

NGAA Policy Workshop

Datacentres and What they Mean for Growth Areas

Tuesday 31 March 2026

Acknowledgement of Country

We proudly acknowledge Australia's First Nations peoples as the traditional custodians of the lands and waters across Australia where we live and work.

We acknowledge Aboriginal and Torres Strait Islander peoples' rich and continuing culture and pay respect to Elders past, present and emerging.



NAIDOC Week 2025 at Jamison Park, Penrith City Council, NSW

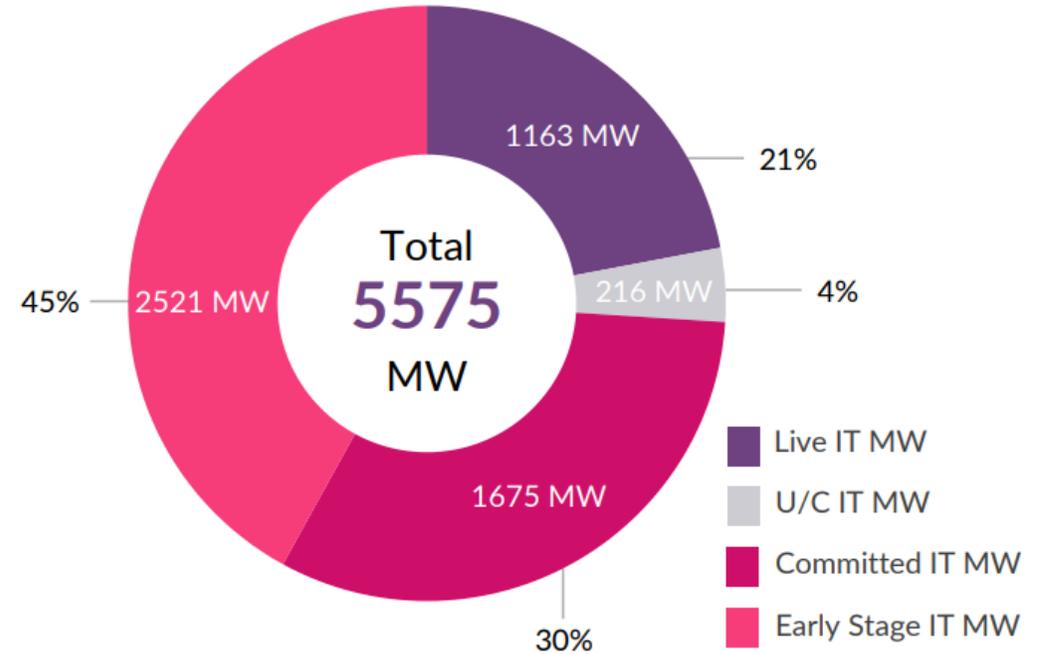
Overview

Australia is second to USA for Data centre investment

Billions of dollars invested already.

Tech sector now makes up the equivalent of around 9% of national GDP.

Growth area councils are in the forefront of **Australia's government-incentivised, investor-driven data centre development *at the same time*** as they are delivering **26% of the National Housing Accord targets primarily in greenfield, residential developments.**



Australia market highlights, DC Byte analytics platform, mid-Aug 2024

Australia has emerged as one of the most significant data centre markets in the Asia Pacific (APAC) region.

Australian and State government policies

Jurisdiction	AI and Data Centres Policies	Overview
Australian Government	National AI Plan 2025	Outlines the government's ambition to capture the opportunities of AI and ensure its benefits are shared by the Australian people.
	Expectations of data centres and AI infrastructure developers	Marking a significant shift from a market-driven approach to one that treats data centres as major national infrastructure .
New South Wales	State Significant Development (SSD)	Defined Data Centres and identified Large projects (>15MW) are often classified as State Significant Development (SSD), streamlining their assessment through state rather than local councils
Victoria	Victoria Government AI Mission Statement	Sets out the Victorian Government's plan to responsibly develop and adopt artificial intelligence (AI).
	Sustainable Data Centre Action Plan	The action plan aims to strengthen Victoria's position as a global investment destination for data centres.
Western Australia	WA Data Centre Prospectus 2022	Promoting Western Australia as the 'southern hemisphere's growing hub for data centre operations'.
South Australia	SA Government Planning Regulations 2025 Amendments	The Planning, Development and Infrastructure (General) Regulations 2017 (the Regulations) were amended on Thursday 11 September to prescribe that data centres can now be approved through the essential infrastructure pathway under section 130 of the PDI Act.
Queensland	Queensland Government Data Centres Strategy and Principles – (2016)	

Guest Speaker



Jordan Pangallo
Senior Manager,
Research
Colliers (Australia)

Jordan is the author of 2025 Colliers research report [*The Race for Data Sovereignty: Why More Australian Data Is Staying Home \(and what this means for the **data centre** property market\)*](#)