

Modification 2 – Lanceley Place Data Centre

State Significant Development Modification Assessment Report (SSD-66777221-Mod-2)

April 2026





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Modification 2 to the Lanceley Place Data Centre (SSD-66777221-Mod-2)
Assessment Report

Published: April 2026

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Preface

This assessment report provides a record of the Department of Planning, Housing and Infrastructure's (the Department's) assessment and evaluation of modification 2 to the State significant development (SSD) consent for the Lanceley Place Data Centre, located at 2-8 Lanceley Place and 14 Campbell Street, Artarmon, and lodged by Goodman Property Services (Aust) Pty Limited. The report includes:

- a description of the proposed modification
- an assessment of the modification against government policy and statutory requirements, including mandatory considerations
- a demonstration of how matters raised by the community and other stakeholders have been considered
- an assessment of the likely environmental, social and economic impacts of the modification
- an evaluation which weighs up the likely impacts and benefits of the modification, having regard to the proposed mitigation measures, offsets, community views and government/expert advice, and provides a view on whether the impacts are, on balance, acceptable
- a recommendation to the decision-maker, along with the reasons for the recommendation, to assist them in making an informed decision about whether the consent should be modified and any conditions that should be imposed.

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1 Introduction

The modification application seeks to amend the development consent for the Lanceley Place Data Centre (SSD-66777221) to implement minor changes, including a reduction in floor space ratio, design amendments to the rooftop layout, external materiality and appearance, and deep soil and landscaping amendments. Other amendments include infrastructure delivery changes, and various modifications to the back-up generator and stack arrangements.

The application was lodged on 27 January 2026 by Goodman Property Services (Aust) Pty Limited (the Applicant), pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

A more detailed overview of the proposed modification as amended is provided in **Section 2** below.

1.1 Background

The Applicant has approval to construct a data centre at 2-8 Lanceley Place and 14 Campbell Street, Artarmon in the Willoughby local government area (LGA) and within the Northern Sydney region of NSW (see **Figure 1**).

1.2 Subject Site

The site is legally described as Lot 11 DP 606737 and Lots 12-15 DP 233037 and known as 2-8 Lanceley Place and 14 Campbell Street, Artarmon. The site is located immediately east of the Gore Hill Technology Park. The closest residential area and a hotel are located approximately 200 metres (m) west of the site, across the Pacific Highway. North Shore Hospital and Royal North Shore Hospital are located approximately 170 m and 390 m southeast of the site, respectively. TAFE NSW's St Leonards campus is situated about 180 m to the southwest (see **Figure 2**).



Figure 1 | Regional Context



Figure 2 | Local Context

1.3 Approval History

On 28 August 2025, development consent was granted by the Acting Director, Industry Assessments, as delegate of the Minister for Planning and Public Spaces for the development of the Lanceley Place Data Centre (SSD-66777221). The development consent permits the demolition and bulk excavation, construction, fit out and operation of a seven storey 80MVA data centre, with a maximum height of 52 m, a floor space ratio of 1.9:1, and ancillary office space, car parking and landscaping.

The consent has been modified on one occasion, and no other modifications are currently under assessment (see **Table 1**).

Table 1 | Summary of Modifications

Modification	Description	Decision-maker	Type	Date
MOD 1	The modification permitted a reduction in floor space ratio, internal and external alterations to buildings, flood mitigation works, parking amendments and solar panels.	Acting Team Leader, Industry Assessments	4.55(1A)	11 Decemb

2 Proposed Modification

2.1 Modification Overview

The modification is described in full in the Modification Report included in **Appendix A**, summarised in **Table 2** and is illustrated in **Figure 3** below.

The modification seeks approval for a series of design refinements, arising from the ongoing detailed design process for the development. These amendments include an increase in utility feeder capacity and associated adjustments to the provision of utilities. The proposal also includes updates to the building’s external features, including amendments to façade materiality, screening elements and louvres, alongside minor updates to rooftop plant and the relocation of solar photovoltaic cells to the office building and north eastern data hall roof.

Additional changes involve the installation of plant on the loading dock roof, the addition of awnings to selected external doors and the guard house, increases to generator sizes and capacities, amendments to stack heights, and the installation of new external light poles and fittings.

