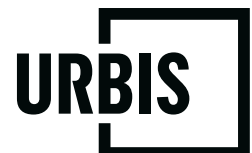




S5 MACQUARIE PARK DATA CENTRE S5DA

Community and Stakeholder
Engagement Outcomes Report

Prepared for
NEXTDC
24 September 2025



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Aparna Casimir
Consultants	Caidee Heriot
Project Code	P0048038
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

1.	Executive summary	4
2.	Introduction	5
2.1.	The site	6
3.	Community and stakeholder engagement strategy	8
3.1.	Purpose of engagement	8
3.2.	Stakeholders	8
3.2.1.	DPHI	8
3.2.2.	City of Ryde Council	8
3.2.3.	Relevant agencies	9
3.2.4.	Aboriginal stakeholders	9
3.2.5.	Community	9
	Community and representative groups	9
3.3.	Engagement activities	10
4.	Issues raised	12
5.	Future community and stakeholder engagement	26
6.	Disclaimer	27

Appendix A	Community newsletter
Appendix B	Newsletter distribution area
Appendix C	Community pop-up display boards

FIGURES

Figure 1	Aerial photograph of the site	7
Figure 2	Stakeholder categorisation	8
Figure 3	The site and surrounding community	11
Figure 4	Community newsletter	29
Figure 5	Newsletter distribution map	31
Figure 6	Community pop-up display boards.....	33

TABLES

Table 1	SEARs compliance	6
Table 2	Summary of engagement activities	10
Table 3	Issues raised and project response	12

1. EXECUTIVE SUMMARY

This Community and Stakeholder Engagement Outcomes Report has been prepared by Urbis Ltd (Urbis) on behalf of NEXTDC Limited to accompany a detailed State Significant Development Application (SSDA) for the S5 Data Centre development at 269 Lane Cove Road. The legal description of the site is Lot 3 in Deposited Plan (DP) 1129811.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-63168959). In February 2024, Urbis delivered a thorough engagement program to provide the local community and stakeholders with information about the SSDA and encourage their feedback.

Key themes of feedback received during the consultation period across all engagement activities included:

- Queries regarding strategic alignment of land use at the site's Macquarie Park location, particularly given the proximity to the Metro Station
- Positive feedback regarding the public activation and open space features of the proposal
- Opportunities for use of the proposal's facilities
- Potential construction and operational impacts on near neighbours, such as noise and vibration.

This report provides an overview of the community and stakeholder engagement undertaken in February and March 2024, as well as key themes of feedback provided and the project response to feedback received.

2. INTRODUCTION

This report has been prepared to accompany a detailed SSDA for the proposed data centre development at 269 Lane Cove Road, Macquarie Park (SSD-63168959).

The application seeks consent for construction and operation of a data centre development and includes site preparation works, bulk earthworks and infrastructure, and construction of the buildings, ancillary facilities, and associated site works. The application also includes the delivery of two internal roads and an urban plaza adjacent to the Macquarie Park Metro Station entrance.

Specifically, the application comprises the redevelopment of the site as summarised below:

- Site preparation works including demolition and removal of existing structures, tree removal and bulk earthworks.
- Staged construction and operation of two connected data centre buildings (Building A and Building B) with a maximum height of 65 metres and a combined total gross floor area (GFA) of 47,285m² comprising 33,142m² of technical data hall floor space and 14,143m² of office, retail and innovation hub floor space.
 - Building A will be delivered in Stage 1 and will comprise the following:
 - Basement parking for 51 car spaces including two accessible spaces and 10 EV spaces
 - Seven storeys of technical data floor space accommodating seven data houses: 16,571m²
 - Utilities including diesel generators (3MWe), above-ground water tanks for industrial water (600kL each), above-ground diesel storage tanks (100kL each) and an aboveground water tank for fire water (400kL each).
 - Business identification signage facing Waterloo Road and Land Cove Road.
 - Integrated 'Building O' component within Building A, comprising:
 - Two retail tenancies at ground level: 326m²
 - Lobby and innovation hub including auditorium and training rooms: 3,186m²
 - NEXTDC and ancillary office floor space on upper levels: 10,631m²
 - Building B will be delivered in Stage 2 and will comprise the following:
 - Seven storeys of technical data floor space accommodating seven data halls: 16,571m²
 - Utilities including diesel generators (3MWe), above-ground water tanks for industrial water (600kL each), above-ground diesel storage tanks (100kL each) and an aboveground water tank for fire water (400kL each).
 - Business identification signage on the western and southern building facades.
- Landscaping across the site in accordance with the project staging, delivering a mix of native and endemic plant species, shrubs and grasses, including 139 additional trees within a total area of 4,959m² deep soil and a resultant tree canopy cover of 5,707m²
- Staged delivery of public domain works including:
 - Stage 1: construction of Road 13 within the subject site and urban plaza.
 - Stage 2: construction of Road 6 (half-width) within the subject site, including provision for a future pedestrian/cycle overbridge (to be delivered by others), and works along Lane Cove Road.
- Delivery of 90 megawatts of power with a 33kV switching station to be accommodated on site, as well as other site services, including stormwater infrastructure.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 8 November 2023 issued for the SSDA (SSD-63168959). Specifically, this report has been prepared to respond to the SEARS requirement issued below.

Table 1 SEARs compliance

SEARs item	Project response
Consultation	
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> ▪ City of Ryde Council ▪ Department of Planning and Environment, specifically the: <ul style="list-style-type: none"> – Environment and Heritage Group – Water Group – Environment Protection Authority ▪ Transport for NSW ▪ Sydney Metro ▪ Fire & Rescue NSW ▪ Sydney Water ▪ Metropolitan Local Aboriginal Land Council ▪ Surrounding local landowners, businesses and stakeholders ▪ Local and regional community and environmental groups ▪ Any other public transport, utilities or community service providers. 	<p>This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the:</p> <ul style="list-style-type: none"> ▪ Engagement and Communications Outcomes Report ▪ EIS.

2.1. THE SITE

The site is located at 269 Lane Cove Road, Macquarie Park and is legally described at Lot 3 in Deposited Plan (DP) 1129811. It is located on the corner of Lane Cove Road and Waterloo Road and is made up of a single rectangular lot and is approximately 22,381m² in size. An aerial photograph of the site is provided at Figure 1.

The site is in the City of Ryde Local Government Area (LGA) within the Macquarie Park corridor, an established employment precinct with a particular focus on innovation. Macquarie Park is a nationally significant research and employment centre and includes the head offices for some of Australia’s leading companies including Foxtel, Optus and Siemens. The site is approximately 2km southeast of Macquarie University, and 1.5km southeast of Macquarie Shopping Centre.

