

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-68013714 43-61 Turner Road Data Centre
Applicant	ARUP PTY LIMITED
Consent Authority	Minister for Planning and Public Spaces

Decision

The A/Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's (the Department's) assessment report is available [here](#).

Date of decision

21 November 2025

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's assessment report;
- the findings and recommendations in the Department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the Department's assessment report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the department's assessment report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including a a capital investment of \$800 million and the creation of up to 100 construction jobs and 50 operational jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including the Greater Sydney Region Plan and the Western City District Plan;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

The Department publicly exhibited the development application and accompanying EIS from 5 March 2025 until 1 April 2025.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include potential noise, air quality, traffic, visual impacts, fire safety and the devaluing of property. Other issues are addressed in detail in the department's assessment report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Noise</i></p> <ul style="list-style-type: none"> 24/7 operation of plant and equipment will impact on local residents 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant's assessment included modelling of two operating scenarios being a standard operating scenario and a worst-case power failure scenario. The NVIA demonstrated compliance with the PNTLs at all receiver locations assessed including residential, education, commercial and industrial receivers, during all assessed time periods. The Department has considered the Applicant's assessment and is satisfied the operation of the development will comply with the relevant project amenity noise criteria established in accordance with the NPfl. <p><i>Conditions</i></p> <ul style="list-style-type: none"> The Department has recommended conditions of consent limiting noise emissions of the development at receiver locations and requiring the Applicant to prepare and submit a noise verification report to ensure that predicted noise compliance is achieved.
<p><i>Air pollution</i></p> <ul style="list-style-type: none"> Use of diesel generators may lead to air pollution. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant's assessment modelled the predicted pollutant emissions from the testing of diesel generators and an emergency power failure operating scenario. The assessment demonstrated compliance with the pollutant criterion for each pollutant at all receiver locations under the standard operating scenario. Non-compliances were predicted during the emergency power failure scenario however, the Applicant justified that any critical power failure event is deemed to be highly unlikely and would have minimal duration. The Department's assessment considered the Applicant has sufficiently demonstrated that proposed standard operations of the development will have an acceptable impact on air quality, and that the likelihood of a critical power outage event is highly unlikely. <p><i>Conditions</i></p> <ul style="list-style-type: none"> The Department recommended conditions of consent requiring the preparation and implementation of an Air Quality Management Plan which will include procedures for annual emissions testing and reporting, the reporting of emergency back-up generators operation subsequent to any power outage event and a power outage notification protocol.
<p><i>Traffic</i></p> <ul style="list-style-type: none"> Increase in truck and vehicles movements is a risk to the safety of residents 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The development is predicted to generate a maximum of 70 trips per day including 10 heavy vehicles movements. The Applicant's assessment included traffic modelling of surrounding key intersections which demonstrated that the operations of the development would not result in any unacceptable impacts to the local road network. The Department is satisfied that the Applicant has demonstrated the development would have a minor impact on the local road network and acknowledges that data centres are relatively low traffic generating industrial uses. <p><i>Conditions</i></p>

	<ul style="list-style-type: none"> The Department has recommended standard conditions for managing operational traffic movements, including restricting access from Turner Road, as well as the requirement to implement a Work Place Travel Plan (WPTP) to manage potential traffic impacts on the road network.
<p><i>Visual Impact</i></p> <ul style="list-style-type: none"> <i>Visual impacts on nearby residential character</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant's assessment found the development would not be out of place with the existing character of the surrounding industrial area and was considered to have a moderate to minor visual impact on nearby residential areas to the southeast of the site. The Department's assessment considered the development would have an acceptable impact on visual amenity on the streetscape taking into consideration surrounding industrial development and existing vegetation buffer from residential receivers. <p><i>Conditions</i></p> <ul style="list-style-type: none"> Prepare and implement a landscape management plan for the life of the development.
<p><i>Fire Safety</i></p> <ul style="list-style-type: none"> <i>Fire safety risks from lithium-ion battery storage</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant provided a hazards report which included a preliminary risk screening in accordance with the Department's hazards guidelines. The Department has reviewed the hazards report and is satisfied the risk screening of combustible liquids and materials was appropriate and that adequate information has been provided to demonstrate compliance with the relevant Australian Standards. Fire & Rescue NSW recommended the Applicant prepare a Fire Safety Study (FSS) prior to construction and an Emergency Response Plan (ERP) and Emergency Services Information Package (ESIP) to address the storage and handling of lithium-ion batteries and diesel. <p><i>Conditions</i></p> <ul style="list-style-type: none"> The Department has recommended conditions requiring the preparation of a FSS, ERP and ESIP for the development.
<p><i>Environmental Impact</i></p> <ul style="list-style-type: none"> <i>Concern for sustainability from energy and water consumption</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant provided an Ecologically Sustainable Development (ESD) Report to assess the impact of the development's energy and water consumption. ESD Report notes the development has been designed to achieve a National Australian Built Environment Rating System (NABERS) rating of 5 stars which represents 'Super Performance' and a Power Usage Effectiveness (PUE) score of 1.15. The Applicant has also committed to the use of renewable energies to reduce GHG emissions by up to 99%. The Applicant has also proposed water-saving measures for the development including water consumption monitoring, metering strategies such as restricting evaporative cooling systems from operating based on temperature and rainwater harvesting and reuse within cooling systems. The Department considered the development has been designed with measures to reduce its overall electricity consumption and GHG emissions and improve the water use efficiency of the development's operations. <p><i>Conditions</i></p> <ul style="list-style-type: none"> N/A
<p><i>Property Value</i></p> <ul style="list-style-type: none"> <i>The development may devalue nearby residential property</i> 	<ul style="list-style-type: none"> The impacts of development on property value is not a relevant consideration into the evaluation of a development application under Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> and therefore has not been considered in this assessment.
<p><i>Community Consultation</i></p> <ul style="list-style-type: none"> <i>Ongoing consultation with community</i> 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant will be required to consult with the community throughout the

construction and operation of the development.

Conditions

- The Department recommended the Applicant prepare and implement a Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP) which requires the Applicant to detail procedures for community consultation, including keeping the local community informed of the developments operational and environmental performance.