



Government of South Australia

Department of State Development

SECTION 131 CROWN SPONSORSHIP REQUIREMENTS

Large-scale Data Centres

February 2026

Department of State Development

Level 4, 11 Waymouth Street, Adelaide

Phone 1300 117 088

Email dsdstrategicengagement@sa.gov.au

www.statedevelopment.sa.gov.au

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Acknowledgement of Country

The Department of State Development acknowledges Aboriginal people as the First Nations Peoples of South Australia. We recognise and respect the cultural connections as the traditional owners and occupants of the land and waters of South Australia, and that they continue to make a unique and irreplaceable contribution to the state.

Date:	Comment:
18 February 2026	Final approved
11 February 2026	Amended to make consistent with updated electricity-related information requirements.

SECTION 131 CROWN SPONSORSHIP REQUIREMENTS

Please address the below queries to the extent possible.

To enable the Department to assess the Applicant's suitability for Crown Sponsorship, Applicants must provide reasonably substantiated responses to the below queries, albeit not to the same level of detail or with the same supporting evidence as will be required as part of a development or licence application. Where no full responses can be provided, Applicants are encouraged to discuss the best approach with the Department prior to lodgement.

A	Applicant details, capacity and capability
1.	Name, address, and contact details of applicant / applicant's key contact person
2.	Registered ABN and ACN (if applicable)
3.	Registered address of Company (if applicable)
4.	How long as the Applicant been incorporated as a Company (if applicable)
5.	Statement of financial capacity and delivery capability
6.	Indication of project team and resourcing

B	Development overview
1.	Substantiation of development meeting the criteria of essential infrastructure under Section 131 of the <i>Planning, Development and Infrastructure Act 2016</i>
2.	Proposed electrical load at full build out and proposed staging of capacity over time (with indication of month / quarter where possible)
3.	Expected stages of development, including indicative timing for FID, approvals, construction commencement, commissioning and operational go-live for the initial development, and further build-out after (with indication of scale of expansion per month / quarter where possible). Identify critical timing aspects where possible
4.	<p>Advice on whether there will be any other users of the site / development, not including data centre clients, e.g. through rental agreements</p> <p>If yes, provide details of other users, how multiple use will be managed, including access arrangements. Provide evidence of any agreements in place</p>
5.	Target customer segments, and any existing customer commitments, with accompanying evidence
6.	Expected specific customer workload types, e.g. AI, cloud, enterprise or traditional compute. Please advise of any specific implications arising from this for proposed data centre and its network connection

C	Power supply and firming
1.	Expected IT net rentable capacity, Power Usage Effectiveness (PUE) and total electrical load for each development stage
2.	Detail on expected seasonal load variations for each development stage
3.	<p>Energy generation - outline plan to secure new, firming incremental energy generation for the project broken down per stage. For each source of energy (e.g. wind, solar, gas), provide details on:</p> <ul style="list-style-type: none"> a. who is the proposed generating party b. how much energy will they provide and at which stage of the project c. whether this is on grid or behind the meter d. status of commercial negotiations with that party e. status of generation project (incl. approvals, construction, commissioning, and whether project is conditional on securing gov't support, e.g. CIS etc)
<i>If multiple power sources proposed, e.g. gas and electricity, please address both or provide separate plans</i>	
4.	<p>Energy firming - outline plan to firm energy for the project broken down per stage. For each source of firming (e.g. battery, gas, etc), provide details on:</p> <ul style="list-style-type: none"> a. who is the proposed party to provide the firming b. how much firming will they provide, at which stage, under what conditions c. status of commercial negotiations with that party d. status of firming project (incl. approvals, construction, commissioning and whether the project is conditional on securing gov't support, e.g. CIS etc)
<i>If multiple firming approaches proposed, e.g. batteries and gas, please address both or provide separate plans.</i>	