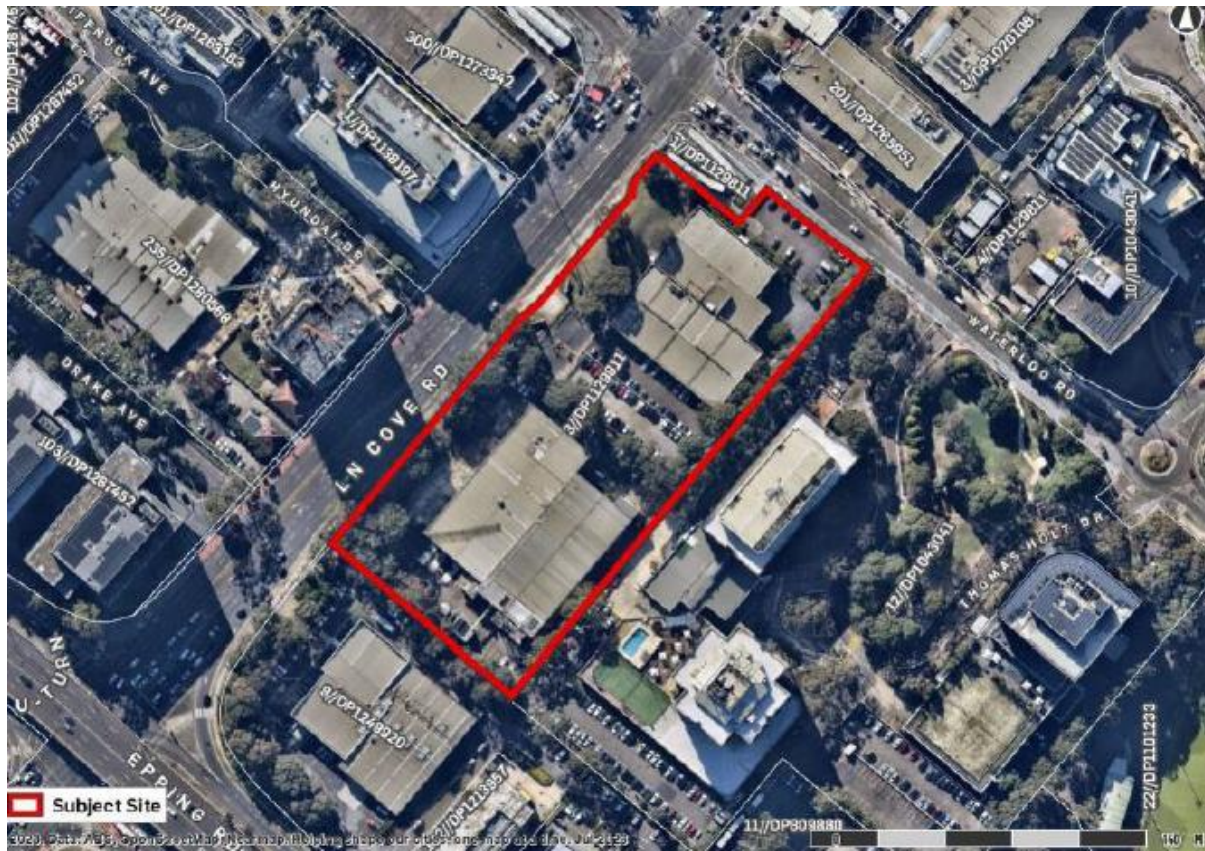
Existing development includes a two-storey office furniture store (Work Arena) at the northern end of the site and offices and studios associated with Foxtel in the southern portion of the site. Scattered trees exist along the site boundaries, particularly within the western setback to Lane Cove Road, along the southern boundary and the eastern boundary.

Vehicle access to the site is currently provided from Waterloo Road with an internal driveway providing access to several at-grade parking areas. A further vehicle crossover has been constructed along the Lane Cove Road frontage; however, it is not currently in use and barriers have been installed prohibiting access.

The site is well serviced by public transport with several bus routes operating along Lane Cove Road and Waterloo Road. The entrance to Macquarie Park Metro Station is immediately to the north of the

site. The site includes a lengthy frontage to Lane Cove Road which provides access to the M2 Hills Motorway and Epping Road.

Figure 1 Aerial photograph of the site



Source: Urbis GIS 2023

3. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered throughout February and March 2024 to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with the NSW Department of Planning and Housing and Infrastructure’s (DPHI’s) *Undertaking Engagement Guidelines for State Significant Projects*.

3.1. PURPOSE OF ENGAGEMENT

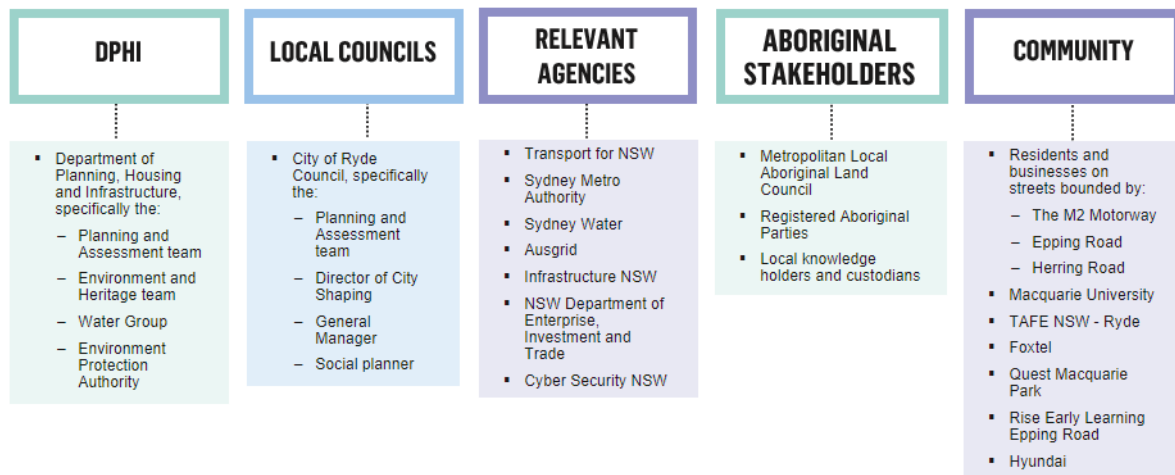
The stakeholder and community engagement process for the S5 Data Centre aimed to:

- Provide accurate information about the proposed concept plans
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the planning and development of the proposal
- Invite proactive engagement on key community issues and concerns.

3.2. STAKEHOLDERS

Figure 2 below outlines the stakeholders that are included in the SEARs: specifically, City of Ryde Council, DPHI, relevant agencies, and the community. Based on levels of impact and/or interest, we have separated stakeholders into five categories as shown in the figure below.

Figure 2 Stakeholder categorisation



3.2.1. DPHI

NEXTDC and Urbis Planning were responsible for engagement with DPHI.

As identified in the SEARs, engagement was required with the relevant Department assessment teams. This included the Planning and Assessment Team, the Environment and Heritage Branch, and Water Group. The SEARs also identified the Environment Protection Authority in this category.

3.2.2. City of Ryde Council

NEXTDC and Urbis Planning were responsible for engagement with City of Ryde Council.

As identified in the SEARs, engagement is required with any relevant local councils. The site is within the City of Ryde LGA's Macquarie Park precinct. Council stakeholders included the Director of City Shaping, the Planning and Assessment team and the General Manager.

3.2.3. Relevant agencies

NEXTDC, Urbis Planning and other relevant technical consultants were responsible for engagement with the relevant government agencies.

Relevant government agencies included Transport for NSW, Sydney Metro Authority, Sydney Water, Ausgrid, Infrastructure NSW, the NSW Department of Enterprise, Investment and Trade, and Cyber Security NSW.

3.2.4. Aboriginal stakeholders

Urbis Heritage was responsible for engagement with Aboriginal stakeholders.

