



29 May 2026

Ms Joanna Bakopanos
A/Director, Industry Assessments
Department of Planning, Housing and Industry
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2124
Attention: Dave Auster

Dear Ms Bakopanos

**S.4.55(1A) MODIFICATION 3, SSD-66777221 – LANCELEY PLACE DATA CENTRE,
MINOR ARCHITECTURAL PLAN MODIFICATION**

I write on behalf of Goodman Property Services Australia Pty Ltd (GPSA), the applicant for **SSD-66777221**, in respect of 2 Lanceley Place, Artarmon, to lodge an application under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (the Act).

S.4.55(1A) of the Act provides that:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)...*

As the consent authority for SSD-66777221, the Department of Planning, Housing and Infrastructure (DPHI) is authorised to modify the consent, provided the above requirements are met.

This is the **third (3rd)** modification to SSD-66777221 and **seeks minor architectural updates to the switch room and reinstatement of a Lanceley Place crossover.**

This application includes:

Appendix A – Updated Architecture Plans

Appendix B – Updated Landscape Plans

1 Background

1.1 Approved Development

In June 2024 GPSA submitted an SSDA, seeking consent to construct and operate a data centre with a total power consumption of 80 Mega Volt Amp (**MVA**) within Willoughby Local Government Area (**LGA**).

On 11 April 2025,DPHI, approved the development for:

Site preparation works, construction, fit out and operation of a data centre utilising 80MVA of power, including ancillary office space, parking, landscaping, utilities and installation of services and drainage infrastructure.

1.2 MOD 1, SSD-66777221

A Section 4.55(1A) modification to SSD-66777221 (Mod 1) was lodged on 28 August 2025 and approved on 11 December 2025 to:

- Reduce height (51.9m to 51.17m) and floor space ratio and GFA (from 26,679m² (1.91:1) to 23,352m² (1.66:1)).
- Architectural design changes to rooftop layout and external materiality alongside amendments to the landscape design.

1.3 MOD 2, SSD-66777221

A Section 4.55(2) modification to SSD-66777221 (Mod 2) was lodged on 2 December 2025 and approved on 14 April 2026 to:

- Increase in utility feeder capacity to the proposed development (80MVA to 90MVA)
- Amendment to the provision of required utilities.
- Nominal increase in total gross floor area (23,352m² to 23,565m²)
- Façade amendments including changes to materiality, screening and louvres.
- Minor update to rooftop plant
- Relocation of solar photovoltaic cells on the FOH Roof.
- Addition of plant to loading dock roof.
- Addition of awnings to external doors and the guard house.
- Increase of generator sizes and capacities.
- Amendment to the height of generator flues.
- Addition of external light poles and fittings

2 Proposed Modification

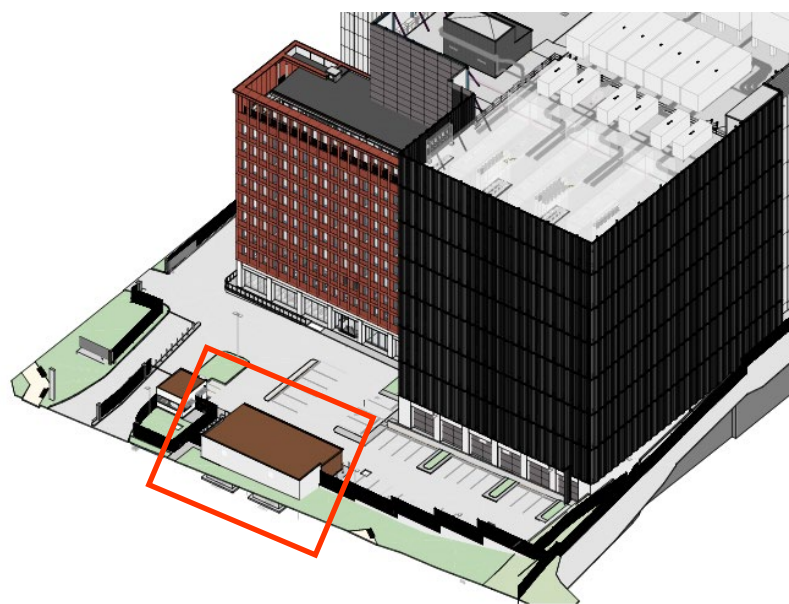
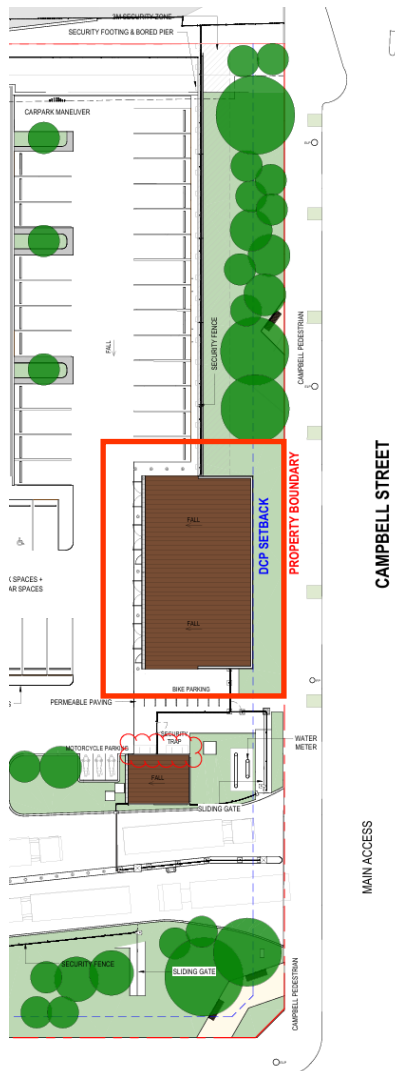
This is the **third (3rd)** modification to **SSD-66777221** and seeks approval for the following updates:

