Halls | 2335m ² |
| | | Total: 11680m² |
| Offices | | |
| Ground | Offices | 384m ² |
| 01 | Offices | 507m ² |
| 02 | Offices | 349m ² |
| 03 | Offices | 349m ² |
| 04 | Offices | 349m ² |
| 05 | Offices | 349m ² |
| 06 | Offices | 349m ² |
| 07 | Offices | 349m ² |
| | | Total: 2985m² |

| GFA Total | Site Area | FSR |
|---------------------|---------------------|-------|
| 25989m ² | 14026m ² | 1.9:1 |

| Landscape Area |
|--------------------|
| 1936m ² |



5 SECTION 1 - DEVELOPMENT SUMMARY
1:500



4 SECTION 2 - DEVELOPMENT SUMMARY
1:500

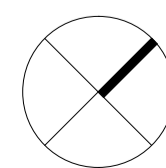


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- LEGEND:
- DATA HALLS
 - CIRCULATION
 - OFFICES
 - STORAGE AND SUPPORT

| REV | DESCRIPTION OF CHANGE | DATE | CHECKED | ISSUED |
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PROJECT
**PROJECT EOS
LANCELEY PLACE, ARTARMON
NSW 2064**

PROJECT STATUS
PRELIMINARY

DRAWING TITLE
DEVELOPMENT SUMMARY

SCALE
As indicated @ A1
DRAWING NUMBER

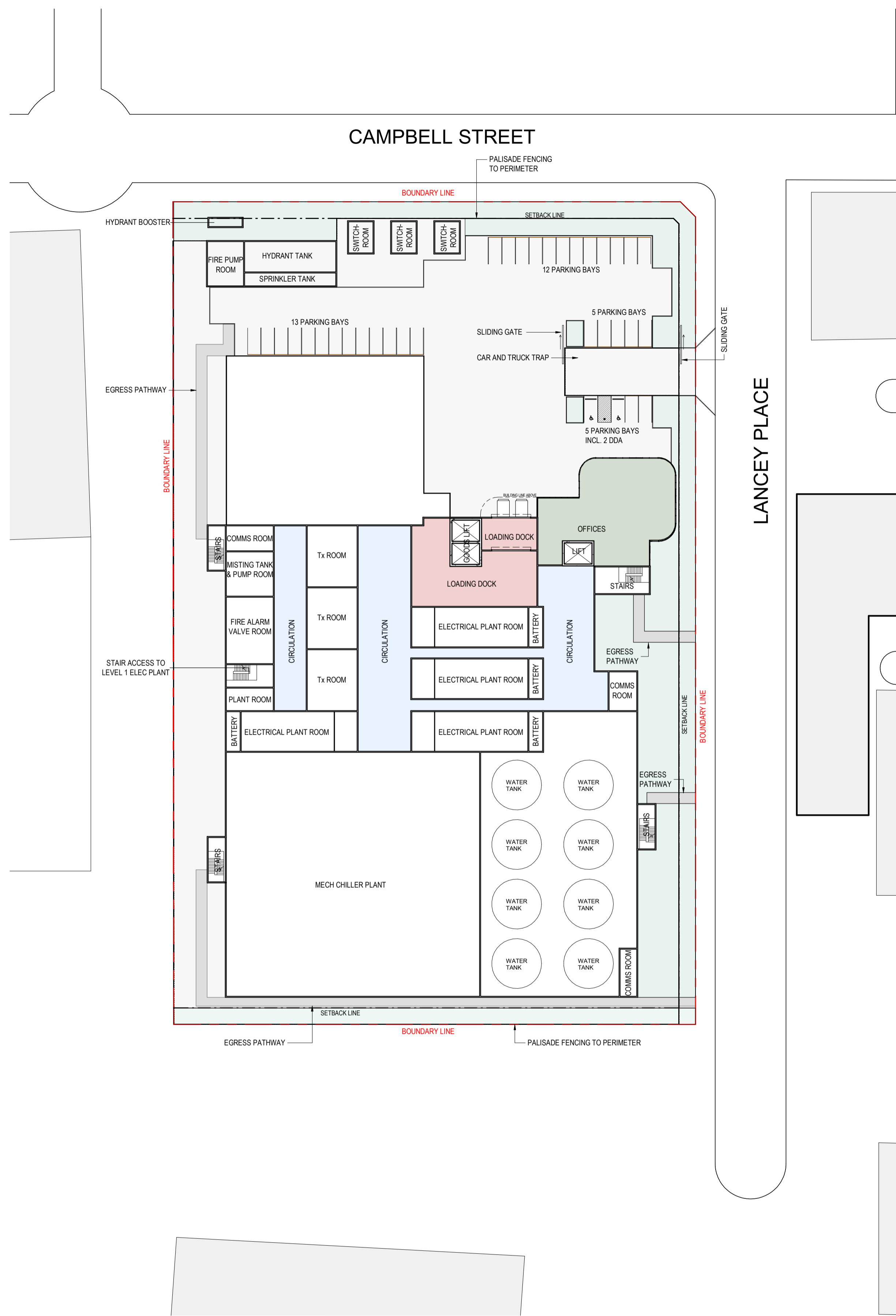
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PROJECT NUMBER
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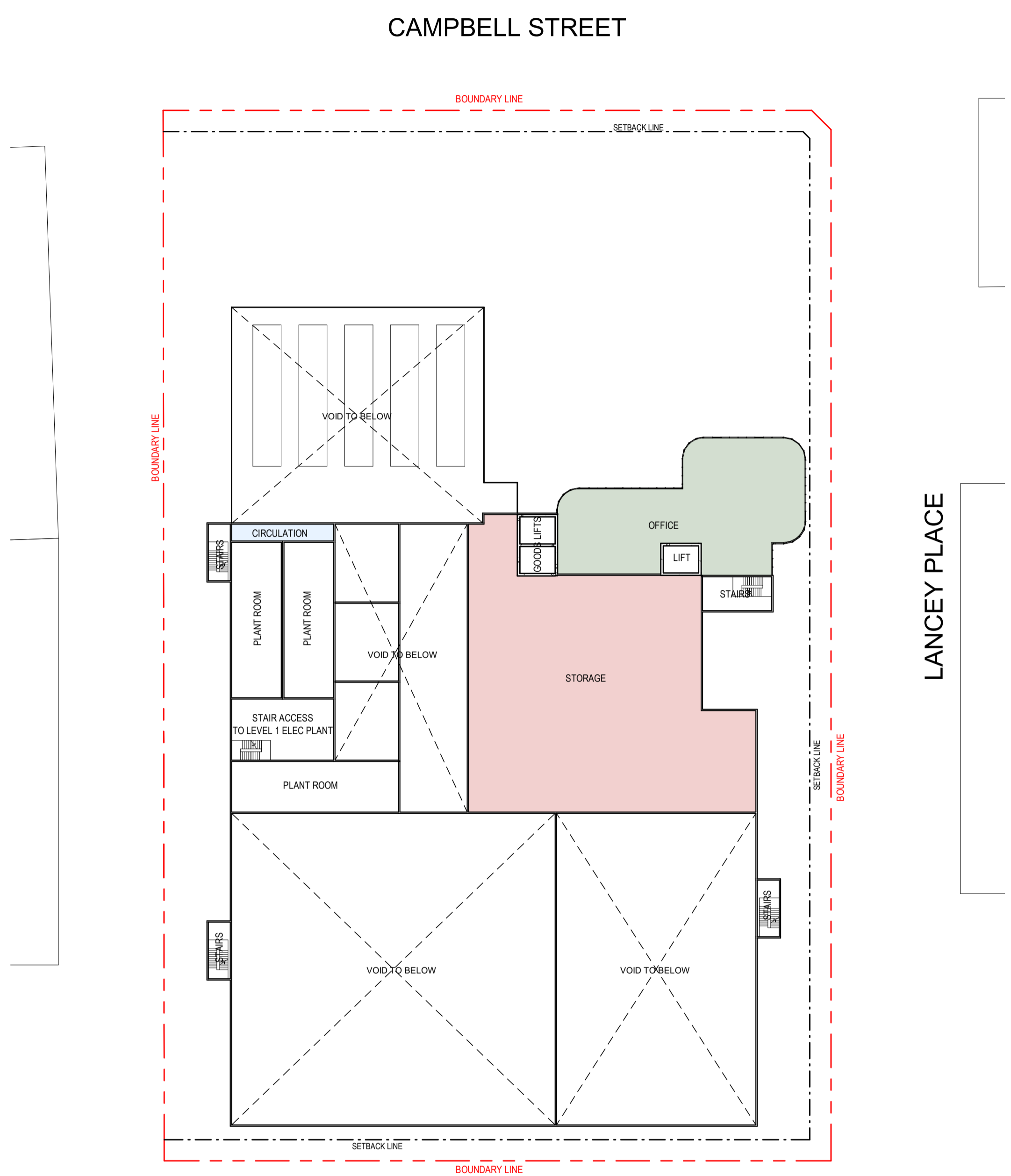
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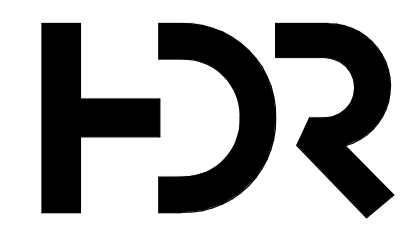
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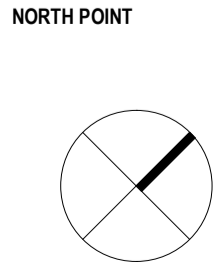
1 GA GROUND FLOOR PLAN
1 : 500



