



Project Name: 43-61 Turner Road Data Centre
Case ID: SSD-68013714

Applicant Details

Project Owner Info

Title	Mr
First Name	Christopher
Last name	Serrano
Role/Position	Principal Environmental Consultant
Phone	0293209842
Email	christopher.serrano@arup.com
Address	Barrack Place, Level 5, 151 Clarence Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	ARUP PTY LIMITED
ABN	18000966165

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Christopher	Serrano
Phone	Email	Role/Position
0293209842	christopher.serrano@arup.com	Senior Environmental Consultant

Address

Barrack Place, Level 5, 151 Clarence Street

Sydney,
New South Wales
2000
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	43-61 Turner Road Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD859,709,407.00
Indicative Operation Jobs	50
Indicative Construction Jobs	100
Number of Occupants	50
Number of Dwellings	0
Gross Floor Area (GFA) sqm	14,941

Description of the Development/Infrastructure
Construction and operation of a data centre with a capacity of approximately 53 MW including emergency back-up generators, cooling plant, diesel and lithium-ion battery storage, substation and associated infrastructure.

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	43-61 Turner Road Data Centre
Site Address (Street number and name)	43-61 Turner Road, Gregory Hills
Site Co-ordinates - Latitude	-34.028123
Site Co-ordinates - Longitude	150.762

Local Government Area

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

Lot and DP

Lot and DP

Lot 14, 15, 16, and 17 DP 28024

Site Area

What is the total site area for your development?

Site Area sqm

97,400

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Consent
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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 proposed data centre will have a capacity of over 15MW, which triggers its classification as State Significant Development (SSD) under Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021.

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](#))

Yes

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

Yes

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 Appendix J - ESD Report

Is the development seeking certification from a sustainability rating system?

No

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	Neil
Last Name	Phipps
Professional Qualification	Engineer
Registration details	CEng MCIBSE, MIEAust CPEng NER
Business Name	ARUP AUSTRALIA PTY LTD
Australian Business Number (ABN)	76625912665

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

The project is committed to sourcing in-situ concrete with 30% lower embodied carbon and is investigating concrete mixes with lower Global Warming Potential (GWP), and the procurement of Australian reinforcement steel, which typically has a high percentage of recycled content.

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

Sustainability Requirements B

Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

First Name	Neil
Last Name	Phipps
Professional Qualification	Mechanical engineer
Registration details	CEng MIEAust CPEng NER Certified Engineer
Business Name	ARUP AUSTRALIA PTY LTD
Australian Business Number (ABN)	76625912665

Is the development designed to operate as a net zero development immediately?

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

Which of the following net zero provisions has the development incorporated?

Renewable energy generation and storage, Electrified services and appliances

What is the estimated annual energy consumption for the building?

302.4 kWh/m2

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

272.2 kgCO2e/m2 p.a.

Sustainability Requirements C

Water

Has a NABERS Agreement to Rate relating to water been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Agreement to Rate (Office)	3 Stars	AR00068

Energy

What is the preferred Section J pathway for this development?

J1V1 NABERS Energy

Is the development in the City of Sydney Local Government Area and a prescribed hotel, motel or office?

No

Has a NABERS Commitment Agreement or Agreement to Rate relating to energy use been prepared for each prescribed large commercial use?

Yes

Details of the Agreement(s):

Type of Agreement	Targeted Star Rating	Agreement Ref Number
NABERS Agreement to Rate (Office)	5.5 Stars	AR00068

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)?★

No

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

Yes

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
R80001	CEnvP	Chris Fay

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	NABERS Embodied Emissions Materials Form
File Name	Appendix B - Net Zero Statement_Final
File Name	Agreement to Rate Application confirmation
File Name	Appendix O - Surface Water and Flood Impact Assessment
File Name	Appendix G - Visual Impact Assessment
File Name	Appendix N2 - Detailed Site Investigation
File Name	Appendix U - Infrastructure and Services Report
File Name	Appendix N1 - Preliminary Site Investigation
File Name	Appendix B - Architectural Drawings
File Name	Appendix N3 - Groundwater Assessment
File Name	Appendix L - Air Quality Technical Report
File Name	Appendix E - Landscape Plan
File Name	Appendix M - Noise and Vibration Assessment Report
File Name	43-61 Turner Road Data Centre EIS
File Name	Appendix N5 - Geotechnical Report
File Name	Appendix S - Aboriginal Cultural Heritage Assessment Report
File Name	Appendix X - Design Report
File Name	Appendix H - Traffic and Transport Impact Assessment Report
File Name	Appendix W - Building Code of Australia Report
File Name	Appendix Z - Early Works Development Application
File Name	Appendix P - Resilience and Hazards SEPP Screening
File Name	Appendix Q - Bush Fire Assessment Report
File Name	Appendix K - Biodiversity Assessment
File Name	Appendix V - Quantity Surveyor Report
File Name	Appendix Y - Survey Plan
File Name	Appendix T - Social Impact Assessment Report
File Name	Appendix J - Ecologically Sustainable Development Report
File Name	Appendix D - Engagement Report
File Name	Appendix I - Accessibility Report
File Name	Appendix R - Waste Management Plan
File Name	GIS Data for submission_20250207
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix N4 - Contamination Assessment
File Name	Appendix F - Summary of mitigation and management measures
File Name	Appendix AA - Clause 4.6 Variation Request
File Name	Appendix A - SEARs Table