



WILLOWTREE COMMUNICATIONS

SOCIAL IMPACT ASSESSMENT REPORT

Julius Avenue Data Centre
SSD-80018208

Property at 6-8 Julius Avenue, North Ryde

Prepared by Willowtree Communications Pty Ltd
on behalf of ISPT
(Ref. WTCJ24-018)

20 June 2025

Willowtree Communications acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing and ongoing connections to land, waters, and community.

We acknowledge the Cammeraygal people, the Traditional Custodians of the land where this document was prepared, as well as the Traditional Owners of the Land where the proposed development will be located, the Wallumedegal/Wallumattagal people. We pay our respects to Elders past, present and emerging.

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1. PROJECT ESTABLISHMENT

1.1 PURPOSE OF THE REPORT

Willowtree Communications has been commissioned by ISPT Pty Ltd (ISPT) to prepare a Social Impact Assessment (SIA) to accompany the State Significant Development Application (SSDA) reference SSD-80018208 for the proposed development of a data centre at 6-8 Julius Avenue, North Ryde (Site).

The proposal for Julius Avenue Data Centre is for the construction and operation of a new data centre on the site, including associated infrastructure and servicing (the Proposal) with a total capacity of 115.2 megawatts. The vehicular access to the site will be through the existing shared accessway to the west of the site, connecting to Julius Avenue.

The SIA has been prepared in accordance with the Department of Planning, Housing and Infrastructure's (DPHI's) *Social Impacts Assessment Guidelines* and the Secretary's Environmental Assessment Requirements (SEARs) for Data storage centres, issued for the SSDA on 20 February 2025. 'Social impacts' are generally experienced when a new project brings change. This SIA evaluates the social impacts associated with the new data centre development on the commercial and residential communities nearby. It considers the positive and negative impacts associated with the development, outlines measures that have been included in the proposal to enhance positive impacts and mitigate negative impacts and makes recommendations to address any residual impacts.

The SIA is to be read in conjunction with the Engagement Report prepared by Willowtree Communications, as the engagement activities and findings directly inform the assessment of social impacts by providing locally relevant insights, stakeholder perspectives, and community feedback. Stakeholder engagement provided the primary data that assisted in analysis of key components of the SIA methodology, including impact identification, evaluation, and the development of mitigation and enhancement measures.

1.2 THE PROPOSAL

The site is located in the Riverside Corporate Park, among numerous other Commercial facilities in the Ryde Local Government Area (LGA). The Site is currently vacant, with the northern part excavated and cleared of vegetation in 2009 as part of an existing development consent (refer **Figure 1**).