2 GA LEVEL 1 PLAN
1 : 500



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- LEGEND:
- DATA HALLS
 - CIRCULATION
 - OFFICES
 - STORAGE AND SUPPORT



PROJECT
**PROJECT EOS
LANCELEY PLACE, ARTARMON
NSW 2064**

PROJECT STATUS
PRELIMINARY

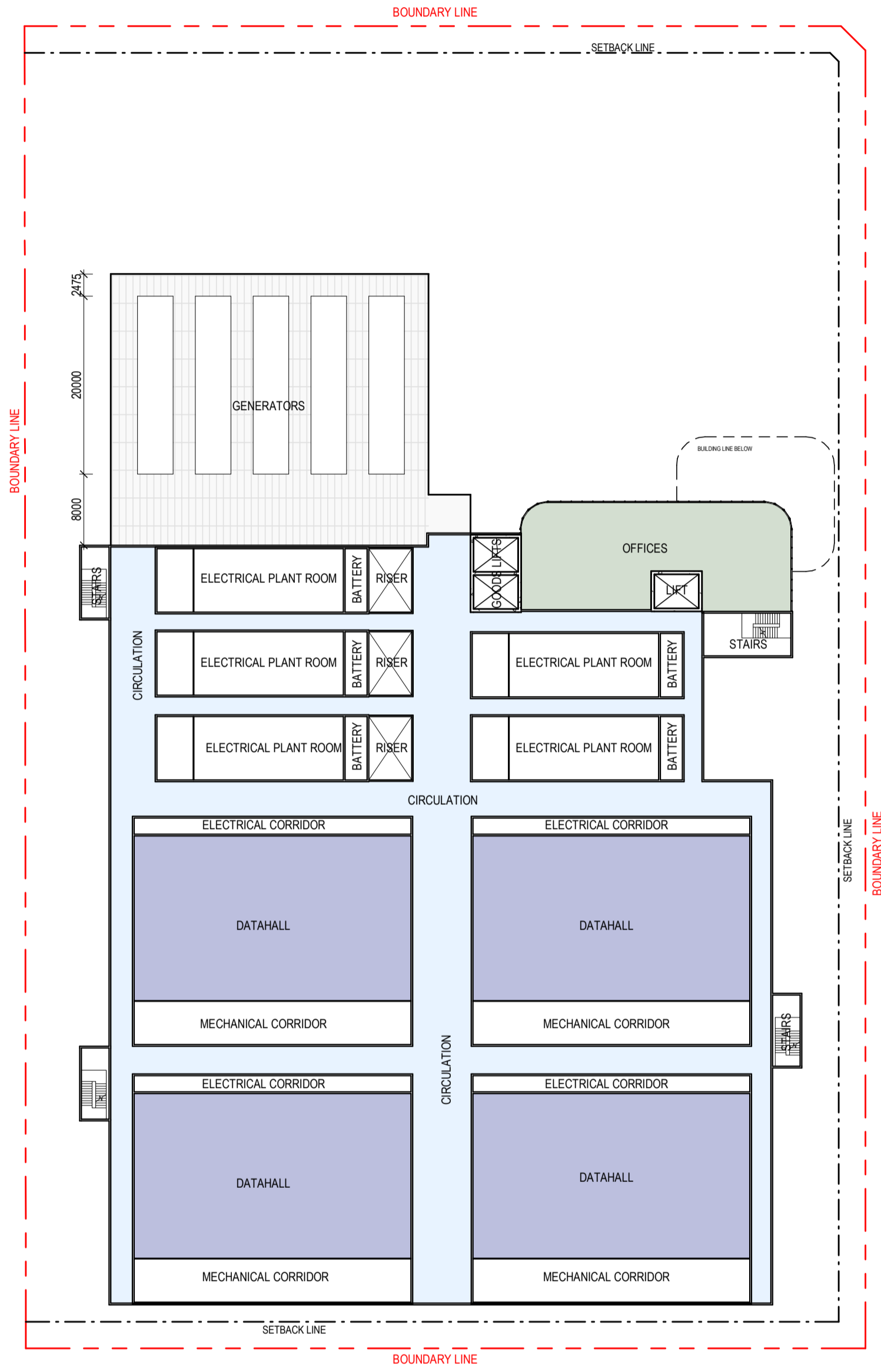
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GA PLANS SHEET 1 OF 6