D	Demand flexibility and grid stability
1.	<p>Expected flexibility of electrical load and potential to provide firming or demand response services, incl. how proponent will satisfy FCAS obligations. One or more of the following options could be considered:</p> <ul style="list-style-type: none"> a. procuring additional contingency FCAS services (Raise and Lower) equivalent to the incremental contingency risk arising from its connection; Who is the proposed generating party b. installing on-site fast-response technology (including battery storage) capable of providing FCAS accredited services c. reducing the effective credible contingency size via load segmentation d. any other mechanism reasonably required by AEMO

2.	Electrical layout diagrams identifying load blocks <u>and/or</u> detail on whether the facility's design would enable load shedding, and if so, if it would enable load shedding of part of the facility, or all of it
3.	Detail on ramp rates and price thresholds as available to inform power system forecasting and planning
4.	Proposed back-up power arrangements (including duration) and back-up power sources and/or other models proponent is considering / exploring

E Power connection and transmission infrastructure	
1.	Intended connection point to the electricity network including likely substation and any expected substation upgrade requirements
2.	Transmission upgrade requirements (note: likely requires ElectraNet engagement)
3.	Approach to funding/financing connectivity and transmission upgrades (indicative)
4.	Power redundancy features required (e.g. dual transmission lines, connections, on-site generation or storage)
<i>If sources of power other than electricity are proposed, please provide the same type of information on any other proposed power source's transmission/distribution infrastructure</i>	

F Site, building and environment	
1.	Proposed site(s) confirmed or under consideration. Where applicable, provide: <ul style="list-style-type: none"> a. Evidence of ownership, interest or tenure over the proposed development site, incl. including copies of Certificate/s of Title where possible b. Scaled site plans, including the development site as well as indicative footprints for any off-site infrastructure upgrades required c. Any known site constraints (including native vegetation, site access, existing buildings or adjacent land uses)
2.	Indicative land area required for the preferred configuration
3.	Indicative building envelope (footprint and height) for buildings to be constructed
4.	Confirm proposed ultimate ownership of site, existing or proposed infrastructure / assets, and what access to infrastructure will be available to third parties (if any)
5.	Description of past and current land use and mapping of key environmental, social, economic or infrastructure values and features

6.	Scaled plan of development's locality (relevant locality determined by the extent of direct impacts), indicating the location of sensitive receivers (e.g. residential premises on adjoining or nearby properties etc) that may be affected by potential impacts (noise, visual, emissions, traffic, etc) associated with the proposal during both construction and operation
7.	Current zoning and indicative view of compatibility with existing Planning and Design Code <i>(note: developments assessed as Crown Development pathways are not necessarily required to fully conform to the Code)</i>
8.	Identification of any land tenure requirements over adjacent and subjacent lands (i.e. seabed), or other Crown Land, including held by Local or Federal Government
9.	If Local, State or Federal Government-owned land (for development site or in case of adjacent land, for easement), evidence that applicant has secured in-principle support for development on that land
10.	High-level desktop analysis of potential environmental impacts of the proposal, identifying <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) triggers, Aboriginal Heritage, Native Title, native vegetation or Marine Parks issues, tenements and licences granted under the <i>Mining Act 1971 (SA)</i> or <i>Energy Resources Act 2000 (SA)</i> , Defence lands under the <i>Defence Act 1903 (Cth)</i> etc

G Data connectivity

1.	Required data cabling or fibre connections and any known upgrade needs (e.g. fibre capacity, DC bandwidth requirements)
2.	Need for redundancy in data connection

H Water

1.	Expected water demand (average and peak demand) and type (potable, recycled, desal, seawater, raw water) by development stage
2.	Proposed cooling technology and associated Water Usage Effectiveness (WUE) plus alternatives considered
3.	Proposed wastewater treatment technology, quality and volume of wastewater
4.	Water redundancy features required (e.g. dual water lines, emergency water tanks)

I	Construction, accommodation, access and approvals
1.	Indicative construction workforce requirements including approximate FTEs by broad category over time during development
2.	Volume of accommodation needs near site, and level / volume of road and/or aviation access required
3.	Critical approvals usually considered a high risk of slowing down the business in Australia, incl. specific approvals considered most important to be fast-tracked
4.	Current understanding of necessary approvals / licences

