



SOCIAL IMPACT ASSESSMENT

S5 Data Centre at Macquarie
Park

Darug Country

Prepared for
NEXTDC

26 September 2025



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

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CONTENTS

Executive Summary	6
Report purpose and scope	6
Methodology	6
Site context.....	6
Potential positive and negative social impacts.....	7
Proposed mitigation, enhancement and management measures	7
1. Introduction	8
1.1. Report purpose and scope	8
1.2. SIA guidelines and requirements	9
1.3. Proposal overview.....	9
1.4. Authorship and SIA declaration	15
1.4.1. Authors	15
1.4.2. Declaration	16
1.5. SIA Guideline review questions and responses	16
1.6. Structure of this report	19
2. Methodology	20
2.1. Approach to assessing social impacts.....	21
3. Social baseline	22
3.1. Site location	22
3.1.1. Local context	22
3.1.2. Regional context.....	25
3.2. Social locality	25
3.3. Policy context.....	26
3.4. Demographic profile.....	29
3.4.1. Population and age.....	29
3.4.2. Culture and diversity.....	29
3.4.3. Education and qualifications.....	30
3.4.4. Workforce and employment	30
3.4.5. Housing and income.....	30
3.4.6. Health and wellbeing	31
3.4.7. Crime and safety	31
3.4.8. Vulnerable groups	31
3.4.8.1. SEIFA	31
3.4.8.2. Need for assistance.....	32
3.4.8.3. Homelessness.....	32
4. SIA field study	33
4.1. Community information session summary of findings	34
4.2. Community Survey Summary of findings.....	36
4.3. Stakeholder Briefings summary of findings	37
4.4. Consultation with City of Ryde Council.....	38
4.5. Summary of SIA Field Study Findings	39
5. Values, strengths and vulnerabilities	40
6. Social Impact Assessment	41
Mitigation and enhancement measures	42
6.1. Way of life	43
6.2. Community.....	43
6.2.1. Contribution to the activation of Macquarie Park – Unmitigated	43
6.2.2. Contribution to the activation of Macquarie Park – Mitigated.....	44
6.3. Accessibility	45
6.3.1. Facilitating transport access to and around the site – Unmitigated	45
6.3.2. Facilitating transport access to and around the site – Mitigated	46

6.4.	Culture	46
6.4.1.	Potential impact to Aboriginal culture and heritage – Unmitigated	46
6.4.2.	Potential impact to Aboriginal culture and heritage – Mitigated	46
6.5.	Health and wellbeing	47
6.5.1.	Provision of a healthy work environment – Unenhanced	47
6.5.2.	Provision of a healthy work environment – Enhanced	47
6.6.	Surroundings.....	48
6.6.1.	Perceived impact on environmental values – Unenhanced	48
6.6.2.	Perceived impact on environmental values – Mitigated	48
6.6.3.	Potential impacts for visual amenity	49
6.7.	Livelihoods	49
6.7.1.	Contribution to the delivery of economic opportunities in the Macquarie Park Precinct – Unenhanced.....	49
6.7.2.	Contribution to the delivery of economic opportunities in the Macquarie Park Precinct – Enhanced.....	50
6.7.3.	Noise and vibration impacting business and service operations – Unmitigated	50
6.7.4.	Noise and vibration impacting business and service operations – Mitigated	51
6.7.5.	Employment and training opportunities during construction – Unenhanced	52
6.7.6.	Employment and training opportunities during construction - Enhanced.....	53
6.7.7.	Local and regional employment and training opportunities during operation – Unenhanced	53
6.7.8.	Local and regional employment and training opportunities during operation – Enhanced	54
6.7.9.	Cybersecurity related to tenants and users – Unenhanced	55
6.7.10.	Cybersecurity related to tenants and users – Enhanced	56
6.8.	Decision-making systems	56
6.9.	Cumulative impacts.....	56
7.	Mitigation, enhancement and management	59
8.	Acronyms	65
9.	References	67
	Demographic, crime and health data.....	67
	Policy documents.....	67
	Technical studies prepared for this proposal.....	67
	Academic sources.....	68
	Other sources	68
10.	Disclaimer	69

Appendix A SIA consultation materials

FIGURES

Figure 1 SIA categories	8
Figure 2 Aerial Photograph of the site	12
Figure 3 Building A and Building B ground floor plan.....	12
Figure 4 Overall North elevation.....	13
Figure 5 View from Waterloo road.....	13
Figure 6 Office tower entry view and ground floor retail spaces	14
Figure 7 View of Proposal from intersection of Waterloo Road and Lane Cove Road	14
Figure 8 Site context map.....	23
Figure 9 Site photos.....	24

Figure 10 Social locality	26
Figure 11 Community newsletter distribution area	34
Figure 13 Newsletter.....	71
Figure 14 Community pop-up display materials	73
Figure 15 SIA survey	77

PICTURES

Picture 1 view from Waterloo Road towards the site.....	24
Picture 2 View of opposite side of Waterloo Road	24
Picture 3 View across the site from Macquarie Park Station on the corner of site	23
Picture 4 View onto neighbouring Foxtel property.....	24
Picture 5 Lane Cove Road facing side of site	24
Picture 6 Footpath along Lane Cove Road	24

TABLES

Table 1 Summary of potential positive and negative impacts	7
Table 2 SEARs item	9
Table 3 Comparative analysis of the original and revised proposal.....	10
Table 4 SIA Guideline review questions and responses	16
Table 5 Methodology overview	20
Table 6 Key social themes from policy review	27
Table 7 Overview of baseline study area	29
Table 8 Summary of community and stakeholder engagement activities	33
Table 9 Summary of community information session findings	35
Table 10 Summary of stakeholder briefing.....	37
Table 11 Community identified potential positive impacts, negative impacts, and opportunities.....	39
Table 12 Values, strengths, and vulnerabilities.....	40
Table 13 Significance matrix	41
Table 14 Likelihood levels	41
Table 15 Magnitude levels.....	41
Table 16 Dimensions of social impact magnitude	42
Table 17 Concurrent development projects	56
Table 18 Summary of proposed mitigation, enhancement and management of social impacts.....	60

EXECUTIVE SUMMARY

This Social Impact Assessment has been prepared by Urbis Ltd (Urbis) on behalf of NEXTDC Limited (the proponent) to accompany a detailed State Significant Development Application (SSDA) for a data centre development at 269 Lane Cove Road (the site). 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).

REPORT PURPOSE AND SCOPE

An SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope the potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. An SIA considers both physical and intangible impacts, as well as direct and indirect impacts, including short-term (construction) and long-term (operational) impacts.

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2023) states that an SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

METHODOLOGY

The following provides a summary of the stages included in the process to prepare this SIA:

- Stage 1 – Inception and social baseline
- Stage 2 – SIA field study
- Stage 3 – Impact scoping
- Stage 4 – Assessment and reporting.

A detailed methodology, including the individual tasks associated with each stage, is included in Section 2. This methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2023).

The potential social impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain). This risk assessment methodology is based on the DPHI SIA Guideline: Technical Supplement (2023) and is outlined in Section 6 of this report.

SITE CONTEXT

The site is located in the 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 that includes the head offices of several prominent companies, including Foxtel, Optus, and Siemens. The site is approximately 2km southeast of Macquarie University and 1.5km southeast of Macquarie Shopping Centre.

Macquarie Park is identified as the northern anchor of the Eastern Economic Corridor (Greater Cities Commission 2022), spanning from Macquarie Park to Sydney Airport, accounting for a third of all jobs in Greater Sydney.

Macquarie Park has experienced rapid economic growth and is one of Australia's largest non-CBD office markets, contributing \$9.1 billion to the NSW economy in 2013. This growth is expected to continue into a more evolved health and education precinct and innovation district, with a greater focus on placemaking to create an 18-hour city that will attract more workers and investment. As Macquarie Park is one of Australia's leading technology-focused and connected precincts, NEXTDC has selected this site to support the

continued growth of Macquarie Park as a hub of activity by co-locating key digital infrastructure with innovative technology businesses.

POTENTIAL POSITIVE AND NEGATIVE SOCIAL IMPACTS

A summary of the potential positive and negative social impacts identified is provided in the table below, presented by impact significance. The full assessment is provided in Section 6.

Table 1 Summary of potential positive and negative impacts

SIA Category	Positive social impacts	Unenhanced	Enhanced
Livelihoods	<ul style="list-style-type: none"> Cybersecurity related to tenants and users 	High positive	High positive
Livelihoods	<ul style="list-style-type: none"> Local and regional employment opportunities during operation 	Medium positive	High positive
Community	<ul style="list-style-type: none"> Contribution to the activation of Macquarie Park 	Medium negative	Medium positive
Livelihoods	<ul style="list-style-type: none"> Contribution to the delivery of economic opportunities in the Macquarie Park Precinct 	Medium positive	Medium positive
Health and wellbeing	<ul style="list-style-type: none"> Provision of a healthy work environment 	Medium Positive	Medium Positive
Livelihoods	<ul style="list-style-type: none"> Employment and training opportunities during construction 	Low positive	Medium positive
	Negative social impacts	Unmitigated	Mitigated
Livelihoods	<ul style="list-style-type: none"> Noise and vibration are impacting business and service operations. 	High negative (construction) Low negative (operation)	Medium negative (construction) Low negative (operation)
Surroundings	<ul style="list-style-type: none"> Perceived impact on environmental values 	Medium negative	Low negative
Accessibility	<ul style="list-style-type: none"> Facilitating transport access to and around the site 	Low negative	Low negative
Culture	<ul style="list-style-type: none"> Potential impact on Aboriginal culture and heritage 	Low negative	Low negative
Surroundings	<ul style="list-style-type: none"> Potential impacts for visual amenity 	Neutral to low negative	Neutral to low negative
	Cumulative social impacts		
	<ul style="list-style-type: none"> Potential accessibility and amenity impacts during construction Potential community and livelihood impacts during operation 		

PROPOSED MITIGATION, ENHANCEMENT AND MANAGEMENT MEASURES

A consolidated list of measures to enhance positive social impacts and mitigate negative social impacts identified throughout this report and summarised in the table above is provided in Section 7 of this report. Additional SIA recommendations to further enhance positive impacts and mitigate negative impacts are also provided in Section 7 of the report.

1. INTRODUCTION

This Social Impact Assessment report has been prepared by Urbis Ltd (Urbis) on behalf of NEXTDC Limited (the proponent) to accompany a detailed State Significant Development Application (SSDA) for a data centre development (SSD-63168959) at 269 Lane Cove Road, Macquarie Park (the site). The legal description of the site is Lot 3 in Deposited Plan (DP) 1129811.

The application seeks consent for the construction and operation of a data centre. It includes site preparation works, such as demolition and removal of existing structures, as well as bulk earthworks. The project also involves staged construction and operation of two connected data centre buildings (Building A and Building B), as well as ancillary space for an office and innovation hub, and two retail premises. Additionally, it comprises the landscaping and the staged delivery of public domain works including the delivery of two internal roads and an urban plaza adjacent to the Macquarie Park Metro Station entrance. A full description of the proposal is included in Section 1.3.

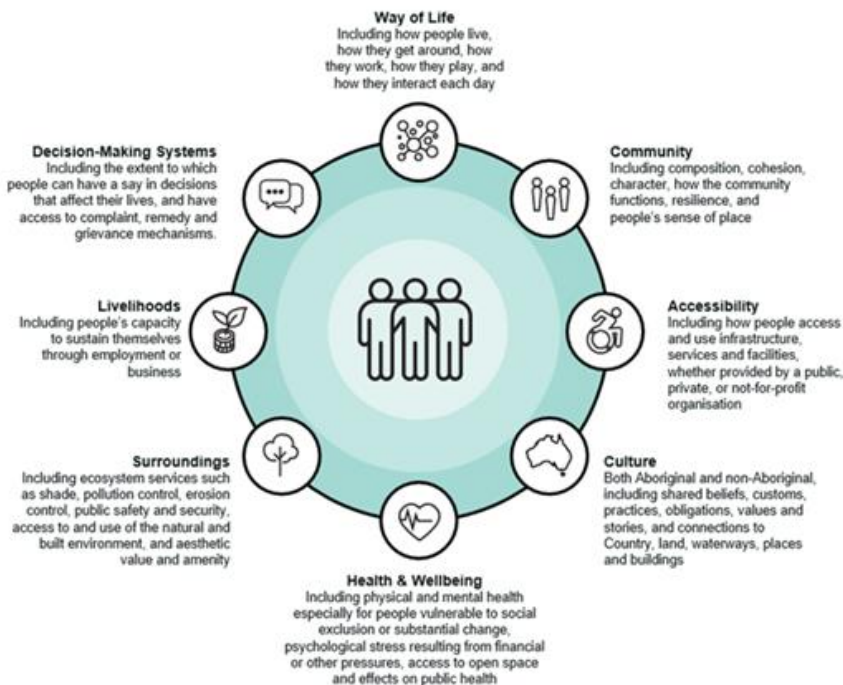
1.1. REPORT PURPOSE AND SCOPE

An SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. An SIA considers both physical and intangible impacts, as well as direct and indirect impacts, including short-term (construction) and long-term (operational) impacts.

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline states that an SIA should consider the likely changes to the social elements of value to people identified in Figure 1.

Figure 1 SIA categories



Source: Social Impact Assessment Guideline (DPHI)

1.2. SIA GUIDELINES AND REQUIREMENTS

This SIA aligns with the best practice methods contained within the DPHI's SIA Guideline (2023). The DPHI SIA Guideline (2023) provides a framework for identifying, predicting, and evaluating potential social impacts, thereby providing greater clarity and certainty for proponents and the community.

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 individual SEARs requirement outlined in Table 2 below.

Table 2 SEARs item

Social Impact Assessment
<ul style="list-style-type: none">Social Impact – provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.

Source: SEARs issued for the project, issued 8 November 2023 (DPHI 2023)

1.3. PROPOSAL OVERVIEW

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 situated on the corner of Lane Cove Road and Waterloo Road and comprises a single rectangular lot, approximately 22,381 square meters in size. An aerial photograph of the site is provided in Figure 2. A full description of the site location and context is provided in Section 3.1.

The proposal seeks to provide two hyperscale, connected data centre buildings, which support thousands of individual servers that operate via high-speed internet connectivity and can scale appropriately in response to increased workload demands. Unlike typical data centre developments, the proposal accommodates a range of employment-generating land uses, including mission-critical office space (MCX) and an innovation hub, as well as retail tenancies. These spaces are designed to cater for the employees of NEXTDC and tenants of the facilities. The proposal will also deliver an urban plaza adjacent to Waterloo Road.

Specifically, the amended proposal comprises:

- 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 above-ground water tank for fire water (400kL each).
 - Business identification signage facing Waterloo Road and Lane 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 above-ground 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.

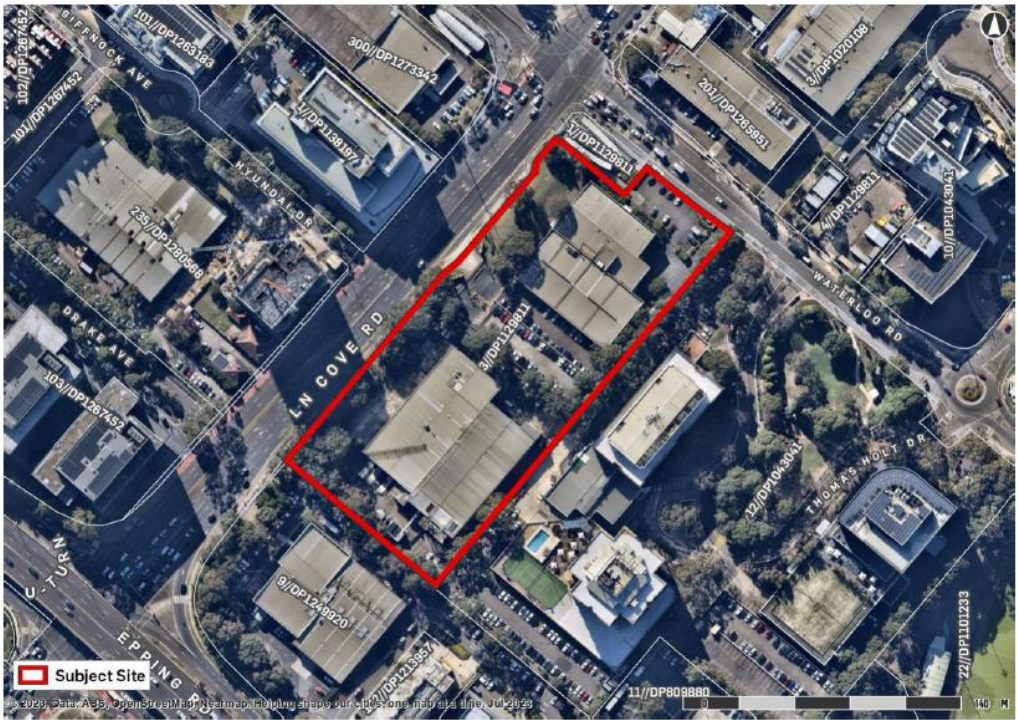
The following table provides a comparative analysis of the original proposal and the revised proposal, based on key development features.