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DRAWING NUMBER
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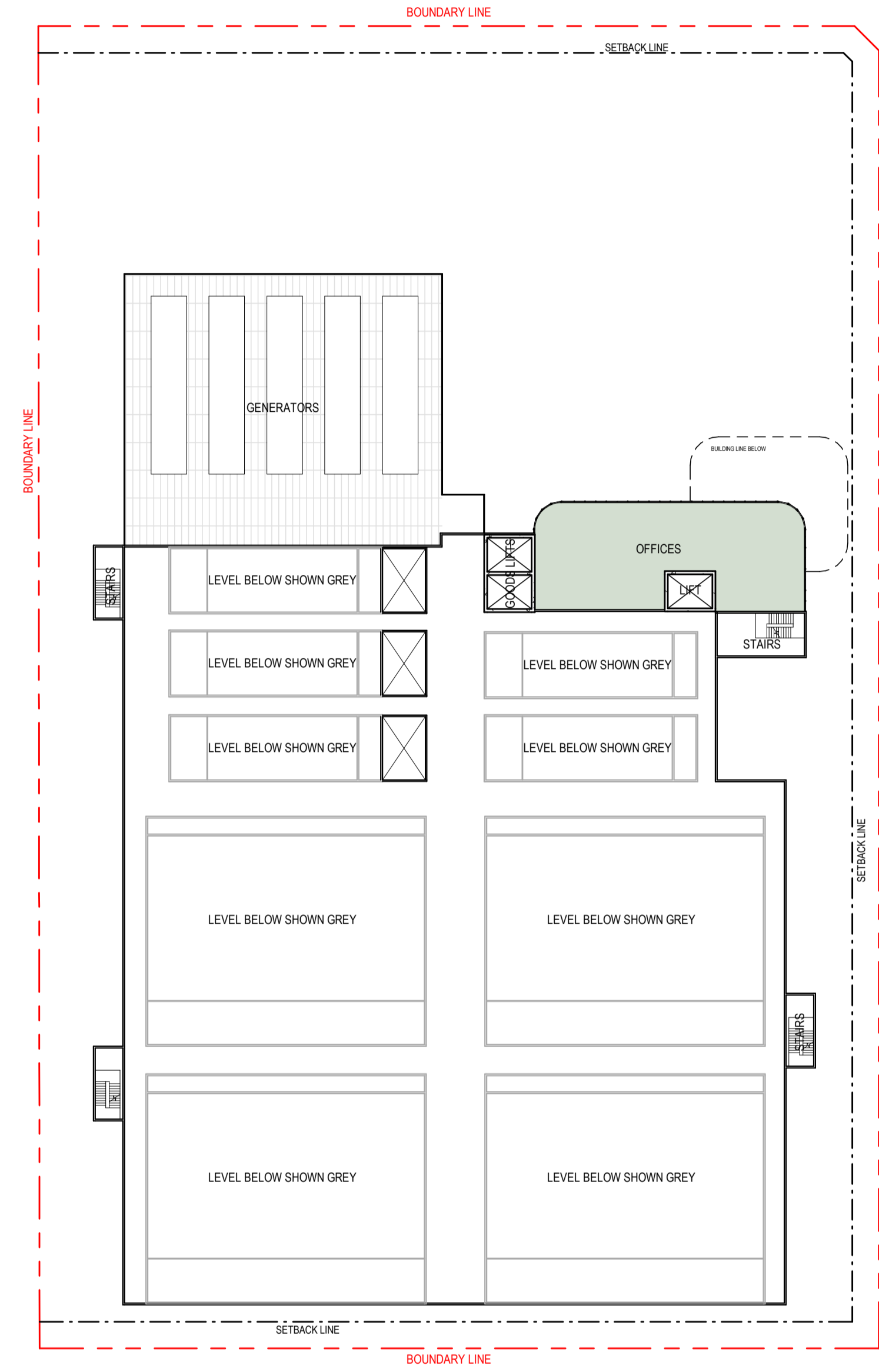
PROJECT NUMBER
10384537
ISSUE
A

CAMPBELL STREET

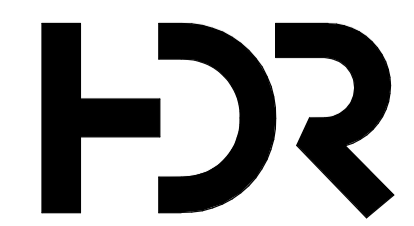


1 GA LEVEL 4 PLAN
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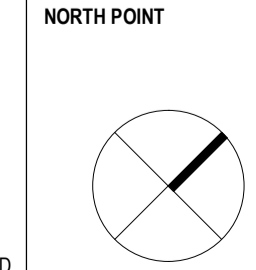
CAMPBELL STREET



2 GA LEVEL 5 PLAN
1 : 500



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A2

| REV | DESCRIPTION OF CHANGE | DATE | CHECKED | ISSUED |
|-----|-----------------------|-----------|---------|--------|
| A | ISSUED FOR SEARS | 2012/2023 | HDR | |

A3

- LEGEND:
- DATA HALLS
 - CIRCULATION
 - OFFICES
 - STORAGE AND SUPPORT



CLIENT
Goodman

PROJECT
**PROJECT EOS
LANCELEY PLACE, ARTARMON
NSW 2064**

PROJECT STATUS
PRELIMINARY

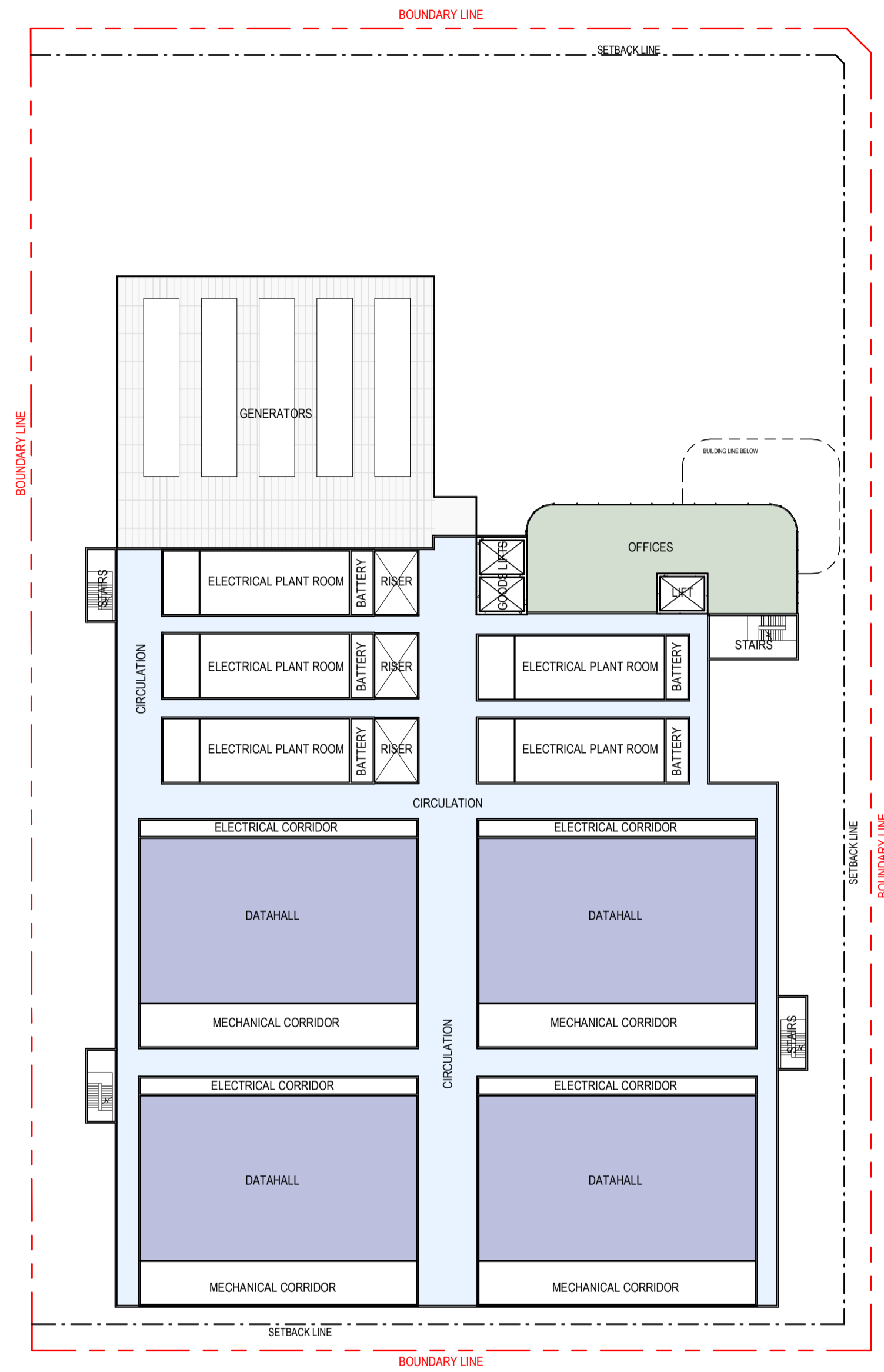
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DRAWING TITLE
GA PLANS SHEET 3 OF 6

