



Project Name: Project Pluto Data Centre
Case ID: SSD-69223466

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	1-11 HAYES ROAD ROSEBERY , New South Wales, 2018 , 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

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

Address

1-11
HAYES ROAD
ROSEBERY ,
New South Wales
2018
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Project Pluto Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD1,114,474,328.00
Indicative Operation Jobs	60
Indicative Construction Jobs	467
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	29,444

Description of the Development/Infrastructure
Construction, fit out and operation of a data centre.
The proposal will seek to develop sufficient data centre floor space plus ancillary office space with a load capacity of 126MW, 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	Project Pluto
Site Address (Street number and name)	132 McCredie Road, Guildford West NSW 2161
Site Co-ordinates - Latitude	-33.851132
Site Co-ordinates - Longitude	150.955

Local Government Area

Local Government	District Name	Region Name	Primary Region
Cumberland	Central City District	Sydney	☒

Lot and DP

Lot and DP

Lot 1 DP 828392

Site Area

What is the total site area for your development?

Site Area sqm

71,720

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Appendix G - 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 proposal is anticipated to have a total estimated power consumption of one hundred and twenty six (126) megawatts.

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)

E4 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?

Yes

The minimisation of the consumption of potable water?

No

Other?

Yes

If Other, provide details

Refer to ESD Report (Appendix P).

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

Refer to ESD Report (Appendix P).

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	Tom
Last Name	Mann
Professional Qualification	Engineer
Registration details	6860258
Business Name	TRENMOR PTY LTD
Australian Business Number (ABN)	45159106653

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

Yes

Provide the agreement reference number(s)

AR00070

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to ESD Report (Appendix P) & Embodied Emissions Material Form (Appendix Q);

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)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

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	Jacqueline Parker

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 H - Architectural Design Report
File Name	Appendix Y - Civil Engineering Package
File Name	Appendix X - Integrated Water Management Plan
File Name	Appendix U - Noise & Vibration Impact Assessment
File Name	Appendix V - Ground and Water Conditions Letter
File Name	Appendix S - BDAR
File Name	Appendix T - Air Quality
File Name	Appendix R - NABERS Agreement to Rate
File Name	Appendix Q - Embodied Emissions Material Report
File Name	Appendix W - Salinity Management Plan
File Name	Appendix N - Visual Impact Assessment
File Name	Appendix O - Traffic Report
File Name	Appendix K.1 - Landscape Management Plan
File Name	Appendix L - BCA Report
File Name	Appendix LL - Fire Safety Concept Strategy
File Name	Appendix KK - AIA
File Name	Appendix L - Estimated Development Cost Report
File Name	Appendix P - ESD Report
File Name	Appendix M - Accessibility Report
File Name	Appendix K.2 - Landscape Management Plan
File Name	Appendix JJ - Cooling System Options Analysis
File Name	Appendix II - Infrastructure Report
File Name	Appendix J - Landscape Plans
File Name	Appendix E - Community Engagement Report
File Name	Appendix I - Survey Plan
File Name	Appendix GG - Historical Heritage Constraints Assessment
File Name	Appendix DD - Dangerous Goods Report

File Name	Appendix F - Mitigation Measures Table
File Name	Appendix B - Architectural Drawings
File Name	Appendix AA - Contamination and Remediation Report
File Name	Appendix CC - Hazardous Materials Survey
File Name	Apendix FF - ACHAR (Redacted)
File Name	Appendix D - Cost Summary Report
File Name	Appendix BB - Waste Management plan
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix A - SEARs Compliance Table
File Name	EIS_Pluto_Data Centre SSDA_20250428
