



10 September 2024

Our reference: 211880

Jeffery Peng

Department of Planning, Housing and Infrastructure

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RE: State Significant Development Application SSD-63168959 'NEXTDC S5 Data Centre and Innovation Hub' at 269 Lane Cove Road, Macquarie Park

Thank you for notifying Sydney Water of SSD-63168959 'NEXTDC S5 Data Centre and Innovation Hub' at 269 Lane Cove Road, Macquarie Park, which proposes a two staged construction and operation of a data centre and innovation hub.

The proposals seeks approval for the following key aspects:

- Site preparation works including demolition and removal of existing structures, tree removal and bulk earthworks.
- Staged construction and operation of two data centres (Building A and B), each with a maximum height of 65 metres and a combined total GFA of 46,935m² comprising 33,643m² of technical data hall floor space and 13, 292m² of office, retail and innovation hub floor space.
- Landscaping.
- Delivery of 90 megawatts of power (via a separate application with Ausgrid) with a 33kV switching station.

Sydney Water has reviewed the application based on the information supplied and provide the following comments to assist in understanding the servicing needs of the proposed development.

Water Servicing

- The proposed development is located within the Marsfield water supply zone which has very limited capacity.
- Potable water servicing is **dependent** on the following -
 - An on-going project to implement the necessary asset(s) to address the reliability constraints of the current system. This asset delivery programme is anticipated to be completed **FY2026**.
 - and
 - Due to the significant demand requirement, the proponent will need to engage a hydraulic consultant to understand the implications to Sydney Water's system and potentially identify any additional requirements to service this development.

Wastewater Servicing

- The proposed development is located within the in North Ryde SCAMP, which is part of Lane Cove Catchment.
- The increased volumes proposed by the data centre require further assessment in relation to Sydney Waters' Epping to St Leonard's growth projects.
- The wastewater servicing is therefore dependent on the following –

- The proponent will need to engage a hydraulic consultant to understand the implications to Sydney Water system and to identify the trunk and reticulation augmentation requirements to service this development.

Next steps

- The DPHI is advised to **defer the approval** of this SSDA and re-refer this application to Sydney Water for review **once the hydraulic options assessment report has been submitted to Sydney Water.**
- Due to the significant demand requirements, further investigation will be required by the proponent to determine the servicing requirements for this site. It is required that a Water Servicing Coordinator is engaged as soon as possible, to facilitate engagement with a suitable hydraulic consultant.
- DPHI 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.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral. It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of planning status. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if a referral response letter is more than 12 months old.

Once the proponent has lodged a case with Sydney Water a meeting can be arranged to discuss hydraulic modelling. Should DPHI Require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au

Yours sincerely,



Kristine Leitch

A/ Manager, Growth Planning and Commercial Frameworks
Growth and Development
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Enclosed:

- [Sydney Water Development Application Information Sheet \(for proponent\)](#)