

26 October 2020

Shaun Williams

A/ Senior Environmental Assessment Officer
Industry Assessments
Department of Planning, Industry and Environment
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**RE: Sydney Water input to SEARs for SSD-10101897 Kemps Creek Data Centre at 709-769
Mamre Road, Kemps Creek**

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the abovementioned proposed the construction and operation of a data centre including two data storage buildings, 61 generators, substation, high voltage switch yard, 30 diesel storage tanks, office, internal access roads and landscaping. We have reviewed the proposal and provide the following comments for your consideration.

Potable Water and Wastewater Servicing

- Sydney Water notes the site has no wastewater service available nearby to service the development.
- However, the site is located with the Mamre Road Precinct which Sydney Water is committed to providing wastewater services to in accordance with our Growth Servicing Plan.
- Sydney Water also notes the proponent has already lodged a Feasibility Study with us under case number 187479. Detailed servicing requirements will be provided to the proponent under this application, including wastewater delivery solutions.
- The proposed development presents potential impacts to Sydney Water's existing potable water reticulation pipes on Mamre Road. Any potential amplifications and extensions will be identified in the Feasibility study.
- Given the proposed development will have a high-water demand/use, the proponent should consider a recycled water option to service their property to minimise the development's potable water use for industrial purposes.

Further input to the SEARs for this proposal can be found in Attachment 1. If any further information is required, please contact the relevant account manager, Mark Nantha, via mark.nantha@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Growth Intelligence Manager
City Growth and Development, Sydney Water
1 Smith Street, Parramatta NSW 2150

Attachment 1

Proposed SEARs Requirements

Sydney Water requests that the Department of Planning, Industry and Environment include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (if required) services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.

Integrated Water Cycle Management

4. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.