SCALE
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HDR-AR-21009

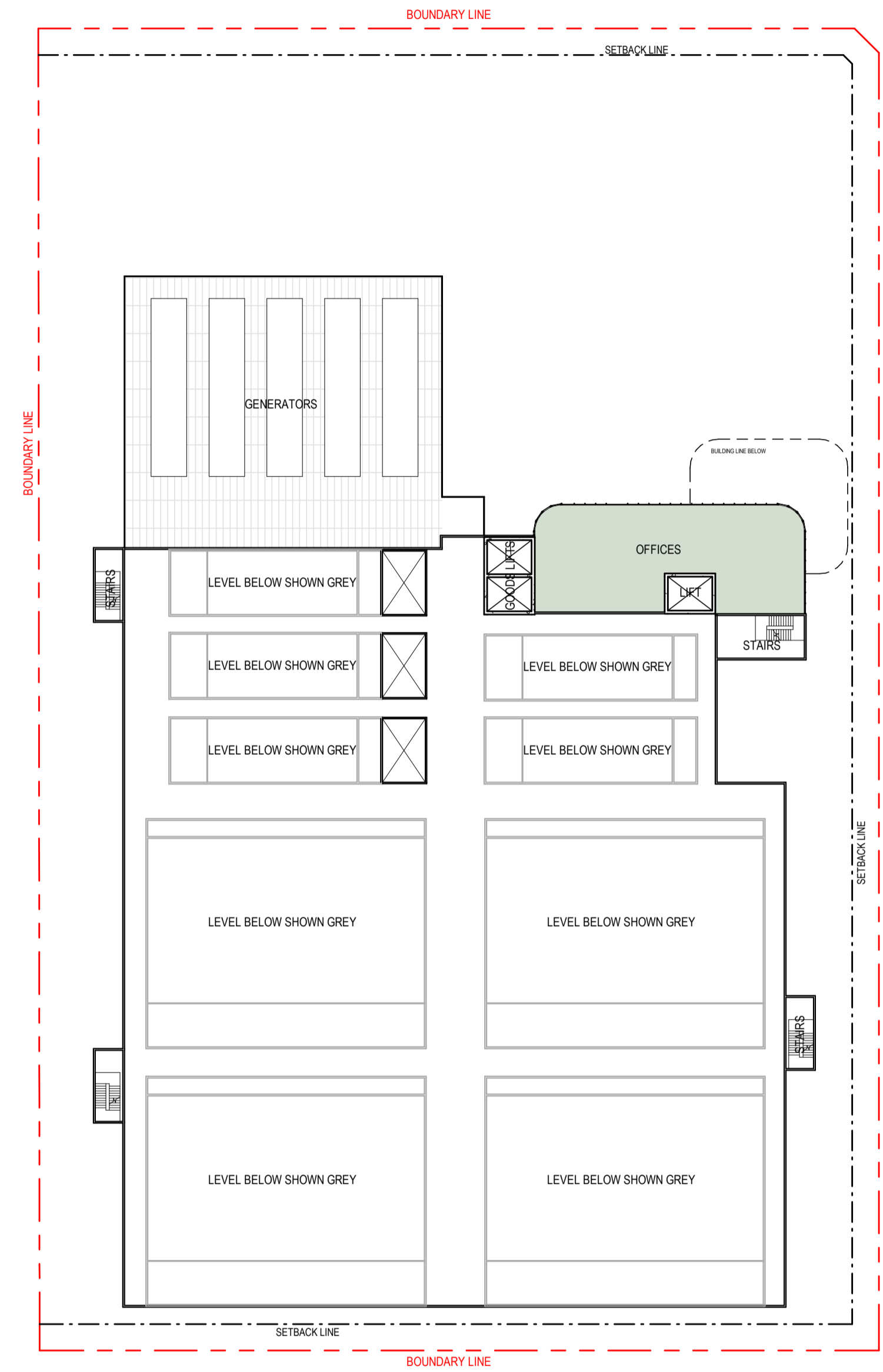
PROJECT NUMBER
10384537
ISSUE
A

CAMPBELL STREET



1 GA LEVEL 6 PLAN
1 : 500

CAMPBELL STREET



2 GA LEVEL 7 PLAN
1 : 500

LANCEY PLACE

LANCEY PLACE

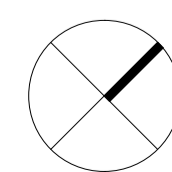


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LANCELEY PLACE, ARTARMON
NSW 2064**

