

30 April 2026

Our reference: 230201

Shaun Williams

Department of Planning, Housing and Infrastructure
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RE: Amendments to State Significant Development Application SSD-82211208 at 78 Lockwood Road, Erskine Park

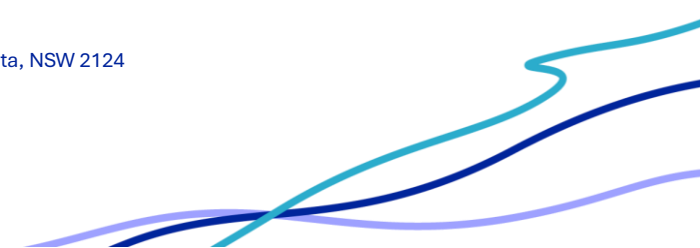
STACK SYD01 Data Centre

Thank you for notifying Sydney Water of amendments to SSD-82211208 at 78 Lockwood Road, Erskine Park, which proposes:

- Site preparation and bulk earthworks.
- Temporary construction access from Lenore Drive.
- Construction of a three-storey **data centre** comprising two buildings, with a maximum height of 26.5 metres and a total GFA of approximately 56,506m², including technical data halls, office and administrative areas, and ancillary circulation space.
- At-grade under-croft car parking (34 spaces) within the building footprint, plus an additional 44 on site spaces, providing a total of 78 parking spaces.
- Separate generator gantry accommodating 188 backup generators.
- Landscaping and associated public domain works.
- Extension and augmentation of physical infrastructure and utilities as required, including an on-site substation and water storage tanks integrated within the building footprints.
- Off-site works comprising the delivery of two 330kV transmission lines from the TransGrid Sydney West Substation site to the subject site, utilising existing road reserve along Lenore Drive.
- **Adoption of a waterless (air cooled) mechanical cooling system, replacing the previously proposed water-based system and removal of 23 industrial tanks**

It is understood that the data centre will result in **200** operational jobs (with associated water and wastewater use) and that the change in cooling technologies will result in **no drinking water** demand component for data centre cooling.

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



Our assessment has been undertaken based on the following demands on the Erskine Park Elevated Water Supply Zone (WSZ) provided as part of Appendix N – revised infrastructure and utility report and the Anticipated Section 73 application (CN230201):

- Maximum Day Demand (ML): 0.04ML
- Average Day Demand (ML): 0.022ML

Any change to the demand figures will require a review of servicing and responses to be revised.

Water Servicing

- Our preliminary assessment indicates that water servicing should be available for the proposed staffing (domestic-use).
- Amplifications, adjustments, deviations and/or minor extensions may be required, including but not limited to, on site storage.
- **Although the applicant has advised Sydney Water that the transition from water-based to air-cooled systems will remove any potable water demand for data centre cooling, limiting usage to typical ancillary/domestic amenities. Sydney Water requires site-wide smart metering to verify actual water consumption.**
- Detailed requirements will be provided at the Section 73 application stage.

Recycled Water Servicing

- If recycled water is available in the area, the development may be reallocated onto the non-potable water scheme if applicable.

Wastewater Servicing

- Our preliminary assessment indicates that wastewater servicing should be available for the proposed development. This is under the proviso that no water is utilised for cooling, and no blowdown is being returned to Sydney Water's sewer network.
- Wastewater discharges for this proposal are expected to be typical of warehouse developments of this scale/job number.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage.

Critical Assets – Wastewater

- A 525mm wastewater main currently traverses the site.
- Due to the critical nature of this Sydney Water asset, an Out of Scope Building Approval (OOSBPA) will be required. Adjustment or deviations may be required.
- Detailed requirements will be provided at the OOSBPA stage.
- The proponent is recommended to engage a Water Servicing Coordinator (WSC) as soon as possible to facilitate the OOSBPA and associated works.

Next steps

- Should the Department of Planning, Housing and Infrastructure (the Department) decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



- Section 73 Compliance Certificate
- Out of Scope Building Plan Approval

Further details of the conditions can be found in Attachment 1.

- The proponent is advised to engage a WSC as soon as feasible to facilitate the OOSBPA and associated works.
- 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.

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Please note that the available capacity may change over time depending on the rate of development and increased demand elsewhere in the potable water and wastewater catchments. Sydney Water does not reserve capacity pre-development, and it is advised that the proponent applies directly to Sydney Water for a Section 73 Compliance Certificate as soon as feasible.

The Department can read further advice on requirements for this proposal in Attachments 1 and 2. If the proponent has any questions, they should contact their Sydney Water Account Manager at danijela.simic@sydneywater.com.au. Should the Department require further information, please contact Joanne Chan from 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 Development Application Information Sheet (for proponent)
- Sydney Water Data Centre RFI Spreadsheet

Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. The compliance certificate also identifies any applicable Infrastructure Contribution charges. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

Attachment 2 – Sydney Water Requirements for Commercial and Industrial Developments (for proponent’s information)

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water’s sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water’s Business Customer Services at businesscustomers@sydneywater.com.au.

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property’s required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.