As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Urbis Heritage consulted with the Metropolitan Local Aboriginal Land Council and other registered Aboriginal parties as required to determine the cultural significance of objects and/or places on and surrounding the site.

Feedback from this consultation is included in the ACHAR.

3.2.5. Community

Urbis Engagement was responsible for engagement with the community.

As described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or likely to be affected by the project. Therefore, the community outlined in Figure 3 was identified due to their proximity to the site and/or likely impact or interest during construction and operation.

For community stakeholders, potential impacts identified included:

- Visual impacts due to height, bulk, and scale of the proposed data centre
- Noise and dust during construction and operation
- Impacts to operations of surrounding businesses, such as noise and vibration, local ambient air quality, traffic, and parking
- Opportunities to provide feedback
- Access, parking and traffic during construction and operation.

Surrounding landowners and occupiers

Figure 3 shows the site and surrounding community. This includes surrounding landowners and occupiers impacted by construction and operation immediately surrounding the site.

The nearest residents are separated by the M2 Motorway and Epping Road. While these roads will buffer some noise associated with construction, Urbis engaged with these residents to raise awareness of potential impacts and benefits of the site.

Macquarie University and TAFE NSW have been included in this category due to an identified interest in opportunities for students for employment and collaboration during construction and operation of the data centre.

The engagement activities included community newsletters, a community survey to inform the Social Impact Assessment, community information sessions and management of community enquiries.

Community and representative groups

Urbis engaged with the community and representative groups listed below during the consultation period:

- Connect Macquarie Park Innovation District
- Macquarie Centre
- Macquarie Park Ryde Business Chamber.

3.3. ENGAGEMENT ACTIVITIES

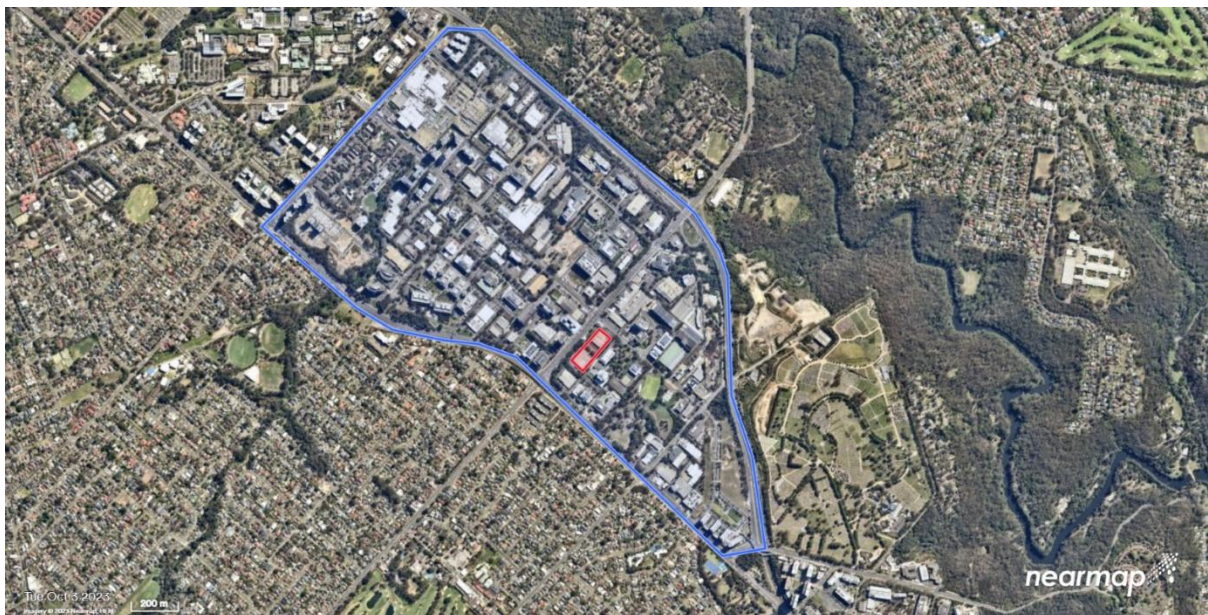
Engagement activities across both categories of community stakeholders included a letterbox drop of a community newsletter, a community information session, and enquiry management throughout the duration of the planning process.

Table 2 Summary of engagement activities

Engagement activity	Target stakeholder	Reach
Letterbox drop of community newsletter	Surrounding landowners and occupiers	<p>The community newsletter was distributed on 1 February 2024 to 3,956 letterboxes within the marked area in Figure 3.</p> <p>These included residents and businesses bounded by:</p> <ul style="list-style-type: none"> ▪ Epping Road ▪ Waterloo Road ▪ Lane Cove Road ▪ Herring Road ▪ Talavera Road ▪ Delhi Road ▪ The Hills Motorway <p>A copy of the newsletter is included in Appendix A and a copy of the newsletter distribution area is included in Appendix B of this report.</p>
Community information session	Surrounding landowners and occupiers	<p>A community information pop-up session was held on 8 February 2024 at Lachlan’s Square Village shopping centre, Macquarie Park.</p> <p>A copy of the display materials used at this session is included in Appendix C of this report.</p>
Enquiry management	All community stakeholders	To date, no phone calls or emails have been received from members of the surrounding community.
E-newsletter	Community and representative groups	An e-newsletter was distributed on 2 February 2024 via email to the following community and representative groups:

Engagement activity	Target stakeholder	Reach
		<ul style="list-style-type: none"> ▪ Connect Macquarie Park Innovation District ▪ Macquarie Centre ▪ Macquarie Park Ryde Business Chamber. <p>Community and representative groups were also offered individual online briefings.</p>
Stakeholder briefings	Community and representative groups	<p>Two individual briefings were requested by Foxtel and Connect Macquarie Park Innovation District following the distribution of the community newsletter and e-newsletter.</p> <p>The briefing with Connect Macquarie Park Innovation District was held online on 14 February.</p> <p>The briefing with Foxtel was held online on 5 March.</p>

Figure 3 The site and surrounding community



4. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders and the project response. Key themes that arose during the consultation period included:

- Queries regarding strategic alignment of land use at the site's Macquarie Park location, particularly given the proximity to the Metro Station
- Positive feedback regarding the public activation and open space features of the proposal
- Opportunities for use of the proposal's facilities
- Potential construction and operational impacts on near neighbours, such as noise and vibration.

Table 3 Issues raised and project response

Stakeholder	How this group was consulted	Feedback	Project response
DPHI			
Planning and Assessment team	<p>NEXTDC and Urbis Planning met with DPHI for a Scoping Meeting on 31 August 2023 prior to the lodgement of the Scoping Report to provide information about the project and seek initial feedback.</p> <p>Urbis Planning submitted the Scoping Report on 5 October 2023 and requesting Project-specific SEARs.</p>	DPHI issued Project-specific SEARs on 8 November 2023.	<p>NEXTDC has considered the feedback provided by DPHI's Planning and Assessment Team throughout the preparation of the SSDA.</p> <p>NEXTDC will continue to consult and provide project updates to the Planning and Assessment Team and offer the opportunity to comment and provide feedback on plans.</p>
Water Group	Urbis Engagement emailed DPHI's Water Group on 8 March 2024.	To date, no response has been received from Water Group.	NEXTDC will continue to inform Water Group as plans progress.

