



**Project Name:** Project Mars Data Centre  
**Case ID:** SSD-82052708

## 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 Mars Data Centre
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD403,453,009.00
Indicative Operation Jobs	26
Indicative Construction Jobs	200
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	21,832

### Description of the Development/Infrastructure

The proposed development comprises the demolition of 4 x existing industrial warehouse buildings on the site and bulk excavation to facilitate the construction, fit out and 24/7 operation of a Data Centre.

The Data Centre comprises a load capacity of 81 MVA over 2x Data Centre Buildings, including 2 x levels of Data Hall with rooftop plant and ancillary office, 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	12 Mars Road, Lane Cove West
Site Address (Street number and name)	12 Mars Road, Lane Cove West
Site Co-ordinates - Latitude	-33.811879
Site Co-ordinates - Longitude	151.149

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Lane Cove	North District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 22 DP732062

### Site Area

What is the total site area for your development?

Site Area sqm

33,559

### Landowners Consent

#### Is Landowner's consent required?

No

#### Reason Landowner's consent is not required

The applicant is the owner of the land to which the development application relates

The development is proposed to be undertaken by a public authority and relevant notices have been issued.

The development is set out in section 5 (Mining) or 6 (Petroleum (oil and gas)) of Schedule 1 to *State Environmental Planning Policy (Planning Systems) 2021* and is not in a state conservation reserved area under the *National Parks and Wildlife Act 1974* and relevant notices have been issued.

The development is on land with multiple owners as designated by the Secretary of the Department of Planning and Environment and relevant notices have been issued.

#### 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 proposed 90 megawatts is greater than the 15 megawatts criteria for data centre development to be classified SSD.

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 without 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?

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 included with EIA package.

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

Refer to ESD report included with EIA package.

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	Brian
Last Name	Coyle
Professional Qualification	Quantity surveyor
Registration details	MRICS 6831552
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)

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to Sustainability report and NABER Embodied materials form

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)?\*

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**

68278

**Accredited Organisation**

PIA

**REAP Name**

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 AA - Preliminary Site Investigation
File Name	Appendix BB - Detailed Site Investigation
File Name	Appendix H - Architectural Design Report
File Name	Appendix CC - Remedial Action Plan
File Name	Appendix B - Architectural Plans
File Name	Appendix K - Landscape Report
File Name	Appendix X - Integrated Water Management Plan
File Name	Appendix N - Visual Impact Assessment
File Name	Appendix SS - Geotechnical Assessment
File Name	Appendix Y - Civil Engineering Package
File Name	Appendix J - Landscape Plans

File Name	Appendix EE - Hazardous Materials Study
File Name	Appendix U - Noise Impact Assessment
File Name	Appendix S - BDAR
File Name	Appendix T - Air Quality Impact Assessment
File Name	EIS_Mars_Data Centre SSDA_Formal Lodgement
File Name	Appendix O - Transport and Accessibility Impact Assessment
File Name	Appendix MM - Arborist Report
File Name	Appendix E - Engagement Report
File Name	Appendix V - Ground and Water Conditions Assessment
File Name	Appendix I - Survey Plan
File Name	Appendix RR - Pipeline Hazard Analysis
File Name	Appendix W - Salinity Management Plan
File Name	Appendix JJ - Social Impact Assessment
File Name	Appendix NN - Fire Safety Concept Strategy
File Name	Appendix OO - Clause 4.6 Variation Request
File Name	Appendix QQ - Ground Water Monitoring
File Name	Appendix KK - Infrastructure Requirements Report
File Name	Appendix FF - Dangerous Goods Report
File Name	Appendix HH - ACHAR (REDACTED)
File Name	Appendix PP - Connecting with Country
File Name	Site Area - GIS
File Name	Appendix P - ESD Report
File Name	Appendix L - BCA Report
File Name	Appendix R - NABERS Agreement to Rate
File Name	Appendix LL - NABERS Commitment Letter
File Name	Appendix M - Accessibility Report
File Name	Appendix Z - Flood Impact Assessment
File Name	Appendix DD - Waste Management Plan
File Name	Appendix TT - Urban Heat Island Advice
File Name	Appendix D - Cost Summary Report (REDACTED)
File Name	Appendix II - Net Zero Commitment Letter
File Name	Appendix Q - NABERS Embodied Emissions Materials Form
File Name	Appendix F - Mitigation Measures Table
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix G - Owners Consent
File Name	Appendix A - SEARs Compliance Table