



22 December 2025

Our reference: 222659

Jeffrey Peng

Department of Planning, Housing and Infrastructure
jeffrey.peng@planning.nsw.gov.au

RE: Sydney Water input to SEARs for SSD-10167971 at 10 Roberts Road, Eastern Creek (Project Atlas - Goodman)

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the **data centre** development proposal at 10 Roberts Road, Eastern Creek. The SSDA will seek consent for the following:

- Site preparation works
- Construction, fit out and 24/7 operation of two data centre buildings with a maximum demand of 500MVA and a total Gross Floor Area of 99,310m²
- Provision of required plant and utilities
- Vehicular and pedestrian access
- Landscaping and site servicing.

The proponent has previously lodged a Feasibility application with Sydney Water in case number CN222659 and received a Notice of Requirements on 24 June 2025. The proponent is also currently engaging with Sydney Water to enter into a **Planning Agreement** for servicing assessment of the proposed data centres.

Sydney Water requests that the Department of Planning, Housing and Infrastructure include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (where required) services have been made.
 - a. The following information is required:
 - i. Staging of developments showing yearly
 1. Average Day Demand
 2. Maximum hour demand (to understand impact on the network during peak hour)
 3. High demand days (e.g. 95th percentile or those high demand 5 to 10 days per year)
 4. Maximum daily demand (Peak day - 1 in 10 year)
 - ii. One of the following (for ultimate development as a minimum)
 1. Expected daily usage over a year
 2. Expected monthly average daily usage over a year
 3. Expected daily usage over a year
 - iii. Daily diurnal usage based on a high demand day. The preferred usage pattern should reflect the draw from Sydney Waters' mains and not the internal usage. However, understanding the internal water usage can provide insight to Sydney Water on potential draws from the system

and demonstrate that the applicants have leveraged water efficiency opportunities and recycling within their operation as appropriate.

2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. To do this, it is required that the proponent register a direct **Feasibility** enquiry with Sydney Water as soon as possible via an approved Water Servicing Coordinator (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning that we might be undertaking.
3. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
4. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.
5. Strict requirements for the protection of Sydney Water's stormwater assets may apply to this site. The proponent should ensure that satisfactory steps/measures have been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets.

Integrated Water Cycle Management (IWCM)

6. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.
7. It is required that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

A **Feasibility application** will enable a comprehensive servicing review ensuring the proposed development is considered in any potential planning that we might be undertaking. Failure to provide this information may impede proper planning requirements for the proposed development and for the broader area. The completed growth form should be submitted by the proponent to Sydney Water as part of the Feasibility application via a Water Servicing Coordinator (WSC), citing this referral response and our reference number.

Next Steps:

- Given the scale and complexity of the proposed development (or anticipated risk to Sydney Water's assets), further investigations will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, **and a new Feasibility application is submitted with Sydney Water prior to the preparation of the EIS**, to take into account any changes in servicing advice since their previous application.
- Sydney Water is currently in discussions with Goodman to enter into a Planning Agreement to investigate servicing pathways including any additional network amplifications that may be required to service the data centre.
- The proponent should complete and return the enclosed Growth Data Form as part of
- The Department is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

If the proponent has any questions, they should contact Sydney Water Account Manager Danijela Simic at danijela.simic@sydneywater.com.au under their existing case CN222659. Should the Department require further information, please contact the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Analytics and Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Growth Data Form
- Sydney Water Development Application Information Sheet (for proponent)