	This email provided information about the proposal along with the community newsletter and requested feedback.		
Environment and Heritage Branch	Urbis Planning provided information about the proposal to the Environment and Heritage Branch in January 2024, and issued a Biodiversity Development Assessment Report (BDAR) waiver request.	<p>The Environment and Heritage Branch advised a waiver cannot be granted until further information is provided, and impacts are clearly understood. Further information was requested with regards to:</p> <ul style="list-style-type: none"> ▪ Disturbance across the site, including impact to positioning of trees and vegetation ▪ Justification for plans regarding native vegetation ▪ Assurance that no threatened ecological community is to be impacted ▪ A flora list detailing species on site ▪ Further evidence of no impacts to roosting habitat for threatened microbat species. 	NEXTDC has included a BDAR as part of the proposal.
Environment Protection Authority (EPA)	Urbis Engagement emailed EPA on 28 March 2024.	To date, no response has been received from EPA.	NEXTDC will continue to inform EPA as plans progress.

	This email provided information about the proposal along with the community newsletter and requested feedback.		
Council			
<p>City of Ryde Council, specifically the:</p> <ul style="list-style-type: none"> ▪ Planning and Assessment team ▪ Director of City Shaping ▪ General Manager ▪ Social Planning team. 	<p>In lieu of not receiving any formal feedback from Council during the SEARs request process, Urbis Planning subsequently contacted Council for a separate meeting to discuss the project. This meeting was held on 29 November 2023.</p> <p>During this meeting, NEXTDC and Urbis Planning sought preliminary feedback on the design of the S5 Data Centre. Council provided feedback on the draft plans and indicated that additional reports may need to be prepared to support the SSDA</p>	<p>Strategic planning</p> <p>Council suggested that a data centre is not the best use for site given low levels of activation and low employment generation. It was requested that the SSDA demonstrate appropriateness of the land use in the zone, and the appropriateness of a data centre at this particular site.</p> <p>Council also requested that NEXTDC prepare a savings provision along with the application.</p>	<p>Land use controls at the site permit data centre development, and NEXTDC has included public domain upgrades as part of the proposal to maximise activation and integration with the site's surrounding context. This includes an urban plaza, linear park, and landscaped setback along Lane Cove Road.</p> <p>NEXTDC has prepared a savings provision with the proposal.</p>
	<p>On December 14 2023, Urbis' Community Planning team emailed a representative from the City of Ryde Social and Cultural Planning team to invite relevant Council officers to attend a meeting to discuss the characteristics/local context of the community and potential social impacts</p>	<p>Roads</p> <p>Council made several recommendations related to the proposed roads and pedestrian links, indicating that they may not be accepted by Transport for NSW (TfNSW).</p> <p>Council also indicated that the design of the public plaza should</p>	<p>NEXTDC continues to engage with TfNSW as part of the planning for proposed roads and pedestrian links.</p> <p>The design of the public plaza has integrated the Waterloo Road bus stop. Detailed design is included in the EIS.</p>

	<p>of the proposed project to inform the SIA.</p>	<p>incorporate the Waterloo Road bus stop.</p>	
		<p>Public domain on frontages Council noted that consideration should be given to how the design can accommodate future road widening works. They also made several recommendations related to how the public plaza can better respond to the surrounding context.</p>	<p>NEXTDC has included public domain upgrades as part of the proposal to maximise activation and integration with the site's surrounding context. This includes an urban plaza, linear park, and landscaped setback along Lane Cove Road.</p>
		<p>Stormwater Council noted that an on-site stormwater detention is required, and requested clarification about the sustainability measures around water usage.</p>	<p>On-site stormwater detention has been included in the proposal's design. Further details about the proposal's sustainability measures are provided in the EIS Sustainability Report.</p>
		<p>Parking Due to the site's proximity to the Metro Station, Council recommended minimal parking so that public</p>	<p>The EIS includes a Green Travel Plan which will help encourage and promote the use of active and</p>

		transport to and from the proposal site is encouraged.	passive transport to and from the proposal site.
Relevant agencies			
TfNSW	<p>Civil and structural engineer consultants, Taylor Thomson Witting (TTW) emailed TfNSW on 12 September 2023 to provide information about development of the site and request information about TfNSW's Macquarie Park Bus Priority and Capacity Improvement project.</p> <p>TTW followed up with TfNSW via email on 5 October 2023, and again on 15 March 2024.</p>	<p>TfNSW referred TTW to the Bus Priority project team regarding the Macquarie Park Bus Priority and Capacity Improvement project.</p> <p>To date, no responses have been received from TfNSW.</p>	<p>TTW and NEXTDC will continue to engage the Bus Priority team as plans progress. The proposal has been designed to accommodate The Macquarie Park Bus Priority and Capacity Improvement Project.</p>
Sydney Metro Authority	<p>TTW emailed Sydney Metro Authority on 31 October 2023 to provide information about the proposal and request As-Built drawings to better understand where potential structures could be positioned on the proposed site.</p> <p>Aurecon requested further drawings on 17 November 2023.</p>	<p>Sydney Metro Authority provided As-Built drawings to TTW on 15 November 2023.</p> <p>Further drawings were provided to Aurecon and TTW on 21 November 2023.</p>	<p>TTW, Aurecon and NEXTDC will continue to engage Sydney Metro Authority as plans progress to ensure alignment of proposed structures with the existing Metro site.</p>
Sydney Water	<p>MGP was responsible for engagement with Sydney Water.</p>	<p>Sydney Water provided preliminary advice that they intend to accept the feasibility application.</p>	<p>MGP and NEXTDC will continue to keep Sydney Water informed as plans for the S5 Data Centre progress.</p>

	MGP lodged a feasibility application for the project on 14 December 2023.	A formal response letter is expected in March 2024.	
	Sydney Water emailed MGP on 9 February 2024 to provide a further update on when the formal response letter can be expected.	Sydney Water advised that the feasibility letter can be expected in mid-March 2024.	NEXTDC is awaiting the feasibility letter from Sydney Water. MGP and NEXTDC will continue to keep Sydney Water informed as plans for the S5 Data Centre progress.
Ausgrid	NEXTDC was responsible for engagement with Ausgrid.	A formal application was accepted by Ausgrid in December 2023. Ausgrid advised that they have been consulting with the Australian Energy Regulator to determine the capacity in the region in relation to this project. A formal application response is anticipated in March-April 2024.	NEXTDC is awaiting the formal application response from Ausgrid. MGP and NEXTDC will continue to keep Ausgrid informed as plans for the S5 Data Centre progress.
Infrastructure NSW	Urbis Engagement emailed Infrastructure NSW on 7 March 2024. This email provided information about the proposal along with the community newsletter and requested feedback.	To date, no response has been received from Infrastructure NSW.	NEXTDC will continue to inform Infrastructure NSW as plans progress.
NSW Department of Enterprise, Investment and Trade	Urbis Engagement emailed NSW Department of Enterprise, Investment and Trade on 11 March 2024.	To date, no response has been received from NSW Department of Enterprise, Investment and Trade.	NEXTDC will continue to inform NSW Department of Enterprise, Investment and Trade as plans progress.

