



2 October 2025

Our reference: 214054, 217315, 189436

Patrick Copas

Department of Planning, Housing and Infrastructure
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RE: Response to Submissions and Amended Application for State Significant Development Application SSD-63741210 at 16 Johnson Crescent, Horsley Park (NEXTDC S4 Data Centre)

Thank you for notifying Sydney Water of the Response to Submissions and Amendment Report for SSD-63741210 at 16 Johnston Crescent, Horsley Park, which proposes construction and operational use of the S4 Data Centre. The proposal seeks approval for the following key aspects:

- Site preparation works including bulk earthworks and tree removal.
- Staged construction and operation of five data centre buildings comprising a total GFA of 63,654m², including 52,916m² of technical data hall floor space and 10,738m² of ancillary office and innovation floor space, including 'front of house' meeting and function spaces, and a café.
- Ancillary development including on-site parking.
- Delivery of 232 megawatts of power, including a 330kV substation and a 33kV switching station.

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

Sydney Water acknowledges that the proponent has engaged a consultant and completed an options assessment for the proposed development. An updated Notice of Anticipated Requirements was issued for the proposed development on 30 September 2025.

Water Servicing

- As previously advised, the Cecil Park Water Supply Zone does not have the capacity currently to service the **peak load demands** of the proposed development.
- The options assessment indicated that servicing was possible on the condition that off-peak potable water supply provided an Average Daily Demand (ADD) of 30.7L/s. This is equal to the demand that the proponent has proposed for 2028.
- A new Section 73 application will be required for any increase in demand from stated 30.7L/s ADD.
- **Additional modelling will be required to determine the servicing strategy and additional infrastructure required for the ultimate development.**

Recycled Water Servicing

- Sydney Water is currently delivering the Mamre Road Precinct Stormwater Scheme plan. Recycled water from the Upper South Creek Advanced Water Recycling Centre (AWRC) and stormwater from the regional stormwater scheme will be available to customers for non-potable usage.

- Recycled water servicing from the AWRC and stormwater recycling could potentially supplement water servicing for the proposed development, combined with appropriate on-site infrastructure to manage peak demand events.
- As the development site lies to the east of the scheme area, servicing may be available (from FY2028 onwards), dependant on capacity. Investigations will be required to determine the supply available, and the financial viability of connecting.

Next steps

- **Sydney Water is able to support the proposed development subject to the conditions for potable water servicing stated in this letter and the proponent's Notice of Anticipated Requirements issued under CN214054 on 30 September 2025 being met.**
- Should the DPHI 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 ApprovalFurther details of the conditions can be found in Attachment 1.
- The proponent should continue to engage with Sydney Water through their existing Section 73 application (CN214054) and follow the terms stated in the Notice of Anticipated Requirements.
- Furthermore, the proponent is encouraged to engage with Sydney Water regarding possible use of recycled water in their development through the Growth & Development account manager.

If the proponent has any questions, they can contact their case manager via their WSC. If the Department requires any 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
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Sydney Water Development Application Information Sheet for Proponent

Sydney Water has provided advice to the Department/Council on your proposed development. Further steps are required before Sydney Water connections and final approvals can be granted. Without relevant Sydney Water approval, your Subdivision Certificate, Occupation Certificate or Construction Certificate, may not be issued. Please read the information below to assist with your development. Further information can also be found on our website (sydneywater.com.au).

Building Plan Approval

Why have I been advised a Building Plan Approval is required?

Demolition, excavation, construction or modification to existing buildings and structures all have the potential to damage or limit access to our water, wastewater or stormwater services. That's why we need to review and approve your building plans before you start any work. In many cases, you need a Building Plan Approval before council can allow you to start demolishing or constructing.

How do I apply for a Building Plan Approval?

The approved plans must be submitted to the Sydney Water [Tap in®](#) online service to determine whether the development will affect any Sydney Water wastewater, water, stormwater mains and/or easement, and if further requirements need to be met.

Sydney Water recommends you apply for Building Plan approval early as in some instances a detailed engineering assessment would be required when building over or near our critical assets. This can be a lengthy process and may also impact development designs.

You will be required to pay Sydney Water for the costs associated with any detailed review.

Section 73 Compliance Certificate

Why have I been advised a Section 73 application is required?

If you are developing or subdividing land and needing water or wastewater, you may need to apply for a Section 73 Compliance Certificate before council can issue an Occupation or Subdivision Certificate.

If we have noted a requirement for a Section 73 Compliance Certificate in our advice to Council, one must be obtained from Sydney Water under the *Sydney Water Act 1994*. These include secondary homes or granny flats in an area with Priority Sewerage Scheme or with a GFA greater than 60 m².

How do I apply for a Section 73 Compliance Certificate?

You can choose to use a water servicing coordinator for works of any size. If you only have minor works, you can apply directly through Sydney Water Developer Direct.

We suggest you lodge an early application for the certificate, as there may be additional connections or pipes to be built or additional steps to protect our existing assets. This can also impact other services, buildings, driveways, or landscape designs.

Feasibility

Why have I been advised to carry out a Feasibility enquiry?

If the development presents potentially large water servicing demands on drinking water, wastewater, recycled water and stormwater where applicable or asset impacts are anticipated, further investigation may be required to determine the servicing requirements for the site.

It is recommended that a Water Servicing Coordinator is engaged to also ensure early discussion on your proposed development so it is considered in any potential planning that we might be undertaking. We advise you do this as soon as possible to prevent potential delays to your development approvals or servicing.