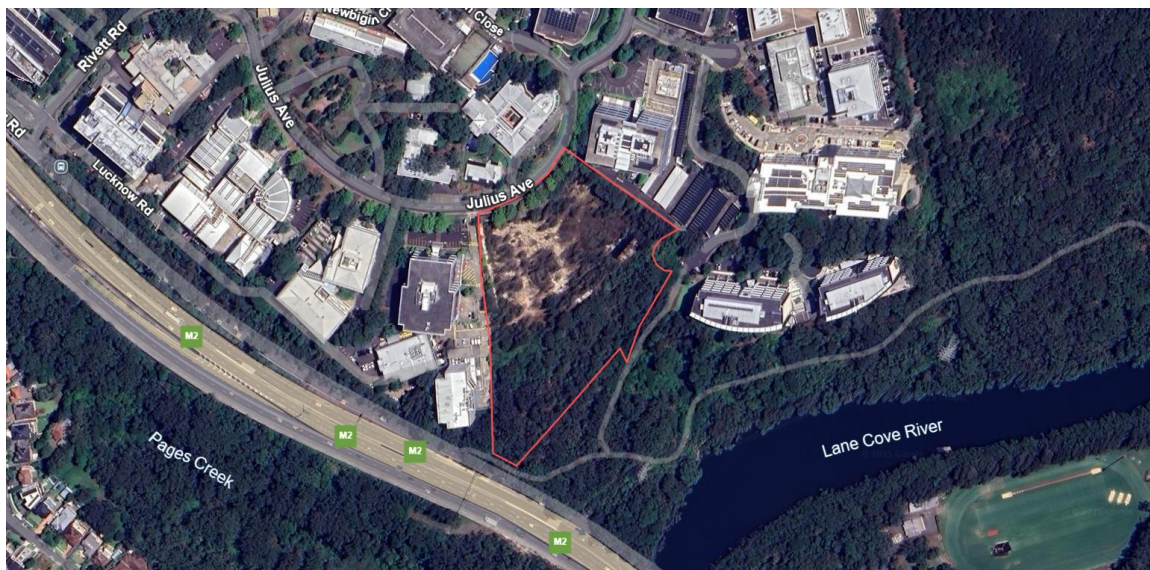


Figure 1: Site Aerial View

Source: Google Earth/Willowtree Communications, 2025

ISPT is proposing to redevelop the Site into a data centre, including necessary servicing, and includes:

- Site preparation works, including tree clearing
- Earthworks and additional site retaining
- Infrastructure comprising civil works and utilities servicing
- Construction of a multi-level data centre, with the following:
 - Basement car parking for 54 cars (including 2 accessible spaces)
 - 12 data halls across six (6) storeys with a total capacity of 115.2 megawatts with upper-level mechanical equipment and rooftop plant
 - 5 storey office/front of house building
 - 6 storey Generator Gantry (building) to rear of data centre + Basement Level (Fuel Tank Storage)
- New Ausgrid precinct-wide 132 kilovolt (KV) Sub-transmission Switching Station (STSS)
- A new public street along the southern part of the Proposal site
- 2 new pedestrian through-site link from Julius Avenue to Richardson Place; and
- Complimentary landscaping and offset planting

The design presents a more efficient use of the site to service the growing demand for physical infrastructure that supports digital activities, from web browsing and cloud computing to storing and processing massive amounts of data for businesses and organisations in the area. The proposal was designed in accordance with global best practice to reflect the highest standards expected.

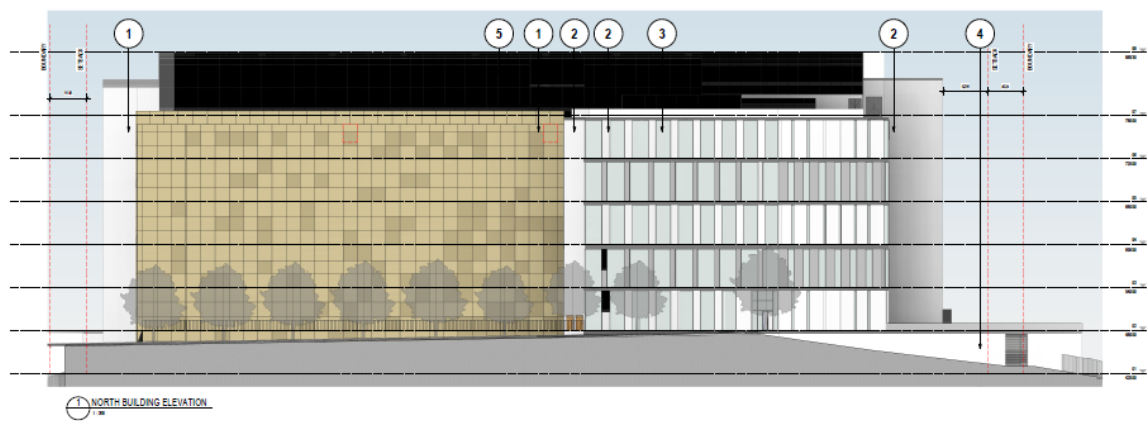
Table 1: Development Proposal Summary:

Component	Proposed
Land Area (approx.)	28,630 m ²
Land Zoning	E3 - Productivity Support
Primary Land Use	Data Centre
Ancillary Land Uses	Office premises
Total GFA	26,185 m ²
Effective Height	48 m 7 stories + Basement Level and Roof Plant Level (includes height variation to southern part of Data Hall proposes to support operational functionality in response to steeply sloping site)
Floor Space Ratio	1.5:1
Total IT Load	115.2MW
Landscaping	Associated landscaping and tree removal. The proposal will include a landscaped area and include: ▪ Retention of native bushland to the southwest of site ▪ No net loss of trees (accounting council offset-3:1 replacement ratio for the trees) ▪ New plantings, including local native species to the southern boundary
Earthworks	Site preparation works, including earthworks. Earthworks extents will be confirmed as part of the EIS.
Roads / Driveways	A new road link from Julius Ave to Richardson Place cul-de-sac New Pedestrian Links on the east and west boundaries of the site
Parking	54 car parking spaces (including 2 accessible spaces)





