



Pre-Development Application

Date Submitted: 04/04/2025

Project Name: Project Mars Data Centre
Case ID: PDA-81184958

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	First Name	Last Name
Mr	Guy	Smith
Phone	Email	Role/Position
0292307225	guy.smith@goodman.com	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?
No

Project Info

Project Name	Project Mars Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD1,200,000,000.00
Indicative Operation Jobs	30
Indicative Construction Jobs	500
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	18,829

Description of the Development/Infrastructure

The proposed development comprises the demolition of 4 x existing industrial warehouse buildings on the site and bulk excavation to facilitate the construction, fit out and 24/7 operation of a Data Centre. The Data Centre comprises a load capacity of 90 MVA over 2x Data Centre Buildings, including 2 x levels of Data Hall with rooftop plant and ancillary office, associated carparking and landscaping.

Concept Development

Are you intending to submit a concept or staged application?


No

Site Details

Site Information

Site Name	12 Mars Road, Lane Cove West
Site Address (Street number and name)	12 Mars Road, Lane Cove West
Site Co-ordinates - Latitude	-33.811879
Site Co-ordinates - Longitude	151.149

Local Government Area

Local Government	District Name	Region Name	Primary Region
Lane Cove	North District	Sydney	


Lot and DP

Lot and DP
Lot 22 DP732062

Site Area

What is the total site area for your development?
Site Area sqm
33,559

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 without consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Lane Cove LEP 2008

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.

- ? Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
- ? NSW Biodiversity Act 2016 (BC Act)
- ? Environmental Planning and Assessment Act 1979 (EP&A Act)
- ? Environmental Planning Assessment Regulation 2021 (the Regulations)
- ? State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)
- ? State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)
- ? State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP)
- ? State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP)
- ? State Environmental Planning Policy (Industry and Employment) 2021 (Industry and Employment SEPP)
- ?Lane Cove Local Environmental Plan 2008
- Lane Cove Development Control Plan 2008

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?

Yes

Describe the nature of variation.

There will be minor departure of the maximum LEP height control in certain parts of the development. This is necessary to account for the aggressive sloping topography of the site.

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	Appendix A - Preliminary Architecture Plans
File Name	Project Mars Data Centre - SEARs Request_18.03.25
File Name	12 Mars Road - Site Map