How do I apply for a Feasibility?

To apply for a Feasibility, you will need to contact a Water Servicing Coordinator. Tell them you have been advised to lodge a Feasibility as part of your development application.

Growth Data Form

Why do I need to complete a Growth Data Form as part of the Feasibility application?

If you have been requested to provide growth data, it is likely your planning proposal may lead to development with significant servicing needs, especially or in areas not previously identified for substantial growth.

To ensure thorough servicing advice and explore staged servicing options, we need anticipated growth data and **indicative** development staging, including yield per stage, as specified in the Growth Data Form in Appendix 1 of this information sheet.

Infrastructure Contributions

What are infrastructure contributions?

Infrastructure contributions are a payment towards the cost of infrastructure needed to provide water-related services.

How do infrastructure contributions impact me?

Infrastructure contributions are payable for all properties that connect or upgrade a connection to our systems. The contributions are being gradually reintroduced such that they were capped at 25 percent in 2024-25 and 50 percent in 2025-26, with full contributions payable from 1 July 2026 onwards, in line with a transition plan approved by the NSW Government.

You can find more information on infrastructure contributions at [Land development](#).

I am building in the Western Sydney Aerotropolis Precincts. How does this impact me?

The NSW Government has appointed Sydney Water as the Regional Stormwater Authority in the initial Western Sydney Aerotropolis precincts, including the Mamre Road Precinct.

If you are building in the Aerotropolis Initial Precincts, you will be required to pay infrastructure contributions towards Sydney Water's stormwater and recycled water servicing. The estimated amount of contributions for stormwater and recycled water servicing will be provided at the Notice of Requirements issued during the Section 73 application.

You can find more information on Mamre Road and Aerotropolis Infrastructure Contributions at [Mamre Road and Aerotropolis development](#).

Water Servicing Coordinator

What is a Water Servicing Coordinator?

Water Servicing Coordinators are accredited providers who can manage your Sydney Water applications for you.

They can design new pipes, manage applications for Section 73 Compliance Certificates and Feasibilities, applications for approval to move or extend our pipes, design and construction of new pipes, and applications for approval to build over or next to assets.

All Water Servicing Coordinators have designer accreditation and can provide design services.

How do I find a Water Servicing Coordinator?

Please follow this link to find a list of Water Servicing Coordinators: [Water servicing coordinators](#)

Trade wastewater for business customers

I am a business customer and my development may generate commercial or industrial trade wastewater. What do I do?

If your development is going to generate trade wastewater, you must have written approval to connect your business to our network, and properly install and maintain appropriate treatment equipment before any business activities can commence. It is illegal to discharge trade wastewater into the Sydney Water sewerage system without permission.

How to apply for approval to discharge?

Complete an application for connection to discharge trade wastewater at Sydney Water [Tap in®](#) or contact businesscustomers@sydneywater.com.au for further information.

Data Centres

What is a Data Centre?

According to the *Local Environmental Plan Standard Instrument*, data centre means a building or place the principal purpose of which is to collect, distribute, process or store electronic data using information technology.

Refer to Appendix 2 for Sydney Water's requirements for Data Centre applications regardless of the approval pathway undertaken.

Capacity

Water service availability may change with development and demand. Sydney Water does not reserve capacity in advance, so proponents should apply for a Section 73 Compliance Certificate as early as possible.

Quick Links

[Building plan approvals](#)

[Section 73 Compliance Certificates](#)

[Steps for first time developers](#)

[Water servicing coordinators](#)

[Land development](#)

[Managing trade wastewater](#)

[Growth Servicing Plan](#)

[Mamre Road and Aerotropolis development](#)



Appendix 1. Example of growth data form

The following is an example of the level of intel that we require to assess the potential staging and phasing of asset upgrades. We acknowledge that this information is an indication only and is provided as a guide to assist Sydney Water to provide more nuanced feasibility or servicing advice. We note that timescales are often subject to developer intent/demand and approval timescales. Sydney Water uses the information at its own risk.

Anticipated growth timescales													
<i>Project name:</i>	<i>Address:</i>	<i>Sydney Water Ref. Number and DA Ref Number:</i>											
Development Type	Ultimate growth (additional)	Total # stages	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Continue as required
<i>Example (dwelling multi)</i>	2050	5	0	0	350	350	500	500	350	0	0	0	
<i>Example (job number)</i>	1600	6	0	200	200	300	300	300	300	0	0	0	
Dwellings (single)													
Dwellings (multi)													
Jobs (number)													
Jobs (GFA)													

Appendix 2. Data Centres

What is required by Sydney Water when developing a Data Centre?

Due to the significant water consumption used by data centres, Sydney Water requires the following information to be submitted to progress all data centre applications regardless of the approval pathways undertaken.

Required information	Details
Water service demands	<ol style="list-style-type: none">1. Water service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water or non-potable water services have been made. This should be progressed via a Sydney Water Feasibility application.<ol style="list-style-type: none">a. The following information is required:<ol style="list-style-type: none">i. Staging of developments showing yearly<ol style="list-style-type: none">1. Average Day Demand2. 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)<ol style="list-style-type: none">1. Expected daily usage over a year2. Expected monthly average daily usage over a yeariii. Daily diurnal usage based on a high demand day. The preferred usage pattern should reflect the draw from Sydney Water's 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.