

**Project Name:** Mamre Road Data Centre Campus  
**Case ID:** PDA-88817956

## Proponent Details

### Project Owner Info

Title	Mr
First Name	Adam
Last name	Pavlovic
Role/Position	Project Manager
Phone	0435310040
Email	adam@planpm.com.au
Address	Level 1, Shop 2A, 17 Macmahon Street Hurstville , New South Wales, 2220 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	PLAN PROJECT MANAGEMENT PTY LTD
ABN	21624589779

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Adam	Pavlovic
Phone	Email	Role/Position
0435310040	adam@planpm.com.au	Project Manager

### Address

Level 1, Shop 2A, 17  
Macmahon Street  
Hurstville, New South Wales 2220  
AUS

## Development Details

### Engagement with the Department

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

Yes

### Project Info

Project Name	Mamre Road Data Centre Campus
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD5,000,000,000.00
Indicative Operation Jobs	500
Indicative Construction Jobs	500
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	400,000

Description of the Development/Infrastructure

Construction and operation of a data centre campus, including necessary infrastructure and servicing.

### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

## Site Information

Site Name	706-752 Mamre Road, Kemps Creek
Site Address (Street number and name)	706-752 Mamre Road, Kemps Creek
Site Co-ordinates - Latitude	-33.83379434636944
Site Co-ordinates - Longitude	150.785

## Local Government Area

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

## Lot and DP

Lot and DP

Lot 10 DP 1280592

## Site Area

What is the total site area for your development?

Site Area sqm

520,000

## 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

### Permissibility of Proposal

Permissible with consent

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

The proposal is categorised as a data centre, which falls within the group term 'light industries' which is permitted with consent in the IN1 General Industrial zone, pursuant to Chapter 2 of the State Environmental Planning Policy (Industry and Employment) 2021. Data centres are also permitted with consent in the IN1 General Industrial zone under the 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, SP2 Infrastructure

## 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
- Environmental Planning and Assessment Regulation 2021
- Biodiversity Conservation Act 2016
- Protection of the Environment Operations Act 1997
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Industry and Employment) 2021

#### 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?**

Yes

**Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979).**

Section 7 of Schedule 3 of the EP&A Regulation - Development for the purposes of a battery storage facility is designated development if the facility supplies or is capable of supplying more than 30 megawatts of electrical power.

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), 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 - Part 1

**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](#)?\*

Yes

## Approvals - Part 2

**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)?\*

Yes

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

Yes

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

No

## Attachments

File Name	Project-Specific SEARs - 706-752 Mamre Road, Kemps Creek
File Name	Appendix B - Preliminary Concept Architectural Plans
File Name	Appendix A - Scoping Summary Table