



State Significant Development

Date Submitted: 24/06/2025

Project Name: Julius Avenue Data Centre
Case ID: SSD-80018208

Applicant Details

Project Owner Info

Title	Mr.
First Name	Matthew
Last name	Cox
Role/Position	Project Director
Phone	0409842275
Email	mcox@ispt.com.au
Address	Level 5, 24 York Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	ISPT PTY LTD
ABN	28064041283

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mr	Asher	Richardson
Phone	Email	Role/Position
0488010636	asher.richardson@willowtp.com.au	Senior 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	Julius Avenue Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD1,583,830,200.00
Indicative Operation Jobs	50
Indicative Construction Jobs	3,424
Number of Occupants	50
Number of Dwellings	0
Gross Floor Area (GFA) sqm	36,648

Description of the Development/Infrastructure
The construction and operation of a new Data Centre at 6-8 Julius Avenue North Ryde.

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	Julius Avenue Data Centre
Site Address (Street number and name)	6-8 Julius Avenue, North Ryde
Site Co-ordinates - Latitude	-33.798462
Site Co-ordinates - Longitude	151.143

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Ryde	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

89 DP1082131

Site Area

What is the total site area for your development?

Site Area sqm

28,630

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Power of Attorney
File Name	Owners Consent Letter SSDA80018208 - 06.06.2025 (003)

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

Total power consumption 170MW

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)

E3 Productivity Support

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?

No

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

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	Paul
Last Name	Skinner
Professional Qualification	Quantity surveyor
Registration details	B.Build (CE) (Hons 1), MAIQS, CQS, GAICD
Business Name	RIDER LEVETT BUCKNALL NSW PTY LTD
Australian Business Number (ABN)	94003234026

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

See 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	Appendix 35 - Secretary's Requirements
File Name	EIS - Julius Avenue Data Centre 240625
File Name	Appendix 14 - NABERS Embodied Emissions Materials Form
File Name	Appendix 1A - EDC Cover Letter