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GA PLANS SHEET 4 OF 6

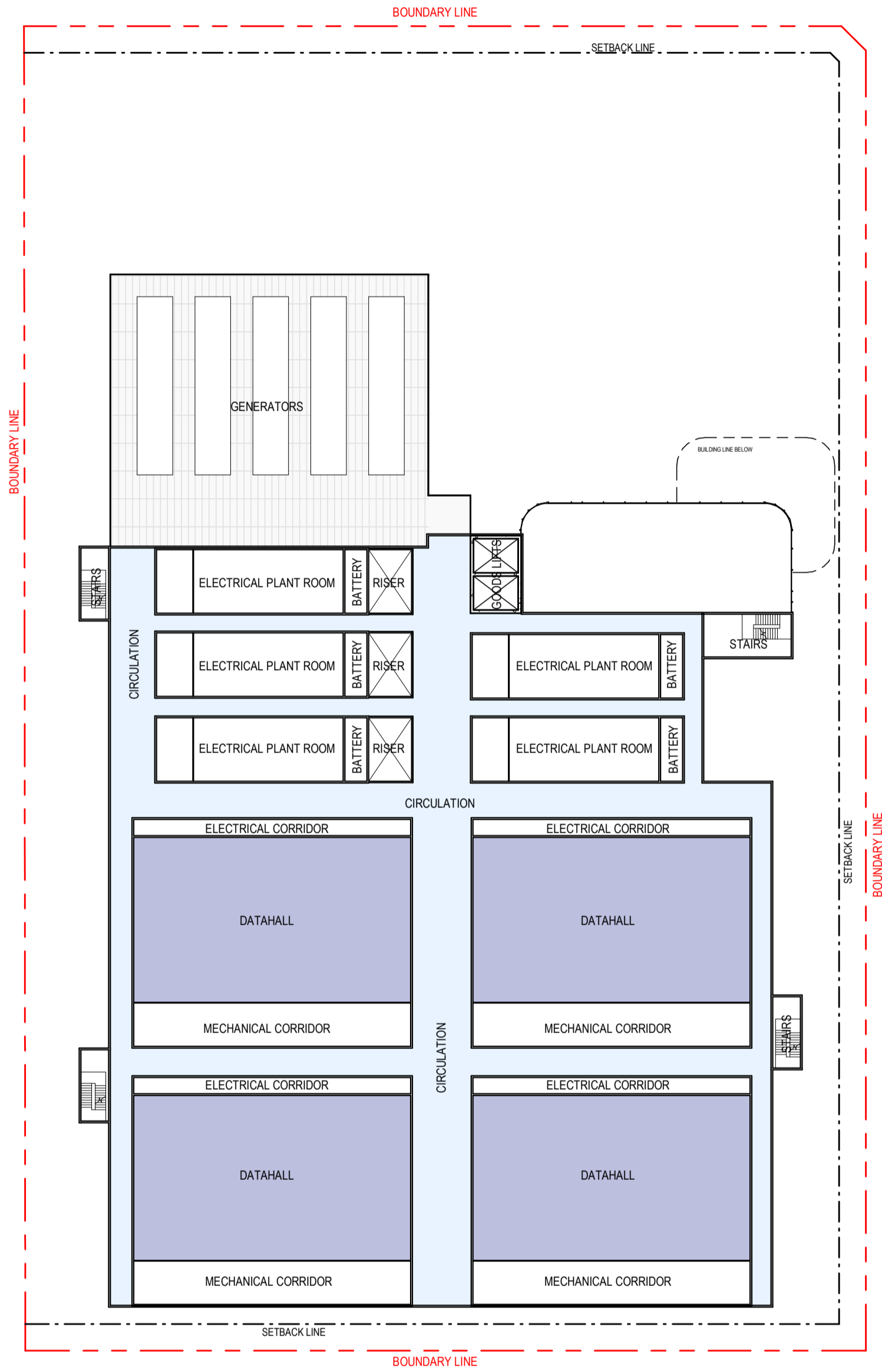
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DRAWING NUMBER

HDR-AR-21010

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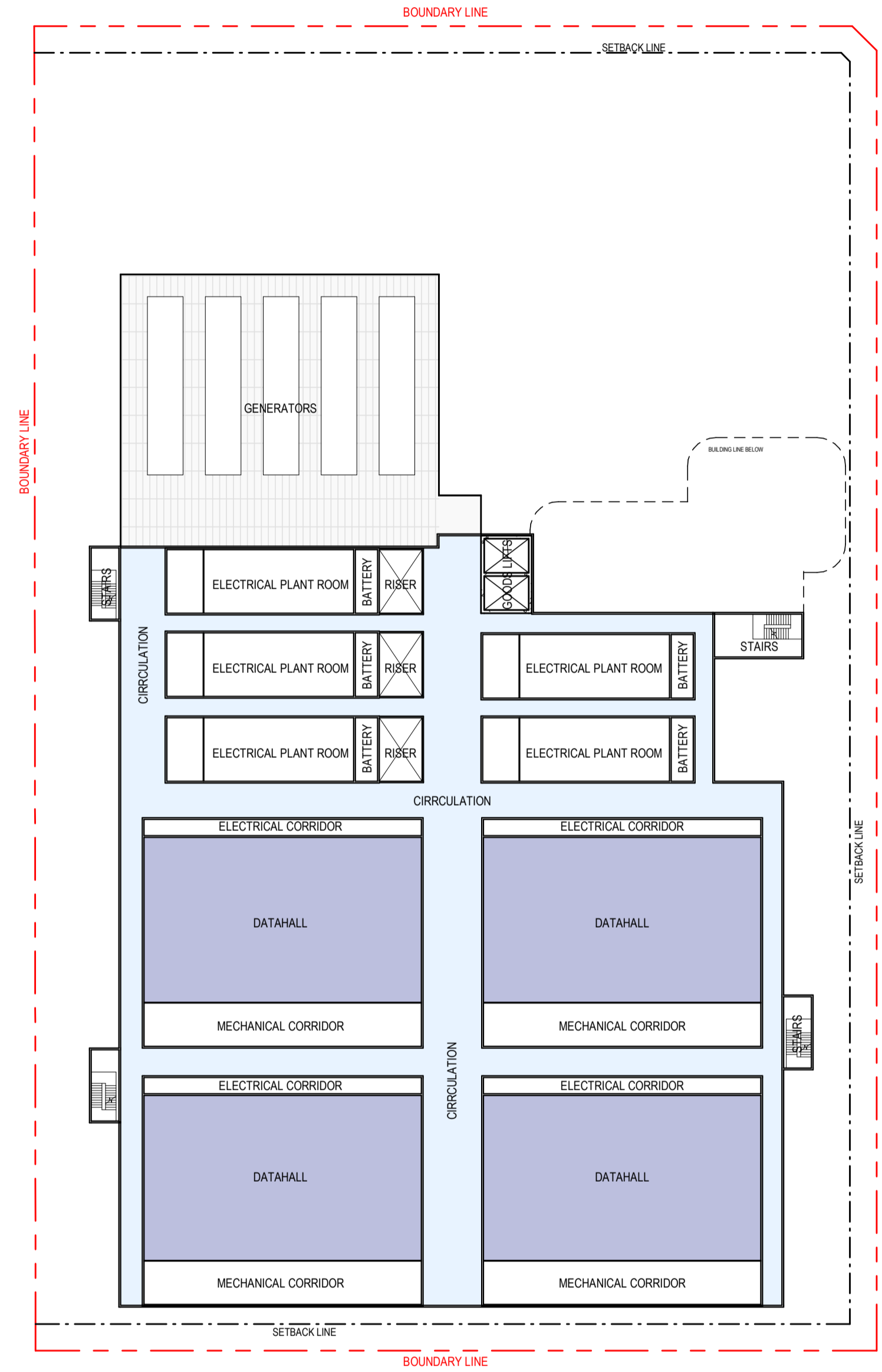
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CAMPBELL STREET