Site Plan



Render - Northern Elevation



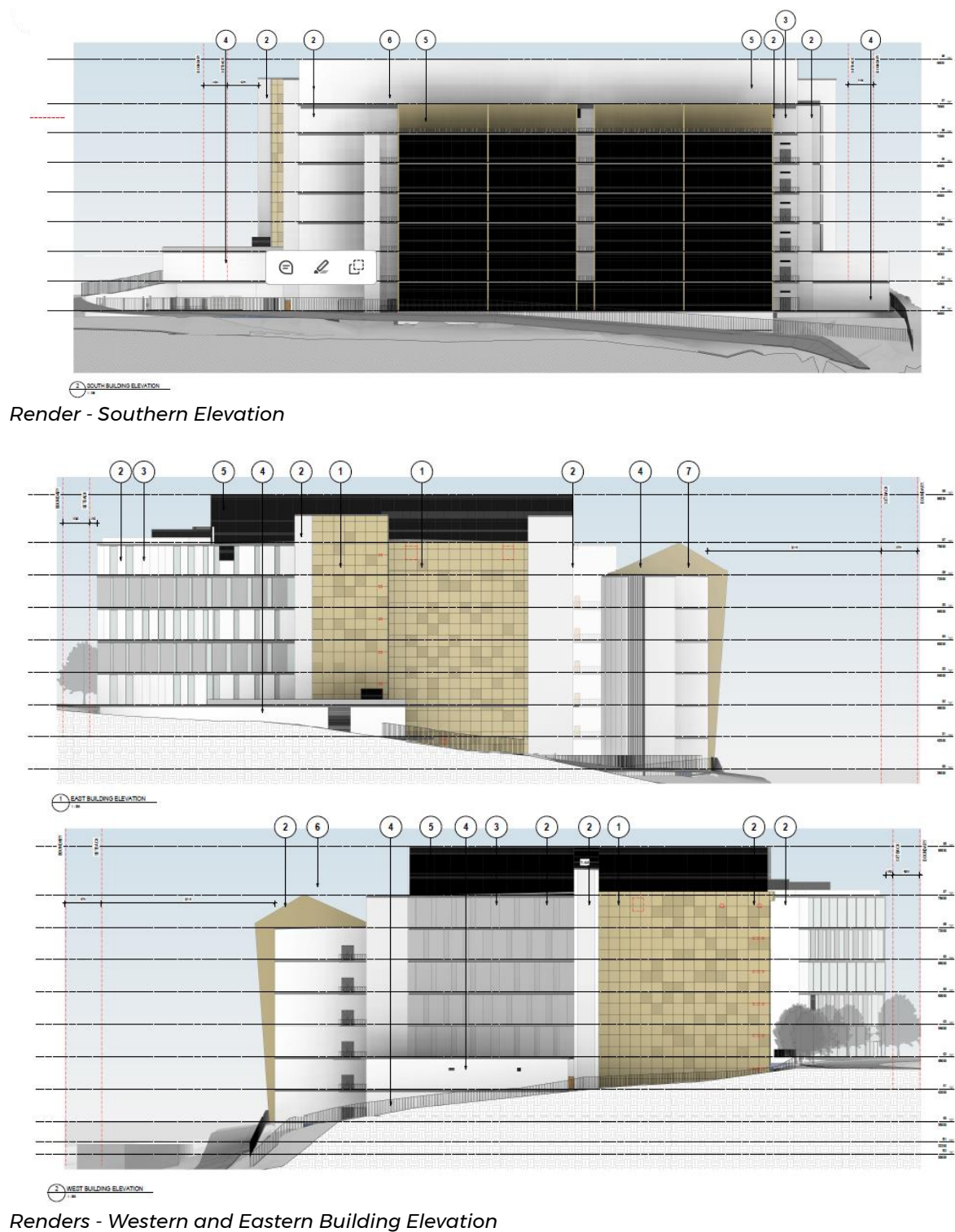


Figure 2: Proposed Scheme – Plan and Renders

Source: Greenbox, 2025



Perspective view to east of Julius Avenue



Perspective view to east of the new link road

Figure 3: Architectural Renderings of Proposal

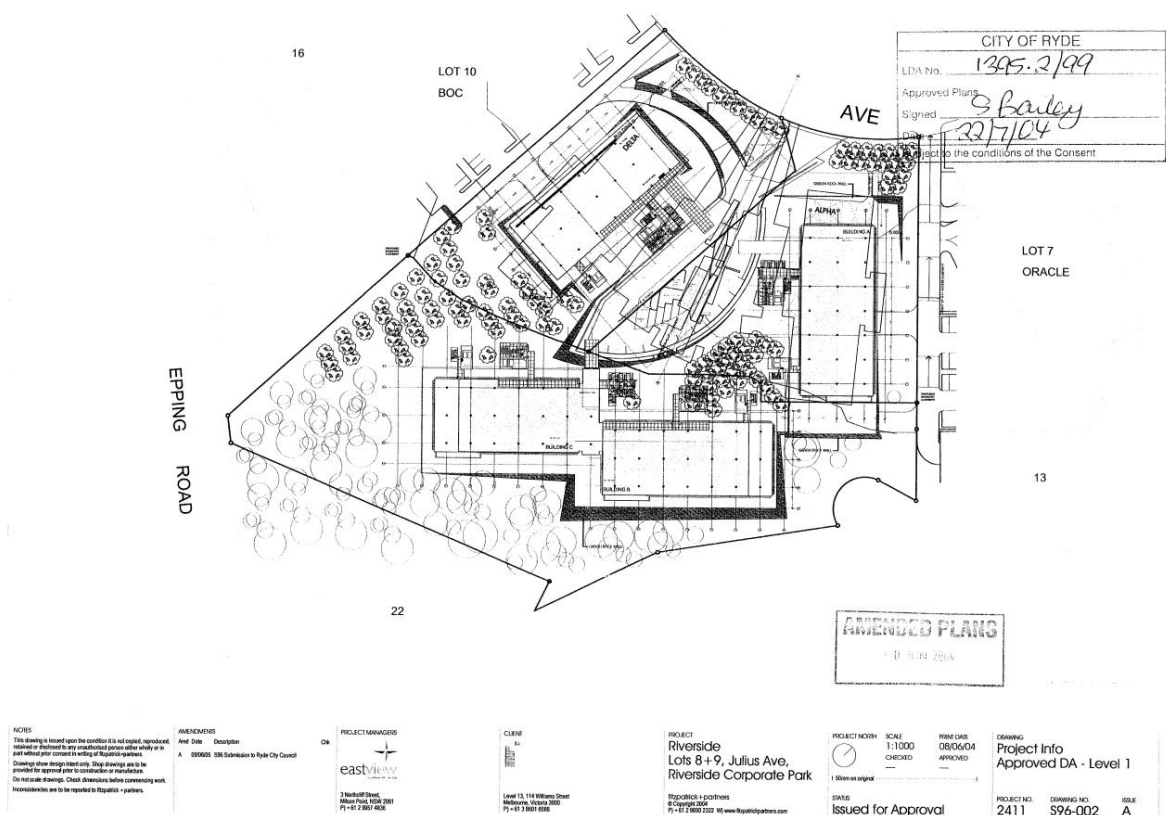
Source: Greenbox, 2025



1.3 SITE AND SURROUNDS

The Site has a primary frontage on Julius Avenue and has a partial rear frontage to Richardson Place (cul-de-sac) at the north-eastern corner. The site is not identified as a heritage item of local or state significance, nor is it located within a heritage conservation area. The Site is zoned E3 Productivity Support within the City of Ryde Local Government Area (LGA), which is approximately 15km north-west of the Sydney CBD.

The northern part of the Site was partially excavated as part of Modified Determination No. 1395/1999 (11 September 2005) that approved construction of four (4) and six (6) storey commercial buildings over basement car parking, which is still active. The Site has remained vacant since the excavation and vegetation clearing were carried out in 2009 (see **Figure 4**).