Table 2 | Key aspects of the modification

Project Element	Approved Development	Proposed Modification
Floor Space and Layout	• Floor Space Ratio (FSR) of 1.66:1 • Gross Floor Area (GFA) of 23,352m²	• Decrease in FSR to 1.62:1 • Decrease in GFA to 22,797m²
External Materiality and Appearance	• Corrugated perforated screening for the gantry façade	• The gantry façade screening has changed from perforated, corrugated screening to a variable aluminium batten system with mesh backing • Implementation of soldier course to the brick façade (facing Lanceley Place) • Amendment to the materiality of the lift core façade • Removal of louvres on the ground floor west façade under the gantry • Amendments to the use fluted precast and L-shaped precast, including to the setout and panel joints

Project Element	Approved Development	Proposed Modification
Deep Soil and Landscaping	• 12.58% deep soil and 5.54% canopy coverage • Bar style seating on level 5	• Reduction of deep soil to 11.86% and canopy coverage to 5.36% • Increased tree canopy on level 5, additional planting to the east and west planters • Changes to outdoor seating locations and style on level 5, including removal of bar style seating and the replacement of moveable table and chairs • Change to the shape and location of the water-main setdown located adjacent to Campbell Street • Incorporation of concrete hardstand to the hydrant booster along Lanceley Place • Realignment of the egress path to Lanceley Place
Infrastructure Delivery	• Sewer discharge 8.9L/s • 80MVA feeder capacity and two (2) 33kV feeders	• Amendment to reduce sewer discharge to be 6.1L/s • Increase in feeder capacity to 90MVA. The development will retain the requirement for two (2) 33kV feeders (as approved) • Relocation of PV cells to the FOH roof and reduction in electricity generation on the site
Generator and Stack	• Stack exhaust diameter – 0.65m • 30 x 2.8 MW / 3.5 MVA generators • 1 x 600 kW / 750 kVA generator	• Reduction in stack exhaust diameters to 0.55m • 42 x 2.82 MW / 3.6 MVA generators • 1 x 908 kW / 1135 kVA generator • Increase in stack exhaust height by 1.5m across all stacks, and minor amendments to the locations of previously modelled stacks

Current Design Proposal



MOD.2 Design Proposal



Figure 3 | Approved Façade Design (left) and Proposed Mod 2 Façade (right) – Lanceley Place Frontage

2.2 Applicant's Justification for the Proposed Modification

The Applicant has advised the proposed modification will not significantly affect the suitability of the site and the objectives of the development as approved under SSD-66777221. The proposed amendments seek to maintain the development's compliance with the applicable planning controls.

The proposed amendments generally relate to ongoing detailed design development and minor changes made to the Applicant's operational requirements, to help ensure an efficient design is constructed on the site. The changes seek to enhance the communal rooftop layout, elevate external materiality and appearance, refine deep soil and landscaping works, update the delivery infrastructure, and improve the operational efficiency of the generators and their associated stacks.

3 Statutory Context

3.1 Scope of Modification and Assessment Pathway

Details of the assessment pathway under which the modification is sought is provided in **Table 3** below.

Table 3 | Assessment Pathway

Consideration	Description
Scope of modification	Modification involving minimal environmental impact The Department has reviewed the scope of the modification and considers that it can be characterised as a modification involving minimal environmental impact as the proposal: • generally maintains the bulk and scale of the approved development, while reducing GFA and FSR • results in relatively minor design changes that will not unreasonably impact on the surrounding area • the primary function and purpose of the approved development would not change as a result of the proposed modification • any potential environmental impacts would be minimal and appropriately managed through the existing or modified conditions of consent • the modification is of a scale that warrants the use of section 4.55(1A) of the EP&A Act • is substantially the same development as originally approved • would not involve any further disturbance outside the already approved disturbance areas for the development. The Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.
Consent Authority	Minister for Planning and Public Spaces • The Minister is the consent authority under section 5.25(4) of the EP&A Act.

Consideration	Description
Decision-maker	Acting Team Leader, Industry Assessments Under the Minister's delegation of 9 March 2022, the Acting Team Leader, Industry Assessments, may determine the application under delegation as: - the application has not been made by a person who has disclosed a reportable political donation under section 10.4 of the EP&A Act - there are no public submissions (other than a council) in the nature of objections, and - Council has not made a submission by way of objection under the mandatory requirements for community participation listed under Schedule 1 of the EP&A Act.

