

21 January 2026

Our reference: 227979

Shaun Williams

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

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

- site preparation works/bulk earthworks
- temporary construction access from Lenore Drive
- construction of a three-storey data centre comprising two (2) buildings with a total GFA of 55,651m² and total power consumption of 450MW
- a total of 78 carparking spaces
- separate generator gantry accommodating 170 backup generators
- landscaping and associated public domain works
- extension and augmentation of physical infrastructure and utilities including an on-site substation and water storage tanks

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.

It is understood that the proponent has submitted an updated application to Sydney Water under CN230201 with revised water and wastewater demand estimates. However, Sydney Water has not yet received an updated statutory referral reflecting these changes. Accordingly, this statutory referral response is based on the documentation provided by DPHI on 5 December 2025.

Water Servicing

- The proposed development is within Erskine Park Elevated Water Supply Zone (WSZ). An existing 300mm drinking water main in Lenore Drive is fronting the development.
- The existing drinking water system has limited capacity to serve the proposed development and may require network upgrades.
- Planning options need to be developed to confirm the servicing pathways, required to service the data centre. The applicant will be required to enter into a

Sydney Water Corporation ABN 49 776 225 038

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Planning Agreement with Sydney Water to recover costs incurred by Sydney Water to develop and/or review planning options to service the site.

- The applicant is advised to continue to engage with Sydney Water (through their account manager under CN227979 in understanding and progressing appropriate next steps to investigate viability of servicing solutions collaboratively. This would be linked to the broader data centres servicing initiative.
- The applicant is advised to provide up to date demand projections, including max hour / max day / average day demands and how these vary as the development progresses (ideally with a yearly forecast) to inform planning options work to support servicing of this site. This is listed within the DA information sheet (to be passed on to the proponent).

Wastewater Servicing

- The proposed data centre is to be located within the St Mary's wastewater catchment, with a preferred discharge location to the DN225 PP sewer located in the southeast corner of the development site.
- The preferred connection point discharges towards the DN525 GRP section of the East St Clair Carrier. The sewer currently has sufficient dry and wet weather capacity.
- The St Mary's WRRF has limited capacity to accommodate data centre blowdown wastewaters. Wastewater quality data is required as part of the approvals process, to understand the impact on an inland WRRF.
- Trade waste agreement would be needed to discharge blowdown waters into Sydney Water sewer system.
- Due to increased data centres within this area, this development needs to be considered as part of the Horsley Park Data Centre cluster. Planning options need to be developed to confirm the servicing pathways, required to service the data centre. The applicant will be required to enter into a Planning Agreement with Sydney Water to recover costs incurred by Sydney Water to develop and/or review planning options to service the site.
- All internal reticulations and lead-in sewers must be designed according to the WSA code and designs must be approved by Sydney Water before construction.

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.
 - Section 73 Compliance Certificate
 - Building Plan Approval

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

- 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 case manager under Sydney Water case CN227979, James.Ting@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 \(for proponent\)](#)

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.