

Sebastian Kovacs

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Front End Data Centre Architectural Lead

Data Centres | Front-End Feasibility | Template Systems | Concept Design | Development Approvals

Profile

Architecture professional based in Newcastle, with APE Part 3 completed and NSW architect registration pending, specialising in front-end data centre feasibility, concept design, template systems, masterplanning and approvals support for mission-critical infrastructure.

Over the past three years, I have played a central architectural role in front-end work for major hyperscale, colocation and AI/training campus data centre projects across Australia and New Zealand, contributing to a confidential tier-one data centre portfolio exceeding **8.5GW of planned IT capacity**.

My work supports early commercial and development decisions by translating site, planning, infrastructure, technical and customer requirements into clear architectural options, modular data centre layouts and approval-stage documentation. Working with client-side engineering and development stakeholders, I help convert customer and hyperscaler requirements into repeatable architectural modules that can be rapidly tested across prospective sites for power-constrained capacity, staging, planning and approval pathways.

I am particularly interested in roles weighted toward upstream feasibility, template development, concept design and approvals strategy.

Data Centre Capability Summary

- **Front-End Feasibility & Site Testing:** Rapid site yield studies, data hall test fits, massing, campus masterplanning, access/circulation diagrams, staging options and planning constraint review across greenfield, brownfield, urban, suburban and regional sites.
- **Template-Based Data Centre Prototyping:** Developed and applied modular architectural template systems used to rapidly prototype new data centre configurations. These templates allow repeatable data hall, support-space and campus planning modules to be assembled, adapted and tested against site constraints, available power, target IT load, access, staging and planning requirements.
- **Customer & Hyperscaler Requirement Translation:** Worked with client-side engineering and development teams to help convert customer and hyperscaler requirements into architectural layouts, data hall configurations, support-space planning, compound arrangements and approval-stage documentation.
- **Power-Constrained Yield Testing:** Tested data centre layouts against site-specific constraints, available electrical capacity, target IT load, operational efficiency objectives, access, staging and approval pathways.
- **Approvals & Planning Support:** Prepared architectural packs for DA, SSDA, SEARs, planning modification and Complying Development Certificate pathways, sometimes multiple concurrent, working alongside town planners and consultant teams to support complex statutory approvals.
- **Front-End Design Integration:** Build anticipated fire, services, access, circulation, swept-path, truck waiting, security and BCA/NCC requirements into early feasibility and concept layouts, reducing redesign risk and supporting a smoother transition from DA into early design development.

Selected Project Experience

Due to confidentiality, client names, exact site names and sensitive commercial details have been removed.

- **Urban Hyperscale Campus - Sydney, NSW:** Feasibility, concept development and concurrent DA/SSDA architectural packages for a major hyperscale campus of approximately **500MW**, adjacent to industrial and residential interfaces. Prepared approval-stage drawings, massing, visual material and design report inputs, including support for concurrent ancillary development CDC and DA change-of-use approval pathways.
- **Regional Mega-Campus - Regional NSW:** Feasibility, concept masterplanning and presentation packages for a proposed **1,440MW** regional data centre campus across two site options. Worked through rapid iterations of data hall templates, campus layouts, access, staging, services interfaces and planning constraints to support internal client-side assessment of site viability and development pathway.
- **Urban Fringe Masterplan - Western Sydney, NSW:** Ultimate campus masterplanning and architectural inputs for SEARs-stage work for a proposed **~730MW** data centre campus. Tested multiple site and masterplan options, including yield, access, staging, setbacks, infrastructure interfaces and approval constraints.
- **Regional Hyperscale Campus - Victoria:** Concept masterplanning and site feasibility for a proposed **~1,150MW** regional data centre campus, including data hall layout testing, staging, access and services interface coordination.
- **Urban Colocation Campus - Melbourne, VIC:** Architectural DA package for the first campus stage of approximately **150MW**, with concept design support for subsequent campus expansion.
- **Suburban & Regional Approvals - WA & ACT:** Prepared targeted feasibility, concept design and DA-stage architectural packages for multiple data centre sites, including major campus planning, staged development options, approval drawings, visual material and consultant coordination.
- **New Zealand Data Centre Projects:** Supported feasibility, concept and redesign work across multiple New Zealand data centre sites, including suburban and regional campus options.
- **Substation & Infrastructure Interface Projects:** Prepared early-stage architectural and planning support for major electrical infrastructure associated with data centre campus development, including substation interface studies, site planning, access, massing and approval-stage visual material.