3.2 Mandatory Matters for Consideration

The Department undertook a comprehensive assessment of the application against the mandatory matters for consideration as part of the original assessment of SSD-66777221 (section 4.15 of the EP&A Act). This modification application does not result in significant changes that would alter the Department's consideration of the mandatory matters for consideration under section 4.15(1) of the EP&A Act and conclusions made as part of the original assessment.

3.3 Biodiversity Development Assessment Report

Section 7.17(2) of the *Biodiversity Conservation Act 2016* (BC Act) requires all SSD modifications to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the authority or person determining the application is satisfied that the modification will not increase the impact on biodiversity values (as identified in the BC Act and in the Biodiversity Conservation Regulation 2017)

The Department is satisfied that the modification will not increase the impact on biodiversity values and consequently a BDAR is not required to accompany the modification application.

4 Engagement

4.1 Department’s Engagement

In accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) the Department made the modification application publicly available on the Department’s website on 27 January 2026 and forwarded the application to Council, the local electricity provider and relevant government agencies for comment.

4.2 Summary of Advice Received

The Department received advice from Willoughby City Council (Council), Ausgrid and Fire and Rescue NSW (FRNSW) on the modification application. A summary of the advice received is provided in **Table 4** below, and a link to the full copy of the advice is provided in **Appendix B** of this report.

Table 4 | Summary of Advice Received

Authority	Advice Summary
Council	Council provided comments on the modification, and raised concerns regarding the removal of the Lanceley Street verge and inconsistency in plans with reference to landscaping in the car park.
FRNSW	FRNSW referred to their previous advice and conditions (for the original approval) and noted that, with respect to the current modification application, they had no additional comments or recommendations for consideration.
Ausgrid	Ausgrid’s advice confirms the modification is acceptable, provided the Applicant continues to consult with Ausgrid regarding new connections and load requirements, and undertakes necessary protection measures for nearby substations, underground cables, and overhead powerlines.

4.3 Additional Information

On 17 February 2026, the Department requested additional information in relation to the noise assessment, and to address Council’s concerns in relation to Landscaping. In response, the Applicant provided updated landscape and architectural plans, and an updated noise assessment on 19 February 2026.

5 Assessment

The Department has assessed the merits of the proposed modification. During this assessment, the Department has considered the:

- Modification Report and Additional Information provided to support the proposed modification (see **Appendix A**)
- documentation and Department's assessment report for the original DA and subsequent modification application (see **Appendix A**)
- advice from State government authorities, the local electricity provider and Council (see **Appendix A**)
- relevant environmental planning instruments, policies and guidelines
- requirements of the EP&A Act, including the objects of the EP&A Act.

The Department's assessment of the modification application is provided in **Table 5** below.

Table 5 | Assessment of the Modification Application

Findings and conclusions	Recommended conditions
Noise	
• The proposal involves a number of changes which will alter the noise impacts from the site, including increased cooling tower numbers and capacities, relocation of electrical switchrooms, installation of permanent rooftop load banks, and changes in the size of generators. • The Applicant is seeking to amend the noise limits imposed under condition B13 of the existing development consent, as noise levels associated with the proposed modification would be up to 4 dB higher than the noise limits during normal operations and up to 3 dB higher during the generator testing scenarios. • A revised Noise Impact Assessment (NIA) was submitted in support of the modification application, which indicated that although the modification would require the noise limits in condition B13 to be raised, the development would continue to comply with Project Noise Trigger Levels (PNTLs) established in accordance with the requirements of the <i>NSW Noise Policy for Industry</i> (NPfI). • Council raised no concerns in relation to the modification's noise impacts or the proposed changes to condition B13.	• Amend condition B13 to align the daytime noise limits with the Applicant's predicted levels.

