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3 October 2025

NEXT DC S4 Data Centre Horsley Park (SSD-63741210) EPA Advice on Response to Submissions (RTS) – Additional Comments

Dear Mr Copas

Thank you again for the request for advice from the NSW Environment Protection Authority (EPA) on the Response to Submissions (RTS) for the above project at 16 Johnston Crescent, Horsley Park (SSD-63741210).

As referred to in our response of 1 October 2025, the EPA has additional advice on the air quality component of the proponent's proposal. The AQIA for the amended proposal has generally addressed EPA comments with the exception of the cumulative data centre impact assessment.

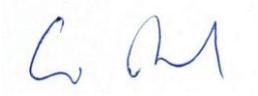
The amended proposal of 120 3MW generators across two buildings has not predicted exceedances of the EPA's criteria for the testing scenario (2 generators at a time) but predicts exceedances for NO₂ up to 720 % of the hourly NO₂ criteria at residential receptors for the emergency scenario. The EPA provides further comment on air quality, at **Appendix A** and requests that additional information is provided as part of a revised Response to Submissions.

All conditions recommended by the EPA in the Response to Submissions dated 3 September 2024 and 1 October 2025 that have not been reiterated in this letter remain relevant and applicable should the proposal be approved.

The EPA advises that, should approval be granted for the proposal, the proponent will need to apply for an Environment Protection Licence for the premises, as the proposal triggers threshold volumes in Clause 9 (Chemical Storage), Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) for the proposed storage of 4,472 tonnes of diesel on-site.

If you have any further questions about this matter or require more information on the comments provided, please contact Hannah Lyons on (02) 9995 5548 or at hannah.lyons@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'G. Orel', is centered on the page.

GRORGE OREL

Unit Head – Regulatory Operations
Environment Protection Authority

Attachment: Appendix A – EPA Additional Comments on EIS

Appendix A – EPA Additional Comments on EIS

1. Air Quality

The EPA has reviewed the revised Air Quality Impact Assessment (AQIA) and RTS to understand if the potential impacts to air quality raised within the Response to Submissions have been clarified.

The EPA previously requested in the RTS:

“The Proponent should provide quantitative information on cumulative air impacts from other data centres under realistic worst-case conditions in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW*.”

The amended AQIA has identified six additional nearby data centres (<5km). The additional data centres have not been accounted for in cumulative impact modelling but presented as a probability assessment. This information has not adequately addressed the EPA's request, however this will be resolved with conditions on the licence.

Additional Recommendations

In addition to the EPA's recommended conditions of consent outlined in the RTS, the following should also be considered if the proposal is approved:

1. The proponent must install, maintain and operate an uninterruptable power supply (UPS) system, including backup batteries, which are capable of powering critical components of the premises prior to emergency generator operation.
2. Emergency backup electricity generators installed at the premises must not exceed at total installed generating capacity of 360 megawatts.
3. Emergency backup electricity generators can only be operated for a total of not more than 200 hours per year.
4. Fuel burning equipment must be operated at the premises so that the total NO_x (as NO₂ equivalent) emissions do not exceed 5.5 tonnes per year.
5. Generator exhaust must be vented through a vertical stack(s) at not less than 41.3m above ground level.
6. The proponent must keep a record of all generator operation and testing, and these records must be made available upon request.
7. Emergency backup electricity generators must only be operated under the following circumstances:
 - a. for generator testing no more than two (2) generators may be tested at any one time and only between 7am and 6pm;
 - b. when data centres operating within 5km of the premises are not conducting back-up generator testing;
 - c. during mains power failure which prevents the premises from being supplied with electricity from the national electricity grid, but only following the significant depletion of the batteries in the UPS required under Condition 1.
8. Emergency backup generators installed at the premises must not be used for the generation of electrical power which is exported from the premises or to support load curtailment at the premises.
9. The design, installation and operation of the emergency electricity generators and/or generator enclosures must not preclude the ability for air pollution emission controls to be retrofitted.

10. Emission testing - The proponent must conduct an annual emission test on at least one (1) generator. The annual emission test must not be conducted on the same generator as the preceding years' and the following pollutants and parameters must be tested:

Pollutant/Parameter	Units of measure	Frequency	Sampling Method
Nitrogen dioxide or nitric oxide (as NO ₂ equivalent)	Milligrams per cubic metre	Annual	TM-11
Temperature	Degrees Celsius	Annual	TM-2
Velocity	Metres per second	Annual	TM-2
Oxygen (O ₂)	Percent (%)	Annual	TM-25
Volumetric flow rate	Cubic metres per second	Annual	TM-2

The sampling methods are those contained in the NSW EPA's *Approved Methods for the Sampling and Analysis of Air Pollutants in NSW*.

11. Back-up generator annual reporting – Every 12-months, the proponent must prepare and submit an emergency electricity generator annual report to the Department of Planning and the EPA. The report must include, at a minimum:
- Date, time (duration), and purpose of generator(s) operation,
 - Duration of each generator operation and total generator operating hours per annum,
 - Total quantity of diesel fuel used at the premises per annum,
 - Load calculations to determine compliance with NO_x load limits, and
 - Emission test results (Condition 9) and evaluation of compliance with the relevant emission limits in the *Protection of the Environment Operations (Clean Air) Regulation 2022*.
12. Emergency electricity generator incident reporting - Within 30 days of the emergency electricity generators being used to power the premises, the proponent must prepare and submit an emergency electricity generator incident report to the Department of Planning and the EPA. The report must include, at a minimum:
- Date and time of generator operation,
 - Number of generators operational,
 - Duration of each generator operation and total generator operation,
 - Quantity of diesel fuel used and electricity produced,
 - Assessment of air quality impacts resultant from the operation of the generators,
 - Assessment and recommendation of additional measures that could be implemented to reduce future impacts, including but not limited to reduced likelihood of generator operation and retrofit of generator emission controls.
12. The proponent must install automated leak detection for the diesel storage tanks compliant with Australian Standard AS 1940:2017.