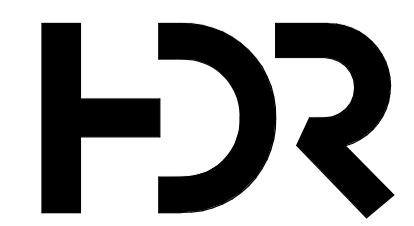


1 GA LEVEL 8 PLAN
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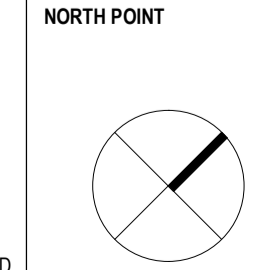
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2 GA LEVEL 9 PLAN
1 : 500



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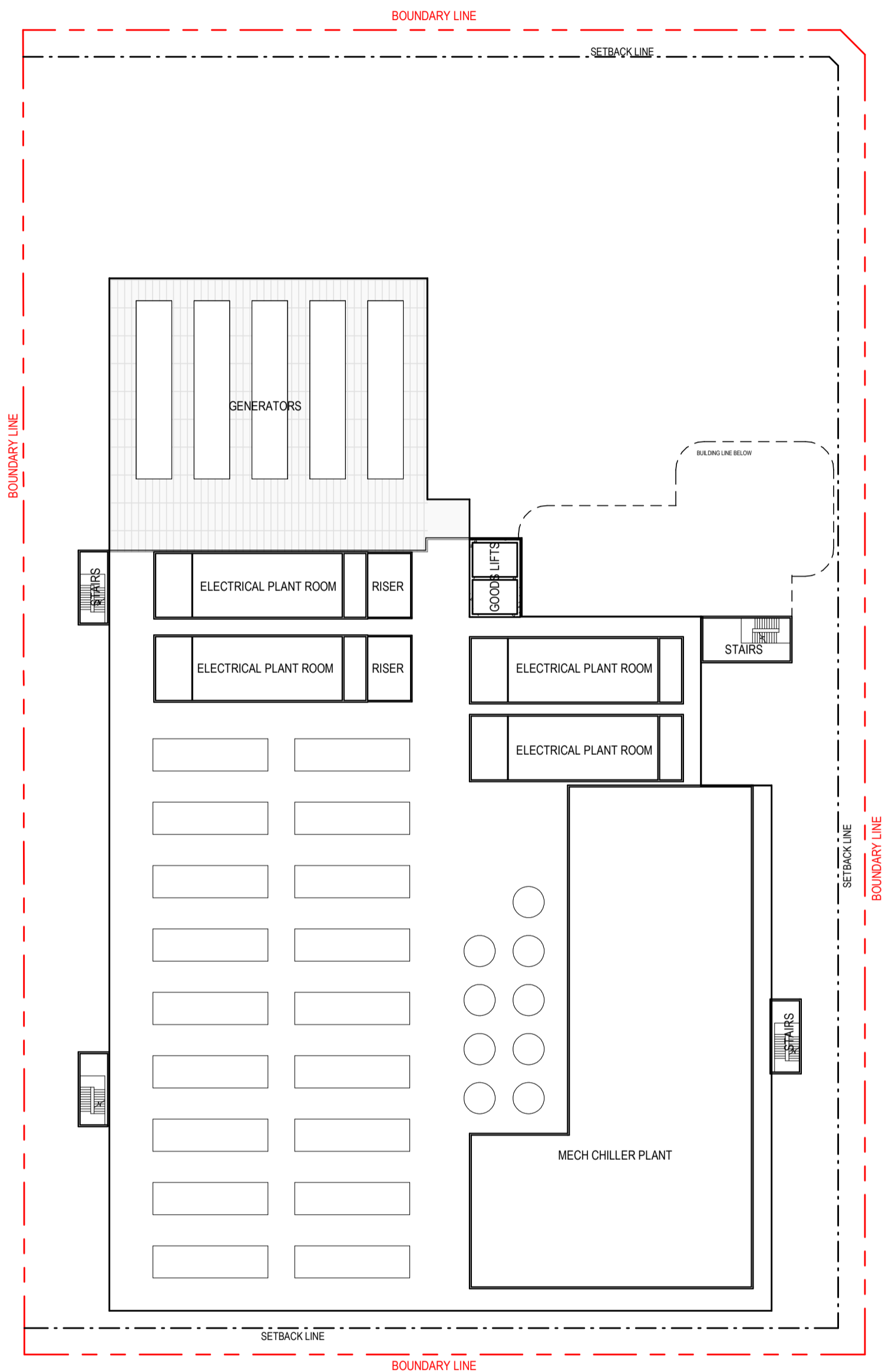
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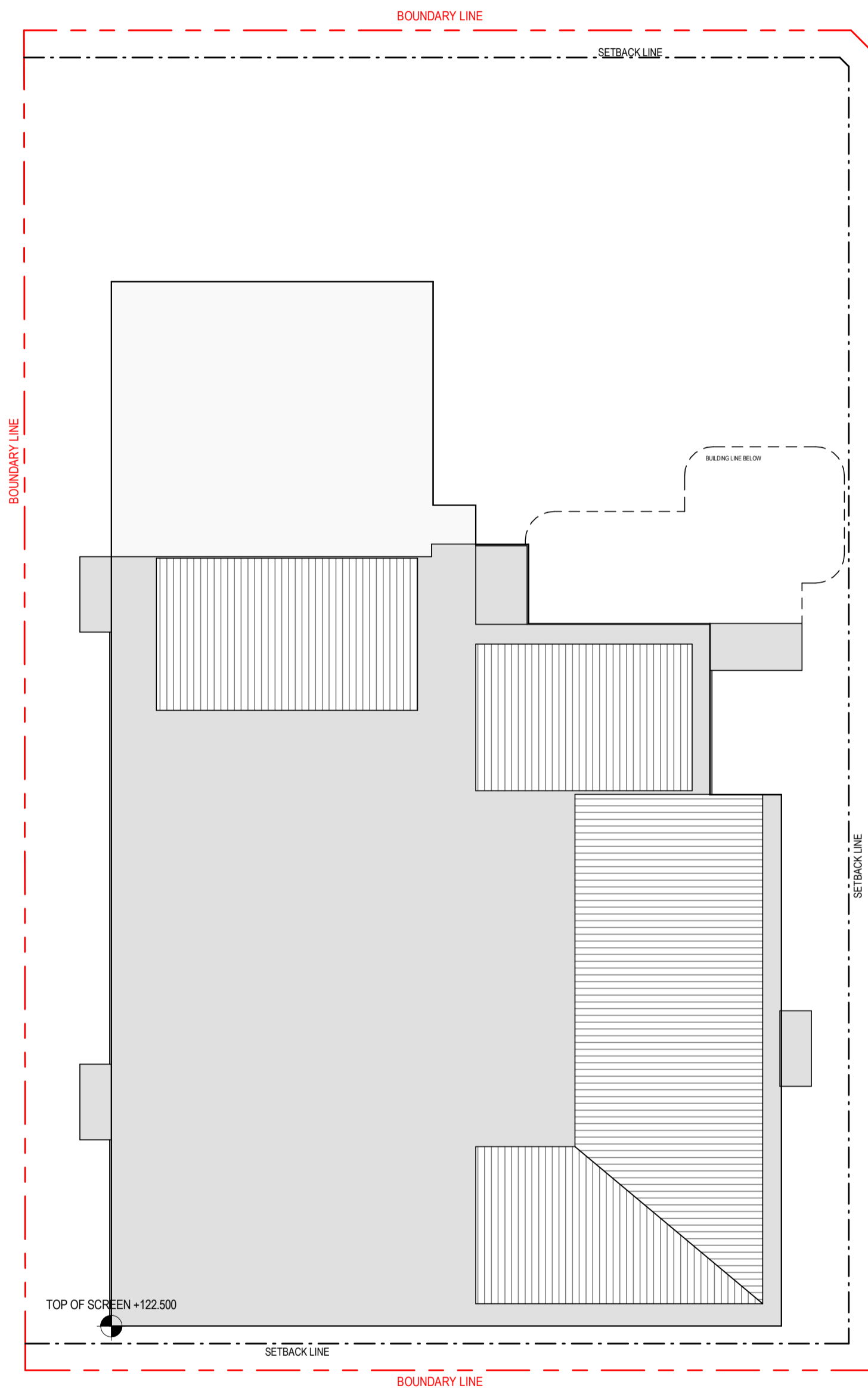
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DRAWING NUMBER
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LANCEY PLACE