Findings and conclusions	Recommended conditions
• Following its review of the revised NIA, the Department requested the Applicant undertake additional background noise monitoring at locations which were more representative of the potentially most-affected residences, and that the modelling assumptions for the evening and night-time periods be re-examined in relation to ensure they accurately captured worst-case operating conditions for the rooftop plant. • The Applicant undertook the additional monitoring and modelling, and submitted a Technical Memorandum (TM). The TM indicated that the evening and night-time impacts would be reduced at residential receivers R01, R05 and R08, and would comply with the existing condition B13 without changes required for those time periods. • The modification would still result in increased noise impacts of up to 4 dB at TAFE NSW St Leonards, 3 dB at Bradfield Senior College, and 2 dB or less at all other receivers during the daytime period, for both operational scenarios. • The Department notes that despite the generally minor proposed increases to noise impacts at surrounding receivers, all impacts will remain within the limits required by the NPfI, and no additional impacts will occur to receivers in the evening and night-time periods. • Additionally, the Department is satisfied that a rigorous noise assessment has been carried out by the Applicant, and that the minor proposed increases to the daytime noise limits in condition B13 would be acceptable. • Consequently, condition B13 is recommended to be amended to establish new noise limits in accordance with the findings of the revised NIA and the TM. • Subject to the amendment of condition B13, the Department's assessment concludes that the development will remain within acceptable noise limits, and the proposed modification will not result in unreasonable noise impacts on surrounding sensitive receivers.	
Landscaping and Biodiversity	
• The proposed modification involve changes to the landscaping on site, which will include small reductions in the amount of landscaped area (from 12.58% to 11.86%) and canopy coverage (from 5.4% to 5.36%). To	• Insert amended landscape plans into the list of approved plans in

Findings and conclusions	Recommended conditions
compensate for this loss, increased canopy coverage has been provided on level 5 of the development. • Council raised no concerns with the small reductions in landscape area and canopy, but did raise concerns with the reduction of landscaping in the road verge on Lanceley Place (where a driveway was provided on the plans to the fire hydrant booster location), and inconsistencies in the plans for the car park planting. • The Applicant responded by amending the landscape plans to remove the additional driveway near the fire hydrant booster and resolve the previous inconsistencies within the carpark area. • The Department is satisfied that the amendments made by the Applicant adequately satisfy Council's concerns and has recommended the amended landscape plans be incorporated into the development consent. It is noted that condition B64 of the consent, which is not proposed to be altered, requires minimum soil depths be maintained for all planting within the carpark area. • Further, the Department is satisfied that while the modification will result in a reduction in the amount of deep soil area and canopy coverage provided, this reduction is minor. Additionally, the majority of the development's landscaping is provided in the front setback areas to both street frontages, and will continue to provide good screening of the development and amenity to the immediate vicinity. • The Department's assessment concludes that subject to the implementation of the amended landscape plans, the modifications proposed to the development's landscaping are acceptable.	Appendix 2 of the development consent.
Built Form and Visual Impacts	
• The modification involves amendments to the development's floorplates (including its FSR and GFA), facades and building height. • The development's FSR will be reduced from 1.66:1 to 1.62:1 (GFA reduction of 23,352m² to 22,797m²). Various amendments have also been made to the external materials and appearance (as described in Section 2.1 of this report).	• Insert amended architectural plans into the list of approved plans in Appendix 2 of the development consent.

Findings and conclusions	Recommended conditions
• The modification report included a Visual Impact Assessment (VIA), which includes photo montages from the surrounding area, and an Architectural Design Report. • Council has reviewed the proposed changes to the built form and façade design and did not raise any concerns in relation to the proposed modified built form or façade design. • The Department is satisfied that the proposed modification will result in minor impacts to the built form of the building in terms of bulk and scale. The overall building envelope visible from the public domain will remain similar in size, scale and height to what was originally approved, with relatively minor design changes to the facades. • Given the above, the Department is also satisfied the visual impacts of the development will not be significantly altered by the modification. • The Department notes that Council is satisfied with the proposed design amendments, and has recommended the amended architectural plans be incorporated into the development consent. • The Department's assessment concludes that the proposed modification is acceptable with regard to visual impacts and the development's overall bulk and scale.	
Air Quality	
• The proposed modification involves an increase in the number and capacity of on-site generators, as well as changes to the stack heights, sizes and locations that have the potential to affect air quality in the vicinity of the site. • The modification application was accompanied by an updated Air Quality Impact Assessment (AQIA), which predicted no exceedances of the relevant ambient air quality criteria as a result of normal operations. • Emergency operations, conservatively modelled, could result in exceedances of the 1-hour average criterion for NO₂ at 15 of the 63 sensitive receivers modelled. However, the predicted low likelihood of an exceedance coupled with the low likelihood of an emergency condition event occurring results in a very low risk of an exceedance occurring. The AQIA also predicts that the proposed modifications will	No additional conditions required.