Table 3 Comparative analysis of the original and revised proposal

Element	Original Proposal	Revised Proposal	Change
Land Use Activity	Data centre with 14 data halls, an ancillary office and an innovation space plus two retail premises	Data centre with 14 data halls, an ancillary space office and innovation, plus two retail premises	Nil change
Total Site Area	22,381m ²	22,381m ²	Nil change
Total GFA	46,935m ²	47,285m ²	+350m ²
Data Hall	33,643m ²	33,142m ²	-501m ²
Lobby/Innovation Hub	3,192m ²	3,186m ²	-6m ²
Ancillary Office	9,765m ²	10,631m ²	+866m ²
Total Retail GFA	335m ²	326m ²	-9m ²
Floor Space Ratio	2.1:1	2.11:1	+0.01:1
Car Parking	105 spaces	51 spaces	-54 spaces
Bicycle Parking	12 spaces	20 spaces	+8 spaces
Motorbike Parking	11 spaces	17 spaces	+6 spaces
Maximum Building Height	Building O: office and innovation hub – 49 metres over 10-storeys Building A: data centre – 65 metres over nine-storeys	Building O: office and innovation hub – 49 metres over 10-storeys Building A: data centre – 65 metres over nine-storeys	Nil change to Building O Nil change to Building A -5 metres for Building B

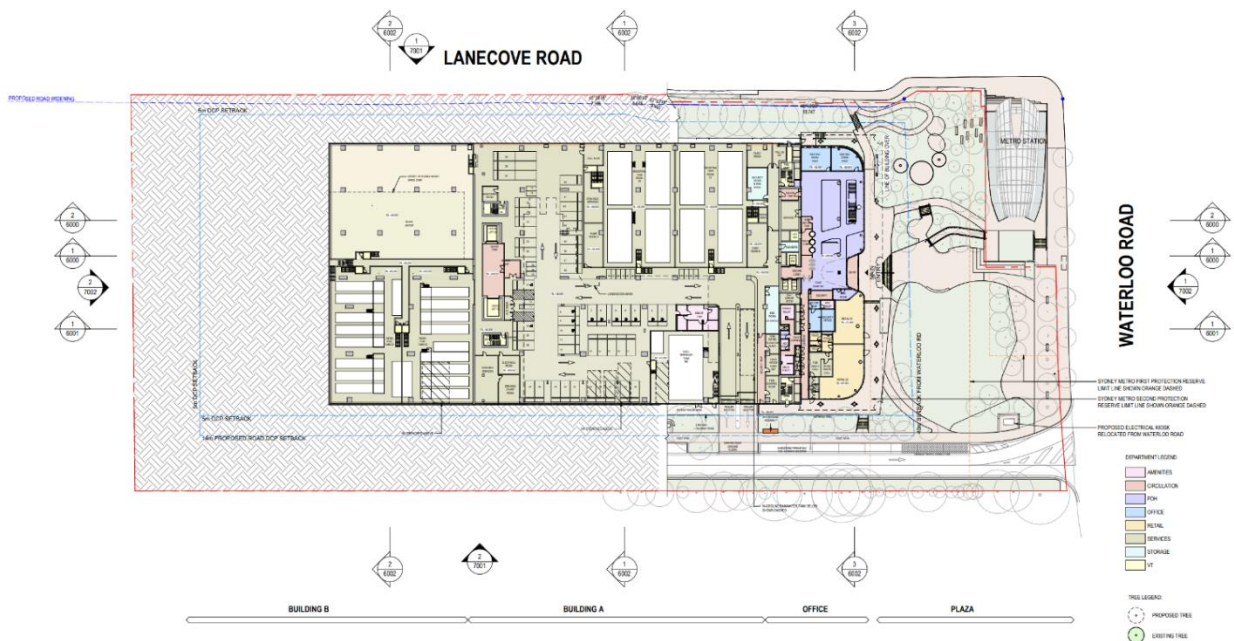
Element	Original Proposal	Revised Proposal	Change
	Building B: data centre – 65 metres over nine storeys	Building B: data centre – 60 metres over nine-storeys	
Deep Soil and Landscaped Area	Deep soil zone: 1,825m ² (8.1% total site area, 13.1% future site area) Soft landscape: 5,251m ² (23.5% site area)	Deep soil zone: 4,959m ² (22.16% total site area, 35.6% future site area) Soft landscape: 6,570m ² (29.4% site area)	+3,134m ² deep soil (+14.06% site area, +22.5% future site area) +1,319m ² m ² soft landscape (+5.9% site area)
Tree Removal	Retained trees = 70 Proposed trees= 81 Total trees = 151	Retained trees = 90 Proposed trees= 139 Total trees = 229	+20 trees retained +58 trees proposed +78 additional trees
Tree Canopy Cover	5,688m ² (25.4%)	5,707m ² (28.7%)	+19m ² (+0.1%)
Cut and Fill Volume	Net cut 46,530m ³	Net cut of 75,650m ³	-29,120m ³
Power Consumption	90 megawatts	90 megawatts	Nil
Operating Hours	24 hours, 7 days a week	24 hours, 7 days a week	Nil
Jobs - full-time equivalent (FTE) employees	Construction: 942 Operation: 490	Construction: 942 Operation: 490	Nil
Utilities and services	60 x diesel generators (@2Mwe = 120Mwe) 12 x above-ground diesel storage tanks (@110kL = 1,320kL) 8 x above-ground water tanks for industrial water (@460kL= 3,680kL) 2 x above-ground water tanks for fire water (@350kL = 700kL) 1 x 33kV switching station	48 x diesel generators (@3Mwe = 144MWe) 16 x above-ground diesel storage tanks (@100kL = 1600kL) 8 x above-ground water tanks for industrial water (@600kL = 4,800kL) 1 x above-ground water tank for fire water (@400kL) total 1 x 33kV switching station	-12 x diesel generators (+24MWe) +4 x above-ground diesel storage tanks(+280kL) Nil change to number of tanks (+1,120kL) -1 above-ground water tank (-300kL) Nil
Public domain works	2 x roads (Road 5 and Road 13) and road widening: 4,945m ² Public plaza: 3,522m ²	2 x roads (Road 13 and part Road 6) and roadwidening: 4,734m ² Public plaza: 3,762m ²	-211m ² roads (Road 5 deleted and Road 6 introduced) +240m ² public plaza

Figure 2 Aerial Photograph of the site



Source: Urbis GIS 2023

Figure 3 Building A and Building B ground floor plan



Source: HDR

Figure 4 Overall North elevation



Source: HDR

Figure 5 View from Waterloo road



Source: HDR

Figure 6 Office tower entry view and ground floor retail spaces



Source: HDR

Figure 7 View of Proposal from intersection of Waterloo Road and Lane Cove Road



Source: HDR

1.4. AUTHORSHIP AND SIA DECLARATION

The authorship of the SIA Declarations for this report is provided in the following sections.

1.4.1. Authors

This report has been prepared by a suitably qualified and experienced lead author and reviewed and approved by a suitably qualified and experienced co-author, who holds appropriate qualifications and has relevant experience to carry out the SIA for this Project. The following introduces each author:

Allison Heller	Review and quality assurance
Position	Director
Qualifications	Bachelor of Town Planning, University of NSW Post-Grad Diploma in History of Architecture & Art, University of London
Affiliations	Member of the Planning Institute of Australia Member of Property Council of Australia – Social Sustainability Roundtable
Experience	Allison has deep expertise in the field of impact assessment. She has delivered social impact assessments and health and health equity impact evaluations for a range of state-significant projects and precincts, serving both government and private sector clients.
Les Hems	Quality assurance
Position	Director
Qualifications	Master of Business Administration, Bachelor of Arts (Honours) Human Geography, University College of Wales
Affiliations	Member, Australian Evaluation Society Founding Member, Social Impact Measurement Network of Australia
Experience	Experience of reviewing and quality assurance of SIA reports in the context of the NSW SIA Guideline and best practice in social research, evaluation, and social impact measurement.
Liliana Peña	Review and quality assurance
Position	Associate Director
Qualifications	Master of Urban Planning, National University of Colombia Bachelor of Social Work, National University of Colombia
Experience	Liliana is a social impact assessment and management specialist with experience in local and large-scale infrastructure projects in the built environment, industrial, and employment sectors. She has delivered social impact assessments for various state-significant projects, adhering to authority standards and best practice guidelines, including the NSW SIA Guideline (DPHI, 2023).
Amanda Micallef	Co-author and review
Position	Senior Consultant
Qualifications	Bachelor of Arts (International Development), University of Guelph Master of Development Practice, University of Queensland
Experience	Experience in writing SIA reports for industrial and employment projects in the context of the SIA Guideline (DPHI 2023) and best practice social research, evaluation and impact assessment.

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 Position Consultant
 Qualifications Bachelor of Arts (History), University of Queensland
 Bachelor of Social Science (Development), University of Queensland
 Affiliations Graduate member, Planning Institute of Australia
 Experience Experience in writing SIA reports for industrial and employment projects in the context of the SIA Guideline (DPHI 2023) and best practice social research, evaluation and impact assessment.

Sarah Nectoux Co-author
 Position Consultant
 Qualifications Master of Geography, Planning, Environment and Development, University of Franche-Comte (France)
 Master of Research (Institute for Culture and Society), Western Sydney University
 Experience Experience in writing SIA reports for industrial and employment projects in the context of the SIA Guideline (DPHI 2023) and best practice social research, evaluation and impact assessment.

1.4.2. Declaration

The authors declare that this SIA report:

- Was completed on 26 September 2025
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the DPHI’s (2023) SIA Guideline
- Contains all reasonably available Project information relevant to the SIA
- As far as Urbis is aware, it contains information that is neither false nor misleading.



Allison Heller
 Director, Community Planning
 26 September 2025



Liliana Peña
 Associate Director, Community Planning
 26 September 2025

1.5. SIA GUIDELINE REVIEW QUESTIONS AND RESPONSES

The review questions outlined by the SIA Guideline (2023) are designed to confirm that the requirements of the SIA Guideline have been fulfilled when considering the scale of social impacts associated with the proposed development. Table 4 below outlines these review questions and indicates how they have been addressed in this SIA.

Table 4 SIA Guideline review questions and responses

SIA Review questions	Addressed by report (yes/no), relevant section
Does the lead author meet the qualification and experience requirements?	Yes – Section 1.4

SIA Review questions	Addressed by report (yes/no), relevant section
Has the lead author provided a signed declaration?	Yes – Section 1.4
Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Yes – Section 2
Project’s social locality and social baseline	
Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes – Section 3, 4
Does the SIA report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes – Section 3, 4, 5
Does the SIA report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes – Section 3, 4
Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of views and likely experiences?	Yes – Section 3
Does the social baseline study demonstrate social-science research methods and explain any significant methodological data or limitations?	Yes – Section 2, 3
Identification and description of social impacts	
Does the SIA report adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA report been detailed?	Yes – Section 3, 4, 5, 6
Does the SIA report apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Yes – Section 3 (3.4.8), 4, 5, 6
Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Yes – Section 2, 3, 4
Community engagement	
Were the extent and nature of engagement activities appropriate and sufficient or canvass all relevant views, including those of vulnerable or marginalised groups?	Yes – Section 4, 5
How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Yes – Section 3, 4, 5, 6
Predicting and analysing social impacts	

SIA Review questions	Addressed by report (yes/no), relevant section
Does the SIA report impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes – Section 4, 5, 6
Does the SIA report analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will lose from the project?	Yes – Section 6
Does the SIA report identify its assumptions and include sensitivity analysis and alternate scenarios? (including ‘worst-case’ and ‘no project’ scenarios where relevant?)	Yes – Section 2
Evaluating significance	
Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes – Section 3, 4, 5, 6
Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes – Section 3 (3.4.8), 4, 5, 6
Responses, monitoring and management	
Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Yes – Section 6, 7
Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	Yes – Section 6, 7
Does the SIA report demonstrated how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Yes – Section 6, 7

1.6. STRUCTURE OF THIS REPORT

This SIA has seven sections as summarised below:

- **Section 1** (this section) introduces the proposal, purpose and scope of this report.
- **Section 2** outlines the legislative requirements and methodology applied to complete this SIA.
- **Section 3** provides a social baseline of the study area, including the site's locality, social and demographic characteristics, and policy context.
- **Section 4** provides an overview of the field study undertaken to inform the SIA, including an overview of the key findings.
- **Section 5** provides a summary of the community-identified values, strengths, and vulnerabilities that emerged through sections 3 and 4 findings.
- **Section 6** assesses the positive and negative social impacts of the proposal, including with and without mitigation and enhancement measures.
- **Section 7** outlines the mitigation, enhancement, and management measures of the assessed impacts.

2. METHODOLOGY

The methodology undertaken to prepare this SIA is outlined in the table below. The preparation of this SIA report precedes the release of the DPI SIA Guidelines in July 2025. Given the minor nature of new revisions, the methodology employed in this report follows the DPHI's Guidelines issued in February 2023; this has not changed.

Table 5 Methodology overview

Stage	Activities
Stage 1: Inception and social baseline	<ul style="list-style-type: none"> ▪ Site visit of surrounding land uses and site. ▪ Review of relevant state and local policies and strategies to understand potential social implications. ▪ Analysis of relevant data sets to understand the existing community profile and community values, strengths and vulnerabilities. ▪ Identification of the project's social locality and likely impacted groups. ▪ Early identification of potential social impacts (positive and negative) based on research tasks undertaken.
Stage 2: SIA field study	<p>As specified in the DPHI Guideline, SIAs require community and stakeholder engagement to develop an understanding of the impacts on communities and people resulting from a project. Community and stakeholder engagement also provides an opportunity for potentially affected individuals and groups to provide feedback and input on a project. To achieve this, the following engagement activities were conducted:</p> <ul style="list-style-type: none"> ▪ Engagement with the local community through a community information session, online community survey, stakeholder briefings and community newsletter distribution. ▪ Consultation with Ryde City Council. ▪ Analysis of field study data and identification of key themes.
Stage 3: Impact scoping	<ul style="list-style-type: none"> ▪ Review of social baseline and SIA field study outcomes ▪ Review of proposal plans, project documentation and relevant technical assessments ▪ Identification and scoping of potential social impacts (positive and negative), mitigation and enhancement measures. ▪ Identify potential opportunities for additional measures to be incorporated into the proposal.
Stage 4: Assessment and reporting	<ul style="list-style-type: none"> ▪ Assessment of social impacts (positive and negative) with and without mitigation and enhancement measures. ▪ Provision of recommendations to further reduce negative social impacts and enhance positive social impacts. ▪ Preparation of draft and final SIA reports.

2.1. APPROACH TO ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The Technical Supplement of DPHI's SIA Guideline highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the magnitude of an impact against the likelihood of the impact occurring.

The DPHI's risk assessment methodology has been applied in this SIA and is outlined in Section 6.

3. SOCIAL BASELINE

This section provides a social baseline of the study area, including the site's location, defined social locality, policy context, demographic characteristics, and identified vulnerable groups.

3.1. SITE LOCATION

3.1.1. Local context

The site is located at 269 Lane Cove Road, Macquarie Park (previously known as 34 Waterloo Road) and is legally described at Lot 3 in Deposited Plan (DP) 1129811. It is situated on the corner of Lane Cove Road and Waterloo Road and comprises a single rectangular lot of approximately 22,381 m² in size. The high point is located at the southern end, sloping towards the northern boundary, which is adjacent to the entrance of the Macquarie Park Metro Station.

The site is located in the Macquarie Park Innovation Precinct, which features predominantly commercial uses, primarily consisting of mid-rise buildings, many of which are set back on large, landscaped grounds along tree-lined streets. The surrounding locality is described below:

- **North:** an entry to the Macquarie Park Metro Station is at the corner of Lane Cove Road and Waterloo Road. A large business park is located to the north of the site on Waterloo Road.
- **South:** a two-storey warehouse building is located south of the site, and the five-storey Quest Hotel is located south-west.
- **East:** a business park including the eight-storey Foxtel commercial office building is located immediately east of the site.
- **West:** The site's western boundary fronts Lane Cove Road. A multi-storey commercial building accommodating Hyundai offices and a showroom, a multi-storey building housing serviced apartments, and two small single-storey buildings (one of which accommodates a veterinary hospital) are located opposite the site on Lane Cove Road.

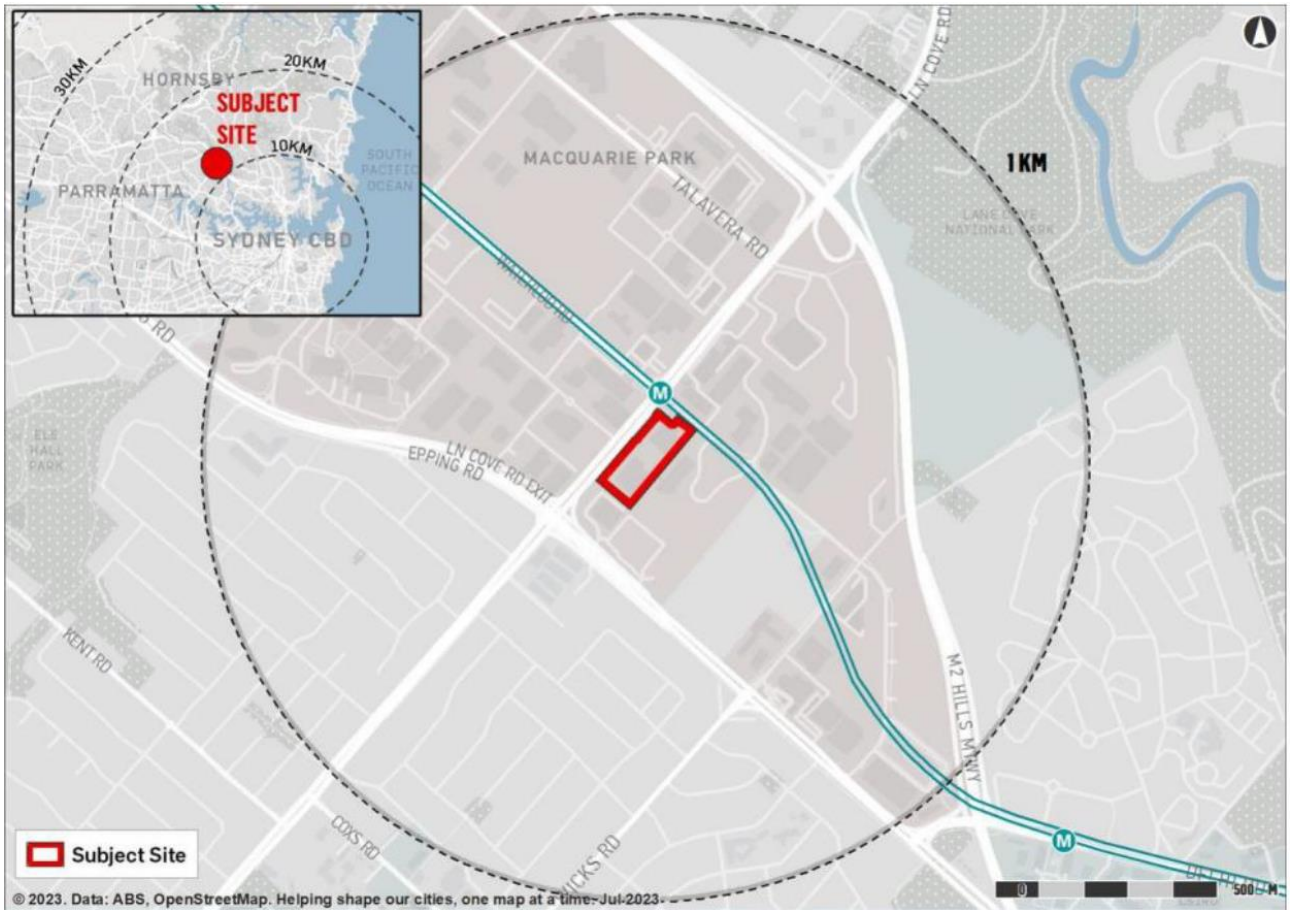
Existing development includes a two-storey office furniture store (Work Arena) at the northern end of the site, as well as offices and studios associated with Foxtel in the southern portion of the site. Vehicle access is from Waterloo Road, with an internal driveway providing access to several at-grade parking areas. There is also a vehicle crossover on Lane Cove Road; however, this accessway is not currently in use, and barriers prevent access.