1 GA ROOF PLAN
1 : 500

2 GA TOP OF SCREEN PLAN
1 : 500

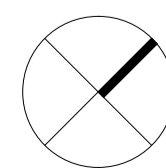


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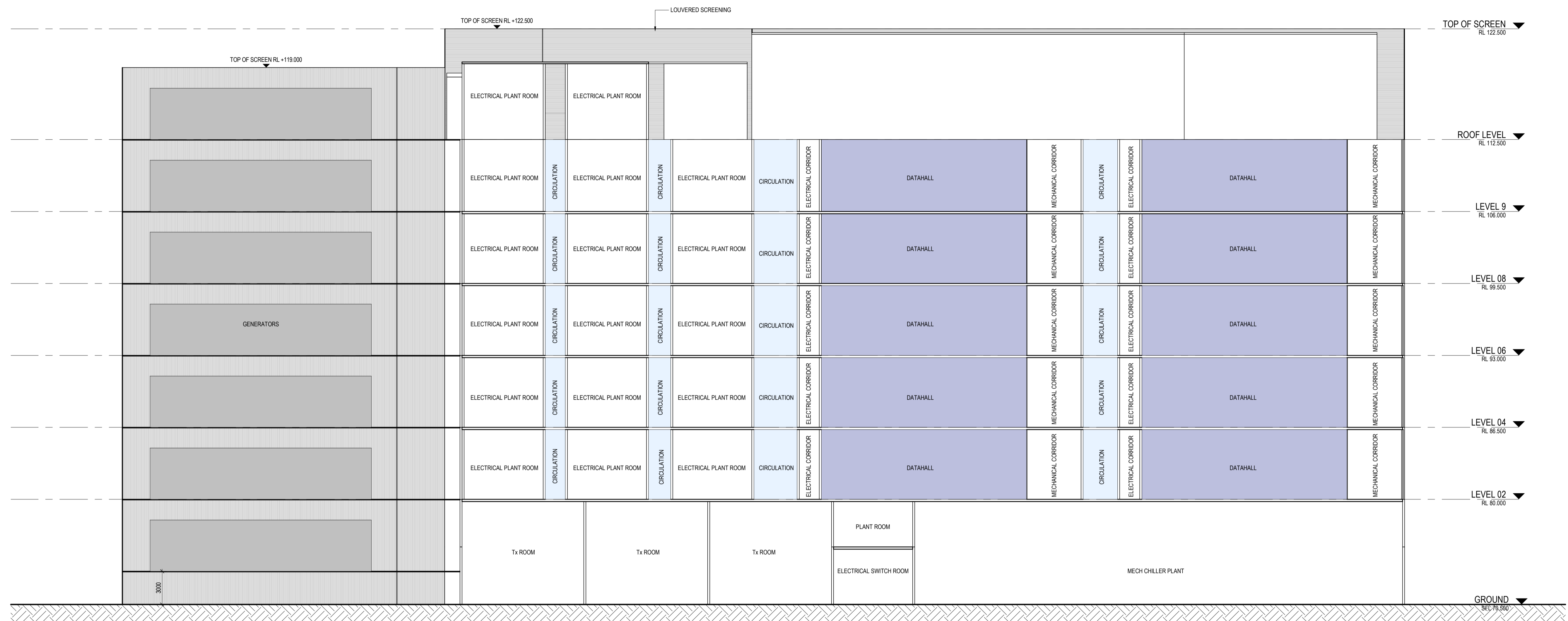
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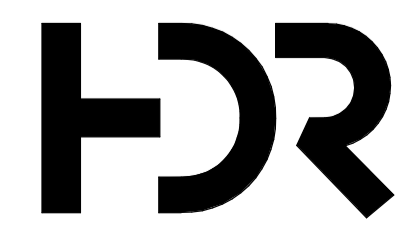
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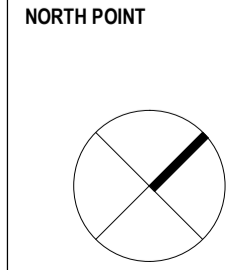
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1 SECTION - 1
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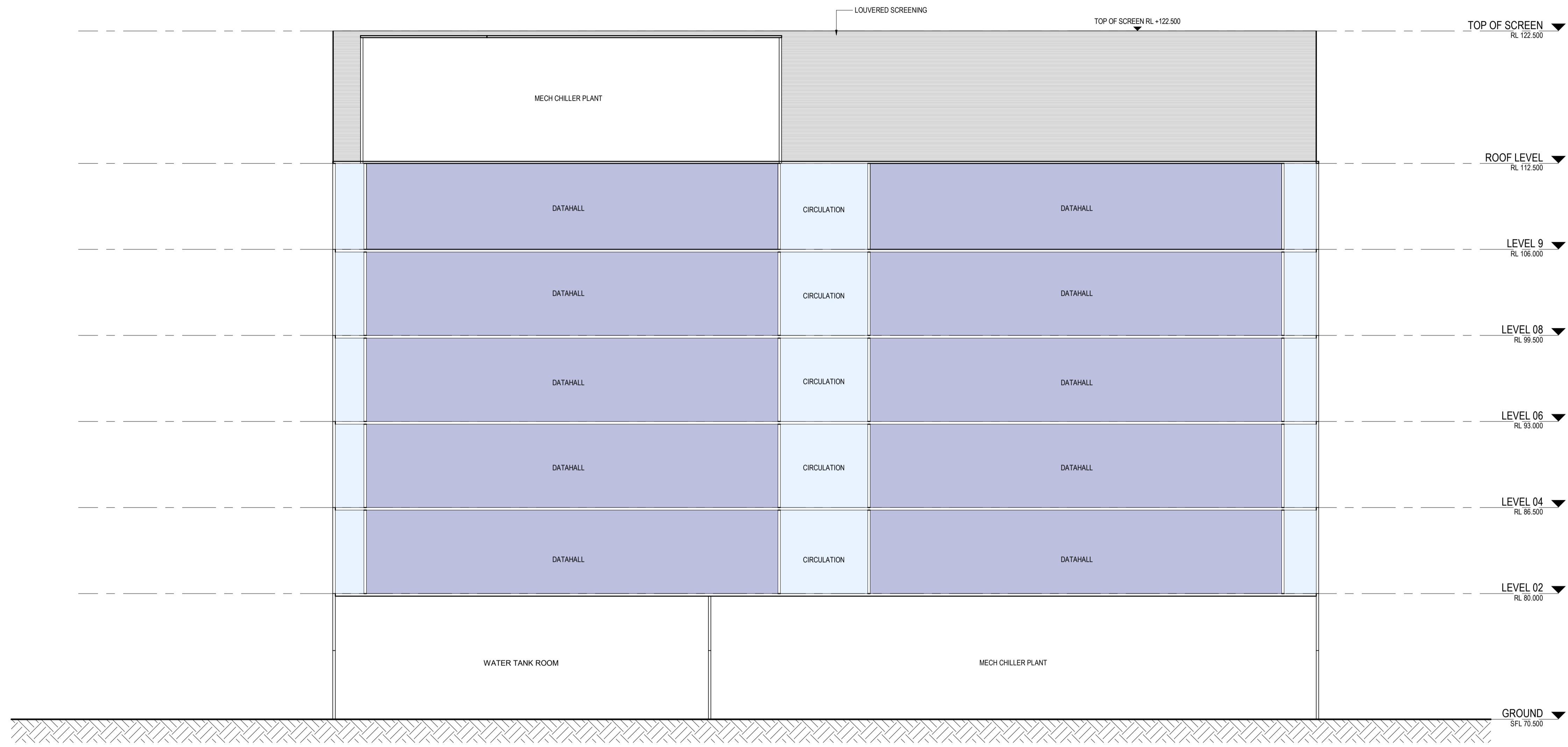
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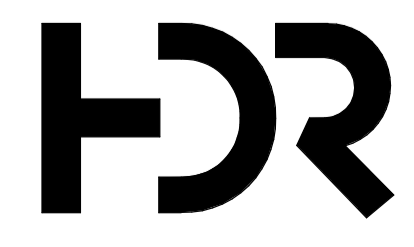
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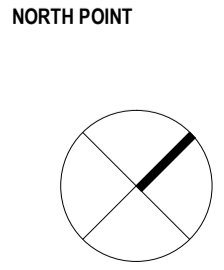
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1 SECTION - 2
1 : 200



