

Jeffrey Peng
Senior Environmental Assessment Officer
Department of Planning, Housing and Infrastructure
GPO Box 39
Sydney NSW 2001

EMAIL: Jeffrey.Peng@planning.nsw.gov.au

24 September 2024

Our reference: COR2023/160/2

Dear Mr Peng

SUBMISSION - NextDC S5 Data Centre and Innovation Hub at 269 Lane Cove Road, Macquarie Park.

Reference is made to the State Significant Development Application (SSD-63168959) for the proposed data centre at 269 Lane Cove Road, Macquarie Park.

Thank you for the opportunity for City of Ryde to make a submission. Broadly Council has reviewed the Application and has serious concerns with the application proposed. In short, Council strongly **objects** to the development as submitted. Please refer to **Attachment 1** for detailed submission.

You are advised that Council's Executive Leadership Team has endorsed the attached submission (ATTACHMENT 1) on 24 September 2024 to be issued to the DPHI and seeks those issues raised be addressed

The development does not meet Council's or the Department of Planning Housing and Environment (DPHI) strategic objectives for Macquarie Park particularly emphasising the fact that Data Centres are to be prohibited under the Stage 2 Rezoning of Macquarie Park. City of Ryde Council has made a detailed submission on the stage 1 and 2 rezoning of Macquarie Park, calling for a moratorium on data centres including current data centres in the SSD pipeline. Please refer to attachments 2 and Attachment 3 to these draft submissions.

Broadly Council has reviewed the Application and has serious concerns with the application proposed. The development of a data centre at a location immediately next to a metro station undermines the premise of the Transport Oriented Development (TOD) proposed by the NSW Government under the Stage 1 and 2 rezoning of Macquarie Park, to try and resolve the housing shortfall. The Application before DPHI is completely inconsistent with the rezoning of Macquarie Park, particularly noting that the reform proposed the prohibition of data centres within Macquarie Park.

The proposed data centre does not align with the type of land uses suited for this location being a prominent site immediately next to the metro station. The proposal

will not maximise the number of people directly employed on the site and result in the under-utilisation of the available transport, communications and utility infrastructure which has been provided by government and utility providers at considerable cost.

As outlined later in **Attachment 1**, the development does not ensure land use conflict is addressed appropriately given the location of the proposed data centre which adjoins a Metro Station, and the site is within close proximity to residential development (existing and proposed) on Lane Cove Road

It is the view of Council that the proposal, is inappropriate and Council strongly **objects** to it.

Thank you for allowing the opportunity for City of Ryde to make its final submission in response to the proposed development, should you wish to discuss the matters raised in the submission or require further information and clarification, please contact, Lashta Haidari - Senior Town Planner at Development Advisory Services on 0478 263 978 or email to Lashtah@ryde.nsw.gov.au

Yours sincerely

Nicholas Najar

Nicholas Najar
Acting Senior Co-Ordinator Development Advisory Service

ATTACHED: Attachment 1 – CoR Submission document

ATTACHED: Attachment 2 – Cover Letter on Macquarie Park Rezoning

ATTACHED Attachment 3 – Detailed submission on Macquarie Park Rezoning