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Via Major Projects Portal

EPA Advice on Modification Submissions Report – S4 Data Centre Horsley Park - SSD-63741210 Mod 1

Dear Shaun

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to review the Modification Submissions Report for the S4 Data Centre Horsley Park Modification 1 (Application SSD-63741210 Mod 1) at 16 Johnston Crescent, Horsley Park.

The EPA has reviewed the following documents:

- *Response to Request for Information | S4 Data Centre Horsley Park – SSD-63741210-Mod-1 – Urbis – 16 June 2026*
- *Memorandum - Confirmation of Servicing Strategy LOT 305 NEXTDC S4 Data Centre– Infrastructure, Hydraulic Services and Hazardous Goods– Aurecon – 11 June 2026 (Updated Technical Memorandum)*

The EPA acknowledges the existing consent condition B9 which prohibits the development from producing annoying characteristics. Please note condition B9 contains an error in citing Fact Sheet A which should be Fact Sheet C. The information provided to date within the Modification Report and additional information does not appear to enable a conclusion to be made that no annoying characteristics would be generated by the modified premises.

The updated technical memorandum does not appear to have conducted the assessment of annoying characteristics in accordance with the NPfI. The spectral calculations provided in the technical memo only appear to consider 1/3 octave bands of 50 Hz and above. However, Fact Sheet C of the NPfI requires the assessment of low frequency noise between 10Hz and 160Hz and tonality between 25Hz to 10KHz.

The EPA notes that the difference between the C and A weighted overall levels is already 15 dB or more at several receivers even with the incomplete consideration of the frequency range currently included in the assessment, indicating the potential for low frequency noise.

NSW Environment Protection Authority

As the environmental steward and regulator of our State we are committed to a sustainable future. Join us on our mission to protect tomorrow together.

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The EPA notes that the updated technical memorandum states that the noise levels for the transformer was derived from measurements. Its therefore not clear why measurements of frequencies below 50 Hz have not been considered in the assessment as required by the NPfI.

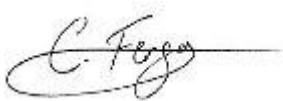
Additional guidance was published in 2020 that provides an example method for assessing low frequency noise consistent with the NPfI, which is available on the [EPA's website](#), and published in Acoustics Australia (2020, vol 48:149-180).

As a result, the EPA recommends that DPHI consider requiring the Applicant:

- Submits a noise assessment consistent with the Noise Policy for Industry, which includes Fact Sheet C, and contains as a minimum calculations that cover the appropriate range of frequencies for the low frequency noise and tonality assessment requirements in NPfI Fact Sheet C
- Updates or changes to the assessment and mitigation measures as appropriate to reflect the updated information.

If you have any questions about this request, please contact Chris Marsh via email at environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Ferguson', with a horizontal line extending to the right.

Carlos Ferguson
A/Unit Head – Industry Assessments
Environment Protection Authority