



State Significant Development

Date Submitted: 14/04/2022

Project Name: Station Road Data Centre Expansion

Case ID: SSD-33781208

Applicant Details

Project Owner Info

Title	Mr
First Name	Ben
Last name	Avallone
Role/Position	Senior Associate
Phone	0414666452
Email	ben.avallone@lciconsultants.com.au
Address	173 SUSSEX STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LEHR CONSULTANTS INTERNATIONAL (AUSTRALIA) PTY LTD
ABN	92124107973

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name
Mr	Mason
Last Name	Phone
Stankovic	0401699336
Email	Role/Position
mstankovic@patchplanning.com	Director

Address

UNIT 1 70
BIRRIGA ROAD
BELLEVUE HILL,
New South Wales
2023
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Station Road Data Centre Expansion
Industry	Water and Telecommunications
Development Type	Data Storage
Capital Investment Value (excl GST)	AUD167,632,802.00
Indicative Operation Jobs	36
Indicative Construction Jobs	250

Description of Development

Two-storey data storage premises, associated plant and equipment, car parking and landscaping.

Concept Development

Are you intending to submit a Concept Application?

No

Site Details

Site Information

Site Name	Station Road Data Centre
Site Address (Street number and name)	57 Station Road, Seven Hills
Site Co-ordinates - Latitude	-33.778755
Site Co-ordinates - Longitude	150.946

Local Government Area

Local Government	District Name	Region Name	Primary Region
Blacktown	Central City District	Sydney	

Lot and DP

Lot B in DP 404669

Landowners Consent

Is Landowner's consent required?

Yes

Do you have evidence of all Land Owners' consent?

Yes

Attachments

File Name	2021.09.15 POA (Daniel Howard)
File Name	ASIC Search
File Name	Owners Consent

Statutory Context

Under [State Environmental Planning Policy \(State and Regional Development\) 2011](#), which schedule does your State Significant Development application relate to?

Schedule 1: SSD - General

Schedule 1: SSD - General

Clause under selected Schedule

Clause 25 - Data storage

Permissibility of Proposal

Permissible with consent

Critical Habitat and Threatened Species

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

No

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

No

Is the development biodiversity compliant? (refer to [Schedule 1, Part 1, clause 1\(2\) of the Environmental Planning and Assessment Regulation](#))

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report?*

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 matters referred to in Schedule 1, Clause 2(2) of the [Environmental Planning and Assessment Regulation](#)?*

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)?*

Yes

Does the application include documentary evidence that such arrangements have been made?*

Yes

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 the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) applies?*

No

Is the development referred to in [clause 50\(1\)](#) of the ARH SEPP?*

No

Is the development [BASIX affected development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 2A for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, 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 - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act 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 [Coal 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

Attachments

File Name	Appendix 4 - Proposed Mitigation Measures
File Name	Appendix 2 - Statutory Compliance Table
File Name	Appendix 32 - QS Report
File Name	Appendix 7 - Design Report
File Name	Appendix 16 - Flood Impact Assessment Report
File Name	Appendix 29 - Geotechnical Report
File Name	Appendix 26 - Infrastructure Report
File Name	Appendix 22 - Contaminated Lands Report
File Name	Appendix 6 - Architectural Plans
File Name	Appendix 17 - Archaeological Survey Report
File Name	Appendix 8 - Landscape Plans
File Name	Appendix 10 - Traffic Impact Assessment
File Name	Appendix 9 - Civil Drawings
File Name	Appendix 13 - Air Quality Report
File Name	Appendix 14 - Visual Impact Assessment
File Name	Appendix 12 - Acoustic Report
File Name	Appendix 24 - Community Engagement Report
File Name	Appendix 19 - BDAR Waiver Request
File Name	Appendix 11 - Construction Traffic Management Plan
File Name	Appendix 25 - Social Impact Assessment
File Name	Appendix 15 - Integrated Water Management Report
File Name	Appendix 18 - Waste Management Plan
File Name	Appendix 1 - SEARs Table
File Name	Appendix 23 - ESD Report
File Name	Appendix 5 - Site Survey
File Name	Appendix 3 - BDCP Compliance Assessment
File Name	Appendix 27 - Accessibility Report
File Name	Appendix 28 - BCA Report
File Name	Appendix 20 - Hazardous Risk Screening Assessment
File Name	Appendix 31 - Pre-DA Minutes
File Name	Appendix 21 - Batteries and Diesel Advice
File Name	57 Station Road, Seven Hills
File Name	EIS - 57 Station Road, Seven Hi
