



Pre-Development Application

Date Submitted: 08/04/2025

Project Name: 78 Lockwood Road, Erskine Park - Data Centre
Case ID: PDA-81060957

Proponent Details

Project Owner Info

Title	Mr
First Name	Michael
Last name	Dyer
Role/Position	Project Director
Phone	0439909303
Email	mdyer@stackinfra.com
Address	201 SUSSEX STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	STACK INFRASTRUCTURE AUSTRALIA PTY LTD
ABN	78650472236

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Christopher	Croucamp
Phone	Email	Role/Position
0400203722	ccroucamp@urbis.com.au	Planning Consultant

Address

201
SUSSEX STREET
SYDNEY,
New South Wales
2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
No

Project Info

Project Name	78 Lockwood Road, Erskine Park - Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD650,000,000.00
Indicative Operation Jobs	100
Indicative Construction Jobs	800
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	82,020

Description of the Development/Infrastructure

- ? Site preparation and bulk earthworks.
- ? Construction of a new data centre development comprising approximately 82,020m2 of GFA, circa 24 metre building height, circa 3 storeys, data halls across 2 levels, circa 156 generators for backup power.
- ? At grade car park (55 spaces)
- ? Landscaping and associated public domain works.
- ? Extension and augmentation of physical infrastructure and utilities

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	78 Lockwood Road
Site Address (Street number and name)	78 Lockwood Road Data Centre
Site Co-ordinates - Latitude	-33.815188
Site Co-ordinates - Longitude	150.812

Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	

Lot and DP

Lot and DP

Lot 101 in Deposited Plan 1268632

Site Area

What is the total site area for your development?

Site Area sqm

77,243

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](#) or the applicable Ministerial planning order.

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 relevant to this SEARs request is zoned IN (General Industrial) under the IE SEPP. Under the IE SEPP, 'data centres' are a type of 'light industry' which is captured under the 'industry' group term. Accordingly, 'data centres' are permitted with consent in the IN1 zone under the IE SEPP.

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 (Industry and Employment) 2021
- ? Environment Protection and Biodiversity Conservation Act 1999
- ? Biodiversity Conservation Act 2016
- ? National Parks and Wildlife Act 1974
- ? Protection of the Environment Operations Act 1997
- ? State Environmental Planning Policy (Resilience and Hazards) 2021
- ? State Environmental Planning Policy (Transport and Infrastructure) 2021
- ? State Environmental Planning Policy (Sustainable Buildings) 2022

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

None

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	Concept Plans - 78 Lockwood Road
File Name	Planning Cover Letter - 78 Lockwood Road