Professional Experience

EJE Architecture - Front End Data Centre Architectural Lead

Newcastle, NSW | July 2022 – Present

- Deliver front-end feasibility, concept design, masterplanning and approvals-stage architectural packages for a confidential tier-one data centre developer/operator across Australia and New Zealand.
- Contribute to a data centre pipeline exceeding **8.5GW of planned IT capacity**, spanning hyperscale, colocation, AI/training campus, urban, suburban and regional projects.
- Prepare rapid site yield studies, data hall test fits, massing studies, campus masterplans, access/circulation diagrams, staging options, renders, photomontages and stakeholder-facing presentation material.
- Develop and maintain modular architectural template systems used to rapidly prototype new campus and data hall configurations across greenfield, brownfield and urban sites, including:
 - co-location data centre modules
 - urban hyperscale / maximum uptime 24/7 operation modules
 - AI/training campus modules
- Work with client-side engineering, planning and development stakeholders to translate customer and hyperscaler requirements into repeatable architectural modules, data hall layouts, support-space arrangements and approval-stage design material.

- Assemble and test template modules across prospective sites to assess power-constrained yield, target IT load, data hall capacity, access/circulation, staging, setbacks, services interfaces and planning approval pathways.
- Produce architectural DA, SSDA, SEARs, planning modification and Complying Development Certificate packages, including approval drawings, design report inputs, Safety in Design inputs, consultant issue coordination and visual material.
- Coordinate architectural information with planning, civil, services, traffic, landscape, fire, acoustic, security and BCA/NCC consultant inputs.
- Support client-side land acquisition and early development decisions by translating site, planning, infrastructure and technical constraints into clear architectural options.
- Develop custom Revit templates, workflows, rendering systems and SOPs to improve consistency, speed and quality across recurring data centre tasks.
- Review and coordinate drawing/model outputs prior to director issue, supporting quality control across fast-moving front-end packages.
- Supported complex private residential projects for senior client-side stakeholders, including design documentation, consultant coordination, builder liaison, DA modification support and building approval documentation.
- Supported additional commercial and club projects through contract administration tasks alongside directors, including progress claims, variations, defects, site meetings and project correspondence.

Livetools - Digital Growth & B2B Sales Manager

Newcastle, NSW | 2017 – 2022

- Helped scale a technical B2B manufacturing tooling business from approximately **\$1.5M to over \$5M** in annual revenue through digital marketing, inbound lead generation and direct client engagement.
- Managed Google Ads, technical SEO, website content and social media strategies to generate qualified leads across medical, aerospace, defence, mining, racing and advanced manufacturing sectors.
- Built commercial judgement and client-facing communication skills through direct engagement with business owners, technical decision-makers and national manufacturers.

Jason Topic Architecture - Architectural Assistant

Newcastle, NSW | 2017 – 2020, part-time

- Prepared concept design, DA applications and construction documentation for single residential, multi-residential, alterations/additions and small commercial projects, including the Lake Macquarie Regional Football Facility.

Registration, Accreditation & Education

- **Registered Architect:** APE Part 3 passed; NSW Architects Registration Board registration pending
- **APE Part 3:** Passed 18 June 2026
- **Accredited Assessor:** NatHERS Accredited House Energy Rater, HERA No. HERA10385
- **Master of Architecture:** University of Newcastle, completed July 2020
- **Bachelor of Architecture:** University of Newcastle, completed 2011

Software & Technical Skills

- **Advanced / Strong:** Revit, Twinmotion, Nearmap, Photoshop, Excel, Microsoft Teams
- **Working / Project Use:** InDesign, PowerPoint, Aconex, Revizto, Microsoft 365, Google Workspace
- **Automation & Digital:** Dynamo, Google Ads, SEO, web development

Referees

Available on request.