

15 July 2026

Shaun Williams
Principal Planning Officer
Industry Assessments
via NSW Major Projects Portal

Dear Shaun,

Response to Request for Information | S4 Data Centre Horsley Park – SSD-63741210-Mod-1

This letter has been prepared by Urbis Ltd on behalf of NEXTDC Limited (the **Applicant**) in response to the Request for Information (**RFI**) issued by the Department of Planning, Housing and Infrastructure (**DPHI**) on 3 July 2026, accompanied by comments provided by the NSW Environment Protection Authority (**EPA**).

Following discussions with DPHI and consideration of the EPA comments, the Applicant proposes to amend the scope of the modification application. This letter outlines the revised modification scope and the consequential amendments to the submitted application documentation.

1 Original Modification Application

The modification application originally sought approval for the following:

- 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 height of 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.

2 Request for Additional Information

A RFI was issued by DPHI on 3 July 2026 from the EPA which requested the Applicant prepare an updated Noise Impact Assessment consistent with the Noise Policy for Industry (**NPfi**). The updated assessment was required to provide minimum calculations which address the appropriate range of frequencies for the low frequency noise and tonality assessment requirements in accordance with NPfi Fact Sheet C.

A preliminary response to the EPA comments was provided to DPHI on 10 July 2026 confirming that the project team is currently reviewing the RFI. This review is being undertaken with the intent of identifying, in consultation with the EPA, the most appropriate technical response to the matters raised. Once the scope of the required response has been agreed, the project will provide the requested information in accordance with the agreed approach.

Based on the above, it is proposed to update the current application to remove the proposed changes associated with the acoustic assessment and facilitate the assessment of the non-acoustic related modifications which are critical to ensure the continued construction of SSD-63741210.

3 Amended Modification Application

The revised scope of this modification is set out below, with the removed scope shown in ~~strike through~~:

- 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 height of 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

The proposed amendments to the conditions remain as set out in the Section 4.55(1A) Modification Report dated 10 April 2026. A revised list of the drawings to be modified will be provided once DPHI confirm which documentation is required to be updated in accordance with Condition A2 and Appendix 1.

We trust the above provides DPHI with sufficient information to facilitate their final assessment and determination of SSD-63741210-Mod-1 based on the revised modifications as detailed in Section 3 of this correspondence.

Should you require further information regarding this modification, please contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Croucamp", with a stylized flourish at the end.

Christopher Croucamp
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