Vehicle access to the site is currently provided from Waterloo Road with an internal driveway giving 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. Barriers have been installed to prohibit access.

The site is well serviced by public transport. Several bus routes operate along Lane Cove Road and Waterloo Road, and the entrance to Macquarie Park Metro Station is immediately to the north of the site. There is also good connectivity to the M2 Hills Motorway and Epping Road via Lane Cove Road.

The site location is shown in Figure 8 below.

Figure 8 Site context map



Source: Urbis 2023

Figure 9 Site photos



Picture 1 view from Waterloo Road towards the site



Picture 2 View of opposite side of Waterloo Road



Picture 3 View across the site from Macquarie Park Station on the corner of the site



Picture 4 View onto neighbouring Foxtel property



Picture 5 Lane Cove Road facing side of the site

Source: Urbis



Picture 6 Footpath along Lane Cove Road

3.1.2. Regional context

The site is located in the Ryde Local Government Area (LGA) within the Macquarie Park Innovation Precinct, an established employment precinct with a particular focus on innovation. Macquarie Park is a nationally significant research and employment centre, featuring the head offices of several prominent companies, including Foxtel, Optus, and Siemens. The site is approximately 2km southeast of Macquarie University and 1.5km southeast of Macquarie Shopping Centre.

Macquarie Park is the northern anchor of the Eastern Economic Corridor, which spans from Macquarie Park to Sydney Airport. The corridor accounts for a third of all jobs in Greater Sydney. Macquarie Park has experienced rapid economic growth. It is one of Australia's largest non-CBD office markets (Greater Cities Commission 2022), contributing \$9.1 billion to the NSW economy in 2013 (City of Ryde 2018). State and local policy directions envision ongoing growth, transformation, and establishment of the area as a prominent health and education precinct and innovation district. There is also a focus on placemaking and the creation of an 18-hour city that will attract more workers and investment.

3.2. SOCIAL LOCALITY

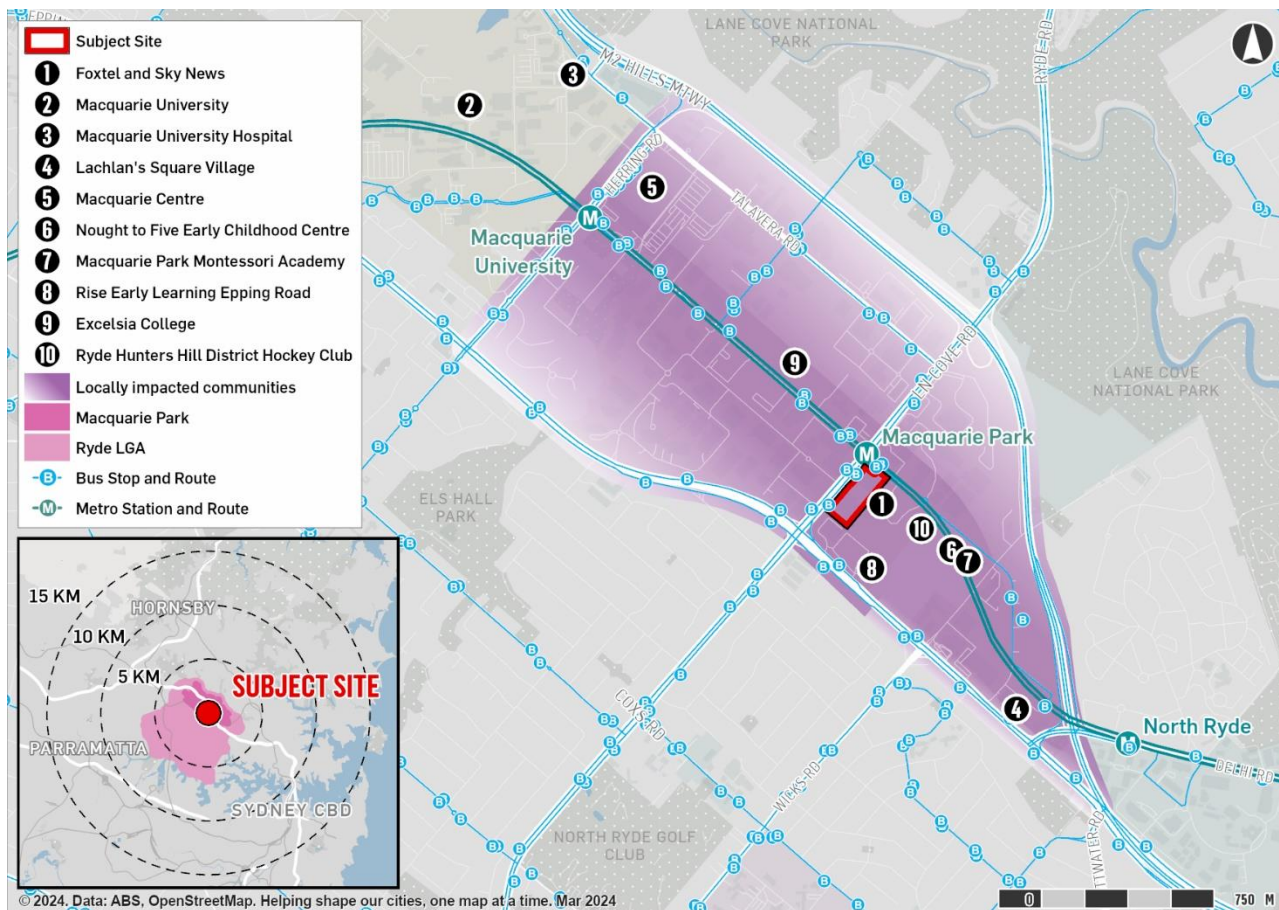
Most of the immediate social impacts will be experienced locally, in the immediate area surrounding the site. However, due to the nature and scale of the proposal and its location in the Macquarie Park Innovation Precinct, there will also be positive and negative impacts felt more broadly across the Ryde LGA, including those related to supply chains, transport networks, and employment opportunities.

A social locality helps to identify the scale and nature of the proposal's likely social impacts, as well as the likely impacted groups.

This proposal's likely social locality (shown in Figure 10) was determined based on a review of the proposal, the surrounding context and consultation outcomes. The social locality considers two key areas, along with likely impacted groups. These include:

- **Local social locality:** This area includes communities that may be directly impacted by the proposal, including nearby residents and businesses surrounding the site. These communities may experience localised impacts such as visual, noise, dust and changes to the traffic and pedestrian network. The local social locality also includes several stops along the Metro line.
- **Regional social locality:** This area includes communities that may be indirectly or less severely impacted by the proposal. The regional social locality comprises key centres and areas within and across the Macquarie Park suburb and Ryde LGA regions. This would include residents, businesses, workers and services that operate within this region. The regional social locality comprises the Macquarie Park Innovation Precinct, one of Australia's leading technology-focused and connected precincts, with potential economic benefits through enhanced opportunities to collaborate, innovate, and do business.

Figure 10 Social locality



Source: Urbis, 2024

3.3. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts (positive and negative). This included:

State

- Greater Sydney Region Plan: A Metropolis of Three Cities (2018)
- North District Plan (2018)
- Future Transport Strategy 2056
- State Infrastructure Strategy 2022-2042
- Australian Digital Economy Strategy 2030
- Macquarie Park Innovation Precinct Place Strategy (2022)

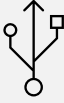


Local




- City of Ryde: Community Strategic Plan (2018)
- Local Strategic Planning Statement (2019)
- City of Ryde: Economic Development Strategy (2020)
- City of Ryde: Sustainable Transport Strategy (2022)
- City of Ryde: Development Control Plan (DCP) 2014

- Ryde Local Environmental Plan (LEP) 2014
- Waterloo Road Active Street Master Plan (2020)

The key social themes from the policy review are summarised in Table 6 below.

Table 6 Key social themes from policy review

Theme	Summary of findings
Key innovation precinct 	<p>The Macquarie Park Innovation Precinct Place Strategy (MPIPPS) outlines six 'big moves' to shape the future of the area, including to 'drive the transformation of Macquarie Park into an innovation precinct'. In relation to digital and telecommunications, the MPIPPS notes that existing projects, such as the cybersecurity hub at Macquarie Park University, enable security-related research and training across multiple disciplines, reflecting the priority to increase innovation and collaboration. The State Infrastructure Strategy (SIS) and the Australian Digital Economy Strategy 2030 aspire for NSW to become a leader in digital technology. The SIS characterises data as a critical asset, and demonstrates that building the foundations of Greater Sydney's future economy requires high-speed, reliable digital connectivity. However, the report identifies inconsistent access, affordability, quality and reliability of access and connectivity across NSW. The Council's Economic Development Strategy (EDS) also aims to support the development of digital infrastructure, ensuring the City of Ryde becomes a desirable location for small to medium-sized enterprises (SMEs) and high-tech start-ups and scale-ups. This approach provides job opportunities that align with local talent and skills.</p>
Leading employment centre 	<p>The MPIPPS identifies Macquarie as the fourth-largest employment centre in Greater Sydney and the largest non-CBD office market in Australia. Similarly, the City of Ryde Development Control Plan (DCP) aims to reinforce the economic importance of the Macquarie Park Innovation Precinct and facilitate employment growth now and into the future. The Northern District Plan notes that Macquarie Park is the largest non-CBD office market in Australia, with 854,254sqm of office space as of January 2014. As part of its transformation into an innovation precinct, Macquarie Park is anticipated to attract top businesses from around the world, contributing to the creation of up to 20,000 jobs and 7,650 new homes. Specifically, jobs are expected to grow from around 58,500 in 2016, to 79,000 by 2036. Student places are expected to grow from 32,500 to 55,000 by 2030, making it the third largest concentration of jobs and students in NSW, as discussed in the EDS.</p>
Activation of the public realm 	<p>The Council's Local Strategic Planning Strategy (LSPS) and Community Strategic Plan (CSP) aim for Macquarie Park to become an 18-hour city, offering services, employment, and lifestyle opportunities comparable to those of a 24-hour city. Specifically, the LSPS and CSP note that surveys of local workers and community members indicate a desire for more meeting places, parks, lifestyle activities, nightlife, and entertainment. The CSP builds on the opportunity for Macquarie Park, as a leading commercial and innovation district, to develop a nighttime economy in targeted areas. The City of Ryde's Sustainable Transport Strategy notes that every new development is responsible for maximising its contribution to creating a more liveable, accessible, and sustainable environment for the broader community within its area, including existing and future residents, workers, and visitors. Furthermore, the Ryde Local Environmental Plan (LEP) aims to protect and promote the use and development of land for arts and cultural activities, including music and other performing arts.</p>

Theme	Summary of findings
	<p>More specifically, the Waterloo Road Active Street Master Plan (2020) outlines the vision for Waterloo Road to transform from a movement corridor into a 'vibrant street' of community, connection, and cohesion, prioritising active transport. To achieve this, one of three key drivers is to create 'destinations of activation,' including open-space destinations with multiple opportunities for social interaction, play, and public amenity, as well as destinations of varying character, program, and intensity.</p>
<p>Increased connectivity and pedestrian access</p> 	<p>The LEP aims to improve access to the city, minimise vehicle kilometres travelled, facilitate the maximum use of public transport, and encourage walking and cycling. Similarly, another of the six 'big moves' outlined by the MPIPPS is to 'prioritise and enrich the pedestrian experience' by improving the quality of natural features and attributes of Country and how people move around. As discussed in the CSP, the Council aims to improve connectivity across the City of Ryde and enhance accessibility to suburbs, centres, open spaces, and places. Relieving traffic congestion, reducing car use and increasing public transport, pedestrian and cyclist access to destinations across the city are key priorities. The DCP also aims to create a more permeable access network with increased connectivity, as well as a safe and convenient pedestrian environment that encourages the use of public transport and social interaction.</p>
<p>Value on sustainability and open space</p> 	<p>According to the CSP, the City of Ryde community rated the area's natural environment, green open spaces and parks as aspects they love the most about the area. The MPIPPS states that people in Macquarie Park currently have limited access to open space, with only small pockets of high-quality green landscape and canopy available. The MPIPPS outlines key aims to 'create sustainable neighbourhoods within Macquarie Park, each with its own identity and role' and to 'Connect to Country to deliver better quality open spaces'. This includes exploring opportunities to reconnect with the river and creek lines, and maximising other green infrastructure and natural capital, such as canopy, green walls, and roofs, in public and open spaces, as well as within, on top of, and among buildings. Similarly, the DCP aims to create an open space network that includes a diversity of active and passive recreation spaces to support the residential and working populations of the Innovation Precinct, and also provide safe, accessible, sustainable, well-used, and well-designed public open spaces.</p>
<p>Connection to, and celebration of, Darung Country</p> 	<p>The MPIPPS explains that Country-centred design is part of the vision for Macquarie Park to embed an understanding of Country and its people in the natural and built environment, to help reconnect Macquarie Park with local traditional culture. The MPIPPS recognises the importance of making Darug culture more visible by exploring the integration of Darug language and symbols on signage, wayfinding, building names, new street names and public art.</p>

3.4. DEMOGRAPHIC PROFILE

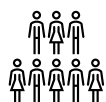
A demographic profile identifies the demographic and social characteristics of a proposal's likely social locality. This is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

A demographic profile has been developed for the Macquarie Park suburb based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPHI Population Projections (2022). The demographic characteristics of the Ryde LGA and Greater Sydney have been used, where relevant, to provide a comparison.

Table 7 Overview of baseline study area

Study area	Geographic area	ABS data category
Local area	Macquarie Park	Suburb (SAL)
Regional area	Ryde	Local Government Area (LGA)
Greater Sydney	Greater Sydney	Greater Capital City Statistical Areas
State of New South Wales	State of New South Wales	New South Wales STE

3.4.1. Population and age



In 2021, 11,071 people were living in Macquarie Park, representing 8.6% of the residents in the Ryde LGA.

The young workforce (people aged 25 to 34) is the dominant age group in Macquarie Park (22%).

Macquarie Park has a younger median age (31 years) compared to Ryde LGA and Greater Sydney (both 37).

The population of Macquarie Park is expected to increase significantly over the next 20 years, growing at a rate of 1.6% annually, resulting in a total of 35,396 people in 2041, compared to a projected growth rate of 1% annually across NSW over the same period. This growth reflects an additional 24,263 people, 42% of whom are anticipated to move to Macquarie Park by 2026.

3.4.2. Culture and diversity



Macquarie Park has a small Aboriginal and/or Torres Strait Islander community, comprising 0.7% of the population. This is comparable to Ryde LGA (0.5%), but smaller than Greater Sydney (1.7%), and considerably smaller than NSW (3.4%).

A high proportion of Macquarie Park residents were born overseas (70.0%), compared to Ryde LGA (53.0%), Greater Sydney (43.2%) and NSW (34.6%). The top countries of birth include China (16.7%), India (10.2%), and the Republic of South Korea (4.0%).

Macquarie Park is home to a large proportion of households that speak a language other than English at home (68.1%), compared to Ryde LGA (53.7%), Greater Sydney (42.0%) and NSW (29.5%), indicating high linguistic diversity. The top three non-English languages spoken are Mandarin (18.4%), Cantonese (6.6%) and Hindi (5.0%).

3.4.3. Education and qualifications



More than half of Macquarie Park residents have completed a bachelor's degree or above (58.5%), compared to Ryde LGA (46.4%), Greater Sydney (33.3%) and NSW (27.8%), indicating a high level of educational attainment. The top fields of study in Macquarie Park are Management and Commerce (34.3%), followed by Engineering and Related Technologies (13.9%), and Information Technology (13.3%). Engineering and Related Technologies is also the second most popular field of study across the Ryde LGA (12.8%), while Information Technology is the fourth most popular field (8.8%).

A higher proportion (15.6%) of Macquarie Park residents completed year 12 as their highest educational achievement, compared to 14.8% in Ryde LGA and 14.5% in NSW. This is comparable to Greater Sydney (15.9%).

A high proportion of Macquarie Park residents are professionals (43.6%), compared to Ryde LGA (37.0%), Greater Sydney (29.3%) and NSW (25.8%). The second top occupation is Managers (12.6%), compared to Ryde (15.8%) and NSW (14.6%), and Clerical and Administrative Workers (12.6%), compared to Ryde (14.1%) and NSW (13.0%).

An additional 4.5% of Macquarie Park residents have a Certificate Level IV or III as their highest level of educational attainment. This is a lower proportion than Ryde LGA, which has 8.2% of people aged 15 and over with a Certificate level IV or III.