	This email provided information about the proposal along with the community newsletter and requested feedback.		
Cyber Security NSW	Urbis Engagement emailed Cyber Security NSW on 8 March 2024. This email provided information about the proposal along with the community newsletter and requested feedback.	To date, no response has been received from Cyber Security NSW	NEXTDC will continue to inform Cyber Security NSW as plans progress.
Aboriginal stakeholders			
Metropolitan Local Aboriginal Land Council (MLALC)	As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Urbis Heritage consulted the MLALC as required to determine the cultural significance of objects and/or places on and surrounding the site.	To date, no responses have been received from the MLALC.	Further details about the consultation process are provided in the ACHAR. NEXTDC used the ACHAR to inform the proposal's approach and understand the potential impacts affecting this community. Urbis Heritage and NEXTDC will continue to engage and provide project updates to the MLALC, offering the opportunity to comment and provide feedback should the proposal change.
Registered Aboriginal Parties (RAPs)	As part of the ACHAR, Urbis Heritage consulted the RAPs as required to determine the cultural significance of	It was established that there are no Native Title claimants or Indigenous Land Use Agreements associated with the subject area.	Further details about the consultation process and feedback from the RAPs are provided in the ACHAR.

	<p>objects and/or places on and surrounding the site.</p> <p>A total of 14 RAPs registered for the project. Two RAPs engaged with the process closely and were invited to attend a site inspection in December 2023.</p>	<p>The ACHAR established that there is low potential for Aboriginal objects and/or sites within the subject area due to high levels of historical disturbance.</p> <p>No social or cultural values have been identified as specifically associated with the subject area.</p> <p>To date, the ACHAR methodology and recommendations have been generally endorsed by all parties.</p>	<p>NEXTDC used the ACHAR to inform the proposal's approach and understand the potential impacts affecting this community.</p> <p>Urbis Heritage and NEXTDC will continue to engage and provide project updates to the RAPs, offering the opportunity to comment and provide feedback should the proposal change.</p>
Community			
<ul style="list-style-type: none"> ▪ Residents and businesses on streets bounded by: <ul style="list-style-type: none"> – The M2 Motorway – Epping Road – Herring Road. 	<p>A community newsletter was distributed on 1 January 2024 to 3,956 residences and businesses in the Macquarie Park area. The community newsletter provided information about the proposal, potential impacts to surrounding residences. The newsletter also invited community members to find out more about the proposal via an upcoming community information session, a project 1800 number or enquiry email.</p>	<p>One community member expressed concern about the water usage required to cool the data centre, citing other examples of data centres that have been banned due to extreme water usage. General concerns about environmental impacts and energy efficiency were also expressed.</p>	<p>The proposed data centre will not use an immersion cooling system and will instead use fan-wall units which will significantly reduce water usage.</p> <p>Further details about the proposal's sustainability measures are provided in the EIS Sustainability Report.</p>

<p>The community newsletter and distribution area can be found in Appendix A.</p> <p>Following distribution, Urbis hosted a pop-up information session at Lachlan’s Square Village Shopping Centre. Approximately 30 community members were engaged at the pop-up information session.</p> <p>Community enquiries were received via the 1800 number and email address and managed throughout the entire consultation period.</p>	<p>Support was expressed about the public activation of the site, and particularly about the inclusion of a publicly accessible café.</p>	<p>Noted.</p>
	<p>Some community members raised concerns or questions related to the location of the proposed data centre. One community member wanted to better understand how NEXTDC will be operating the data centre considering its proximity to residential dwellings, and asked why Macquarie Park was chosen as the location for the proposed S4 data centre. Another community member expressed that the area surrounding the Macquarie Park Metro Station may be better suited to a different use, and should be retained as mixed-use, commercial and residential.</p>	<p>Macquarie Park is set up as a technology and innovation hub, and is supported by significant communications infrastructure, making it one of the most well-connected areas in Australia.</p> <p>The proposal includes a public plaza to align with the Macquarie Park Place Strategy and integrate with the streetscape along Waterloo Road and Lane Cove Road.</p>
	<p>Some community members asked questions or raised concerns about traffic generation;. One resident noted that the intersection of Waterloo Road and Lane Cove Road already experiences significant traffic, particularly at peak hour on Waterloo Road heading towards Lane Cove Road. They raised</p>	<p>An assessment of how the proposal will affect the local traffic network is included in the EIS.</p> <p>The EIS includes a Green Travel Plan which will help encourage and promote the use of active and passive transport to and from the proposal site.</p>

		<p>concerns about additional traffic impacts, particularly as site access is proposed via Waterloo Road, and stated that they hope that travel to and from the proposal (when operational) via public transport would be encouraged.</p>	
		<p>One community member expressed general opposition to the proposal and concern about the storage of data and security.</p>	<p>The delivery of the S5 data centre will provide an additional location for the secure storage of data in the Sydney Basin. NEXTDC has engaged with Cyber Security NSW to mitigate any potential cybersecurity risk.</p>
		<p>There were some recommendations for other facilities or amenities that could be included in the proposal, including the provision of bike paths or an aquatic pool.</p>	<p>Noted.</p> <p>The proposal includes a public plaza to align with the Macquarie Park Place Strategy and integrate with the streetscape along Waterloo Road and Lane Cove Road.</p> <p>The proposal also includes a potential future pedestrian bridge over Lane Cove Road to encourage active transport.</p> <p>The EIS includes a Green Travel Plan which will help encourage and promote the use of active and</p>

			<p>passive transport to and from the proposal site.</p>
		<p>One community member expressed interest in the timeframes for delivery, as they had been exploring office space in the S2 data centre.</p>	<p>Should the project be approved, construction is expected to start in 2025.</p> <p>There are no indicative timeframes for the opening of office space. NEXTDC will keep the community informed about the project, including the outcome of the approval process and construction and operational timeframes.</p>
Macquarie University	<p>Urbis Engagement emailed Macquarie University on 2 February 2024.</p> <p>This email provided information about the proposal along with the community newsletter and offer of a one-on-one briefing.</p>	<p>To date, no response has been received from Macquarie University.</p>	<p>NEXTDC will continue to inform Macquarie University as plans progress.</p>
TAFE NSW – Ryde	<p>Urbis Engagement emailed the TAFE NSW Ryde Campus on 2 February 2024.</p> <p>This email provided information about the proposal along with the community newsletter and offer of a one-on-one briefing.</p>	<p>To date, no response has been received from the TAFE NSW Ryde Campus</p>	<p>NEXTDC will continue to inform the TAFE NSW Ryde Campus as plans progress.</p>
Foxtel		<p>Construction impacts on business</p>	<p>NEXTDC is committed to mitigating any potential construction impacts</p>

