



Project Name: Lanceley Place Data Centre, Artarmon  
Case ID: SSD-66777221

### 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	2-8 Lanceley Place & 14 Campbell Street Artarmon , New South Wales, 1570 , 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

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Guy	Smith
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0292307225	guy.smith@goodman.com	Planning Manager

Address

### Political Donations

Do you need to disclose a political donation?

No

### Development Details

#### Project Info

Project Name	Lanceley Place Data Centre, Artarmon
Industry	Water and Telecommunications
Development Type	Data Storage
Capital Investment Value (excl GST)	AUD845,852,021.24
Indicative Operation Jobs	50
Indicative Construction Jobs	500
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	26,679

Description of the Development/Infrastructure

Data centre and ancillary office space to enable utilisation of the 80MVA of power, including associated carparking and landscaping.

#### 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	Lanceley Place Data Centre
Site Address (Street number and name)	2-8 Lanceley Place and 14 Campbell Street, Artarmon
Site Co-ordinates - Latitude	-33.818441
Site Co-ordinates - Longitude	151.19

#### Local Government Area

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

## Lot and DP

Lot and DP

Lot 15 DP233037 - 14 Campbell Street  
Lot 14 DP233037 - 2 Lanceley Place  
Lot 13 DP233037 - 4 Lanceley Place  
Lot 12 DP233037 - 6 Lanceley Place  
Lot 11 DP 606737 - 8 Lanceley Place

## Site Area

What is the total site area for your development?

Site Area sqm

14,025

## Landowners Consent

### Is Landowner's consent required?

Yes

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

Yes

## Attachments

File Name Landowner Consent

### 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

The Proposal satisfied Clause 25 of State Environmental Planning Policy (Planning Systems) 2021, in that it is anticipated to utilise a total estimated power supply of Eighty (80) MVA.

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?

No

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?

No

The generation and storage of renewable energy?

No

The metering and monitoring of energy consumption?

No

The minimisation of the consumption of potable water?

No

Other?

No

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

Refer to following documents included with SSD package:

- ESD Report
- Embodied Emissions Material Form
- Net Zero Statement
- Nabers Letter

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?

Refer to following documents included with SSD package:

- ESD Report
- Embodied Emissions Material Form
- Net Zero Statement
- Nabers Letter

### 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	James
Last Name	Cullimore
Professional Qualification	Architect or designer
Registration details	TBC
Business Name	HDR PTY LIMITED
Australian Business Number (ABN)	76158075220

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

Yes

Provide the agreement reference number(s)

TBC

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to following documents included with SSD package:

- ESD Report
- Embodied Emissions Material Form
- Net Zero Statement
- Nabers Letter

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?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

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
68278	PIA	

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 G - Architectural Design Report
File Name	Appendix F - Architectural Drawings
File Name	Appendix I - Landscape Report
File Name	Appendix J - Landscape Plans
File Name	Appendix CC - Data Gap Investigation
File Name	Appendix X - Visual Impact Assessment
File Name	Appendix T - Traffic Impact Assessment
File Name	Appendix II Groundwater Impact Assessment Memo
File Name	Appendix S - BDAR Waiver Approval
File Name	Appendix DD2 - Civil Drawings
File Name	Appendix DD1 - Civil Engineering Report
File Name	Appendix Y - Air Quality
File Name	Appendix Z - Noise and Vibration Impact Assessment
File Name	Appendix FF - Waste Management Plan
File Name	Appendix GG - Hazardous Materials Survey
File Name	Appendix W - Aboriginal Cultural Heritage Assessment Report
File Name	Appendix HH - Infrastructure Assessment Report
File Name	Appendix Q - BCA Report
File Name	Appendix JJ - Fire Safety Strategy
File Name	Appendix EE - Flood Risk Assessment
File Name	Appendix V - Social Impact Assessment
File Name	Appendix BB - Dangerous Goods Report
File Name	Appendix H - Survey Plans
File Name	Appendix U - Clause 4.6 Variation Request
File Name	Appendix D - Engagement Report
File Name	Appendix K - Arboricultural Impact Assessment
File Name	Appendix AA Ground and Water Conditions Letters 23-05
File Name	Appendix P - ESD Report
File Name	Appendix R - Accessibility Report
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix O - NABERS Letter
File Name	Appendix E - Mitigation Measures
File Name	Appendix A - SEARs Table
File Name	Appendix N - Net Zero Statement
File Name	Appendix B Detailed Maps and Plans
File Name	Appendix M - Embodied Emissions Materials Form
File Name	Appendix L - EDC Report
File Name	Environmental Impact Statement_Lanceley Place