3.4.4. Workforce and employment



Macquarie Park has a high level of participation in the labour force (68.8%), compared to both Ryde LGA (63.8%), Greater Sydney (60.0%) and NSW (58.7%).

There is a high rate of unemployment in Macquarie Park (7.8%), compared to Ryde LGA (5.2%), Greater Sydney (5.1%) and NSW (4.9%). Unemployment is particularly high amongst young people in Macquarie Park (14.7%) compared to Ryde LGA (10.0%), Greater Sydney (10.1%) and NSW (9.8%).

The top three industries of employment in Macquarie Park are Computer System Design and Related Services (7.4%), Higher Education (4.1%), and Banking (3.5%). These top industries of employment are consistent across the Ryde LGA, with hospitals as the second most prominent industry (3.7%).

3.4.5. Housing and income



The median personal income in Macquarie Park (\$970/week) is higher than the median in Ryde LGA (\$967/week), Greater Sydney (\$881/week) and NSW (\$813/week). Weekly household income rates are lower in Macquarie Park at \$1,886, compared to Ryde LGA at \$2,098 and Greater Sydney at \$2,077, but comparable to NSW at \$1,829.

The majority of Macquarie Park residents live in flats or apartments (89.5%), a notably higher proportion than across Ryde LGA (44.6%), Greater Sydney (30.7%) and NSW (21.7%). There are no households in Macquarie Park that reside in separate houses, compared to 40% of households in Ryde LGA, 55.8% in Greater Sydney and 65.6% in NSW.

Within the suburb, 36.8% of households have rent payments exceeding 30% of their household income, a proportion similar to those in Ryde LGA (35.6%), Greater Sydney (35.3%), and NSW (35.5%).

The proportion of households in Macquarie Park that experience mortgage repayments exceeding 30% of their household income (29.1%) is higher than in Ryde LGA (22.7%), Greater Sydney (19.8%), and NSW (17.3%). This indicates **high levels of mortgage stress** in Macquarie Park and Ryde LGA.

3.4.6. Health and wellbeing



There is a lower proportion of people with long-term health conditions in Macquarie Park, with 25.7% of the total population identified as having a long-term health condition, compared to Ryde LGA (30.8%), Greater Sydney (34.9%) and NSW (39.0%).

Among the Macquarie Park residents with long-term health conditions, 6% (603 people) reported having a long-term respiratory health condition, including asthma and other lung conditions.

Additionally, 5.7% of Macquarie Park residents reported having a mental health condition such as depression or anxiety.

3.4.7. Crime and safety

As part of the demographic profile, data from the NSW Bureau of Crime Statistics and Research was also analysed to understand the crime and safety context around the site. This data is accurate as of 26 October 2023. At that time, the site was situated in a crime hotspot prone to malicious property damage.

Crime data from the BOCSAR indicates that the Macquarie Park suburb generally experiences lower crime rates compared to the Ryde LGA and NSW averages. However, there were some crime types where Macquarie Park had **higher rates of crime per 100,000 people** than the LGA and NSW averages, including:

- Robbery: 35.8 (compared to 11.6 in LGA, 24.0 in NSW)
- Steal from retail store: 1146.0 (compared to 230.4 in LGA, 314.8 in NSW)
- Steal from person: 44.8 (compared to 10.8 in LGA, 25.6 in NSW)
- Fraud: 1083.4 (compared to 571.0 in LGA, 586.2 in NSW)

This crime profile indicates that Macquarie Park may be more susceptible to opportunistic and theft crimes, given the suburb's higher rates of theft incidents and the site's location in a hotspot for malicious property damage.

3.4.8. Vulnerable groups

The following sections provide further detail on key vulnerable groups in the local and regional area.

3.4.8.1. SEIFA

According to the 2021 Socio-Economic Indices for Areas (SEIFA), there is some variation in terms of socio-economic advantage and disadvantage between communities within the local area and regional area.

- **Macquarie Park is within the top 10% of suburbs and localities** within NSW for relative socio-economic advantage and disadvantage. However, it ranks in the bottom 10% on the Index of Economic Resources (IER). This indicates that the area has many households with high incomes, higher levels of qualifications, or more people in skilled occupations. Alternatively, it may reflect that it has few households with low incomes, low qualifications, and unskilled workers.
- **Ryde LGA is within the top 10% of LGAs** within NSW for relative socio-economic advantage and disadvantage, and top 20% in the Index of Economic Resources (IER). This suggests that the Ryde LGA

is also home to a high number of households with high income levels, higher levels of qualifications, or those working in skilled occupations.

3.4.8.2. Need for assistance

- Of the total population of Macquarie Park, **3.7% (410 people) identified as having a need for assistance, whether due to disability, old age, or a long-term health condition**, a lower proportion compared to the Ryde LGA (4.7%) and Greater Sydney (both 5%).
- Further, **5.7% of the population identified as having provided unpaid assistance to a person with an identified need for assistance**, a slightly lower proportion compared to the Ryde LGA (10.1%) and Greater Sydney (10.6%).

3.4.8.3. Homelessness

- Data on the estimated levels of homelessness (ABS 2021 Estimating Homelessness: Census) is only available at an LGA level. Analysis of the data for the Ryde LGA indicates rates for all types of homelessness (people living in improvised dwellings, tents, or sleeping out; people residing in supported accommodation for people experiencing homelessness; and people temporarily living in another household) were notably lower than across NSW. This suggests that homelessness is not a significant issue in the Ryde LGA at present, compared to other areas.

4. SIA FIELD STUDY

As specified in the DPHI Guideline, SIAs require community and stakeholder engagement to develop an understanding of the impacts on communities and people resulting from a project. Community and stakeholder engagement also provides an opportunity for individuals and groups potentially affected by a project to provide feedback and input. To achieve this, Urbis' Social Planning and Engagement teams developed and undertook an integrated SIA field study and engagement program, which was supported by the relevant expertise within each of the teams to inform the nature of the conducted SIA field study and activities, including the outcomes of the social baseline (see Section 3), to identify stakeholders and methods.

A pop-up community information session (conducted by representatives from Urbis Social Planning, Urbis Engagement, Area3 and NEXTDC), a community survey (administered online), and stakeholder briefing meetings (conducted by Urbis Engagement, Urbis Social Planning and NEXTDC) were used to engage and consult the community and key stakeholders regarding the project.

The methods of engagement and consultation with the community and key stakeholders, and details of participation, are provided in Table 8.

Additional communication and engagement activities were also undertaken by representatives from the Urbis Engagement team with residents, businesses and other agencies. These activities are detailed in full within the Engagement Outcomes report.

Table 8 Summary of community and stakeholder engagement activities

Method	Administered	Timeframes	Invited	Participated
Community Information Session (CIS)	In person at Lachlan's Square Village shopping centre	8 February 2024	A community newsletter advising of the CIS was distributed to 3,956 letterboxes within the marked area shown in Figure 11.	Approximately 30 community members
Community survey	Online via community newsletter	29 January to 11 February 2024	A community newsletter with a link and QR code to the survey was distributed to 3,956 letterboxes within the marked area in Figure 11. An e-newsletter was distributed via email on February 2, 2024, to four community and representative groups.	One participant
Stakeholder briefings	Online via videoconference.	14 February 2024 and 5 March 2024	Community and representative groups were also offered individual online briefings	2 briefings held with representatives of Connect Macquarie Park

Method	Administered	Timeframes	Invited	Participated
			with the distribution of the e-newsletter	Innovation District and Foxtel, Sky News, CapitalLand and GLN Planning.
Consultation with the City of Ryde Council	Online via videoconference	29 November 2023	Representatives of the City of Ryde Council	Representatives of the City of Ryde Council (Planning and Assessment team, Director of City Shaping and General Manager)

4.1. COMMUNITY INFORMATION SESSION SUMMARY OF FINDINGS

A community information pop-up session was held on 8 February 2024 at Lachlan’s Square Village shopping centre, Macquarie Park. The community information pop-up session was advertised via a community newsletter distributed on 1 February 2024 to 3,956 letterboxes within the marked area in

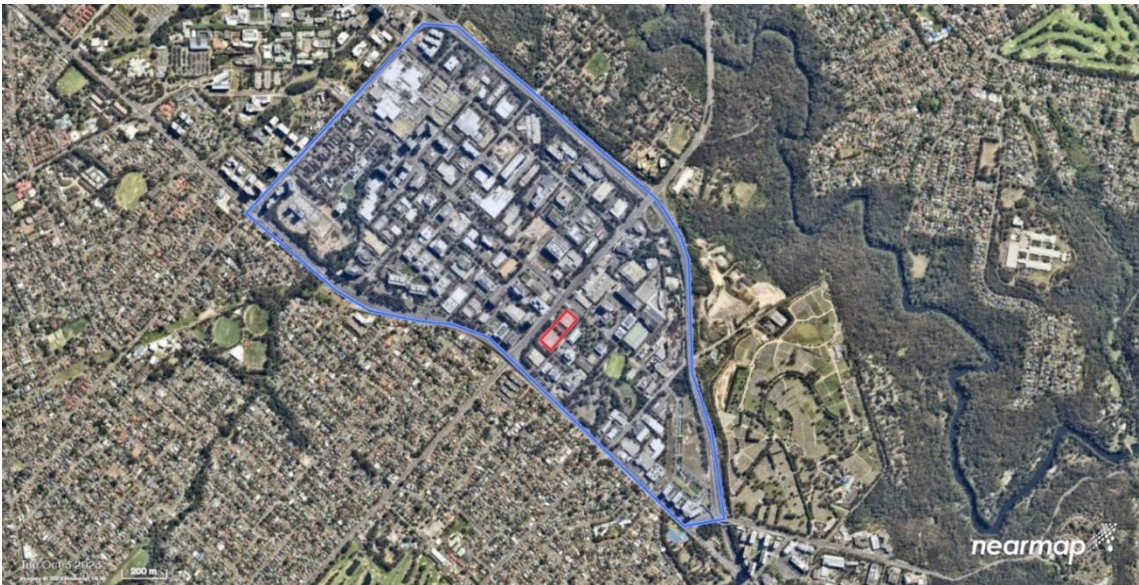
Figure 11.

These included residents and businesses bounded by:

- Epping Road
- Waterloo Road
- Lane Cove Road
- Herring Road
- Talavera Road
- Delhi Road
- The Hills Motorway

A copy of the newsletter is included in Appendix A of this report.

Figure 11 Community newsletter distribution area



The community information session targeted the area identified as critical stakeholders for the proposal, due to potential impacts as a result of the proposal (see Section 3.2 - Social locality). The broader community outside of this area was assessed as having lower potential impacts. It was informed and invited to provide feedback through a community newsletter distribution, which included an online survey.

During the community pop-up information session, poster boards provided information about the project, and representatives from Urbis and Area3 were available to speak with community members, answering questions and seeking feedback on the proposal. A copy of the display materials used at this session is included in Appendix A of this report.

During the session, Urbis and Area3 spoke with approximately 30 community members. Urbis and Area3 also provided community newsletters to interested community members during the pop-up session. Table 9 below contains the summary of findings.

Table 9 Summary of community information session findings

Theme	Summary of feedback received
Facilitating innovation and the IT industries	Several community members expressed that the proposal would be beneficial for the area and would make a positive contribution to Macquarie Park as an Innovation Precinct. One community member noted that a significant proportion of companies in Macquarie Park are in the field of research and development, so that this proposal would contribute to the continued growth of this sector. Another resident expressed that the proposal would contribute towards additional jobs. One community member was already a current tenant of a NEXTDC data centre, and another was currently investigating becoming a tenant.
Traffic generation and exacerbation	Some community members asked questions or raised concerns about the generation of traffic. One resident noted that the intersection of Waterloo Road and Lane Cove Road already experiences significant traffic, particularly during peak hours on Waterloo Road as it approaches Lane Cove Road. They raised concerns about additional traffic impacts, particularly as site access is proposed via Waterloo Road, and stated that they hope travel to and from the proposal (when operational) will be encouraged via public transport.

Theme	Summary of feedback received
Contribution to a lively residential and employment centre	Some community members raised concerns or questions related to the location of the proposed data centre. One community member sought to gain a deeper understanding of how NEXTDC would operate the data centre, given its proximity to residential dwellings, and inquired about the rationale behind choosing Macquarie Park as the location for the proposed S5 data centre. Another community member suggested that the area surrounding the Macquarie Park Metro Station might be better suited to a different use and should be retained as a mixed-use, commercial, and residential area. However, another stakeholder expressed the need to revitalise and activate the area, stating 'it is currently a dead intersection [that] needs life breathed into it from developments.
Data security	One community member expressed concern about the security of data storage.
Opportunities for public spaces	Support was expressed about the public activation of the site. One resident expressed that the current site is underutilised. Another resident expressed that there is a lack of dining options in this part of Macquarie Park. In the design of the public plaza and built form, some recommendations were made for other facilities or amenities that could be included in the proposal, including the provision of bike paths.
Resource use and sustainability	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.

4.2. COMMUNITY SURVEY SUMMARY OF FINDINGS

A community survey was developed to understand the potential social impacts of the proposal and to identify potential mitigation measures (for negative impacts) and enhancement measures (for positive impacts). A quick-response (QR) code and online link for the survey were included in the community newsletter distributed to residents. The survey was open from January 29, 2024, to February 11, 2024.

One person provided answers to the online community survey. This community member also provided additional feedback via a phone call, following a request to be contacted after completing the survey. It is noted that during the Community Information Session, several residents who engaged with the session and who passed by the session (but were not interested in participating) acknowledged that they and their neighbours had received the community newsletter with the survey.

A summary of the response is provided below:

- Data centres have valid uses in 'high-tech business parks' as they play a key role in technology and innovation. They also identified that the proposal would create high-tech jobs in a location that is logical for access to fibre optics and electricity.
- Concerns related to the height of the proposal, in particular related to the heights of existing buildings along Lane Cove Road.
- Data centres generally do not create amenity impacts, e.g., noise or traffic.
- Questions about the proposal's contribution to activating the site as a single-purpose building with so few occupants taking up a significant amount of space in such an important location next to the Metro station.

4.3. STAKEHOLDER BRIEFINGS SUMMARY OF FINDINGS

Videoconference stakeholder briefings were held with representatives of Connect Macquarie Park Innovation District (2 February 2024) and Foxtel, Sky News, CapitalLand and GLN Planning (5 March 2024).

These organisations were identified as critical stakeholders for the proposal, due to potential direct impacts as a result of the proposal (see Section 3.2 - Social locality).

A summary of the outcomes of these stakeholder briefings is provided below.

Table 10 Summary of stakeholder briefing

Theme	Summary of feedback received
Macquarie Park as an innovation centre	One stakeholder expressed that Macquarie Park was intentionally designed to be an innovation district. A key consideration for this area is not just the physical presence, but the development of relationships with neighbours and businesses to create a collaborative ecosystem for innovation.
Contribution to a lively residential and employment centre	<p>One stakeholder expressed concerns about the choice of infrastructure in this location, specifically related to the activation of the site, given its proximity to the Metro Station. In particular, the metro aims to transport people into the district in high capacity, and the need for infrastructure and land uses that activate and enhance the use of the rapid transit infrastructure.</p> <p>It was discussed that the design should consider the need for people to disperse safely from the Metro and for the public plaza to be permeable, creating a more 'town centre' feel within Macquarie Park, as well as how the proposal interacts with its neighbours.</p> <p>The proposed public plaza, MCX and innovation hub were acknowledged as positive components of the proposal. However, it was suggested that further activation of the site could be enhanced by encouraging the use of the innovation space through partnerships with neighbours and the surrounding community, as well as developing and implementing an operational plan that includes actions to activate these spaces (e.g., a program of events for the innovation hub).</p>
Access to public transport	A potential access issue was identified due to existing bus stops on Waterloo Road and Lane Cove Road.
Noise and vibration during construction and operation are related to business operations.	<p>Representatives from Connect Macquarie Park Innovation District, Foxtel, Sky News, CapitalLand, and GLN Planning all identified potential impacts related to noise and vibration during construction and operation that could affect the operation of the Foxtel and Sky News studios – particularly live studio and business operations. Stakeholders explained that Foxtel and Sky News operate 24/7, including recording programs for a significant proportion of that time. Noise and vibrations can affect sensitive equipment and contribute to sound impacts within recordings. These concerns were primarily related to the construction phase. Potential power shut-downs were also raised as a concern.</p> <p>Foxtel noted that if construction impacts are significant, Foxtel will need to consider relocating its studios. As the relocation process would be complicated and lengthy, including the requirement for significant planning and lead-in times associated with equipment, designs, broadcast designs, and panels manufactured</p>

Theme	Summary of feedback received
	overseas, Foxtel and Sky News explained that they would need ample notice in advance to assess the risks and requirements.
Retention of current and future tenants	Representatives from Foxtel, Sky News, CapitalLand, and GLN Planning also raised questions about the impact on property values, particularly related to the retention of major tenants and potential future tenants.

4.4. CONSULTATION WITH CITY OF RYDE COUNCIL

Urbis' Statutory and Strategic Planning Team held an online meeting with representatives from the City of Ryde Council's Planning and Assessment team, the Director of City Shaping, and the General Manager on 29 November 2023 to discuss key issues that needed to be addressed in the Environmental Impact Statement (EIS).

The following provides a summary of the discussion points that relate to potential social impacts of the proposal:

- Recommendation that minimal parking is included in the design so that public transport to and from the proposal site is encouraged.
- Suitability of the site for a data centre with consideration of levels of activation and employment generation compared to other higher-density land uses.
- The site is located at a critical frontage with the major intersection of Waterloo Road and Lane Cove Road – the design of the public plaza and built form must respond to this key intersection.
- Consideration of proposed roads and pedestrian links, including bus lanes and stopping zones along Lane Cove Road, the need to accommodate future road widening, and the potential to incorporate the Waterloo Road bus stop into the design of the public plaza.
- Concerns related to potential environmental impacts of the data centre.