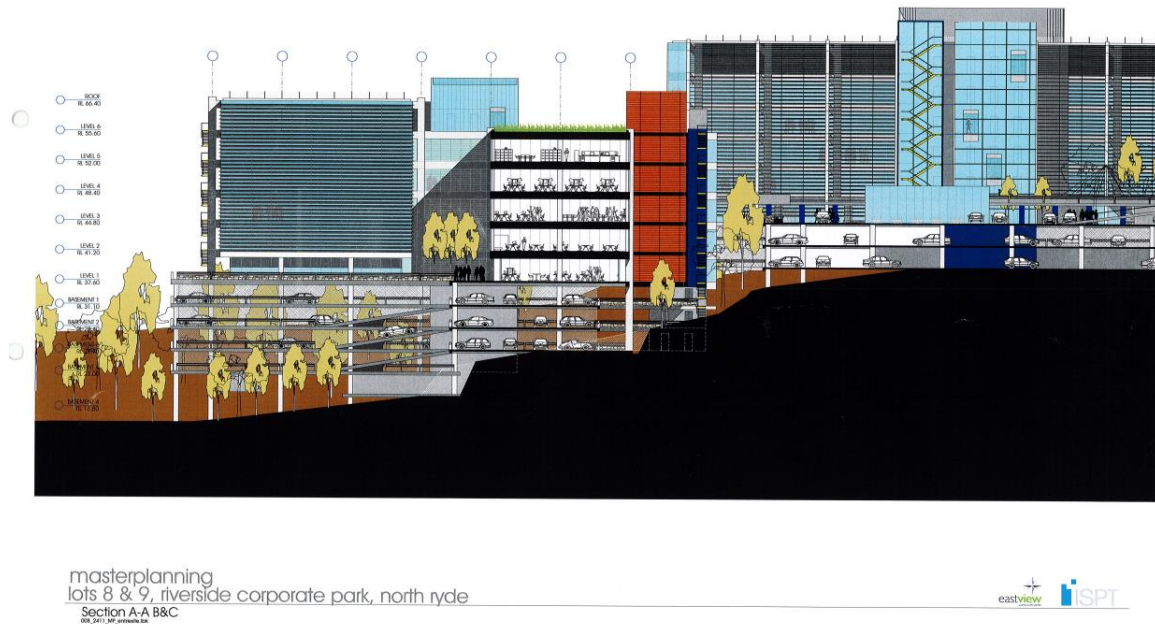


Figure 4: Plans for the Currently Active Development Application

Source: ISPT

The Site is generally surrounded to the north-east, north-west, and south-west (refer to **Figure 5**) by commercial uses and E3 Productivity Support zoned land and also includes:

- To the west, approximately 150m of the Site has a residential development of 95 m height in MU1 mixed-use zoned land.
- To the east and south-east, directly adjoining the site, sits the Lane Cove National Park, which contains a part of the walking track known as The Great North Walk and a fire trail
- To the east, approximately 100m to the Site is the Lane Cove River
- To the south of the site is M2 Epping Road

The area within an 800-metre radius of 6-8 Julius Avenue, North Ryde, comprises a mix of commercial and residential uses, including:

- North: Beyond the Macquarie Park commercial precinct lies the Macquarie Park Cemetery and Crematorium grounds.
- West: Approximately 500 metres from the site is the North Ryde Metro Station, providing key public transport access.
- South-East: Across the Lane Cove River are several notable features, including the Rotary War Memorial Athletics Field, higher-density residential developments in the Lane Cove North suburb along Mowbray Road West and Whitfield Avenue, medium to low-density housing along Avian Crescent, and high-rise Meriton apartment buildings adjacent to Epping Road.
- South-West: This area includes Magdala Park, the North Ryde RSL, and a scattering of low-density residential dwellings.
- West: Low to medium-density housing continues along both sides of Pittwater Road

