



Jeffrey Peng  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 21 Darcy Street  
Parramatta NSW 2150

13 September 2024

**Subject: Environmental Impact Statement - NEXTDC S5 Data Centre and Innovation Hub (SSD-63168959)**

---

Dear Jeffrey,

Thank you for your referral received 29 July 2024 requesting comments from the Biodiversity, Conservation and Science Group (BCS) on the Environmental Impact Statement (EIS) for the staged construction and operation of a data centre and innovation hub at 269 Lane Cove Road, Macquarie Park.

According to the EIS, the application seeks consent for:

- site preparation works including demolition and removal of existing structures, tree removal and bulk earthworks
- staged construction and operation of two data centre buildings, each with a maximum height of 65 metres and a combined total gross floor area of 46,935m<sup>2</sup> comprising 33,643m<sup>2</sup> of technical data hall floor space and 13,292m<sup>2</sup> of office, retail and innovation hub floor space.

BCS has reviewed the EIS and relevant supportive technical reports and identified biodiversity issues that should be addressed as detailed in Attachment A.

Should you have any queries regarding this matter, please contact Marnie Stewart, Senior Project Officer Planning on [marnie.stewart@environment.nsw.gov.au](mailto:marnie.stewart@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Louisa Clark'.

Louisa Clark  
Director  
**Greater Sydney Branch  
Biodiversity, Conservation and Science**

## **Attachment A – BCS comments on the Environmental Impact Statement - NEXTDC S5 Data Centre and Innovation Hub (SSD-63168959)**

### **Flood risk management**

The site is not affected by flooding in the probable maximum flood and there are no evacuation constraints. BCS has no further comments to make on flood risk management.

### **Biodiversity**

BCS considers that the Biodiversity Development Assessment Report (BDAR) adequately addresses the majority of the required streamline assessment criteria. The only section of concern is with proposed avoidance of the Critically Endangered Ecological Community (CEEC) Sydney Turpentine Ironbark Forest (STIF). The subject land is mapped to have 0.41ha of STIF, of which 0.35ha is proposed to be cleared, retaining 0.06ha.

For greater avoidance, it is recommended that a change in the dimensions of Building B be considered to have less impact on the south-west section of the site where the STIF is located.

If this is not feasible at this stage of the project, further justification / evidence is required to ensure the survival of the 0.06ha of STIF proposed to remain intact on the subject land. With the current information provided it is unlikely that the small, fragmented patch of STIF proposed to be retained will survive. This is due to the impacts given the high level of disturbance directly adjacent, the building envelope creating significantly more shading and an altered microclimate. If in perpetuity survival of the remnant 0.06ha of STIF cannot be adequately justified, an adjustment to the credits required is likely.

**End of Submission**