Urbis' Social Planning team contacted representatives of Ryde City Council on 14 December 2023 to invite relevant Council officers to a meeting to discuss the local context of the community and the potential social impacts of the project, informing the SIA. A response to the invitation was received via email on 10 January 2024. Council advised that "Council does not meet with the applicant regarding the preparation of the Social Impact study. Council already had a meeting with the applicant in relation to this site". Urbis issued a follow-up email on 10 January 2024 to acknowledge that a meeting was held with Council officers for the proposal, but that this meeting primarily focused on the town planning and strategic planning considerations, and that Urbis' Social Planning team were hoping to speak with relevant Council officers to understand better the community's values, strengths, and vulnerabilities (now and into the future), and to identify and capture any concerns or opportunities related to the social wellbeing of people within the Macquarie Park community in the SIA report. Urbis' Social Planning team sent an additional follow-up email on 5 February 2024 to provide Council with a copy of the community newsletter and invited them to provide their feedback via the online community survey or via email.

4.5. SUMMARY OF SIA FIELD STUDY FINDINGS

This section outlines the key social impacts identified by participants throughout the SIA field study and previous engagement. All consultations sought to understand how participants viewed their community and to identify how the Project might impact it. Participants identified both positive and negative impacts, as well as opportunities to mitigate or enhance these potential impacts, shown in Table 11 below.

Table 11 Community identified potential positive impacts, negative impacts, and opportunities

Positive impacts	Negative impacts	Opportunities
<ul style="list-style-type: none"> ▪ Contribution to Macquarie Park as an innovation centre through the provision of critical data infrastructure to support research and development, as well as services and other infrastructure. ▪ Enhancing available public space in Macquarie Park through the provision of a public plaza. ▪ Creation of hi-tech jobs in a location that is logical for access to fibre optics and electricity. 	<ul style="list-style-type: none"> ▪ Noise and vibration during construction potentially impacting neighbouring business operations – in particular, the live Foxtel and Sky News live studio broadcasting. ▪ Potential traffic generation and exacerbation, particularly at the Waterloo Road and Lane Cove Road intersection. ▪ Concern related to data security breaches. ▪ Lower levels of activation associated with data centres, therefore, limited opportunities to contribute to creating a vibrant commercial centre and activate the use of the Metro. 	<ul style="list-style-type: none"> ▪ Design of the public plaza and built form to respond and integrate into the critical frontage of Waterloo Road and Lane Cove Road as a key intersection, including the potential to incorporate the Waterloo Road bus stop into the design of the public plaza. ▪ Further activation of the site could be enhanced by encouraging use of the innovation space through partnerships, as well as developing and implementing a plan to activate these spaces (e.g., a program of events).

5. VALUES, STRENGTHS AND VULNERABILITIES

The following table outlines the values, strengths, and vulnerabilities identified in the local and regional areas, as described in Sections 3 and 4.

Table 12 Values, strengths, and vulnerabilities

Values	Strengths	Vulnerabilities
<ul style="list-style-type: none"> ▪ Activation of Waterloo Road, and more broadly across Macquarie Park. ▪ Fostering Macquarie Park as a lively commercial and residential centre (aspiration for Macquarie Park to become an 18-hour city that offers services, employment and lifestyle opportunities). ▪ Access to green space and open space for recreation. ▪ Connection to, and celebration of, Darug Country 	<ul style="list-style-type: none"> ▪ Proximity of the site to the Metro line. Strong public transport connectivity. ▪ Potential contribution of proposal to the emerging Innovation Precinct. ▪ High level of participation in the labour force. ▪ High level of educational attainment in Macquarie Park and Ryde LGA compared to Greater Sydney. ▪ Alignment of qualifications, skills and experience with the employment offerings of the proposal. 	<ul style="list-style-type: none"> ▪ Limited public open space and green spaces in Macquarie Park. ▪ Higher levels of mortgage stress in Macquarie Park compared to Ryde LGA, Greater Sydney. ▪ Higher rate of unemployment in Macquarie Park.

6. SOCIAL IMPACT ASSESSMENT

This section provides a ranking of the identified social impacts of the Project. It is structured according to the social impact categories outlined in the SIA Guideline (DPHI, 2023).

Each impact is assessed in accordance with the risk assessment methodology applied in the SIA Guideline Technical Supplement, whereby the significance of potential social impact is assessed by comparing the magnitude of the impact against the likelihood of the impact occurring. This methodology is outlined below.

Table 13 Significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPHI, 2023, SIA Guideline: Technical Supplement, p. 13

Table 14 Likelihood levels

Level	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 12)

Table 15 Magnitude levels

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.

Magnitude level	Meaning
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 13)

Table 16 Dimensions of social impact magnitude

Dimension	Explanation
Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g., near neighbours, local, regional, future generations).
Duration	When is the social impact expected to occur? Will it be time-limited (e.g., over particular project phases) or permanent?
Intensity or scale	What is the likely scale or degree of change? (e.g., mild, moderate, severe)
Sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter, whether it is rare/unique or replaceable, the extent to which it is tied to their identity, and their capacity to cope with or adapt to change.
Level of concern/interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 12)

Mitigation and enhancement measures

Social impacts are assessed before and after the implementation of mitigation measures (for negative social impacts) and enhancement measures (for positive social impacts). These measures can take various forms and may be incorporated into the design, planning, construction, or operational stages of the proposed development.

6.1. WAY OF LIFE

Based on the current information available and the stage of development, social impacts in relation to decision-making systems were not identified as part of the impact scoping for the proposal.

6.2. COMMUNITY

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the community as a consequence of the proposal.

6.2.1. Contribution to the activation of Macquarie Park – Unmitigated

Affected stakeholders: Current and future residents, businesses, and commuters through Macquarie Park	Duration: Operation
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Given the site's strategic location, within a designated Innovation Precinct and adjacent to a Metro station, it is essential that any proposal for the site aligns with the strategic goals outlined by both State and Local Governments. A key pillar of the vision for Macquarie Park is the activation of the public realm, particularly along the Waterloo Road and Lane Cove Road intersection, which includes the location of the Macquarie Park Sydney Metro station.

The Policy Context (Section 3.3) outlines the strategic intent for Macquarie Park to become a lively and vibrant commercial centre, a desirable place to live and work. The Waterloo Road Active Street Master Plan (2020) outlines the vision for Waterloo Road to transform from a 'movement corridor' into a 'vibrant street', promoting community connection and cohesion, and active transport. To achieve this, one of three key drivers is to create 'destinations of activation,' including open spaces with opportunities for social interaction, play, and public amenity, as well as destinations of varying character, use, and intensity. The Plan identifies the space fronting Waterloo Road adjoining the Metro station and bus stop as a 'dwell area', indicating the intention for this space to be activated.

During the SIA field study, respondents expressed the need to revitalise and activate the area, including during nighttime hours. One survey respondent noted: 'It is currently a dead intersection [that] needs life breathed into it from developments. One stakeholder expressed that 'Council and the Government want to make sure people stay around the Macquarie Park station, [there should be] room for entertainment, bars, restaurants, to ensure [the] place doesn't go dead after 5 pm'. Community members who attended the community information session also identified that the current site is underutilised and expressed support for public activation of the site. During the consultation, several suggestions for the proposal relating to activation were provided. These included:

- Enhancing active transport opportunities, e.g. providing bike paths
- Providing a publicly accessible café.
- Providing programmed events and activities, e.g. partnering with Macquarie University to use the auditorium for cybersecurity-related seminars
- Design of the lobby and front of house space to support activation and mitigate the 'anti-people' nature of data centres.

Key concerns that emerged from the consultation included the low levels of employment traditionally generated by data centres (and related concerns for the proposal), as well as the use of a site in a prime location near the Metro station for a data centre. This development type typically has low levels of use and activation. One stakeholder questioned whether the proposal aligned with the goals of the Waterloo Road Master Plan and the vision for Waterloo Road to become an 18-hour economy. Another stakeholder suggested the site should 'encompass a use which extracts the most out of the transport infrastructure' and others suggested it should be retained as mixed-use, commercial and residential use.

To contribute to the activation of the area, the proposal includes a public plaza on the frontage of Waterloo Road, a linear park and green buffer along Lane Cove Road, planned 'Road 13' (within the site and urban plaza), and 'Road 6' (within the subject site). 'Road 6' also accommodates provision for a future pedestrian and cycle overbridge, to be delivered by another proponent.

Furthermore, the Green Travel Plan outlines that proximity to extensive public transport services has the potential to increase public transport use, reduce private car travel, and increase active travel, including the development of cycling infrastructure. To achieve this, the proposed design aims to integrate with existing and future facilities, thereby providing a permeable network for all road users.

The provision of a public plaza and a linear park will facilitate some activation of the site; however, given the lower levels of use and activation typically associated with data centres, the contribution of the proposal to activation on site and in the immediate surrounding area is assessed as **medium negative**, given the possible likelihood and moderate magnitude.

6.2.2. Contribution to the activation of Macquarie Park – Mitigated

To further enhance the activation of the site and its surroundings, the proposal incorporates features specifically designed to increase opportunities for community use.

The Landscape Design Report and the Design Report show the proposed urban plaza and linear park (fronting Waterloo Road, adjacent to the existing Metro Station) and the proposal's frontage, which includes several features to encourage both short and long stays by the public, as well as to serve as a public thoroughfare. These include:

- A shared path and accessible pathways connecting to the Metro station and major pedestrian crossing, as well as pedestrian access through the site and provision to allow a pedestrian bridge over Lane Cove Road.
- A range of seating spaces, including a raised open turf space surrounded by a feature seating edge.
- Outdoor meeting rooms and gathering spaces, including a large flexible table and fixed furniture.
- Open programmable urban plaza space.
- The positioning of the office on the NE side to address and activate the new urban plaza and linear park.
- Incorporation of retail uses on the ground floor to further diversify business types and activate the ground floor.
- The 'lightweight and transparent base' of the building is intentionally designed to connect the public with the technology showcase on display inside.

Unlike traditional data centres, the proposal will also include 10,631m² of operational office components, including 'Mission critical office space' (MCX) for customers of NEXTDC that require the connectivity and service availability of a data centre, and also require people and space for operation (e.g., airports, disaster response, 24/7 media centres, etc.), in addition to traditional data hall facilities. The proposal will also include an innovation hub for use by NEXTDC and its customers, as well as approved visitors, featuring an auditorium, meeting spaces, and presentation areas that cater to a variety of businesses in the Macquarie Park Precinct. The hub is designed for use in events and training activities.

NEXTDC will also prepare a plan of management for the facility, including management of the innovation hub spaces, which will include measures to enhance the utilisation and activation of the innovation hub spaces for NEXTDC and customer use (e.g., proactively working with customers and tenants to plan and deliver tech expos, 'Ted Talk' style events in the auditorium, etc).

Noting the intentional design of the public realm area to increase opportunities for activation, including accessible pathways, and the activation of the innovation hub through a program of management, this impact is assessed as **medium positive**, given the possible likelihood and minor magnitude.

There is potential to further enhance this positive impact by adopting the following recommendations.

SIA recommendation/s

- Considering developing a scheduled programme of industry-related events to be hosted in the urban plaza, and consider forming partnerships with nearby stakeholders like Macquarie University.

- Consider hosting pop-up retail providers in the urban plaza (e.g., café cart or food trucks), including developing a plan to ensure regular and consistent provision of these amenities.

6.3. ACCESSIBILITY

This section provides a detailed assessment of the matters that significantly impact accessibility, both unmitigated and mitigated, and unenhanced and enhanced, as a consequence of the proposal.

6.3.1. Facilitating transport access to and around the site – Unmitigated

<p>Affected stakeholders: Local residents, commuters and workers in Macquarie Park, specifically along Waterloo Road and Lane Cove Road</p>	<p>Duration: Construction and operation</p>
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Local strategies outline the City of Ryde Council’s commitment to enhancing the connectivity and accessibility of the local transport network. The council prioritises minimising reliance on cars and encouraging the use of public and active transport, including through the creation of safe and accessible routes for pedestrians and cyclists. Feedback gained through the SIA field study indicated community interest in using public and/or active transport to access the proposed site, as well as the general area. There were also suggestions to incorporate a bike path on the proposal site.

To contribute to access around and within the site, the proposal includes a planned ‘Road 13’ and ‘Road 6’, and provision to allow a pedestrian bridge.

The proposed urban plaza and linear park will also contribute to facilitating pedestrian access and circulation into and around the Macquarie Park Metro Station entrance, as well as to the surrounding pedestrian access network. The linear park will connect the urban plaza with public transport stops and include covered walkways to support all-weather access. The urban plaza will also feature tiered seating, shaded areas, and planting.

While the proposal does not include the development of a bike path, the Green Travel Plan developed by TTPP (2025) assesses that the proposal is well-connected to the broader cycling infrastructure with shared pedestrian and cyclist paths already provided on Waterloo Road, Talavera Road and Epping Road. To encourage use of this existing network, the proposal includes 20 bicycle parking spaces and End-of-Trip facilities for on-site users.

The above measures will enhance the existing pedestrian links within and around the current site, contributing to the mitigation of potential traffic impacts.

The Green Travel Plan (GTP), prepared by TTPP (2025), outlines further measures to encourage increased use of public and active transport by future employees and clients. This will assist the proposal to further align with Council and community members’ visions for Macquarie Park (see sections 3.3. and 4) and reduce traffic generation as a result of the proposal. The GTP notes that the proximity of the proposed site to public and active transport (e.g., train, cycling infrastructure, pedestrian footpath) presents an opportunity to encourage public transport use. The GTP proposes several measures to encourage staff and tenants to use public and active transport, ranging from information provision to purchasing travel passes through salary deductions.

During the SIA field study, some community members also raised concerns about the potential for the proposal to generate traffic during operation. One resident explained that the intersection of Waterloo Road and Lane Cove Road already experiences significant traffic volumes during peak hours, particularly in the direction of Waterloo Road towards Lane Cove Road. However, another community member did not believe a data centre would generate notable noise or traffic impacts.

The Transport Impact Assessment (TIA) reports that traffic generated by the proposal during operation is expected to be low, even during peak hours. The assessment considers that the additional traffic produced by the proposal will be ‘diluted’ within the broader road networks and intersections. TTPP assesses the traffic impact of the proposal as ‘negligible’.

The Construction Traffic Management Plan (CTMP) notes an expected low volume of construction vehicles and movements to and from the site, indicating that traffic can be accommodated within the broader road network. The plan notes that no pedestrian or cyclist facilities will be impacted during construction. Additionally, the TIA includes a series of traffic control measures to address potential implications of construction activities, including (but not limited to):

- Provision of a tool drop-off and storage facility for construction workers to encourage them to use public transport to travel to the site.
- The appointment of a representative to manage communications and community queries.

Given the proposed access features and design, the findings of relevant technical reports regarding traffic impacts, and assuming the measures proposed in the TIA, CTMP, and GTP are implemented, the unmitigated impact is assessed as **low negative**, given the unlikely likelihood and minor magnitude.

SIA recommendation/s

- No further recommendations are proposed at this time.

6.3.2. Facilitating transport access to and around the site – Mitigated

No additional mitigation measures are proposed; therefore, the mitigated impact remains as **low negative** given the unlikely likelihood and minor magnitude.

SIA recommendation/s

- No further recommendations are proposed at this time.

6.4. CULTURE

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact culture as a consequence of the proposal.

6.4.1. Potential impact to Aboriginal culture and heritage – Unmitigated

Affected stakeholders: Local Aboriginal and/or Torres Strait Islander community	Duration: Construction and operation
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As a result of the activities planned to occur during the construction and operation of the proposal, there is a potential risk that sites of Aboriginal significance may be disturbed. This impact would be felt most predominantly by the Aboriginal and/or Torres Strait Islander community living in Macquarie Park, comprised of approximately 0.7% of the suburb’s population, and/or Aboriginal people or groups with a connection to the area.

The Aboriginal and Cultural Heritage Assessment (ACHA) Report notes that there are no sites of Aboriginal objects or places registered within the subject area, and the nearest site was an Isolated Find and PAD approximately 800m north-east of the subject area. Historical land use for agriculture and subsequent industrial development in the region over a considerable time period is considered to have caused high levels of disturbance. As such, the environmental context of the subject area is not indicative of Aboriginal archaeological sensitivity. Further, no comments relevant to the specific social or cultural values of the subject area were received from RAPs during Stage 2-3 of the consultation process.

Recognising the low potential for disruption to sites of Aboriginal significance identified by the ACHA, this impact is assessed as **low negative**, given the unlikely likelihood and minor magnitude.

6.4.2. Potential impact to Aboriginal culture and heritage – Mitigated

Overall, the ACHA concludes that the proposed data centre development is suitable and warrants approval, subject to the implementation of several mitigation measures, including continued consultation with key stakeholders until finalisation, the preparation of an unexpected finds protocol, and the preparation of a human remains procedure.

As the site is in a prominent location, there is an opportunity to acknowledge Country and local Aboriginal heritage and culture, thereby enhancing the positive impact of the proposal. As discussed in the Policy Context (Section 3.3), the MIPPS explains that Country-centred design is part of the vision for Macquarie Park, intending to embed an understanding of Country and its people in the natural and built environment.

The MIPPS recognises the importance of making Darug culture more visible by exploring the integration of Darug language and symbols on signage, wayfinding, building names, new street names and public art. The Design Report includes ‘Connection to Country’ as one of six key design principles for the site. Within the landscape and internal and external design, opportunities will be created to make and record connections to, and memories of, Gari Nawi, the Eel Songlines, Wallumai, and other dreaming of Darug Ngurra, which have informed the seven neighbourhoods of the Macquarie Place Strategy. The Design Report discusses its Designing with Country process in Section 3.9.

Assuming that the recommendations outlined by the ACHA are implemented, this impact is assessed as **neutral to low negative**, given the very unlikely likelihood and minimal magnitude.

SIA recommendation/s

- The proponent should consider engaging a local Aboriginal artist or organisation to consult on the art to be incorporated and Connecting with Country design features included within the design of the urban plaza.