	<p>Urbis Engagement emailed Foxtel (Macquarie Park studio) on 9 February 2024.</p> <p>This email provided information about the proposal along with the community newsletter and offer of a one-on-one briefing.</p> <p>Foxtel requested a one-on-one briefing with representatives from Foxtel, Sky News, CapitaLand and GLN Planning.</p> <p>The briefing was held online via Teams on 5 March 2024.</p>	<p>Foxtel raised concerns around the potential impacts of construction on the 24/7 functioning of the business, due to:</p> <ul style="list-style-type: none"> ▪ Noise and vibration ▪ Potential power shutdowns. <p>Foxtel requested details of construction methodology, timing, staging, and acoustic testing.</p> <p>Foxtel noted that should construction impacts be significant, Foxtel will need to consider relocating studios.</p>	<p>on neighbours and will take all necessary measures to reduce impacts on Foxtel's business functioning.</p> <p>NEXTDC will continue to consult and provide project updates to Foxtel, including potential construction methodology, timing and staging, and offer the opportunity to comment and provide feedback.</p> <p>Should the proposal be approved:</p> <ul style="list-style-type: none"> ▪ Construction is likely to take around 2.5 years, and staging is subject to market demand and response ▪ During construction, NEXTDC will have channels and processes in place to ensure ongoing and two-way communications ▪ During construction, vibration monitors will be placed at adjacent properties.
		<p>Operation</p>	<p>Details of operation, including noise monitoring, are provided in the EIS.</p>

		<p>Foxtel sought to understand operational noise and attenuation of the proposed facility.</p>	<p>Noise attenuation will be incorporated in the facility and will comply with EPA guidelines.</p>
		<p>SEARs</p> <p>Foxtel suggested SEARs were not robust with regards to understanding and mitigating impacts to neighbours, as nearby apartments were noted but not Foxtel's studios.</p>	<p>Noted.</p> <p>NEXTDC has undertaken noise monitoring specifically in relation to potential noise impacts to Foxtel's studios.</p>
<p>Connect Macquarie Park Innovation District</p>	<p>Urbis Engagement emailed Connect Macquarie Park Innovation District (CMPID) on 2 February 2024.</p> <p>This email provided information about the proposal along with the community newsletter and offer of a one-on-one briefing.</p> <p>CMPID requested a one-on-one briefing, which was then held online via Teams on 14 February 2024.</p>	<p>CPMID expressed concerns around the choice of infrastructure in this location, given the proximity to the Metro Station and site neighbours such as Foxtel, where there are live broadcasting studios.</p> <p>CPMID suggested further activation of the site by encouraging use of the innovation space through partnerships with neighbours and the surrounding community.</p> <p>CPMID noted potential access issue due to existing bus stop on Lane Cove Rd.</p>	<p>Land use controls at the site permit data centre development, and NEXTDC has included public features in the proposal to maximise activation and integration with the site's surrounding context.</p> <p>NEXTDC has undertaken noise monitoring specifically in relation to potential noise impacts to Foxtel's studios.</p> <p>If the proposal is approved, NEXTDC will consider partnerships with neighbours and the surrounding community as part of the facility's operation.</p> <p>The proposal does not include vehicle access via Lane Cove Road.</p>

<p>Macquarie Centre</p>	<p>Urbis Engagement emailed Macquarie Centre on 2 February 2024.</p> <p>This email provided information about the proposal along with the community newsletter and offer of a one-on-one briefing.</p>	<p>To date, no response has been received from Macquarie Centre.</p>	<p>NEXTDC will continue to inform Macquarie Centre as plans progress.</p>
<p>Macquarie Park Ryde Business Chamber</p>	<p>Urbis Engagement emailed the Macquarie Park Ryde Business Chamber on 2 February 2024.</p> <p>This email provided information about the proposal along with the community newsletter and offer of a one-on-one briefing.</p>	<p>To date, no response has been received from Macquarie Park Ryde Business Chamber</p>	<p>NEXTDC will continue to inform Macquarie Park Ryde Business Chamber as plans progress.</p>

5. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

NEXTDC welcomes feedback on the proposal. NEXTDC will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its potential impacts, and the approval process
- Enabling the community to seek clarification about the project through the two-way communication channels.

6. DISCLAIMER

This report is dated 24 September 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of NEXTDC (**Instructing Party**) for the purpose of Community and Stakeholder Engagement Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

COMMUNITY NEWSLETTER

New Data Centre proposal: 269 Lane Cove Road, Macquarie Park

February 2024



NEXTDC is proposing a new data centre called S5 Sydney in Macquarie Park.

This newsletter provides an overview of the proposal and next steps, including how you can provide feedback and find out more information.

What is being proposed?

NEXTDC is proposing to construct and operate a new data centre at 269 Lane Cove Road, Macquarie Park. The proposal involves demolition of the existing buildings on the site, and construction and operation of a new nine-storey data centre, comprising two towers, each up to 65 metres high.

The proposal will be designed to fit in with the surrounding area, including through:

- A public plaza on Waterloo Road, next to the Macquarie Park Metro station entrance, which will include an amphitheatre and café.
- A lobby and innovation hub also on Waterloo Road, which will include learning centres, an auditorium, and meeting spaces.

The proposal also includes two new publicly accessible internal roads through the site and allows for a potential future pedestrian overpass over Lane Cove Road.

Vehicle access to the proposed data centre will be via Waterloo Road, and on-site basement car parking will be provided, including 139 car spaces, four dedicated disability car spaces, 10 electronic vehicle spaces, and one loading dock. If approved, the site would operate on a 24-hour, 7-day-per-week basis.

The proposal would also create around 250-300 new full-time jobs during construction, and around 120 new ongoing full-time jobs as part of the site's operation.



What is a data centre?

Data centres are buildings that organisations use to securely house their information, data, hardware, and critical applications.

As technology increasingly transitions into the cloud, there is a growing need for local data storage.

More local data infrastructure will provide faster, more secure connections for organisations.

Delivering a new data centre at the proposed S5 Sydney at Macquarie Park site means:

	A new secure location for the storage of data and critical digital infrastructure within the Sydney basin
	Increased speed of digital access to clients and cloud platforms in Sydney and across NSW
	Better security of sensitive data
	An additional location for the backup and redundancy of data stored elsewhere across NSW

Managing potential impacts

NEXTDC is committed to understanding and managing potential impacts during construction and operation of the proposed data centre.

The project team is preparing an Environmental Impact Statement (EIS) which will assess potential impacts and suggest mitigation measures. This will include traffic, noise, dust, overshadowing and visual impact.

Should the proposal be approved, NEXTDC will develop and implement an Operational Management Plan which will outline how NEXTDC will manage the site, including ensuring potential operational impacts on our neighbours are minimised.

Next steps

NEXTDC is seeking approval for their S5 Sydney data centre proposal from the NSW Department of Planning, Housing and Infrastructure (DPHI) through the State Significant Development Application (SSDA) process.

- WE ARE HERE**
The next step is to prepare an EIS. As part of preparing the EIS, NEXTDC is engaging with its neighbours and the community.
- FEBRUARY 2024**
Community feedback collated in a Consultation Outcomes Report and included in the submission to DPHI to inform future planning.
- MARCH 2024**
Formal SSDA lodgement. Following this, DPHI will publicly exhibit the proposal. At this point, the community can make formal submissions to DPHI.
- FOLLOWING 12 MONTHS**
NEXTDC is expecting a determination within 12 months of lodging the SSDA.

Provide your feedback

Pop-up information session

To find out more about the proposal and provide your feedback, you are invited to speak to the project team at an upcoming pop-up information session.

The project team will be at the **Lachlan's Square Village** shopping centre outside Coles on **Thursday 8 February** from **4:00-7:00 pm**.

Other ways to provide feedback

NEXTDC has commissioned Urbis Engagement to collect your feedback and provide further information about the S5 Sydney data centre proposal. Provide your feedback by contacting the team via:



 engagement@urbis.com.au  1800 244 863

Urbis is also preparing a **Social Impact Assessment (SIA)** as part of the SSDA. To inform the SIA, we are seeking feedback from the community to better understand the needs of the local area and potential social impacts and benefits of the proposal.

