



## State Significant Development

Date Submitted: 21/03/2025

Project Name: Glendenning Road Data Centre  
Case ID: SSD-73761707

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Ben
Last name	Avallone
Role/Position	Project Manager
Phone	0414666452
Email	Ben.Avallone@lciconsultants.com.au
Address	Level 5, 73 Miller Street NORTH SYDNEY , New South Wales, 2060 , AUS

#### Company Info

Are you applying as a company/business?  
Yes

Company Name	LEHR CONSULTANTS INTERNATIONAL (AUSTRALIA) PTY LTD
ABN	92124107973

#### Primary Contact Info

Are you the primary contact?  
Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Miss	Charlotte	MacDonald
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0419335488	cmacdonald@willowtp.com.au	Planner

#### Address

165  
WALKER STREET  
NORTH SYDNEY,  
New South Wales  
2060  
AUS

### Political Donations

Do you need to disclose a political donation?  
No

### Development Details

#### Project Info

Project Name	Glendenning Road Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD2,168,267,746.00
Indicative Operation Jobs	106
Indicative Construction Jobs	1,076
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	50,223

#### Description of the Development/Infrastructure

The proposal involve the construction and operation of 3 data centre buildings, with a total power consumption of 202.4 megawatts. The buildings would be constructed in 3 stages. The particulars of the full development includes:  
- Site preparation works  
- Construction of 3 data centre building, to be 5 storeys in height;

- Ancillary office, amenities and loading docks;
- Electrical substation and associated infrastructure;
- Diesel fuel storage for generators; and
- On-site carparking.

## 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	2 Glendenning Road
Site Address (Street number and name)	2 Glendenning Road, Glendenning
Site Co-ordinates - Latitude	-33.759910
Site Co-ordinates - Longitude	150.852

### Local Government Area

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

### Lot and DP

Lot and DP

Lot 2 DP1137162

### Site Area

What is the total site area for your development?

Site Area sqm

104,321

### Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

### Attachments

File Name Owners Consent

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 seeks consent for 3 data centre buildings with a total power consumption of approximately 202.4 megawatts (MW). This satisfies the definition of SSD, pursuant to Schedule 1, Clause 25 of the Planning Systems SEPP, being development for the purpose of a data centre with a total power consumption of more than 15 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?

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?

Yes

If Other, provide details

Refer to ESD Report

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

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

NABERS Certification

What star rating or sustainability level will be achieved by the development?

## 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	Ray
Last Name	Wu
Professional Qualification	Quantity surveyor
Registration details	Bachelor of Construction Management
Business Name	TURNER & TOWNSEND PTY LTD
Australian Business Number (ABN)	84115688830

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

Yes

Provide the agreement reference number(s)

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to ESD Report

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?\*

Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?\*

Yes

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](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

**REAP Number**

135475

**Accredited Organisation**

PIA

**REAP Name**

Andrew Cowan

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

Yes

## Attachments

### Attachments

File Name	NA231578_SITE_SHAPE FILE
File Name	NA231578_SITE_SHAPE FILE
File Name	Appendix 15 - NABERS Embodied Emissions Materials Form 3
File Name	Appendix 15 - NABERS Embodied Emissions Materials Form 2
File Name	Appendix 18 - Noise and Vibration Impact Assessment
File Name	Appendix 20.1 - Civil Engineering Drawings
File Name	Appendix 28 - Statement of Heritage Impact
File Name	Appendix 13 - Arboricultural Impact Assessment

File Name	Appendix 09 - Visual Impact Analysis
File Name	Appendix 16 - Biodiversity Development Assessment Report
File Name	Appendix 20 - Civil Engineering Report
File Name	Appendix 29 - Archaeological Assessment
File Name	Appendix 04 - Architectural Plans
File Name	Appendix 27 - ACHA
File Name	Appendix 12 - Landscape Plan
File Name	SSD-73761707 - Glendenning Road Data Centre - EIS.docx
File Name	Appendix 17 - Air Quality Impact Assessment
File Name	Appendix 24 - Detailed Site Investigation
File Name	Appendix 33 - Engagement Report
File Name	Appendix 19 - Geotechnical Assessment
File Name	Appendix 28.1 - Historical Archaeological
File Name	Appendix 05 - Architectural Design Report
File Name	Appendix 11 - Construction Traffic Management Plan
File Name	Appendix 32 - Bush Fire Assessment Report
File Name	Appendix 22 - Preliminary Risk Screening
File Name	Appendix 23 - Dangerous Goods Compliance Report
File Name	Appendix 08 - Accessibility Report
File Name	Appendix 31 - Infrastructure Delivery Plan
File Name	Appendix 26 - Operational Waste Management Plan
File Name	Appendix 07 - Building Code of Australia Compliance Report
File Name	Appendix 03 - Title Documents
File Name	Appendix 27.1 - Archaeological Research Design and Methodol
File Name	Appendix 21 - Flood Impact Risk Assessment
File Name	Appendix 35 - Energy and Water Report (ESD Report)
File Name	Appendix 25 - Construction and Demolition Waste Management
File Name	Appendix 10 - TIA
File Name	Appendix 30 - Social and Economic Impact Assessment
File Name	Appendix 14 - ESD Report
File Name	Appendix 02 - Estimated Development Cost Report
File Name	Appendix 06 - Survey Plan
File Name	Appendix 34 - BDCP Assessment
File Name	Appendix 01 - SEARs