

Our ref: Julius Avenue Data Centre (SSD-80018208)

Mr Matthew Cox
Project Director
ISPT Pty Ltd
Level 5, 24 York Street
Sydney NSW 2000

26 February 2026

Subject: Julius Avenue Data Centre, North Ryde – Amendment of Development Application

Dear Mr Cox

I refer to the application and accompanying Amendment Report which was submitted via the NSW planning portal on 10 February 2026, in accordance with section 37 of the Environmental Planning and Assessment Regulation 2021 (the Regulation). I understand the application seeks to amend your current State significant development (SSD) application for the Julius Avenue Data Centre in North Ryde (SSD-80018208).

I note you are seeking to make the following changes to the SSD application:

- reduction in the data centre's total power consumption from 169 megawatts (MW) to 120 MW and associated back up power requirements
- reduction in the built form, including a decrease in maximum building height from 50.93 m to 40 m and a decrease in the gross floor area from 26,076 m² to 16,647 m²
- relocation of the Sub-Transmission Switching Station (STSS) adjacent to the data centre building and reduction in its capacity to 120 MW
- replacement of water-cooled chillers and cooling towers with air-cooled chillers
- removal of the western pedestrian connection to the Great North Walk and the Richardson Place vehicular connection, with access to loading areas and the STSS from Julius Avenue only.

The Department of Planning, Housing and Infrastructure has reviewed the Amendment Report and raises no issues with the proposed amendments. Accordingly, as delegate of the NSW Independent Planning Commission, I approve the application for the amendment.

In accordance with section 38 of the Regulation, the SSD application is taken to be lodged on 26 February 2026, as the amendment is not considered minor.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Jeffrey Peng on (02) 9995 6685 or via email at jeffrey.peng@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Joanna Bakopanos".

Joanna Bakopanos

Acting Director

Industry Assessments