2.1 Architectural updates

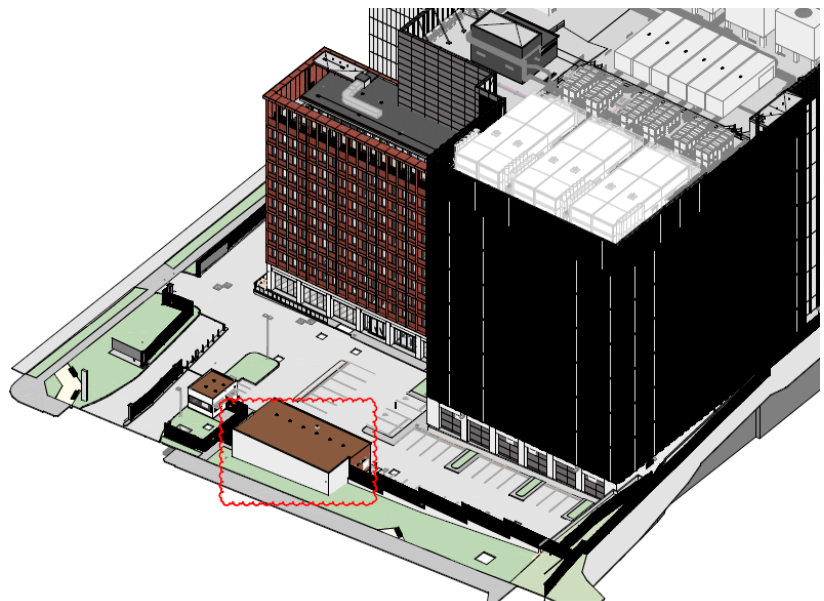
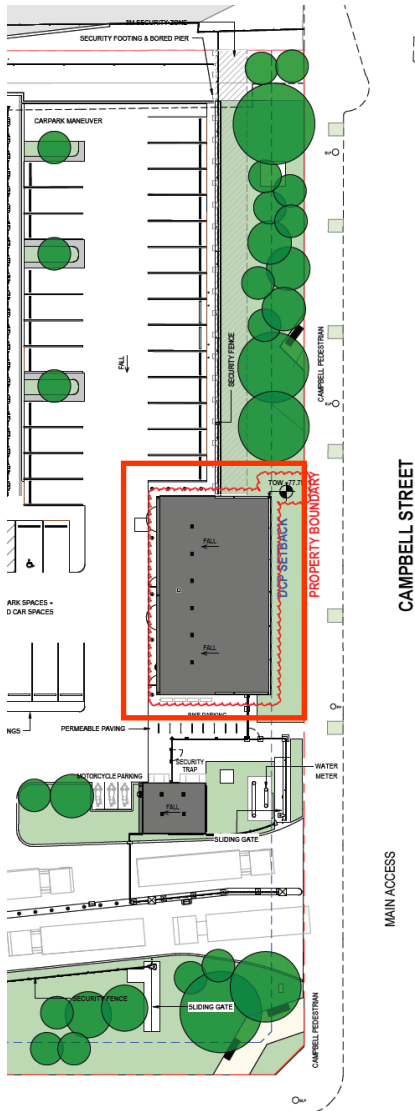
2.1.1 Switch room update

Increase the height of the external switch room located along the site's southern frontage to Campbell Street from 4.045m to 5.250m, an minor increase of 1.205m.

Approved switch room



Proposed Updated switch room



Reason for update

The approved switch room height was based on generic, vendor-neutral air insulated switchgear. GPSA has now selected Eaton gas insulated switchgear (GIS), which is slightly taller than originally assumed. As a result, an extra 1.205m of vertical clearance is needed to allow components to be replaced from the top and rear.