6.5. HEALTH AND WELLBEING

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact health and wellbeing as a consequence of the proposal.

6.5.1. Provision of a healthy work environment – Unenhanced

Affected stakeholders: Future workers on site and in the surrounding area	Duration: Operation
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Delivering a healthy workplace has directly positively impact on the physical, mental and social wellbeing of workers. Healthy workplaces can encourage social connection and support employees in making healthier choices, such as exercising and prioritising active transportation. As explained by the Australian authority for work health and safety and workers’ compensation (Comcare), supporting employee wellbeing and safety contributes to creating a more engaged, motivated and efficient workforce.

The SSDA Architectural Report, which was prepared, identifies amenities to promote collaboration and connection among workers. The terraces located at each level will provide outdoor spaces for workers, including gardens and seating spaces. The report also notes that the terrace can host yoga sessions. Additionally, the urban plaza and linear park will provide spaces for social connection and relaxation for workers of the proposal and other surrounding workplaces.

The Architectural Report also notes other measures that will be incorporated to support worker health and wellbeing, including low or ultra-low VOC/formaldehyde finishes, windows that give access to natural light and views of landscaped areas, and End-of-Trip (EoT) facilities.

Measures proposed in the GTP to promote active transport (refer to Section 6.3.1) will also assist in supporting worker health and well-being. The plan also proposes providing a walking and cycling group, as well as recreational activities and events, for workers during operation.

Considering the proposed inclusion of amenities for workers and outdoor spaces that will benefit existing and future workers in the surrounding area, and assuming the measures proposed in the GTP are implemented, this impact is assessed as **medium positive**, given the possible likelihood and minor magnitude.

6.5.2. Provision of a healthy work environment – Enhanced

NEXTDC has advised that they will also implement programs to encourage and support physical and mental health, including:

- A Health and Wellbeing Program (HWP) to encourage future staff to engage with healthy lifestyle choices. HWPs are described by the Australian Government as a way to address the physical and

mental health of staff, focusing on lifestyle practices, organisational change, and occupational health and safety factors (Australian Government, 2010).

- Providing access to confidential counselling services or employee assistance programs (EAPS).
- Conducting regular mental health awareness training, workshops or events.

Assuming the above enhancement measures are followed, the enhanced impact is assessed as **medium positive**, given a likely likelihood and minor magnitude.

SIA recommendation/s

- No further recommendation is proposed at this time.

6.6. SURROUNDINGS

6.6.1. Perceived impact on environmental values – Unenhanced

Affected stakeholders: Macquarie Park community	Duration: Operation
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Data centres require a significant amount of environmental resources (such as water and fuel) to operate, the consumption of which can cause community concerns for the sustainability of their surrounding environments. This impact stems from the community’s environmental value and concerns sustainability and resilience, such as the ongoing challenge of urban heat.

The Policy Context (Section 3.3) highlights the value placed by the community on sustainability and open space, with the area’s natural environment, green open spaces and parks identified as components of what the City of Ryde community loves the most about the area. The MPIPSS identifies the limited access of Macquarie Park residents to open space, and outlines the intention of exploring opportunities to connect back to the river and creek lines, and maximising other green infrastructure and natural capital, such as canopy, green walls and roofs, on public and open space, and within, on top of, and amongst buildings.

During the SIA field study, one community member expressed concern about the water usage required to cool the data centre and cited examples of other data centres that have been banned in other countries due to excessive water usage. General concerns about the environmental impacts and energy efficiency of operating data centres were also expressed throughout the consultation.

Given the substantial quantities of resources required by the data centre, the corresponding potential exacerbation of environmental concerns, and the significant environmental value placed on sustainability, this impact is considered likely and minor, ranking **medium negative**.

6.6.2. Perceived impact on environmental values – Mitigated

The Design Report outlines features of the proposal which contribute to its sustainability, and which may help counter existing environmental challenges such as urban heat, including:

- the provision of solar panels;
- convenient bike parking (20 spaces), and 10 EV spaces;
- an EOT facility;
- a breathable façade designed with sun shading at strategic locations to optimise energy efficiency; and
- lush terrace gardens within the facility to contribute to urban greenery and biodiversity.

The Design Report also notes several sustainability initiatives that the building design has incorporated to meet the NSW State Government’s target of Net Zero emissions by 2050, including the selection of specific materials, models, and methods to reduce greenhouse gas emissions and water consumption, while also supporting health and wellbeing through landscaping.

To further mitigate any potential impact on environmental values, the Landscape Design identifies some opportunities to celebrate natural features which may help enhance the community's connection to the environment, including through the incorporation of art, Connection to Country design elements, and universal design considerations.

Noting these design features intended to increase the sustainability of the proposal and hence reduce any impact on the community's environmental values, this impact is considered possible and minimal, ranking as low as **negative**.

SIA recommendation/s

- No further recommendation is proposed at this time.

6.6.3. Potential impacts for visual amenity

During the SIA Field Study, one resident raised concerns about the height of the proposal, in particular in comparison to existing buildings on Lane Cove Road, which are lower in height. It is noted that the proposal is currently within the allowable height limits for the site. A visual impact assessment (VIA) was prepared by Urbis to assess the potential impact of the proposal. It found that views from the public domain are predominantly limited to transport corridors, views to the site and proposal from private domain and dwellings in the wider visual catchment are limited (due to intervening built form and vegetation), and visual impacts of the proposal from the public domain are low, and there is no blocked visual access to any heritage items, icons or areas of unique scenic quality.

The VIA concludes that visual impacts for the assessed viewpoints range between nil to medium-low, and the visual effects caused by the proposed development are considered to be reasonable and acceptable. As such, impacts to visual amenity are likely to be low; therefore, they have not been further assessed and detailed in this report.

6.7. LIVELIHOODS

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the livelihoods as a consequence of the Project.

6.7.1. Contribution to the delivery of economic opportunities in the Macquarie Park Precinct – Unenhanced

Affected stakeholders: Businesses and services in Macquarie Park	Duration: Operation
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As discussed in Section 3.3, the State Infrastructure Strategy (SIS) and the Australian Digital Economy Strategy 2030 aim to position NSW as a frontrunner in digital technology. Both the Greater Sydney Region Plan (GRSP) and the NSW Economic Blueprint 2040 acknowledge the pivotal role of digital technologies in driving economic and social growth, particularly in sectors such as government services, healthcare, and education. The SIS underscores the necessity of establishing robust digital connectivity as the foundation for Greater Sydney's future economy. However, the report identifies challenges in terms of inconsistent access, affordability, and the quality and reliability of connectivity across NSW.

Furthermore, the MPIPSS aims to drive the transformation of Macquarie Park into an innovation precinct, including growing Macquarie Park's economic capacity through enhancing opportunities to collaborate, innovate and do business. Similarly, the City of Ryde DCP also aims to reinforce the economic importance of the Macquarie Park Corridor and facilitate employment growth now and into the future. The Council's Economic Development Strategy (EDS) also aims to support the development of digital infrastructure, ensuring the City of Ryde becomes a desired location for small to medium-sized enterprises (SMEs) and high-tech start-ups and scale-ups, while ensuring job availability aligns with local talent (see Section 3.3).

During the SIA field study, several community members expressed that the proposal would be beneficial for the area and would positively contribute to Macquarie Park as an Innovation Precinct, particularly in relation to the role of data centres in supporting technology and innovation businesses. One community member noted that a significant proportion of companies in Macquarie Park are in the field of research and

development, so that this proposal would contribute to the continued development of this sector. Another resident expressed that the proposal would contribute towards additional jobs (both direct and indirect).

Data centres are an important digital infrastructure. They contain hardware that enables cloud computing services, web hosting and data storage that businesses, governments, organisations, and individuals rely on for their operations. They are essential for various sectors including education, health, agriculture, defence, entertainment and business. Data centres facilitate innovation and economic development by supporting the storage, processing, and analysis of extensive datasets, enabling organisations to improve their practices and make informed decisions (Faist, 2023; Mandala, 2023). Data centres also support more flexible living and access to services, including remote work, e-learning and telemedicine.

The presence of advanced data centres that offer secure, reliable, and efficient data storage and processing capabilities can play a key role in attracting investment. Geographical distances contribute significantly to network latency (i.e., the amount of time it takes data to arrive at its destination). It is therefore beneficial for data centres to be close to their users, as this reduces the risk of connection issues and improves the speed and responsiveness of online services, particularly for applications that require real-time interactions.

Hyperscale cloud technology is crucial for Australian businesses, delivering approximately \$6.3 billion in benefits annually (Mandala, 2023). Research demonstrates that data centres contribute to both direct and indirect economic benefits, which flow through the wider economy (for example, a multiplier effect of 1.57 in Ireland) (Grant Thornton Ireland, 2018).

The proposed S5 data centre is well-located to support businesses, organisations, and individuals in Macquarie Park, serving as an innovation and high-technology industry hub. It will also contribute to ongoing development of small and medium enterprises (SMEs) within the Macquarie Park region by providing cost-effective access to advanced IT infrastructure and services. For SMEs with limited resources, data centres offer scalable solutions, empowering them to focus on core business activities, foster innovation, and compete effectively in the digital landscape (Mandala, 2023).

As the proposal represents a minor component of the cumulative benefit of economic development in Macquarie Park, the impact is assessed as **medium positive**, given the likely likelihood and minor magnitude.

6.7.2. Contribution to the delivery of economic opportunities in the Macquarie Park Precinct – Enhanced

As discussed above, the unenhanced impact of the proposed S5 data centre is assessed as medium positive by the nature of the proposal itself. No further enhancements are proposed, and the enhanced impact remains medium-positive.

SIA recommendation/s

- No further recommendation is proposed at this time.

6.7.3. Noise and vibration impacting business and service operations – Unmitigated

Affected stakeholders: Immediate neighbours, residents and businesses in Macquarie Park, including Foxtel and Sky News,	Duration: Construction and operation
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Concerns about noise disturbance were raised by various businesses during SIA engagement activities, with business operators such as Foxtel and Sky News stating that the noise and vibration emissions from the proposal have the potential to impact studio recordings and sound recording equipment, in particular during construction. Although the construction phase is estimated to be approximately three years (temporary), there were concerns that this would significantly impact their ability to operate in the current location and, in turn, result in a loss of revenue.

Foxtel and Sky News explained that they would need ample notice in advance to assess the risk and requirements.

The Noise and Vibration Assessment (NVIA) report assessed that noise emissions during construction are likely to exceed recommended noise levels to surrounding users (including Foxtel and Sky News) without mitigation measures. Activities that will typically exceed noise levels include the use of jackhammers and other tools for site preparation and foundation works. It is noted that constant noise emission will not be experienced daily throughout the project construction period; however, predicted noise levels will vary in intensity and will only be experienced for limited periods when work is occurring.

The NVIA states that the specific activities and work schedules during construction are not yet known, and potential vibration impacts will depend on the type, size, number and location of equipment used. During construction, the nearest neighbours to the site are likely to be within the human comfort minimum working distance for several types of construction equipment, but may be able to perceive vibrations at times when vibratory rollers and hydraulic hammers are in use. Where impacts are perceptible, they are likely to be only for short periods when intensive equipment is in use. However, some of the sites may be potentially within the minimum working distances for vibration-intensive equipment, which could lead to cosmetic damage. Offset distances from specific vibration-intensive equipment to the nearest receivers should be confirmed before commencing vibration-intensive works during construction.

To assess potential noise impacts during operation, the NVIA report conducted noise predictions in accordance with the NSW Noise Policy for Industry, taking into account noise-enhancing meteorological conditions. During operation, the proposal will operate 24/7. The NVIA considers that noise and vibration emissions from generators and other operational equipment may impact nearby neighbours without mitigation measures applied. However, it concludes that further acoustic design will be required during the design development phase to confirm the detailed specification of equipment and mitigation measures.

Based on the above:

- The unmitigated impact during construction is assessed as **high negative** given a likely likelihood and moderate magnitude.
- The unmitigated impact during operation is assessed as **low negative** given an unlikely likelihood and minor magnitude.

6.7.4. Noise and vibration impacting business and service operations – Mitigated

The NVIA report includes requirements and recommendations to mitigate and manage potential impacts on surrounding users during construction and operation. These are outlined below.

NEXTDC has also committed to a range of measures to help reduce the potential noise and vibration impact during construction on surrounding businesses, including those of Foxtel and Sky News. This includes a commitment to share the construction methodology, timing and staging with these businesses to provide opportunity for comment and potential refinements, as well as maintaining communication with these users throughout construction and operation.

Construction

To mitigate the potential impacts of construction noise and vibration, the NVIA recommends that a Construction Noise and Vibration Management Plan (CNVMP) be prepared prior to commencing works on site. Mitigation measures during construction identified in the NVIA report include (but are not limited to):

- Adherence to the standard approved working hours and strategically scheduling the timing and location of noisy activities.
- Locating the stationary plant (concrete pumps, air-compressors, generators, etc.) as far away as possible from sensitive receivers and using temporary structure or screens to limit noise exposure where possible.
- Using low-noise construction equipment and/or methods (such as using bored piling instead of impact piling).
- Undertaking consultation with the community and surrounding building owners/occupants, such as advance notification of planned activities, timing of expected disruption works and construction noise complaints handling procedures.

Refer to the NVIA (Section 5.6) for details on construction mitigation and management measures.

Operation

To mitigate potential operation noise and vibration impacts, the NVIA identifies several mitigation measures, including (but not limited to):

- Providing soundproofing materials in rooms that contain noisy facilities (such as generators).
- Containing noisy equipment (such as load banks and water-cooled chillers) in acoustic enclosures and selecting quiet cooling towers.
- The NVIA report notes that proposed mitigation measures are indicative and are to be refined during detailed design.

Assuming these mitigation measures are followed:

- The mitigated impact during construction is assessed as **medium negative**, given a possible likelihood and minor magnitude, as noise and vibration impacts are still anticipated to occur with the implementation of mitigation measures.
- The impact during operation remains **low negative**.

The following recommendations are proposed to mitigate the impact of the proposal further.

SIA recommendation/s

- Prepare a detailed Construction Management Plan (CMP), including a CNVMP, prior to the issuing of the construction certificate. The CMP should consider the amenity impacts associated with construction, such as changes to noise (as well as air quality and the pedestrian environment), and include NEXTDC's construction Engagement Strategy, which includes details of proposed ongoing communication with affected residents and complaints mechanisms. It should also identify and assess any cumulative amenity impacts with other nearby developments.
- Prepare a Plan of Management (PoM) that includes an Operational Noise and Vibration Management Plan (ONVMP), prior to issuing the construction certificate. The NVMP should assess operational noise impacts that cannot be assessed at this stage and include NEXTDC's operation Engagement Strategy, including details of proposed ongoing communication with affected residents and complaints mechanisms. It should also identify and assess any cumulative noise impacts with other nearby developments.

6.7.5. Employment and training opportunities during construction – Unenhanced

Affected stakeholders: the local workforce with relevant qualifications in the construction industry

Duration: Construction

The proposal's construction workforce will consist of approximately 942 direct full-time equivalent workers per annum, with the construction program estimated to be 36 months. Various construction roles will be necessary for the project, including surveyors, electricians, plumbers, carpenters, bricklayers, roofers, riggers, concreters, engineers, architects, supervisors, plasterers, pipefitters, and metalworkers, among others. These roles will require a range of qualifications, including TAFE certifications, apprenticeships, certificate-level and diploma-level qualifications, as well as degree qualifications in construction, civil engineering, or a related field. As discussed in Section 08.2% of people aged in Ryde LGA hold a Certificate level III or IV, with Engineering and Related Technologies among the top fields of study in both Macquarie Park and Ryde LGA.

The engaged construction lead has advised that it is anticipated that the majority of the construction workforce will be sourced from the Sydney basin, including key trades such as earthworks, structure, cladding, services and landscaping, with a large portion of the construction workforce for the proposal anticipated to be sourced within a 25km radius of the project.

Due to the size of the workforce required for the construction phase of the proposal, which is expected to last over at least 36 months, and the anticipated sourcing of workers from the regional area, the unenhanced impact is assessed as low positive, given a possible likelihood and minimal magnitude.

6.7.6. Employment and training opportunities during construction - Enhanced

The project contractor (construction lead) has indicated several workforce strategies will be implemented to enhance local and regional employment and training benefits, including:

- Increasing Aboriginal economic participation in construction by exceeding the NSW Government's Aboriginal Procurement Policy.
- Compliance with NSW Government's Training Management Guidelines for skills, training and diversity in Construction, July 2020 (specific training opportunities will be developed prior to and during the construction period).
- Implementation of workforce rostering arrangements to provide flexibility to staff to better meet individual, team, and business needs while the site operates for 6 days, including a diversity and flexibility program recognised by the Diversity Council of Australia as an exemplar of change management programs addressing the underlying issues that limit diversity.
- Maximising local workforce engagement through local and regional supply chains.

Assuming these enhancement measures are implemented, the enhanced impact is assessed as **medium positive** given the likely likelihood and minor magnitude.

The following recommendations are proposed to further enhance the positive impact of the proposal.

SIA recommendation/s

- Consider developing an employment plan that includes measures to encourage the procurement of local construction companies.
- Consider establishing ongoing partnerships with local TAFE services to connect local apprentices and trainees with placements during construction.

6.7.7. Local and regional employment and training opportunities during operation – Unenhanced

Affected stakeholders: local workforce with relevant qualifications in innovation and tech industries.	Duration: Operation
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Unlike typical data centre developments, the proposal provides for a variety of employment-generating land uses, including mission-critical office space (MCX) and an innovation hub, as well as retail tenancies to cater to the employees of NEXTDC and tenants of the facilities.

The operational workforce for the S5 data centre is projected to comprise approximately 490 direct FTE specialised and related full-time roles. This workforce will be essential for the effective functioning of the facility, covering a diverse range of responsibilities. Among the crucial roles to be filled during operation are positions in facility management, security, customer service, IT professionals, and general business functions.