Findings and conclusions	Recommended conditions
result in no significant changes to compliance with cumulative impact assessment criteria compared to the original AQIA. • Council did not raise any concerns with regard to air quality. • The Department has reviewed the revised AQIA and notes that under typical site conditions and normal operations, the impacts for all pollutants will either decrease or remain the same compared to the original approval. • Further, although the number of receivers that could potentially be affected by exceedances of NO₂ during emergency conditions has increased, the Department is satisfied that the modelling remains very conservative, and that the actual likelihood of any exceedances occurring remains very low based on historical power outages. • Consequently, the Department is satisfied that the modification will generally reduce the predicted air quality impacts of the previously approved development. • It is noted that the existing conditions of consent require the Applicant to prepare and implement a site-specific Air Quality Management Plan (AQMP), which will include procedures for monitoring pollutants during a power outage event, a Power Outage Notification Protocol, emissions control measures and a program to verify the performance of the development against the relevant EPA guidelines. • In addition, the Applicant is also required to submit a report to the Planning Secretary should the back-up generators be used during a power outage event. The submission of these reports will provide an opportunity to identify whether further mitigation measures are required to be implemented to reduce air quality emissions. • Given the general reduction in impacts caused by the modifications, no additional conditions are considered necessary in relation to air quality. • The Department's assessment concludes that the modified development would not result in unacceptable air quality impacts on surrounding sensitive receptors.	
Hazard and Risk	
• The proposed modification includes internal and external architectural amendments such as additional handrails, lighting and fire stairs and	No additional conditions required.

Findings and conclusions

Recommended conditions

changes to the rooftop layout (including new containerised switchgear, generators and relocated plant).

- The modification also includes infrastructure changes, including updated sewer discharge, increased utility feeder capacity, and revised photovoltaic cell locations and electrical generation capacity. The electrical generation changes increase both the number and capacity of diesel generators, with associated increases in diesel storage.
- An Engineering Assessment was submitted with the modification application. The approved development included 170,000 kg of lithium-ion batteries and 895,000 L of diesel stored in bulk tanks on the site. These quantities and types of materials were evaluated as being below the threshold quantities in *Applying SEPP 33*.
- Under the modified assessment, the quantities have been updated to 150,000 kg of lithium-ion batteries (reduced from 170,000 kg) and 895,000 L (increased from 837,000 L) of combustible liquids stored on the site, and the development as modified remains below the threshold quantities.
- The Applicant updated its dangerous goods assessment to include the modification and found the modified development would continue to remain below the threshold quantities in *Applying SEPP 33* and is therefore not considered 'potentially hazardous' under State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP).
- The Department has reviewed the information provided by the Applicant and is satisfied that the modification will not introduce potentially hazardous goods nor result in interactions that increase cumulative hazards at the site. Accordingly, the Department is satisfied the development (as modified) would not be considered potentially hazardous.
- Further, the Department is satisfied that the existing consent requirements, namely that on-site dangerous goods must remain below the *Applying SEPP 33* thresholds, a Fire Safety Study (FSS) must be prepared in consultation with FRNSW, and that hazardous chemicals must be stored in accordance with relevant Australian Standards or EPA guidelines, remain appropriate in the context of the

Findings and conclusions	Recommended conditions
proposed modification. As such, no changes to hazard-related conditions of consent are required. The Department's assessment concludes that the modification application is acceptable with regard to hazards and risk, with no further conditions required.	
Ecologically Sustainable Development	
- The proposed modifications include new plant on the roof, with a resulting relocation of solar photovoltaic (PV) cells and a reduction in PV capacity, increased generator sizes and capacity, and increased cooling tower sizes and capacity. - An Ecologically Sustainable Development (ESD) Report was submitted with the modification application, outlining the associated changes proposed to the development's Water Usage Efficiency (WUE) score, PV panel capacity estimates and its greenhouse gas emission estimates. - CO₂ from diesel fuel consumption will increase from 137.92 tonnes in the first year of operation to 206.15 tonnes. Electricity consumption will increase from 393,839 tonnes of CO₂ in the first year of operation to 444,892 tonnes. Total greenhouse gas (GHG) emissions for the life of the asset are predicted to be 5,959,656 tonnes of CO₂ equivalent. This has increased from 5,274,692 tonnes. - The development's estimated annual water consumption would also increase from 848,000 m³ to 969,917 m³. The calculated WUE would be 1.82 L/kWhr (previously 1.83 L/kWhr), while the site's Power Usage Efficiency (PUE) will remain at 1.28, as previously approved. - An updated Net Zero statement was also provided with the application and notes the development will be capable of achieving net zero emissions by 2050. It also states that the generators used on site will be capable of using biodiesel and, by 2050, 100% of the site's electricity demand will be sourced from renewable energy. - Council did not raise any concerns in relation to ESD. - The Department notes that despite the proposed increase in GHG, the development will continue to be designed with measures to achieve a 5.5-star NABERS rating, a PUE score of 1.28, and the ability to achieve net zero emissions by 2050. The Department further notes that there is	No additional conditions required.