2.1.2 Fire Brigade crossover

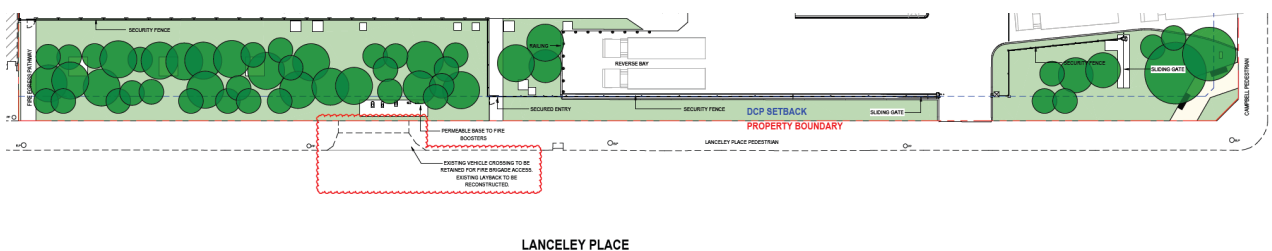
Fire Brigade crossover required along the site's western boundary fronting Lanceley Place, adjacent to the Fire Booster.

It's noted this crossover is existing, however was proposed for removal in previous plans. This MOD seeks to reinstate this crossover for essential booster access.

Approved western boundary crossover



Proposed updated western boundary crossover



Reason for update

FRNSW have specific requirements for unobstructed, all-weather access to fire brigade infrastructure, including fire booster assemblies.

Section 8.1.2 of the 'Access for fire brigade vehicles and firefighters' guideline, the designated hardstand area is to be flat and level all weather surface which is clear of any obstructions that could be hazardous during operations (e.g. bollard, railing, fencing, sign, kerb, gutter, fixed structure, parked vehicle, storage, rubbish). Accordingly, and as identified in the approved Fire Safety Study for the Project, FRNSW has requested that the existing crossover adjacent to the booster assembly be retained to ensure safe and efficient maintenance access.

2.2 Update to Condition of Consent

The following conditions are proposed for update (replaced wording shown ~~strikethrough~~ and new wording in red.)

Appendix 2 LIST OF APPROVED PLANS

Architectural Plans – Endorsed with Department stamp			
Drawing Number	Issue Number	Dated	Prepared By
EOS-AR-DRG-11002	E F	23/02/2026 25/05/2026	HDR
EOS-AR-DRG-11004	D F	29/10/2025 25/05/2026	HDR

Landscape Plans			
Drawing Number	Issue Number	Dated	Prepared By
SYD01-ALA-LAN-DRG-0101-0004	F G	18/02/2026 25/05/2026	Arcadia
SYD01-ALA-LAN-DRG-0101-0005	F G	18/02/2026 25/05/2026	Arcadia
SYD01-ALA-LAN-DRG-0101-3000	F G	18/02/2026 25/05/2026	Arcadia
SYD01-ALA-LAN-DRG-0101-4000	F G	18/02/2026 25/05/2026	Arcadia

3 Environmental Impacts

Environmental impacts resulting from the proposal are negligible, as no changes are proposed to the approved:

- Use
- Primary building height, footprint, bulk and scale
- General presentation and façade treatment
- Traffic generation
- Landscaping
- Parking numbers and access

As no additional traffic intensification is proposed, there will be no resulting additional traffic noise and air quality impacts to the original SSDA approval. As the primary building height remains unchanged, there is no additional visual impact resulting from the proposed modification.

4 Statutory Provisions

Section 4.55(1A) of the Act stipulates the following provisions:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) it is satisfied that the proposed modification is of minimal environmental impact and

As described above, the proposal does not seek any changes to the approved built form, which retains the building's footprint, height, façade treatment, etc.

As no change is sought to the built form or approved traffic movements, nor will there be any resulting additional:

- Visual impact
- Traffic generation
- Acoustic impact
- Air quality impact

For this reason, the proposed modification is considered to have minimal environmental impacts.

(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and...

The proposal is considered to remain substantially the same as the original consent as it retains the approved:

- Use & hours of operation
- Gross floor area / Building footprint / Height, bulk and scale / Materiality and general appearance
- Car parking numbers and arrangement and access

Therefore, as most of the scheme will remain substantially the same as approved, it is considered to satisfy this requirement.

(c) it has notified the application in accordance with:

(i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

Noted. Relevant notification to be undertaken.

(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.

Noted.

5 Conclusion

Pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (the Act), we hereby request that DPHI modify the consent to approve minor update to switch room and retention of existing booster crossover.

Approval of this modification is sought from DPHI on the basis that the proposal has only minimal environmental impacts and that the scheme remains substantially the same as the original approval.

Yours sincerely

A handwritten signature in black ink, appearing to be "Guy Smith", written over a horizontal line.

Guy Smith

Head of Planning