



**Project Name:** Project Atlas Data Centre Eastern Creek  
**Case ID:** SSD-101067971

## Applicant 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

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

Project Name	Project Atlas Data Centre Eastern Creek
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD5,536,389,811.00
Indicative Operation Jobs	162
Indicative Construction Jobs	2,323
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	99,130

### Description of the Development/Infrastructure

500MVA Data Centre at 10 Roberts Road, Eastern Creek, including:

•Site preparation works including demolition, bulk excavation; •Construction, fit-out and 24/7 operation of a Data Centre; •Offsite enabling infrastructure; •2 x 3 level Data Centre Buildings; •Ancillary office and amenity; •Utilities including 1) diesel storage tanks; 2) water tanks; 3) substations on site; •Vehicle access; • landscaping •Installation of site services and drainage infrastructure

### Description of Changes

Briefly describe the proposed changes to the application

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	10 Roberts Road, Eastern Creek
Site Address (Street number and name)	10 Roberts Road, Eastern Creek
Site Co-ordinates - Latitude	-33.817380
Site Co-ordinates - Longitude	150.837

### Local Government Area

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

### Lot and DP

Lot and DP

Lot 553 DP 1110447

### Site Area

What is the total site area for your development?

Site Area sqm

170,000

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

No

#### Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

Pursuant to Schedule 1, Clause 25 of the Planning Systems SEPP, the proposed development has a total power consumption of more than 15 megawatts. Accordingly, the proposal is SSD.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

#### Section under selected Schedule

Section 25 - Data storage

#### Permissibility of Proposal

Permissible with consent

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

IN1 General Industrial

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

Yes

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

## Sustainable Buildings SEPP

## Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per 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

## Sustainability Requirements A

### General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

No

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

No

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Refer to ESD Report.

Is the development seeking certification from a sustainability rating system?

No

### Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Tim
Last Name	Dunn
Professional Qualification	Engineer
Registration details	NABERS Accredited Assessor
Business Name	LEHR CONSULTANTS INTERNATIONAL (AUSTRALIA) PTY LTD
Australian Business Number (ABN)	92124107973

Is there a NABERS Agreement to Rate for embodied emissions in this development?

Yes

Provide the agreement reference number(s)

AR00116

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to ESD Report.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

## Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

No

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

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

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
136996	PIA	Tom Cook

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	Appendix NN Embodied Emissions Material form
File Name	Appendix Z Landscape Report
File Name	EIA - 10 Roberts Road, Eastern Creek
File Name	Project Atlas - Landowners Consent Letter
File Name	Appendix X Preliminary Site Investigation
File Name	Appendix Y Detailed Site Investigation
File Name	Appendix W Stormwater Management Report
File Name	Appendix T Geotechnical Report
File Name	Appendix S Hazard and Risk Report
File Name	Appendix V Salinity Management Plan
File Name	Appendix U Technical Advice Letter – Soils
File Name	Appendix R Visual Impact Assessment
File Name	Appendix P Transport and Accessibility Impact Assessment
File Name	Appendix M 330kV Underground Cable Route
File Name	Appendix QQ - Vegetation Management Plan
File Name	Appendix Q Fire Safety Concept Strategy
File Name	Appendix N Greenhouse Gas Assessment
File Name	Appendix OO - Community and Stakeholder Engagement Strategy
File Name	Appendix O Ecologically Sustainable Development Report
File Name	Appendix PP Independent Review of Greenhouse Gas Assessment
File Name	Appendix MM Estimated Development Cost Report (Redacted)
File Name	Appendix F Architectural Design Report
File Name	Appendix II Connecting with Country

File Name	Appendix I Noise and Vibration Impact Assessment
File Name	Appendix K Biodiversity Development Assessment Report
File Name	Appendix G Survey Plan
File Name	Appendix LL Nabers Agreement Rate
File Name	Appendix J Air Quality Impact Assessment
File Name	Appendix KK Bushfire Hazard Assessment
File Name	Appendix JJ Flood Impact Report
File Name	Appendix HH BCA & Access Report
File Name	Appendix L Infrastructure and Staging Plan
File Name	Appendix FF Waste Management Plan
File Name	Appendix H Plant and Equipment Selections
File Name	Appendix GG Hazardous Materials Survey
File Name	Appendix E Architectural Plans
File Name	Appendix BB Arboricultural Impact Assessment
File Name	Appendix AA Landscape Plans
File Name	Appendix EE Airport Safeguarding
File Name	Appendix CC ACHAR (Redacted)