You can provide your feedback response by filling in a short online survey. The survey is open until 5pm on **11 February 2024**.

Scan the QR code with your phone or access the survey here:

urbis-questionpro.com.au/NEXTDCS5

NEXTDC will consider all feedback received as the design of the proposal is finalised.



About NEXTDC

NEXTDC is an ASX 100-listed technology company focusing on data centre outsourcing solutions, connectivity services and infrastructure management software.

They are Australia's largest locally owned and operated data centre provider, providing organisations with the most direct access to the leading public cloud platforms, networks, and IT services infrastructure.

NEXTDC currently operates three data centres in Sydney; two already in Macquarie Park (S1 Sydney and S2 Sydney) and one in Artarmon (S3 Sydney).

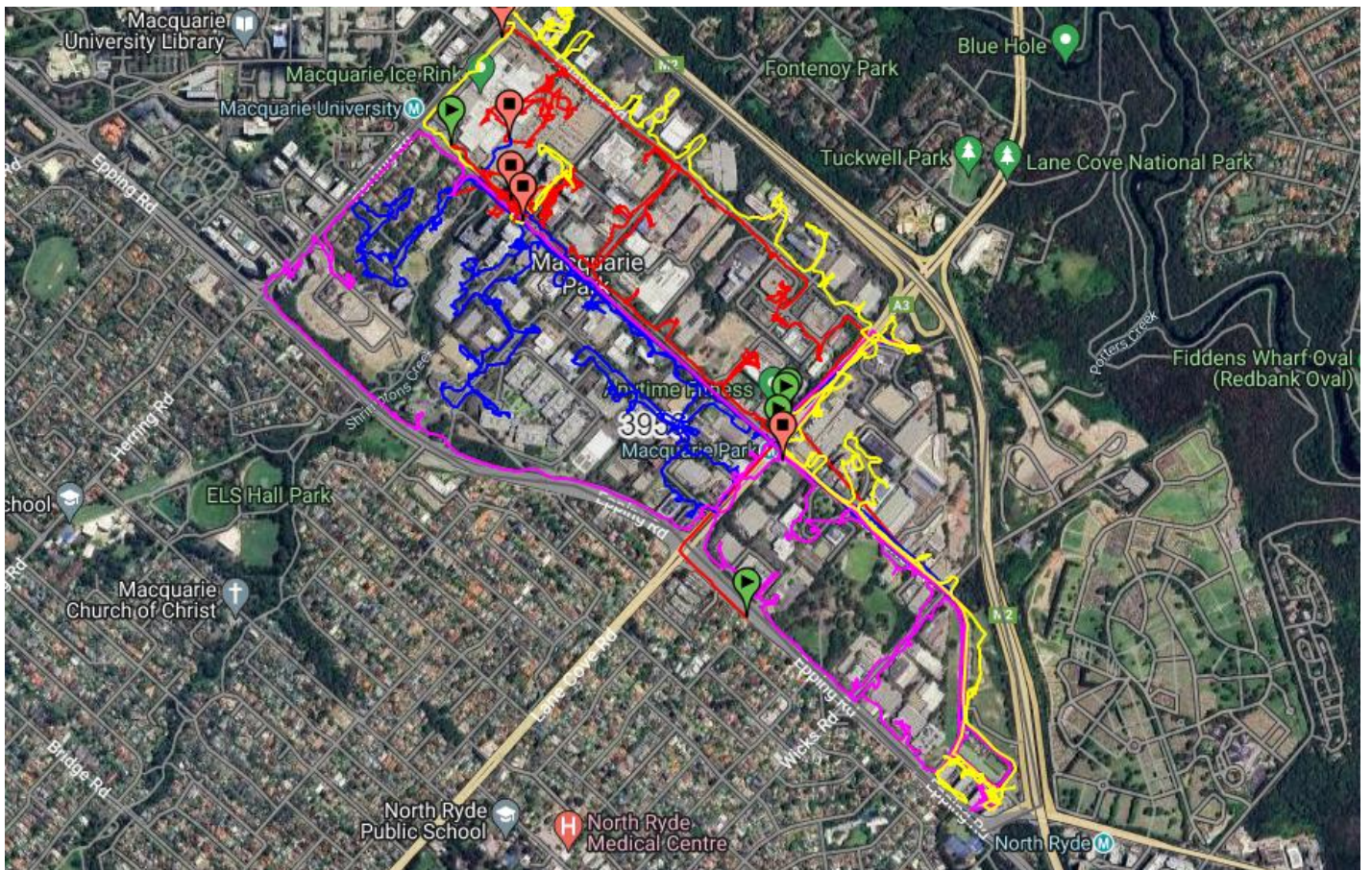
With a focus on sustainability and renewable energy, NEXTDC delivers solutions that prioritise energy efficiency.



APPENDIX B

NEWSLETTER DISTRIBUTION AREA

Figure 5 Newsletter distribution map



APPENDIX C

COMMUNITY POP-UP DISPLAY BOARDS

Figure 6 Community pop-up display boards

New Data Centre proposal:

269 Lane Cove Road, Macquarie Park

Labels in image: Meeting spaces, Amphitheatre and cafe, PUBLIC PLAZA, Front house lobby and auditorium, Macquarie Park Metro Station entrance, Data centre towers, Mission critical office space, LANE COVE ROAD, WATERLOO ROAD.

Aerial Impression of the proposed site (view from Waterloo Road and Lane Cove Road) – not call to view

NEXTDC is currently preparing a State Significant Development Application (SSDA) to construct and operate a data centre at 269 Lane Cove Road, Macquarie Park.

The site forms part of an established employment and innovation precinct in the City of Ryde Local Government Area; the Macquarie Park precinct. This area is envisaged by the City of Ryde Council as a future “home to world-class business, innovation, research and education” (Macquarie Park Place Strategy, 2021).

The proposal aims to contribute to this vision, and will:

- Deliver a vibrant public plaza with a lobby, café and innovation hub, including learning centres, an auditorium and meeting spaces.
- Provide 250-300 new full-time jobs during construction, and around 120 direct ongoing full-time jobs, whilst also supporting indirect job growth across the precinct.

- Include office space for mission critical operations which require high availability services and communications. For organisations, this unique data centre offering provides increased security, sustainability, safety and quality assurance.

Specifically, the proposal seeks approval for:

- Demolition of existing buildings and structures.
- Earthworks, excavation and construction of retaining walls.
- Construction and operation of a new nine-storey data centre, comprising two towers, each up to 65 metres high.
- Basement-level car parking for 139 car spaces, four dedicated disability spaces, 10 electronic vehicle spaces, and one loading dock.
- Vehicle access to the proposed data centre will be via Waterloo Road, and the proposal also includes two new publicly accessible internal roads through the site, as well as a potential future pedestrian overpass over Lane Cove Road.

www.nextdc.com

What is a data centre?

Data centres are buildings that organisations use to securely house their information, data, hardware, and critical applications.

As technology increasingly transitions into the cloud, there is a growing need for local data storage.

More local data infrastructure will provide faster, more secure connections for organisations.