Findings and conclusions	Recommended conditions
an existing condition of consent requiring a post construction ESD report be carried out to ensure the measures identified in the ESD report are fully implemented. • The Department also considers the Applicant has proposed appropriate measures where practicable to improve the development's overall WUE. • The Department's assessment concludes the development has appropriately incorporated ESD principles and design measures to reduce energy and water consumption, and is subsequently satisfied the development's contribution to State and national GHG emissions would be acceptable.	

6 Evaluation

The Department's assessment has considered the relevant matters and objects of the EP&A Act and considers the proposed modification is appropriate on the basis that:

- the proposed modification will result in minimal environmental impacts beyond the approved facility
- the proposal will continue to facilitate the orderly and economic use and development of the land
- the proposal will continue to provide construction and operational jobs.

The modified development is relatively similar in size and scale to the approved development, and the façade design changes are considered acceptable.

While the modification will result in a small increase in noise impacts during the daytime period, it will not increase evening or night-time impacts, and the operation of the development (as modified) will continue to comply with the requirements of the NPfl. Consequently, the Department is satisfied that these impacts are acceptable in the context of the site.

The Department is satisfied the modification should be approved subject to conditions.

7 Recommendation

It is recommended that the **Acting Team Leader, Industry Assessments**, as delegate of the Minister:

- **considers** the findings and recommendations of this report
- **determines** that the application Lanceley Place Data Centre, Modification 2 falls within the scope of section 4.55(1A) of the EP&A Act
- **forms the opinion** under section 7.17(2)(c) of the Biodiversity Conservation Act 2016 that a BDAR is not required to be submitted with this application as the application will not increase the impact on biodiversity values on the site
- **accepts and adopts** the findings and recommendations in this report as the reasons for making the decision to approve the modification
- **modifies** the consent for the Lanceley Place Data Centre (SSD-66777221), subject to the conditions in the attached instrument of modification
- **signs** the attached instrument of modification (see **Appendix C**).

Recommended by:



27 March 2026

Dave Auster

Senior Environmental Assessment Officer
Industry Assessment

8 Determination

The recommendation is **adopted** by:



14 April 2026

Catriona Shirley

A/Team Leader

Industry Assessments

Glossary

Abbreviation	Definition
AHD	Australian Height Datum
Applicant	Goodman Property Services (Aust) Pty Ltd
Council	Willoughby City Council
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Department	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
LGA	Local Government Area
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
Planning Secretary	Secretary of the Department of Planning, Housing and Infrastructure
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
SEARs	Planning Secretary's Environmental Assessment Requirements

Abbreviation	Definition
SEPP	State Environmental Planning Policy
SSD	State Significant Development

Appendices

Appendix A – List of Referenced Documents

The Department has relied upon the following key documents during its assessment of the proposed development:

Modification Application

- ‘SSD-66777221 - Lanceley Place Data Centre S4.55(1A) Modification Report’ prepared by Urbis dated January 2026 - <https://www.planningportal.nsw.gov.au/major-projects/projects/modification-2-lanceley-place-data-centre>

Submissions and Advice

- <https://www.planningportal.nsw.gov.au/major-projects/projects/modification-2-lanceley-place-data-centre>

Department’s Assessment Report for SSD-66777221

- <https://www.planningportal.nsw.gov.au/major-projects/projects/lanceley-place-data-centre-artarmon>.

Appendix B – Submissions and Government Authority Advice

All submissions and advice received in relation to the modification application can be found here: <https://www.planningportal.nsw.gov.au/major-projects/projects/modification-2-lanceley-place-data-centre>.

Appendix C – Recommended Instrument of Modification

The recommended instrument of modification can be found here: <https://www.planningportal.nsw.gov.au/major-projects/projects/modification-2-lanceley-place-data-centre>.