



State Significant Development

Date Submitted: 03/09/2025

Project Name: NEXTDC S4 Data Centre Horsley Park
Case ID: SSD-63741210

Applicant Details

Project Owner Info

Title	Mr
First Name	John
Last name	Turner
Role/Position	Head of Site Development
Phone	0488231156
Email	john.turner@nextdc.com
Address	16 JOHNSTON CRESCENT HORSLEY PARK, , 2175, AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	NEXTDC LIMITED
ABN	35143582521

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

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	NEXTDC S4 Data Centre Horsley Park
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD3,177,382,221.00
Indicative Operation Jobs	411
Indicative Construction Jobs	1,111
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	61,695

Description of amended development

The Project includes construction and operation of a data centre comprising:

- Earthworks, excavation and retaining walls.
- Construction of a data centre development comprising 2 buildings.
- Vehicle access via Johnston Crescent.
- On-site car parking and loading.
- Substation.
- Utilities and services including external HV route.

Description of Changes

Briefly describe the proposed changes to the application

Added 2.6 km HV external cable connection plus works with TransGrid substation site.

Reduced from 5 to 2 data centre buildings.

Removed Building D; added water tanks.

Relocated substation and vehicle entry.

Introduced new Security Operations Centre.

Increased deep soil landscaping.

Updated façade, layout, and staging.

Boosted power capacity (232MW → 294MW).

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	NEXTDC S4 Data Centre, Horsley Park
Site Address (Street number and name)	16 Johnston Crescent, Horsley Park
Site Co-ordinates - Latitude	-33.827840
Site Co-ordinates - Longitude	150.825

Local Government Area

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

Lot and DP

Lot and DP

Lot 305 DP 1275011 plus land for external HV route

Site Area

What is the total site area for your development?

Site Area sqm

82,060

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners consent_Fairfield Council
File Name	Owners consent_Blacktown Council
File Name	Owners consent_TransGrid

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 State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), the proposed development is classified as an SSD given the proposed development is for the purposes of a data centre with a total power consumption of 294 megawatts.

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?

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 [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

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?

Yes

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

Yes

The generation and storage of renewable energy?

Yes

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 appendices.

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

NABERS Certification

What star rating or sustainability level will be achieved by the development?

5-star NABERS

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	Dylan
Last Name	Hanney
Professional Qualification	Quantity surveyor
Registration details	MAIQS - 25794
Business Name	WT PARTNERSHIP AUST. PTY. LTD.
Australian Business Number (ABN)	99006040768

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

No

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)?*

No

Has a BDAR waiver been issued?*

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)?*

Yes

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

No

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

No

Summarised Amended DA

Amended DA Report

Attachments

File Name	Revised Civil Plans
File Name	Flood Emergency Response Plan
File Name	Revised Geotechnical Assessment
File Name	Revised Civil Engineering Report
File Name	Revised Architectural Design Report
File Name	Revised Contamination Remediation Status Letter
File Name	Revised Noise and Vibration Impact Assessment
File Name	Revised Infrastructure Requirements Report
File Name	Surface Water and Groundwater Assessment
File Name	Revised Salinity and Acid Sulfate Assessment
File Name	Revised Visual Impact Assessment
File Name	Revised Traffic Impact Assessment
File Name	Revised Flood Risk Assessment
File Name	Revised Landscape Design Report
File Name	Revised Landscape Plans
File Name	Revised Waste Management Plan
File Name	Revised Heritage Impact Statement
File Name	Revised Wayfinding and Signage Plans
File Name	Revised Architectural Plans
File Name	Loading Dock Management Plan

File Name	Revised Air Quality Impact Assessment
File Name	Revised Social Impact Assessment
File Name	Revised BDAR Waiver Request
File Name	NEXTDC RTS and Amendment Report
File Name	External HV Plans
File Name	Revised Green Travel Plan
File Name	Revised Preliminary Hazards Analysis
File Name	Revised Arboricultural Impact Assessment
File Name	Revised Bushfire Protection Assessment
File Name	Revised Preliminary CTMP
File Name	Noise Assessment - External HV Works
File Name	Revised Engagement Outcomes Report
File Name	Revised ESD Report
File Name	Revised Statutory Compliance Table
File Name	Revised Mitigation Measures Table
File Name	Revised EDC Cover Letter
File Name	Greenhouse Gas Emissions Assessment
File Name	Revised Engagement Summary Table
File Name	Revised Embodied Emissions Materials Form
File Name	Revised BCA Report
File Name	Revised Backup Power Report
File Name	Infrastructure Report - External HV Works
File Name	Preliminary CTMP - External HV Works
File Name	Response to Submissions Table
File Name	Revised Access Report
File Name	Arboricultural - External HV Works
File Name	Climate Change Risk Assessment
File Name	Air Quality Assessment - External HV Works
File Name	ACHAR Addendum Letter