As discussed in Section 3.3, various local and regional policies focus on creation of job opportunities in Macquarie Park and across the Greater Sydney region, including related to technological innovation and new knowledge-intensive jobs and business opportunities.

To meet the demands of these roles, key qualifications will be necessary for the operational staff. These qualifications encompass trade and engineering qualifications, information technology (IT) qualifications, security qualifications, and expertise in project management. As discussed in Section 0, the top fields of

study in Macquarie Park were Management and Commerce, followed by Engineering and Related Technologies, and Information Technology. Engineering and Related Technologies was also the second top field of study across the Ryde LGA, while Information Technology was the fourth top field. In addition, the top industry of employment in Macquarie Park and Ryde LGA is Computer System Design and Related Services. As such, the direct employment opportunities anticipated to be generated by the proposal are generally aligned with the existing skill set of residents in the local and regional area.

NEXTDC has advised that it has historically drawn upon the local talent pool for its operational workforce, and this trend is expected to continue with the proposed S5 data centre. This makes a notable contribution to creating employment opportunities for the local and regional community.

Considering that the proposal will deliver direct employment opportunities that align with Council and State aspirations, in the context of the proposal's scale and reach, the unenhanced impact is assessed as **medium positive**, given the likely likelihood and minor magnitude.

6.7.8. Local and regional employment and training opportunities during operation – Enhanced

NEXTDC has noted its commitment to enhancing the skills and career development of its staff at its operational facilities across Australia. This commitment translates into a range of initiatives that provide valuable opportunities for professional growth. NEXTDC offers formal programs designed to hone leadership skills, complemented by tailored coaching and training initiatives. An educational assistance program is also in place to support employees seeking to undertake qualifications or courses to further their professional development, ranging from Diplomas and Graduate Diplomas to Bachelors and MBA programs.

NEXTDC actively sponsors employees pursuing additional accreditations relevant to their roles. This support extends to certifications such as Cert III in Project Management, Customer Engagement, Business, or Telecommunications Technology, as well as a Certificate IV in Telecommunications Engineering Technology. NEXTDC has announced its commitment to fostering a skilled and proficient workforce capable of meeting the demands of its cutting-edge facilities.

NEXTDC also emphasised their commitment to diversity and inclusion. NEXTDC has partnered with the Women Rising Program to offer emerging female leaders valuable opportunities for leadership development. This initiative serves both experienced and emerging female leaders, aiming to support the exploration of career paths and the development of leadership strengths. NEXTDC has set a goal of achieving a gender-balanced workforce (40% women, 40% men, and 20% flexibility to ensure inclusivity for non-binary team members) by 2030.

NEXTDC has advised that these workforce practices will be implemented during the proposal's operation to enhance workforce outcomes. Assuming these enhancement measures are implemented, the enhanced impact is assessed as **high positive**, given an almost certain likelihood and moderate magnitude.

The following recommendations are proposed to further enhance the positive impact of the proposal.

SIA recommendation/s

- Consider exploring partnerships with universities (Including nearby Macquarie University) to offer support to students studying and pursuing a career in IT, project management, and other relevant fields (e.g. internships, placements, traineeships, mentor programs or other support). This is relevant given the high levels of youth unemployment in this area (see Section 0).
- Consider exploring partnerships with local schools to provide opportunities to introduce students and young people to the field of IT, such as the NEXTDC program provided in FY23, which included several Year 10 interns spending the week at NEXTDC to gain insight and experience of data centre operations.

6.7.9. Cybersecurity related to tenants and users – Unenhanced

Affected stakeholders: Residents and businesses in Macquarie Park, specifically future tenants of the site	Duration: Operation
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Data centres house critical data that is essential for the operation of many businesses, organisations and government services. This data can provide valuable and sensitive information. Providing robust safety measures against cyberattacks and physical attacks is therefore important.

As shown in research published by Oxford Academy (2018), cyberattacks can lead to the theft or compromise of sensitive information, disrupt services, and damage community trust in digital systems. Physical security is also important, as unauthorised access and trespassing could result in tampering with hardware, data theft, or acts of vandalism that could stop operation (ISA, 2020). Ensuring that surveillance and access control measures are in place can help prevent trespassing and deter potential intruders. Additionally, advanced cybersecurity measures are critical to protect against intrusion that could jeopardise the integrity, availability and confidentiality of data and operations.

Cybersecurity is a key focus of federal and regional strategies, including the Australian Digital Economy Strategy and the A Metropolis of Three Cities plan. The Australian Digital Economy Strategy outlines that businesses and individuals will only fully embrace digital opportunities if they are confident in the technology they use. This is particularly relevant for the proposed site as the State Infrastructure Strategy (SIS) and the Australian Digital Economy Strategy 2023 aspire for NSW to become a leader in digital technology.

During consultation with representatives of Ryde City Council, security measures were identified as an important consideration. During the community information session, a community member also raised concerns about data storage and security.

Physical security on site and digital security are important considerations, given that the suburb of Macquarie Park is a hotspot for malicious damage to property, as well as having higher rates of crime than the Ryde LGA and NSW averages in terms of robbery, theft (from retail stores and persons), and fraud.

NEXTDC advised that several established security risk management measures have been implemented at its data centres. Centres are protected by six layers of security, comprising anti-scale perimeter security, front-of-house secure access, anti-clone biometric fingerprint technology, ballistic-rated security, elite security operations, digital access management, and risk and compliance management. This includes:

- Security Construction and Equipment Committee (SCEC) zoned areas and access control / anti-tailgating measures.
- SCEC physical security zone (PSZ) relevant selection of doors, walls, door hardware, door framing and penetration treatments.
- Comprehensive electronic surveillance, including internet protocol (IP) cameras in and around the facility, monitoring all common areas as well as monitoring exit/entry points into every key space in the facility.
- Biometric controls and self-managed electronic rack locking.
- 24/7 onsite security monitoring and security operations centres, with integrated surveillance and access management backed by NEXTDC-employed security and customer service teams.

In addition, NEXTDC will provide regular security-specific training to security personnel, as well as formal training at least once a year. NEXTDC also runs an Operational Excellence program that includes exercises to test its environments. In addition, all NEXTDC employees receive security awareness training.

NEXTDC tenants also deploy their own IT, networking and often security access control systems to control their intellectual property.

NEXTDC advised that their data centres are secured to the highest level of certification (Certified Strategic) under the Commonwealth Government's Hosting Framework. A Certified Strategic Service Provider offers additional protections to the government compared with other levels of certification. These include increased security controls.

With consideration of NEXTDC’s established security risk management measures for its data centres and certification contributing to high-quality data security for tenants and users, the unenhanced impact is assessed as a **high positive**, given the likely likelihood and moderate magnitude.

6.7.10. Cybersecurity related to tenants and users – Enhanced

In addition to NEXTDC’s standard security measures and protocols, further security features are proposed in relation to the proposed urban plaza and linear park. S5’s urban plaza will be arranged similarly to the NEXTDC S3 facility, whereby there is public access around certain parts of the site – any walls or barriers which back onto public access areas will have the necessary security treatments to provide the required delineation between the secure spaces within the building and the public access areas. Access from these public access areas into and through the facility has been restricted in line with the site risk assessment via the application of the physical security and electronic security measures.

As such, the mitigated impact is assessed as **high positive**, given the almost certain likelihood and moderate magnitude.

SIA recommendation/s

- No further recommendations are proposed at this time.

6.8. DECISION-MAKING SYSTEMS

Based on the current information available and the stage, social impacts in relation to decision-making systems have not been identified.

6.9. CUMULATIVE IMPACTS

Cumulative impacts are the result of incremental, sustained, and combined effects of human actions and natural variations over time, and can be both positive and negative (DPHI 2022, p. 4). They can be caused by the compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current, and future activities as they arise (ibid., p. 4).

The proposal is situated within the Macquarie Park Innovation Precinct, which is undergoing urban renewal in alignment with the vision and objectives outlined in the Macquarie Park Innovation Precinct Place Strategy and Master Plan (2022). As such, there are several state-significant and local projects operating or intended to operate in and around the social locality, which may contribute to cumulative impacts. A desktop search was undertaken of the Major Projects Portal and City of Ryde Council’s DA Tracker, to confirm approved and likely future developments which may be relevant in the cumulative impact assessment of the proposal. These are summarised in Table 17 below.

Table 17 Concurrent development projects

DA Reference	Development Description	Current Status
SSD-52947710 35 Waterloo Road, Macquarie Park	Demolition and construction of a new build-to-rent development consisting of 47,504m ² of GFA encompassing 594 units across six buildings, with retail, community uses and recreation areas at ground floor level and basement parking.	On Exhibition
SSD-59516710 44-50 Waterloo Road, Macquarie Park	Construction and operation of a new data centre, with an overall height of 65 metres.	Prepare EIS
SSD-10467 11-17 Khartoum Road and 33-39 Talavera Road, Macquarie Park	Construction and 24-hour operation of a data centre, comprising a five-storey data storage building with ancillary office space, supporting infrastructure, services and landscaping.	Approved - 28/05/2021

DA Reference	Development Description	Current Status
SSD-24299707 17-23 Talavera Road, Macquarie Park	Construction and operation of an expansion to an existing data centre, comprising a five-storey building, ancillary office space and staff amenities, a back-up power system, including lithium-ion batteries, associated infrastructure, car parking, loading docks and landscaping.	Response to Submissions
LDA2021/0160 75 Epping Road, Macquarie Park	Demolition, earthworks, and construction of two commercial office buildings, each 8 and 10 storeys, over two levels, comprising 34,525 m ² GFA, including the construction of a new road.	Approved – 27/07/2022
LDA2015/0484 384-386 Lane Cove Road, Macquarie Park	Demolition of existing building and erection of 19-storey building comprising 154 serviced apartments, parking for 110 vehicles, a café on the ground floor, a rooftop restaurant and communal facilities for the use of guests, including a function centre, two conference rooms, a pool and gym. The development also includes road widening works on Hyundai Drive and landscaping works.	Approved – 21/04/2016
LDA2022/0133 384-392 Lane Cove Road, Macquarie Park	Amend DA seeking to modify LDA2015/0484 for a mixed-use including serviced apartments, to include additional site area, increase the building envelope for additional serviced apartments and subsequent changes to the floor plan.	Approved - 2/05/2022
SSD-24299707 17-23 Talavera Road, Macquarie Park	Construction and operation of an expansion to an existing data centre, comprising a five-storey building, ancillary office space and staff amenities, a back-up power system, including lithium-ion batteries, associated infrastructure, car parking, loading docks and landscaping.	Response to Submissions

Source: Major Projects (DPHI 2024)

Given the notable amount of concurrent and proposed projects near the site, there is a possibility for cumulative social impacts associated with noise, visual disturbance, and traffic disruption during the construction phase. The communities most likely to be impacted by potential cumulative social effects associated with construction would be employees and visitors within existing commercial buildings immediately surrounding the site, including those along Waterloo Road and Lane Cove Road, as well as the users of the adjoining Metro station.

It is recommended that both the construction contractor and the proponent consult with surrounding future developments to understand expected construction timelines and activities. This should then be reflected in the detailed CMP to ensure potential disturbances are minimised.

Other cumulative impacts during the operation phase, associated with other developments in the area, may include:

- Potential negative cumulative impacts related to contributions to the activation of the Macquarie Park Innovation Precinct in line with the strategic vision, specifically surrounding the Metro station, as

discussed in Section 6.2.1. There is a need to understand the number of data centres required to support the necessary digital transformation and innovation, while also ensuring the appropriate balance of other uses necessary to create a vibrant, activated, and functional commercial centre.

- Potential positive cumulative impacts related to contributions to the broader transformation of Macquarie Park into an innovation corridor, including supporting economic development and opportunities and the broader network of infrastructure and services as discussed in Section 6.7.1, as well as local and regional employment opportunities as discussed in Section 6.7.7.

The mitigation measures identified throughout Section 6 of this report should be adopted to ensure that the individual impacts of the proposed development (and, in turn, any contribution to potential cumulative social impacts) are minimised.

7. MITIGATION, ENHANCEMENT AND MANAGEMENT

This section provides a summary of:

- Identified positive and negative social impacts,
- Corresponding unmitigated and mitigated risk rankings, and
- Proposed mitigation, enhancement and management measures.

To inform the implementation of the proposed mitigation and enhancement strategies, key potential stakeholders and/or partners have been identified. The involvement and participation of these key stakeholders and/or partners in monitoring and managing social impacts and benefits will enhance the effectiveness of the proposed mitigation and management strategies.

Not all potential impacts will be the proponent's responsibility to mitigate or manage. In some cases, their role may be to cooperate or inform the mitigation process, providing data and information to future tenants. In other cases, they may have direct responsibility for mitigating and managing the identified potential social impacts, as well as exploring opportunities for partnerships.

A summary of the identified social impacts and benefits, risk ratings and proposed mitigation, enhancement and management strategies is provided in Table 18.

Table 18 Summary of proposed mitigation, enhancement and management of social impacts

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Community	Contribution to the activation of Macquarie Park	Medium negative	Medium positive	<ul style="list-style-type: none"> The Landscape Design Report and the Design Report show the proposed urban plaza and linear park fronting Waterloo Road, adjacent to the existing Metro Station) and the proposal frontage to include several features that encourage both short and long stays by the public, as well as to serve as a public thoroughfare. The Architectural Design Statement recommends that locally sourced materials and colours that connect to the site's history will be prioritised. Unlike traditional data centres, the proposal will also include office space ('Mission critical office', MCX) for customers of NEXTDC that require the connectivity and service availability of a data centre, and also require people and space for operation, in addition to traditional data hall facilities. NEXTDC will prepare a plan of management for the facility, including management of the innovation hub spaces, which will include measures to enhance the utilisation and activation of the innovation hub spaces for NEXTDC and customer use (e.g., proactively working with customers and tenants to plan and deliver tech expos, 'Ted Talk' style events in the auditorium, etc). <p>SIA Recommendations:</p> <ul style="list-style-type: none"> Considering developing a scheduled programme of industry-related events to be hosted in the urban plaza, and consider forming partnerships with nearby stakeholders like Macquarie University. Consider hosting pop-up retail providers in the urban plaza (e.g., café cart or food trucks), including developing a plan to ensure regular and consistent provision of these amenities. 	<p>NEXTDC</p> <p>Project landscape architect</p> <p>Project architect</p>	<p>Local businesses in IT, research, and innovation</p> <p>Macquarie Park University</p> <p>Local workers</p>
Accessibility	Facilitating transport access to and around the site	Low negative	Low negative	<ul style="list-style-type: none"> No additional mitigation measures are proposed at this time (current practices are BAU and will enhance pedestrian linkages within and around the site and contribute to mitigating potential traffic impacts). <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendations are proposed at this time. 	<p>NEXTDC</p> <p>Project contractor (construction)</p> <p>TfNSW (related to SLR)</p>	<p>Project transport consultant</p> <p>TfNSW</p> <p>Ryde City Council</p>
Culture	Potential impact on Aboriginal culture and heritage	Low negative	Low negative	<ul style="list-style-type: none"> The ACHA recommends that, in the unlikely case of discovery of archaeological deposits or features, all works should stop, and proposed procedures be implemented to ensure the appropriate protection and management of any found deposits or features, in accordance with NSW Police and Heritage NSW directions. This includes the implementation of procedures for handling unexpected archaeological finds and human remains, as relevant. The Design Report recommends 'Connection to Country' as one of six key design principles for the site. Within the landscape and internal and external design, opportunities will be created to make and record connections to, and memories of, Gari Nawi, the Eel Songlines, Wallumai, and other dreaming of Darug Ngurra, which have informed the seven neighbourhoods of the Macquarie Place Strategy. 	<p>NEXTDC</p> <p>Project contractor (construction)</p>	<p>Project archaeologist</p> <p>Local Aboriginal Community RAPS</p>

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<p>SIA Recommendations:</p> <ul style="list-style-type: none"> The proponent should consider engaging a local Aboriginal artist or organisation to consult on the art to be incorporated and Connecting with Country design features included within the design of the urban plaza. 		
Health and wellbeing	Provision of a healthy work environment	Medium positive	Medium positive	<ul style="list-style-type: none"> NEXTDC has advised that they will also implement programs to encourage and support physical and mental health, including: <ul style="list-style-type: none"> A Health and Wellbeing Program (HWP) to encourage future staff to engage with healthy lifestyle choices. HWPs are described by the Australian Government as a way to address the physical and mental health of staff, focusing on lifestyle practices, organisational change, and occupational health and safety factors (Australian Government 2010). Providing access to confidential counselling services or employee assistance programs (EAPS). Conducting regular mental health awareness training, workshops or events. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 	NEXTDC	Green Travel Plan consultant Health and wellbeing providers
Surroundings	Perceived impact on environmental values	Medium negative	Low negative	<ul style="list-style-type: none"> The Design Report outlines features of the proposal which contribute to its sustainability, and which may help counter existing environmental challenges such as urban heat, including: <ul style="list-style-type: none"> the provision of solar panels; convenient bike parking (20 spaces), and 10 EV spaces; an EOT facility; a breathable façade designed with sun shading at strategic locations to optimise energy efficiency; and lush terrace gardens within the facility to contribute to urban greenery and biodiversity. The Design Report also notes several sustainability initiatives which the building design has incorporated to meet the NSW State Government’s target of Net Zero emissions by 2050, including the selection of specific materials, models and methods to reduce greenhouse gas emissions and water consumption, while also supporting health and wellbeing through landscaping. To further mitigate any potential impact on environmental values, the Landscape Design Report identifies some opportunities to celebrate natural features which may help enhance the community’s connection to the environment, including through the incorporation of art, Connection to Country design elements, and universal design considerations. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 	NEXTDC	Project environmentally sustainable design consultant