J	Economic impact
1.	Indicative capital expenditure in South Australia across planned phases (i.e. not including items brought in from outside SA)
2.	Indicative ongoing operating expenditure in South Australia (i.e. spend of goods and services sourced in SA, including energy, water, maintenance upgrades etc)
3.	Expected operational-phase workforce requirements, including approximate FTE-equivalent over a whole year by broad category (direct employees; suppliers and contractors; and data centre clients) and, where possible, high-level role type
4.	Local content targets, contributions and mechanisms being considered as part of construction phase
5.	Planned contributions to local AI industry, capability and workforce development (e.g. offices or workforce in SA, ancillary development of engineers, start-ups, research or other partnerships with universities, minimum annual investment, other)
6.	Proposed local community benefit initiatives, programs or approach
7.	Development's potential involvement with Defence (directly or indirectly)
8.	Estimated impact on energy affordability in South Australia (also refer section L)
9.	Other direct or indirect economic impacts relevant to South Australia (optional)

K	Overview of any engagement to date
1.	Overview of any community engagement to date (if any), and statement of known community sentiment (positive or negative) relating to the project (if applicable)
2.	Statement of engagement with and views from across South Australian Government agencies (if any; both positive and negative)
3.	Evidence of support from Federal Government agencies (if relevant)
4.	Evidence of support from Local Government

L	Key principles for large-scale data centre development
<p>Please outline how the development will address South Australia's key principles for large-scale data centre development.</p> <p>Consider how responses under this section intersect with those under previous sections, e.g. sections C, D and E as relating to energy.</p>	
1.	<p>No increase to power bills: proponent must source and fund its own electricity and energy network infrastructure connections and upgrades for the development and do so without causing an increase to SA retail power bills to the extent possible (e.g. by ensuring demand is met by increased incremental firm supply).</p> <p>This includes, but is not limited to, paying for at least the proponent's share of any substation, connection point and network upgrades the project may require / trigger.</p>
2.	<p>No risk to grid stability and reliability of electricity supply: proponent will work with the State to agree ways and means to ensure grid stability and reliability.</p> <p>E.g. inclusion of a battery / back-up generators, minimum-viable level of demand flexibility, ability to demonstrate sufficient firm power generation is/can be secured, etc.</p> <p>Early engagement with State authorities and transmission network service providers is recommended to support this (e.g. Department for Energy and Mining, Office of the Technical Regulator, ElectraNet, etc). Refer sections C, D and E of this form and the Office of the Technical Regulator's Guideline (attached).</p>
3.	<p>Customers must be identified: for economic, security and foreign investment (FIRB) reasons, State must be informed of prospective and confirmed customers.</p>
4.	<p>Local jobs and benefits: proponent will work with the State to design (a) partnership(s) to deliver local AI capability, industry and workforce development; commit to minimum numbers of local jobs (both on site and by investing in SA's broader AI industry cluster) and / or community benefit programs.</p>
5.	<p>No undue pressure on water resources: proponent will work with the State to avoid putting undue pressure on water resources to other users' detriment and support sustainable water supply when feasible. Given near-term lack of water supply, this may include initial minimisation/avoidance of water use, transitioning to new supply when this becomes available (e.g. Northern Water in 2032).</p>

Supporting documentation

Please attach the following separate documents to your request.

1. Advice from SA Water that there is sufficient water supply to meet the requirements of the proposed data centre.
2. Evidence of engagement and preliminary advice towards a Certificate from the Technical Regulator (OTR).

Note the Applicant's eventual Development Application under the *Planning, Development and Infrastructure Act 2016*, must be accompanied by such a Certificate, certifying that the proposed data centre complies with the requirements of the Technical Regulator in relation to the security and stability of the State's power system.

The Technical Regulator's Guideline is attached to this form.

Other information

Applicants are welcome to provide any other information they consider could assist with the assessment of their application for Crown Sponsorship. This is optional.

Examples may include provision of a business case, details on how the project is to be financed, a reference design if available, records of interaction with ElectraNet and/or AEMO, etc.