



## Pre-Development Application

Date Submitted: 27/02/2024

Project Name: 43-61 Turner Road Data Centre  
Case ID: PDA-67981456

### Proponent Details

#### Project Owner Info

Title	Mr
First Name	Christopher
Last name	Serrano
Role/Position	Senior Environmental Consultant
Phone	0293209842
Email	christopher.serrano@arup.com
Address	Barrack Place, Level 5, 151 Clarence Street Sydney , New South Wales, 2000 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	ARUP PTY LIMITED
ABN	18000966165

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Christopher	Serrano
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0293209842	christopher.serrano@arup.com	Senior Environmental Consultant

#### Address

Barrack Place, Level 5, 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	43-61 Turner Road Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Capital Investment Value (excl GST)	AUD450,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	100
Number of Occupants	50
Number of Dwellings	0
Gross Floor Area (GFA) sqm	10,000

Description of the Development/Infrastructure

Construction and operation of a data centre with a capacity of approximately 53 MW including emergency back-up generators, cooling plant, diesel and lithium ion battery storage, substation and associated infrastructure.

#### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	43-61 Turner Road Data Centre
Site Address (Street number and name)	43-61 Turner Road, Gregory Hills
Site Co-ordinates - Latitude	-34.028123
Site Co-ordinates - Longitude	150.762

### Local Government Area

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

### Lot and DP

Lot and DP

Lot 14, 15, 16, and 17 DP 28024

### Site Area

What is the total site area for your development?

Site Area sqm

97,400

### Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 6 - mild temperate

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

To be considered in the EIS

## 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

### Permissibly of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

The Site is zoned IN1 General Industrial under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (SEPP WPC). It also falls under the Turner Road Precinct Development Control Plan (2018) where it is zoned as Industrial. Data storage facilities are a form of development permitted with consent in this zone as provisioned under Division 3, Clause 2.31 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

### Biodiversity Development Assessment Report Waiver Request

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

No

### 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.

State Environmental Planning Policy (Precincts – Western Parkland City) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

Environmental Planning and Assessment Act 1979  
Roads Act 1993  
Protection of the Environment Operations Act 1997  
Biodiversity Conservation Act 2016

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

DA No. 2022/492/1 - Development consent was granted by the Sydney Western City Planning Panel on 11 May 2023 for the demolition of existing structures, tree removal, remediation of contaminated land, subdivision to create 23 industrial lots and one residue lot, construction of a public road and associated siteworks.

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](#)?\*

Yes

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](#)?\*

Yes

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

No

## Attachments

File Name	Indicative site layout
File Name	43-61 Turner Road, Gregory Hills - Request for IS SEARs