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Surroundings	Potential impacts for visual amenity	Neutral to low negative	Neutral to low negative	<ul style="list-style-type: none"> No additional enhancement measures are proposed at this time. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 	NEXTDC	No additional partners are recommended at this time.
Livelihoods	Contribution to the delivery of economic opportunities for the Macquarie Park Precinct	Medium positive	Medium positive	<ul style="list-style-type: none"> No further enhancement measures are proposed at this time (the unenhanced impact of the proposal is assessed as medium positive by the nature of the proposal itself). <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 	NEXTDC	NEXTDC clients, tenants and customers.
Livelihoods	Noise and vibration are impacting business and service operations	<p>During construction: High negative</p> <p>During operation: Low negative</p>	<p>During construction: Medium negative</p> <p>During operation: Low negative</p>	<ul style="list-style-type: none"> NEXTDC have committed to a range of measures to help reduce the potential noise and vibration impact during construction on surrounding businesses, including Foxtel and Sky News. This includes a commitment to share the construction methodology, timing and staging with these businesses to provide opportunity for comment and potential refinements, as well as maintaining communication with these users throughout construction and operation. To mitigate the potential construction noise and vibration impact, the NVIA recommends that a Construction Noise and Vibration Management Plan (CNVMP) be prepared prior to commencing works on site. Mitigation measures during construction identified in the NVIA report include (but are not limited to): <ul style="list-style-type: none"> Adherence to the standard approved working hours and strategically scheduling the timing and location of noisy activities. Locating the stationary plant (concrete pumps, air-compressors, generators, etc.) as far away as possible from sensitive receivers and using temporary structure or screens to limit noise exposure where possible. Using low-noise construction equipment and/or methods (such as using bored piling instead of impact piling). Undertaking consultation with the community and surrounding building owners/occupants, such as advance notification of planned activities, timing of expected disruption works and construction noise complaints handling procedures. To mitigate potential operation noise and vibration impacts, the NVIA identifies several mitigation measures, including (but not limited to): <ul style="list-style-type: none"> Providing soundproofing materials in rooms that contain noisy facilities (such as generators). Containing noisy equipment (such as load banks and water-cooled chillers) in acoustic enclosures and selecting quiet cooling towers. The NVIA report notes that proposed mitigation measures are indicative and are to be refined during detailed design. 	<p>NEXTDC</p> <p>Project contractor (construction)</p>	<p>Noise and vibration consultant</p> <p>Neighbouring businesses and services</p>

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Livelihoods	Employment and training opportunities during construction	Low positive	Medium positive	<ul style="list-style-type: none"> ▪ The engaged project contractor will implement several workforce strategies to enhance local and regional employment and training benefits, including: <ul style="list-style-type: none"> - Increasing Aboriginal economic participation in construction by exceeding the NSW Government's Aboriginal Procurement Policy. - Compliance with NSW Government's Training Management Guidelines for skills, training and diversity in Construction, July 2020 (to be developed). - Implementation of workforce rostering arrangements to provide flexibility to staff to better meet individual, team and business needs whilst the site operates for 6 days, including a diversity and flexibility program recognised by the Diversity Council of Australia as an exemplar of change management programs addressing the underlying issues that limit diversity. - Maximising local workforce engagement through local and regional supply chains. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> ▪ Increase. Consider developing an employment plan that includes measures to encourage the procurement of local construction companies. ▪ Consider establishing ongoing partnerships with local TAFE institutes to connect local apprentices and trainees with placements during construction. 	Project contractor (construction) NEXTDC	TAFEs within the local and regional areas Businesses and suppliers in the local and regional areas
Livelihoods	Local and regional employment and training opportunities during the operation	Medium positive	High positive	<ul style="list-style-type: none"> ▪ Unlike typical data centre developments, the proposal provides for a variety of employment-generating land uses, including a mission-critical office space (MCX) and an innovation hub, as well as retail tenancies to cater for the employees of NEXTDC and tenants of the facilities. ▪ NEXTDC has committed to enhancing the skills and career development of its staff through a range of initiatives aimed at providing valuable opportunities for professional growth. NEXTDC offers formal programs designed to hone leadership skills, complemented by tailored coaching and training initiatives, as well as an educational assistance program to support employees seeking to undertake qualifications or courses to further their professional development. ▪ NEXTDC actively sponsors employees pursuing additional accreditations relevant to their roles. NEXTDC has announced its commitment to fostering a skilled and proficient workforce capable of meeting the demands of its cutting-edge facilities. ▪ NEXTDC advised of their dedication to diversity and inclusion and has collaborated with the Women Rising Program to provide emerging female leaders with valuable opportunities for leadership development. ▪ NEXTDC has set a goal of achieving a gender-balanced workforce (40% women, 40% men, and 20% flexibility to ensure inclusivity for non-binary team members) by 2030. 	NEXTDC	Local universities, such as Macquarie University Local secondary schools

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<p>SIA recommendations</p> <ul style="list-style-type: none"> Consider exploring partnerships with local universities such as Western Sydney University to offer support to students studying and pursuing a career in IT, project management, and other relevant fields (e.g. internships, placements, traineeships, mentor programs or other support). Consider exploring partnerships with local schools to provide opportunities to introduce students and young people to the field of IT, such as the NEXTDC program provided in FY23, which included several Year 10 interns spending the week at NEXTDC to gain insight and experience of data centre operations. Consider the operation of the proposed café by a social enterprise organisation to provide training and employment experience opportunities, possibly for vulnerable groups. 		
Livelihoods	Cybersecurity related to tenants and users	High positive	High positive	<ul style="list-style-type: none"> No additional mitigation measures are proposed at this time (current NEXTDC practices are BAU and exceed operational standards). <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 	NEXTDC	No additional partners are proposed at this time.

8. ACRONYMS

Acronym	Term
ACHA	Aboriginal Cultural Heritage Assessment
ABS	Australian Bureau of Statistics
BOCSAR	NSW Bureau of Crime Statistics and Research
CBD	Central Business District
CMP	Construction Management Plan
CSP	Community Strategic Plan
CNVMP	Construction Noise and Vibration Management Plan
CTMP	Construction Traffic Management Plan
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
DPHI	NSW Department of Planning, Housing and Infrastructure
EDS	Economic Development Strategy
EIS	Environmental Impact Assessment
EOT	end of trip
FTE	Full-time equivalent
GCCSA	Greater Capital City Statistical Area
GFA	Gross Floor Area
GTP	Green Travel Plan
HWP	Health and Wellbeing Program
IT	Information Technology
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MCX	Mission Critical Office Space
MPIPPS	Macquarie Park Innovation Precinct Place Strategy
NVIA	Noise and Vibration Assessment
PNTL	Project Noise Trigger Levels
PoM	Plan of Management
PSZ	physical security zone
RAPs	Registered Aboriginal Parties
SAL	Suburbs and Localities
SCEC	Security Construction and Equipment Committee
SEARs	Secretary's Environmental Assessment Requirements
SME	small and medium enterprises
SEIFA	Socio-Economic Indexes for Areas
SIA	Social Impact Assessment
SSC	State Suburbs
SSDA	State Significant Development Application

Acronym	Term
TfNSW	Transport for NSW
TIA	Traffic Impact Assessment
VIA	Visual Impact Assessment
VOC	volatile organic compounds

9. REFERENCES

This SIA has been informed by a range of data sources, information and technical studies. The following data sources have been used:

Demographic, crime and health data

Australian Bureau of Statistics, Census of Population and Housing, 2021, New South Wales, Greater Sydney, Ryde LGA, Macquarie Park SAL data.

Australian Bureau of Statistics, 2021, Socio-Economic Indexes for Areas (SEIFA), SA1 12702151801, Horsley Park – Kemps Creek, New South Wales.

Australian Bureau of Statistics. (2021). Estimating Homelessness: Census, Ryde LGA, NSW.

NSW Bureau of Crime Statistics and Research, October 2023, Macquarie Park SAL, Ryde LGA and NSW hotspot maps and crime rates.

NSW Department of Planning, Housing and Infrastructure. (2022). NSW population projections.

Policy documents

Australian Government. (2021). Australian Digital Economy Strategy 2030.

City of Ryde, 2018, Community Strategic Plan.

City of Ryde, 2014, Development Control Plan.

City of Ryde, 2020, Economic Development Strategy.

City of Ryde, 2014, Local Environmental Plan.

City of Ryde, 2019, Local Strategic Planning Statement.

City of Ryde, Sustainable Transport Strategy.

City of Ryde, 2020, Waterloo Road Active Street Master Plan.

Department of Planning, Housing and Infrastructure, 2020, Macquarie Park Innovation Precinct Place Strategy.

Greater Sydney Commission (2018). A Metropolis of Three Cities.

Greater Cities Commission (2022). Macquarie Park Strategic Infrastructure and Services Assessment.

Greater Cities Commission 2018, North District Plan.

Infrastructure NSW (2022). Staying Ahead: State Infrastructure Strategy 2022-2042.

NSW Government (2019). NSW 2040 Economic Blueprint.

NSW Government Comcare, 2010, Effective Health and Wellbeing Programs.

Transport for NSW, Future Transport Strategy 2056.

Technical studies prepared for this proposal

Arcadia, 2025, Landscape Design Report.

Arup (2025). Noise and Vibration Impact Assessment.

HDR (2025). Design Report.

HDR, 2025, Architectural Plans.

TTPP, 2025, Construction Traffic Management Plan.

TTPP (2025). Green Travel Plan.

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Urbis, 2025, Aboriginal Cultural Heritage Assessment.

Academic sources

Agrafiotis, Nurse, Goldsmith, Creese, Ipton (2018). A Taxonomy of Cyber-harms: Defining the impacts of cyber-attacks and understanding how they propagate (The Journal of Cybersecurity, Oxford Academy)

Australian Government, 2010, Effective Health and Wellbeing Programs

International Society of Automation, 2020, Physical Security of Data Centre

NSW Department of Planning, Housing and Infrastructure, 2023, Social Impact Assessment Guideline and Technical Supplement.

NSW Department of Planning, Housing and Infrastructure, 2022, Cumulative Impact Assessment Guidelines for State Significant Projects.

Other sources

Faist (2023). Why are data centres so Important? <https://www.faistgroup.com/news/data-centres/>

Grant Thornton Ireland (2018). A study of the economic benefits of data centre investment in Ireland.

Mandala, (2023). Hyperscale Cloud and its benefits to the Australian Economy.

10. DISCLAIMER

This report is dated 26 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 of NEXTDC Limited (**Instructing Party**) for the purpose of template (**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 judgments 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 based on 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.

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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. The statements and opinions provided by Urbis in this report are given in good faith and in the reasonable belief that they are accurate and not misleading, subject to the limitations outlined above.

Appendix A SIA consultation materials

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

February 2024



Artist impression of the proposed site (view from Waterloo Road and Lane Cove Road) – Indicative only.

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.



Figure 13 Community pop-up display materials

New Data Centre proposal:

269 Lane Cove Road, Macquarie Park

Arbitral Impression of the proposed site (view from Waterloo Road and Lane Cove Road) – Indicative only.

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.

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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

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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

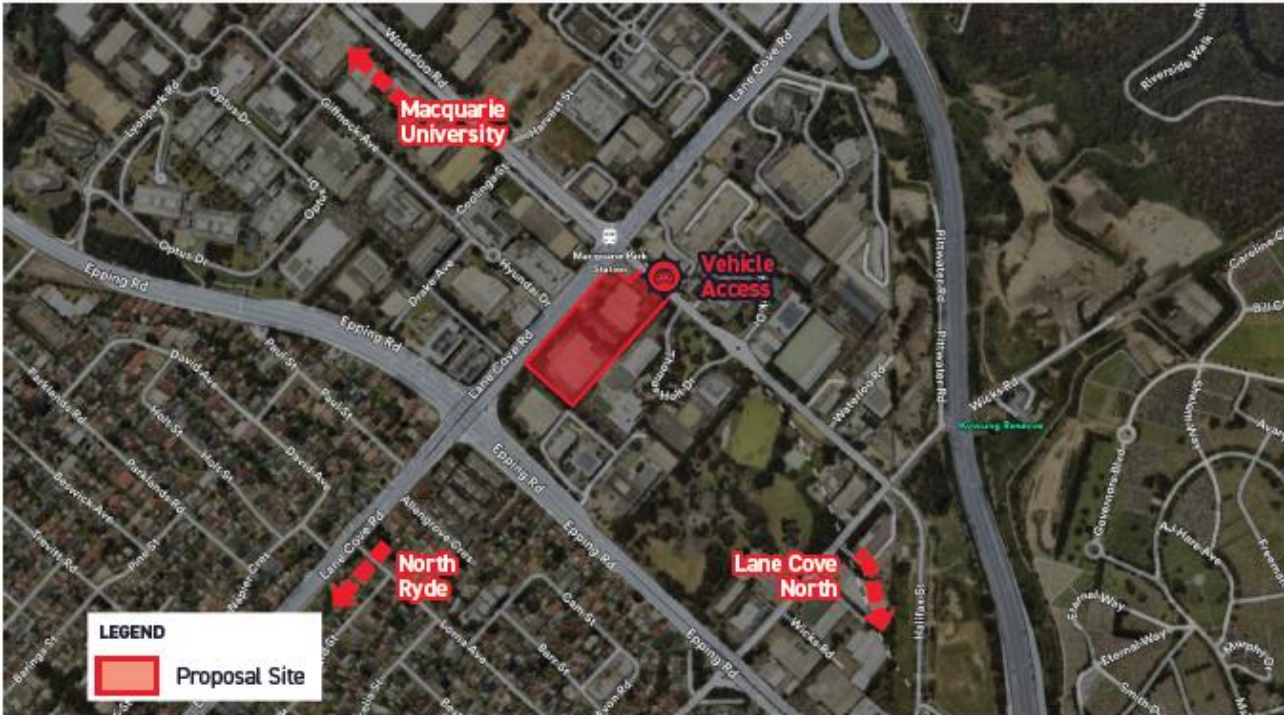


Sustainability

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.

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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.

● 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.

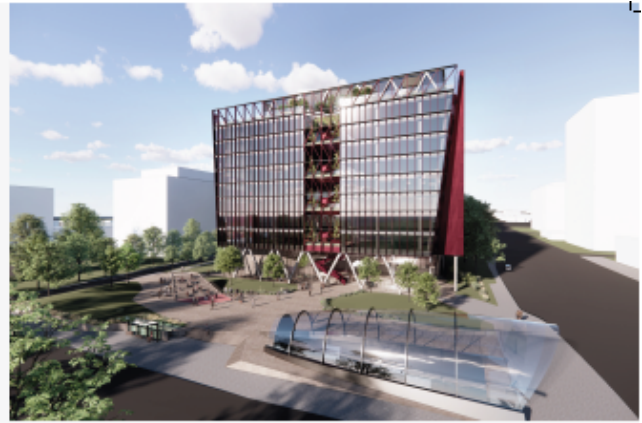
○ MARCH 2024

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



Artist impression of the proposed site (view from Waterloo Road) - Indicative only.

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

Figure 14 SIA survey



New Data Centre Proposal: 269 Lane Cove Road, Macquarie Park - Social Impact Survey

New Data Centre Proposal: 269 Lane Cove Road, Macquarie Park - Social Impact Survey

Urbis has been engaged by NEXTDC to undertake a Social Impact Assessment (SIA) to support a State Significant Development Application (SSDA) a proposed new data centre called S5 in Macquarie Park.

About this proposal

Data centres are buildings that organisations use to securely house their information, data 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.

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.
- A lobby, innovation hub and café also on Waterloo Road, which will include learning centres, auditoriums and function 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.

NEXTDC is an ASX 100-listed technology company enabling business transformation through innovative 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. With a focus on sustainability and renewable energy, NEXTDC delivers solutions that prioritise energy efficiency.

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

More information is available on the proposal website here:

<https://www.nextdc.com/data-centres/sydney-data-centres/s5-sydney>

What is a Social Impact Assessment (SIA)?

A SIA is an objective independent study undertaken to identify and assess potential positive and negative social impacts associated with a proposed project. Social impacts can be understood as the consequences that people (individuals, households, groups, communities and organisations) experience when a new project brings change.

A SIA considers social impacts in relation to: Way of Life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making Systems. When completing this survey, please consider how each of these elements may be impacted for you or your community.

The SIA process is being guided by the NSW Department of Planning and Environment's [Social Impact Assessment Guideline \(2023\)](#).

The SIA will be available for public viewing during the SSDA exhibition period, during which it will be open to receive public submissions via the NSW Major Projects website: <https://www.planningportal.nsw.gov.au/major-projects>.

About this survey

This Social Impact Survey aims to gather insights from key stakeholders (such as residents, visitors and workers) about how this proposal may impact them in positive and negative ways. Survey responses will also help to identify mitigation or enhancement measures that could be implemented during the design, construction and/or operation of the proposed development to reduce negative impacts and enhance positive impacts.

The survey should take approximately 5 minutes to complete, and all responses will be kept anonymous. This survey will be open until 5pm on **11 February 2024** Thank you in advance for your contribution.

Please contact the Urbis Engagement Team on 1800 244 863 or engagement@urbis.com.au if you have any questions or would like to speak with us directly about the SIA.

Thank you in advance for your contribution.

Q1. Are you familiar with the NEXTDC S5 Data Centre proposal?

- Yes
- No

Q2. Which of the following best describes you?

- Nearby resident (living within 500m from the site)
- Nearby landlord
- Resident of Macquarie Park
- Resident of another City of Ryde suburb
- Regular visitor to the area
- Worker or business owner in the area
- Other

Q3a. In a few words, what do you like about visiting Macquarie Park?

Q3b. In a few words, what do you like about living and/or working in Macquarie Park?

Q4. In what way do you anticipate the data centre will mainly impact the community?

- Positively
- Negatively
- Both positively and negatively
- Neither positively nor negatively
- Unsure

Q5. Are there any specific groups or members of the community that will be particularly impacted (positively or negatively) by the proposal?

Q6. Please describe any **positive impacts you anticipate will be generated by the S4 Data Centre, and how they might be enhanced:**

These could include impacts to you, other members of the community, short and long term impacts, impacts during construction and/or impacts during the operation of the data centre.

Positive impacts may be in relation to: Way of Life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making Systems