Delivering a new data centre at the proposed S5 Sydney at Macquarie Park site means:



A new secure location for the storage of data and critical digital infrastructure within the Sydney basin



Increased speed of digital access to clients and cloud platforms in Sydney and across NSW



Better security of sensitive data

For organisations,
local data
infrastructure =



Faster connections



More secure data storage

The new data centre also contributes to increased global resilience of sensitive data through additional data storage backup, and low risk of cybercrime.

A vibrant streetscape for Macquarie Park

The proposal will make the most of opportunities to create a vibrant and engaging public streetscape, using the following design principles:

About NEXTDC

NEXTDC is Australia's largest locally owned and operated data centre provider, providing organisations with the most direct access to the leading public cloud platforms, networks, and IT services infrastructure.

NEXTDC currently operates three data centres in Sydney; two in Macquarie Park (S1 Sydney and S2 Sydney) and one in Artarmon (S3 Sydney).

With a focus on sustainability and renewable energy, NEXTDC delivers solutions that prioritise energy efficiency.



Create an Active Civic Plaza



Reinforce Future Street Pattern



Extending the Green Network



Landmark Gateway Building

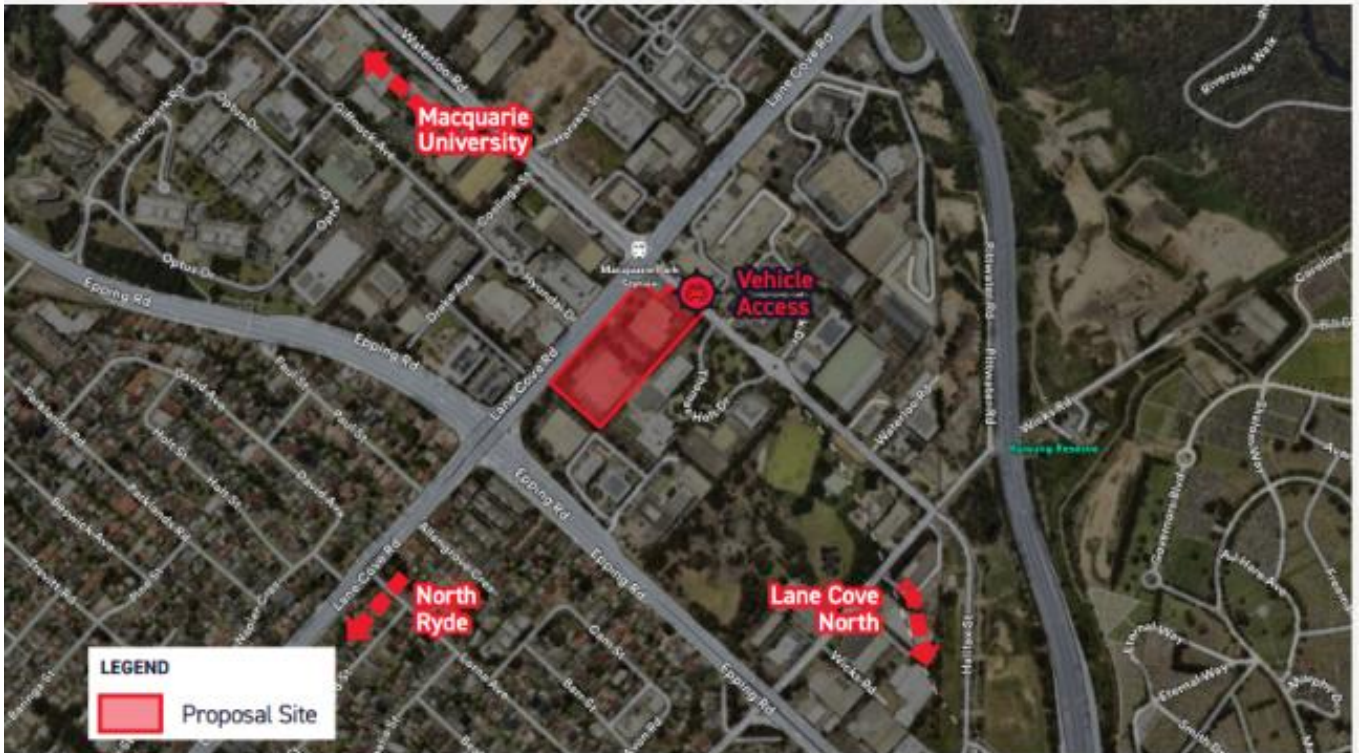


Sustainability

www.nextdc.com



Managing potential impacts



NEXTDC is committed to understanding and managing potential impacts during construction and operation of the proposed data centre.

NEXTDC has commissioned various technical consultants to assess potential impacts and suggest mitigation measures. These reports will be collated as part of an Environmental Impact Statement (EIS).

These reports that will inform the EIS include:

- ✓ Traffic and Accessibility Impact Assessment
- ✓ Noise and Vibration Impact Assessment
- ✓ Landscaping Plans
- ✓ Social Impact Assessment
- ✓ Design
- ✓ Flood Risk Assessment

The proposed data centre would operate on a 24-hour, 7-day-per-week basis.

Should the proposal be approved, NEXTDC will develop and implement an Operational Management Plan which will outline how NEXTDC will manage the site, including ensuring potential operational impacts on our neighbours are minimised.

Plans are still at a very early stage, and the construction program and timing would only be finalised should the proposal be approved.

Neighbours will be notified well in advance before construction starts.

Should the proposal be approved, NEXTDC will develop plans that outline how it will minimise the impacts of construction on the community.

Next steps

The planning process

NEXTDC is seeking approval for their data centre proposal from the NSW Department of Planning, Housing and Infrastructure (DPHI) through the State Significant Development Application (SSDA) process.



Artist impression of the proposed site (view from Waterloo Road) – indicative only.

● NOVEMBER 2023

The first step in the SSDA process is lodging a request with DPHI for the Secretary's Environmental Assessment Requirements (SEARs). Industry specific SEARs were issued for this project in October 2023. The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information be addressed within the SSDA.

○ WE ARE HERE

The next step is to prepare an EIS. As part of preparing the EIS, NEXTDC is engaging with its neighbours and the community.

○ FEBRUARY 2024

Community feedback will be collated in a Consultation Outcomes Report and included in the submission to DPHI to inform future planning.

○ MARCH 2024

Formal SSDA lodgement. Following this, DPHI will publicly exhibit the proposal. At this point, the community can make formal submissions to DPHI.

○ FOLLOWING 12 MONTHS

NEXTDC is expecting a determination within 12 months of lodging the SSDA.

www.nextdc.com

Provide your feedback

NEXTDC has commissioned Urbis Engagement to collect your feedback and provide further information about the S5 Sydney data centre proposal.

Provide your feedback by contacting the team via:

✉ engagement@urbis.com.au

☎ 1800 244 863

Urbis is also preparing a **Social Impact Assessment (SIA)** as part of the SSDA. To inform the SIA, we are seeking feedback from the community to better understand the needs of the local area and potential social impacts and benefits of the proposal. You can provide your feedback response by filling in a short online survey. The survey is open until 5pm on **11 February 2024**.

Scan the QR code with your phone or access the survey here:

urbis.questionpro.com.au/NEXTDCS5



NEXTDC will consider all feedback received as the design of the proposal is finalised.

 NEXTDC

