

In reply please quote: 23/29661

Contact: Mosheur Rahman on 9725 0850

3 July 2026

Shaun Williams
Industry Assessments
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Dear Shaun,

Request for advice: SSD-63741210- Mod-1 – Proposed Data Centre at 3-5 Johnson Crescent, Horsley Park

Fairfield City Council is in receipt of the above-mentioned state significant development application modification 1 seeking to modify development consent SSD-63741210 for the S4 Data Centre at 16 Johnston Crescent, Horsley Park.

This modification application seeks consent for the following changes:

- Increase the width of the pump house building by 5.5 metres,
- Increase the height of the water tanks by 1.5 metres,
- Amendments to the dimensions of the fire pump building, including:
 - Building height raised by 0.94 metres,
 - Width increased by 1 metre, and
 - Length increased by 0.4 metre.
- Increase in the height of the fire water tanks by 0.5 metre.
- Increase to the bulk fuel tank capacity from 4472kL to 4600kL.
- Amendments to the approved acoustic walls, including:
 - Increase in the transformer wall height from 10 metres to 13 metres,
 - Increase in the HVSB wall from 6.85 metres to 10 metres,
 - Increase in the length of the HVSB wall southward by 3.5m.
- Minor changes to the approved landscaping and deep soil areas.
- Administrative update to amend the development description to remove reference to a café.
- Administrative update to reflect 372MW backup power generation.

Response to the submission made on 20th May 2026 were referred to relevant Council officers, and following comments were received.

Café

The cafe wasn't removed from the September 2025 published versions of:

- The Response to Submissions and Amendment Report (September 2025), as per the "Amended development" description (Section 3.1, p.24), or
- The Revised SIA (May 2025).

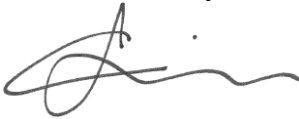
- The TIA: staffing occupancy schedule - Appendix 6

Given that cafe services can be offered in temporary structures (e.g. food trucks, coffee carts), it isn't necessarily true that removal of the cafe from an architectural drawing also removes the cafe as a function. As the cafe forms a critical part of the Revised SIA's assessment of project benefits and enhancements (Sections 6.5.3, 6.5.4, 6.7.6), its removal without additional consideration of social impacts and benefits is insufficient. Therefore, the response provided doesn't adequately support that removal of this use is administrative, or that it doesn't affect social and health outcomes for workers.

If you would like clarification regarding the above, please contact Mosheur Rahman on 9725 0228.

If you would like clarification on **post approval matters** relating the above issues, please contact Zahid Hassan, Asset Manager, Civil & Built on 9725 0248.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Shinn', with a stylized flourish at the end.

Chris Shinn

COORDINATOR STRATEGIC LAND USE PLANNING