

Our ref: STACK SYD01 Data Centre, Erskine Park (SSD-82211208)

Mr Michael Dyer
Project Director
STACK Infrastructure Australia Pty Ltd
201 Sussex Street
SYDNEY NSW 2000

Attn: Mr Christopher Croucamp, Urbis

24 December 2025

Subject: Request for Additional Information – Noise assessment

Dear Mr Dyer

I refer to your current State significant development (SSD) application for the proposed STACK SYD01 Data Centre at 78 Lockwood Road, Erskine Park (SSD-82211208).

After careful consideration, the Department of Planning, Housing and Infrastructure (the Department) is requesting that you provide additional information that effectively addresses the noise matters identified in **Attachment 1** of this letter.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **Friday 27 March 2026**. The additional information should form part of the Submissions Report for the SSD application. If you cannot meet this deadline or do not intend to provide the additional information, please advise the Department via the NSW planning portal.

As at the date of this letter, the number of days in the assessment period that have elapsed stands at 24 days. The assessment period ceases to run between the date of this letter and the date you provide the additional information (or notification that the information will not be provided), in accordance with Part 4 Division 4 of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact me on (02) 9274 6273 or via email at patrick.copas@planning.nsw.gov.au.

Yours sincerely,



Patrick Copas

Principal Planning Officer
Industry Assessments

ATTACHMENT 1

Additional information requested by the Department

Noise

1. The Department requests the noise and vibration impact assessment (NVIA) be updated to ensure that all sensitive receivers in NCA1 are categorised under the 'Suburban' amenity category. The Department notes that short-term attended noise measurements across the Erskine Park residential area are generally aligned with the typical background noise levels for suburban residential category and, consequently, considers that insufficient evidence has been provided to date to suggest that residences around Cetus Place should be categorised using a different amenity category.
2. In accordance with Fact Sheets A and B of the *Noise Policy for Industry* (NPfI), please provide statements justifying the selection of each monitoring location, including the procedure used to choose each location, with reference to the definition of "residence(s)" and "reasonably most-affected location(s)" provided in the NPfI.

This is particularly important for unattended monitoring location NL1, as while the $L_{A90,15min}$ noise levels recorded at A1 to A4 during the early part of the night-time period are generally consistent, the Department notes that these results are significantly lower than the rating background level at NL1.

3. As per Section 3.3.1 of the NPfI, predicted noise levels must be identified at all receivers potentially affected by the development, including single and double storey properties in Erskine Park. 3D facade noise map must also be provided to inform the identification of the most-affected residence(s) and selection of unattended noise monitoring location(s).

The Department notes it is currently unclear which residential receiver(s) in Erskine Park may be the potentially most affected for this development and, consequently, additional unattended noise monitoring data may be required once these receiver(s) have been correctly identified.

4. Section 9.4.4.1 of the NVIA should be updated to provide further detail regarding consideration of low-frequency noise, including the following:
 - a. detail the extrapolation method for all relevant plant and equipment, including reference to peer-reviewed publication / noise measurement data from similar operations
 - b. include an evaluation of **all** frequencies from 10 to 160 Hz (not just to 50 Hz) (see [An example approach to consider low frequency noise in the context of the NSW noise policy for industry](#), Acoustics Australia Vol. 48, No. 2, August 2020, pages 170-172 for further guidance)

- c. provide an assessment of the development against low-frequency noise and tonality at nearby sensitive receivers, in accordance with the process/es referenced in Fact Sheet C of the NPfI and the additional guidance documents provided on the EPA's [website](#).
- 5. Based on Section 9.4.4.2, it is unclear whether the 5 dB penalty for tonality has been incorrectly applied to the transformer contribution noise levels, instead of to the predicted levels at the receiver (as is required by Fact Sheet C of the NPfI). Please clarify and, if necessary, update the NVIA accordingly.
- 6. The Department notes the NVIA has assumed the number of operating chillers (and their associated load) would not change across the day, evening and nighttime periods. Please provide additional commentary and confirm whether this can be considered to provide an accurate assessment of realistic day-to-day operations.
- 7. Please clarify the meteorological settings which were adopted for the noise model via the ISO 9613-2:2024 method, in accordance with the requirements stipulated under Fact Sheet D of the NPfI.