



Pre-Development Application

Date Submitted: 02/04/2024

Project Name: Project Pluto Data Centre
Case ID: PDA-69210004

Proponent Details

Project Owner Info

Title	Mr
First Name	Guy
Last name	Smith
Role/Position	Head of Planning
Phone	0292307225
Email	guy.smith@goodman.com
Address	1-11 HAYES ROAD ROSEBERY , New South Wales, 2018 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED
ABN	40088981793

Primary Contact Info

Are you the primary contact?
Yes

Title Mr	First Name Guy	Last Name Smith
Phone 0292307225	Email guy.smith@goodman.com	Role/Position Planning Manager

Address

1-11
HAYES ROAD
ROSEBERY,
New South Wales
2018
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	Project Pluto Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Capital Investment Value (excl GST)	AUD2,500,000,000.00
Indicative Operation Jobs	70
Indicative Construction Jobs	500
Number of Occupants	63
Number of Dwellings	0
Gross Floor Area (GFA) sqm	37,092

Description of the Development/Infrastructure

Construction, fit out and operation of a data centre.
The proposal will seek to develop sufficient data centre floor space plus ancillary office space with a load capacity of 126MW, including associated carparking and landscaping.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Project Pluto
Site Address (Street number and name)	132 McCredie Road, Guildford West NSW 2161
Site Co-ordinates - Latitude	-33.851132
Site Co-ordinates - Longitude	150.955

Local Government Area

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

Lot and DP

Lot and DP

Lot 1 DP 828392

Site Area

What is the total site area for your development?

Site Area sqm

71,720

Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 2 - warm humid summer, mild winter

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

An ESD Report will be included with the SSD pack.

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

The site is zoned E4 - General Industry. Data storage facilities are permissible within this zone.

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)

E4 General Industrial

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
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021

- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- Cumberland Local Environmental Plan 2021 (CLEP)

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)?*

No

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

No

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

No

Attachments

File Name	Project Pluto - SITE CONTEXT MAP
File Name	SEARS Request - Project Pluto_28.03.24_