



Project Name: Mamre Road Data Centre Campus
Case ID: SSD-92743706

Applicant Details

Project Owner Info

Title	Mr
First Name	Adam
Last name	Pavlovic
Role/Position	Project Manager
Phone	0435310040
Email	adam@planpm.com.au
Address	Level 1, Shop 2A, 17 Macmahon Street Hurstville, New South Wales, 2220, AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	PLAN PROJECT MANAGEMENT PTY LTD
ABN	21624589779

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jeffry	Kusnan
Phone	Email	Role/Position
0430311338	jeffry@planpm.com.au	Administrator

Address

17 MacMahon Street
Plan Project Management, Level 1, Shop 2A
Hurstville, New South Wales 2220
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Mamre Road Data Centre Campus
Industry	Water and Telecommunications
Development Type	Data Storage
Estimated Development Cost (excl GST)	AUD8,999,802,659.81
Indicative Operation Jobs	500
Indicative Construction Jobs	10,056
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	227,584

Description of amended development
Construction and operation of a data centre campus, including necessary infrastructure and servicing.

Description of Changes

Briefly describe the proposed changes to the application

This resubmission addresses all seven matters from the Department's 30 January 2026 rejection letter, including: statutory compliance table; updated cost report per PS 24-002; EP&A Act s1.3 objects assessment; decompressed architectural drawings; redacted personal information; detailed landscaping plans with species schedules and calculations; and corrected applicant details.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	706-752 Mamre Road, Kemps Creek
Site Address (Street number and name)	706-752 Mamre Road, Kemps Creek
Site Co-ordinates - Latitude	-33.833794
Site Co-ordinates - Longitude	150.785

Local Government Area

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

Lot and DP

Lot and DP

Lot 10 DP 1280592

Site Area

What is the total site area for your development?

Site Area sqm

520,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	GIBB Group Owners Consent - Mamre Road
File Name	IFM Owners Consent - Mamre Road
File Name	GPT Owners Consent - Mamre Road

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 is anticipated to have a total power consumption of 600-1,000 megawatts which satisfies the definition of state significant development (SSD) pursuant to Chapter 2, Schedule 1, Clause 25 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), being development for the purpose of a data centre that has 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)

IN1 General Industrial, SP2 Infrastructure

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](#))

Yes

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.

Ecological Sustainable Design Report

Plant and Equipment Systems

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?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

See 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?

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](#)?

Yes

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)?

Yes

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	Landscape Drawings
File Name	Civil Drawings
File Name	Appendix 4 - Architectural Drawings
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix 26 and 27 - Addendum ACHA
File Name	EIS - 706-752 Mamre Road, Kemps Creek
File Name	Appendix 15 - Biodiversity Development Assessment Report
File Name	Appendix 30 - Social Impact Assessment
File Name	Appendix 32 - Community Engagement Report
File Name	Appendix B - Mitigation Measures
File Name	Appendix 2 - EDC
File Name	Appendix 45 - Environmental Health & Impact Assessment
File Name	Appendix 19 - Surface & Groundwater Impact Assessment
File Name	Appendix 20 - Flood Impact and Risk Assessment
File Name	Appendix 18 - Geotechnical Investigation
File Name	Appendix 21 - Infrastructure Delivery Strategy Report

File Name	Appendix 23 - Detailed Site Investigation
File Name	Appendix 34 - Airport Safeguarding Assessment
File Name	Appendix 17 - Noise and Vibrations Impact Assessment
File Name	Appendix 29 - Historical Archaeological Assessment
File Name	Appendix 41 - Eroison and Sediment Control Plan
File Name	Appendix 24 - Remedial Action Plan
File Name	Appendix 37 - Water and Stormwater Management Plan
File Name	Appendix 43 - Aquatic & Riparian Impact Assessment
File Name	Appendix 31 - Bushfire Hazards Assessment
File Name	Appendix 22 - Preliminary Risk Screening
File Name	Appendix 44 - Weed Eradication and Management Plan
File Name	Appendix 39 - Earthworks Strategy Report
File Name	Appendix 39 - Bulk Earthwork Specification
File Name	Appendix 18 - Geotechnical Design Advice
File Name	Appendix 28 - Statement of Heritage Impact
File Name	Appendix 25 - Waste Management Plan
File Name	Appendix 36 - Greenhouse Gas Emissions Assessment
File Name	Appendix 33 - Mamre Road Precinct DCP Table
File Name	Appendix 35 - Plant and Equipment Systems Report
File Name	Appendix 40 - Salinity Management Plan
File Name	Appendix 42 - Advice for Vegetation and Management Plan
File Name	Appendix 38 - Acid Sulfate Soil Assessment
File Name	Appendix 16 - Air Quality Impact Assessment
File Name	Appendix 16 - Air Quality Impact Assessment Appendicies
File Name	GIS Data - Survey Plan
File Name	Appendix 16 - Construction Air Quality Mangement Plan
File Name	Appendix 13 - Ecologically Sustainable Design Report
File Name	Appendix 12 - Arboricultural Impact Assessment
File Name	Appendix 11 - Landscape Masterplan
File Name	Appendix 9 - Visual Impact Assessment
File Name	Appendix 10 - Transport Mangement and Accessibility Plan
File Name	Appendix 6 - Survey Plan
File Name	Appendix 7 - BCA Capability Statement
File Name	Appendix 8 - Accessibility Report
File Name	Appendix 5 - Architectural Design Report
File Name	Appendix 3 - Title Documents
File Name	Appendix 2 - Economic Impact Assessment
File Name	Appendix 1 - Issued SEARs
File Name	Appendix 14 - NABERS Embodied emissions materials form_R1