

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-47320208 Project Echidna Data Centre Eastern Creek
Applicant	ARUP AUSTRALIA PTY LTD
Consent Authority	Independent Planning Commission (the Commission)

Decision

The A/Executive Director under delegation from the Independent Planning Commission (the Commission) has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (the Act) granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

05 April 2024

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- all information submitted to the department during the assessment of the development;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including a capital investment of [REDACTED] and the creation of 100 construction jobs and 50 operational jobs;
- the project is permissible with development consent, and is consistent with NSW Government policies including the *Greater Sydney Regional Plan – A Metropolis of Three Cities* and the *Central City District Plan*;
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Planning Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

The Department publicly exhibited the development application and accompanying EIS from 8 June 2023 to 5 July 2023.

During the exhibition period for the EIS, the Department received one submission from a utility provider and advice from five government authorities and Council. One submission was received by the Department in the nature of objection from Council. However, on 19 March 2024, Council provided written advice to the Department informing that its issues had been satisfied by the Applicant and withdrew its objection.