

Dear Resident,

Urbis is writing to inform you that early planning works have commenced for a planning proposal to deliver a new data centre at **Lot 306, 6 Johnston Crescent, Horsley Park**. The site is identified in red as S4 Phase 2 on the site map below.

The proponent for this planning proposal is NEXTDC, the same applicant responsible for the S4 Phase 1 development on the site map below.

To support the preparation of the planning proposal, a series of upcoming site investigations will commence shortly to better understand existing site conditions and the potential impacts of the proposed development. The investigations may include:

- Photography looking towards the site to inform a future visual impact assessment
- Noise monitoring to establish existing background noise levels, which will inform design and mitigation measures
- Air quality assessments to establish existing background air quality conditions.

You will soon receive a separate letter from Aurecon, the Projects' acoustic consultant providing further information about the noise monitoring process.

Over the coming months, Urbis and NEXTDC will provide additional information about the proposal as part of the pre-lodgement consultation process. In the meantime, we have included some questions and answers as part of this letter to keep you informed.

Site map:





Questions and answers

Is this proposal separate from the construction underway at 6 Johnston Crescent, Horsley Park?

Yes. The proposed new data centre is located on land directly south of the site where construction is currently underway. The site under construction is shown in green on the map.

When can we learn more about the proposal?

Urbis and NEXTDC will commence the pre-lodgement consultation process in the coming months, once more detailed information is available.

What are the photographs used for?

Photographs are used to record existing views of and towards the site from nearby streets and public places. They help assess how the proposed development may be seen from the surrounding area and support the evaluation of potential visual impacts.

How does noise monitoring work?

A small, temporary noise monitoring box will be installed outside your residence to record existing noise levels. It does not record voices or conversations, only overall noise levels. Once the monitoring period is complete, the box will be removed.

What is a noise monitoring box?

Noise monitoring boxes are about the size of a small suitcase and are designed to measure sound levels across different frequencies. They do not record voices or conversations.

If you have any questions, or if you wish to be kept up to date on the project, please contact us at engagement@urbis.com.au or call **1800 244 863**.

Yours sincerely,

Lyndal Stuart
Associate Director (Social Outcomes & Engagement)
Urbis