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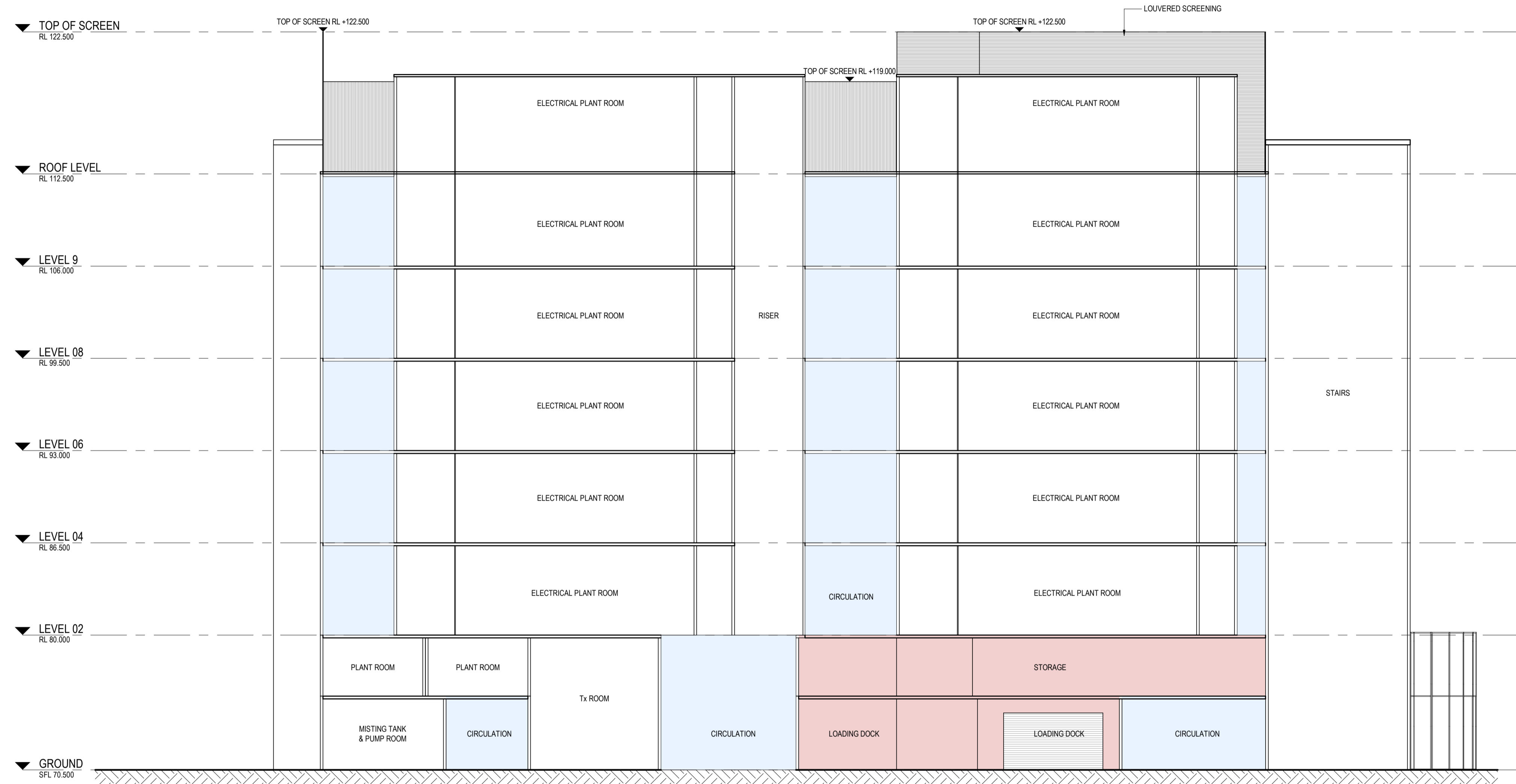
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SECTIONS SHEET 2 OF 3

SCALE
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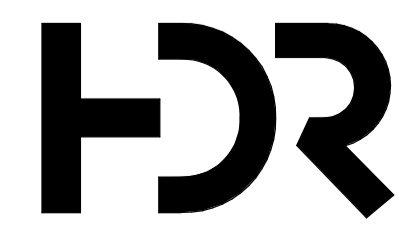
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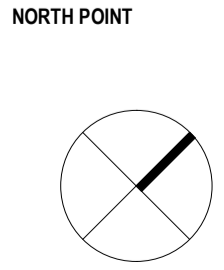
ISSUE
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1 SECTION - 3
1 : 200



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SECTIONS SHEET 3 OF 3

SCALE
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31005

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