



Project Name: Marsden Park Data Centre
Case ID: SSD-70889211

Applicant Details

Project Owner Info

Title	Mr
First Name	James
Last name	Woods
Role/Position	Project Manager Pre Construction (Australia – New Zealand)
Phone	0422349384
Email	james.woods@cdc.com
Address	CDC Data Centres Pty Ltd 54 Sheppard Street Hume , Australian Capital Territory, 2620 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	CDC DATA CENTRES PTY LTD
ABN	59125710394

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Emma	Fitzgerald
Phone	Email	Role/Position
0401504124	efitzgerald@patchplanning.com.au	Administrator

Address

223 Liverpool Street
Patch Planning Level 3
Darlinghurst,
New South Wales
2010
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Marsden Park Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD3,113,226,273.00
Indicative Operation Jobs	265
Indicative Construction Jobs	220
Number of Occupants	1,500
Number of Dwellings	0
Gross Floor Area (GFA) sqm	279,650

Description of the Development/Infrastructure
Construction and operation of a 504MW data centre facility comprising six (6) four (4) storey data centre buildings, ancillary office space, generators, substation, diesel storage, hardstand and landscaping. The facility will operate 24 hours a day, 7 days a week.

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	Marsden Park Data Centre
Site Address (Street number and name)	105 and 113 Hollinsworth Road, Marsden Park
Site Co-ordinates - Latitude	-33.722607
Site Co-ordinates - Longitude	150.836

Local Government Area

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

Lot and DP

Lot and DP

Lot 10 DP1262052

Lot 11 DP1262052

Site Area

What is the total site area for your development?

Site Area sqm

209,100

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	TFNSW Owner's Consent
File Name	CDCDAT~1

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

Construction of a 504MW data storage facility which exceeds the 15MW trigger under Section 25 in Schedule 1 of the Planning Systems SEPP

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)

IN2 Light 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

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.

- Appendix 17 – Ecologically Sustainable Development Report
- Appendix 18 – Emissions Report (GHG Mitigation Plan and Climate Change Adaptation Plan)
- Appendix 27 – NABERS Embodied Emission Form
- Appendix 42 – GHG Mitigations Plan

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	Rebecca
Last Name	Dracup
Professional Qualification	Engineer
Registration details	Engineers Australia Chartered Engineer
Business Name	STANTEC AUSTRALIA PTY LTD
Australian Business Number (ABN)	17007820322

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

Refer to reports.

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?

Yes

Provide details

Refer to reports.

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	Tianlu
Last Name	Yang
Professional Qualification	Mechanical engineer
Registration details	BEng Architectural Environmental Engineering
Business Name	STANTEC AUSTRALIA PTY LTD
Australian Business Number (ABN)	17007820322

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

Yes

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

Electric HVAC system, Electrified services and appliances

What is the estimated annual energy consumption for the building?

126949103 kWh/m2

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

829627.0 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	AR12345

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	AR12345

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)?

Yes

Does the application include documentary evidence that such arrangements have been made?

Yes

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
136338	PIA	Joseph Bell

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 AGreement to Rate
File Name	GIS Files
File Name	A18 - Emissions (Greenhouse Gas Assessment)
File Name	A26A - Stormwater Data
File Name	A26 – Integrated Water Management Plan - Copy
File Name	A41 - Prescribed Ecological Actions Report - Copy
File Name	A35 - Waste Management Plan - Copy
File Name	A38 - 5MW DA Plans - Copy
File Name	A22 - Groundwater Impact Assessment - Copy
File Name	A16 - Contamination Report - Copy
File Name	A23 - Geotechnical Report - Copy
File Name	A34 - Visual Impact Assessment - Copy
File Name	A14- BDAR Waiver Request - Copy
File Name	A11 - Air Quality Impact Assessment - Copy
File Name	Environmental Impact Statement
File Name	A37 – Early Works DA-24-00386 Approval - Copy
File Name	A33 - Transport Impact Assessment - Copy
File Name	A42 - GHG Mitigations Plan - Copy
File Name	A21 – Historical Archaeological Assessment - Copy
File Name	A18 - Emissions (Greenhouse Gas Assessment) - Copy
File Name	A29 - Operational Noise and Vibration Report - Copy
File Name	A12 - Arboricultural Impact Assessment - Copy
File Name	A17 - ESD Report - Copy
File Name	A13 - BCA Report - Copy
File Name	A25 - Infrastructure and Utilities Report - Copy
File Name	A30 – Statement of Heritage Impact - Copy
File Name	A15 - Bushfire Report - Copy
File Name	A19 - Engagement Report - Copy
File Name	A24 - Preliminary Hazards and Risks Memo - Copy
File Name	A32 - Social Impact Assessment - Copy
File Name	A28 - Construction Noise and Vibration Report - Copy
File Name	A27 - NABERS Embodied Emissions Form - Copy
File Name	A40B - Easement Letter - Copy
File Name	A39 - BGCDP 2010 Compliance Assessment - Copy
File Name	A40A - Easement creation dealing - Copy
File Name	A36 - CDC 8591-1 - Copy
File Name	A20 - Estimated Development Cost Letter - Copy
File Name	A31 – Sydney Water Statement of AP&F - Copy

File Name	A6 - Architectural Design Report
File Name	A4 - Site Survey Plan - Copy
File Name	A8 - Civil Drawings
File Name	A10 - Accessibility Report
File Name	A5 - Architectural Plans
File Name	A7 - Landscape Masterplan
File Name	A9 - Redacted ACHAR
File Name	A3 - Mitigation measures - Hollinsworth
File Name	A2 - Statutory Compliance Table Hollinsworth
File Name	A1 - SEARs Table