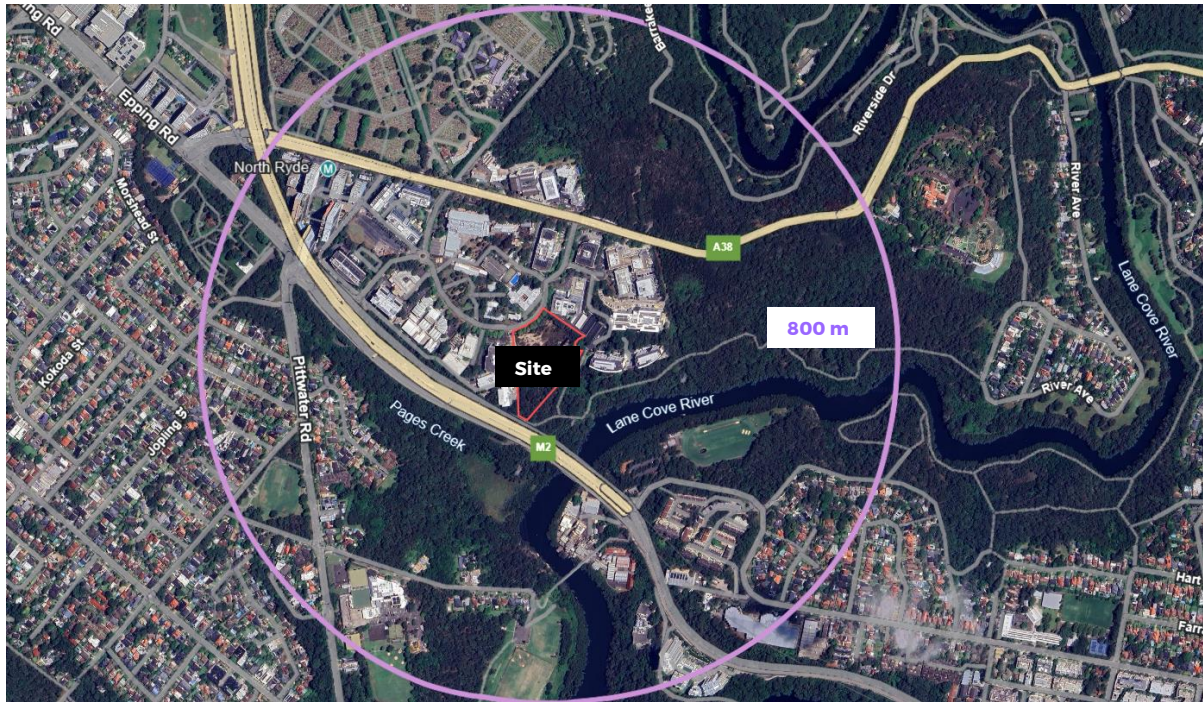


Figure 5: Site and Surroundings Aerial Map

Source: Google Earth/Willowtree Communications 2025

The Macquarie Park Transport Oriented Development (TOD) Precinct Finalisation Report (2024) and associated documents, including the master plan, are set to guide renewal of the precinct over coming decades. In light of this, several changes, including the land use and permitted height and design guide have been put in place across the Macquarie Park Strategic Centre – spanning from Macquarie Centre through to the Riverside Corporate Park. These recent changes aim to guide growth such that the strategic centre can reach its potential as a world-class place for innovation and collaboration with a strong focus on productivity and well-located housing.

Among the changes that were made, of particular note is the use continued use of incentive provisions for height and FSR to achieve public benefit outcomes that improve the amenity and functionality of the area. The most recent changes to height and FSR will see the density of development intensify across the Strategic Centre and extend the high-rise skyline. Public benefits sought through incentives include pedestrian and vehicular links that address connectivity issues from the initial ‘car-based’ business park layout following the development by CSIRO in North Ryde in the 1960s.

1.4 STRATEGIC CONTEXT

The proposal to develop the site into a data centre responds to a convergence of strategic priorities at the national level for digital infrastructure growth and the state and local levels for jobs, productivity and housing. In summary these include:

Digital Infrastructure Growth: The growing demand for cloud services, AI, and data storage has intensified the need for secure, high-capacity digital infrastructure. Data centres are now recognised as critical infrastructure supporting the functioning of business, government, and community services. The proposal aligns with the Australian Government’s Digital Economy Strategy and NSW’s Smart Infrastructure initiatives, which identify data centres as essential enablers of economic resilience, productivity, and innovation.

State Planning Policies and Strategies: As mentioned in the previous section on site and surroundings, the Macquarie Park Accelerated TOD Precinct provisions introduce considerable



change within this neighbourhood and the wider Macquarie Park area that aims to achieve 100,000 jobs, enable 9,600 new homes, and improve accessibility and public realm outcomes around key transport interchanges like the North Ryde Metro Station affecting land in close proximity to the site. This follows on from the NSW Government's planning framework, including the Greater Sydney Region Plan and North District Plan, which identify Macquarie Park as a key metropolitan economic hub and one of the top ten fastest growing LGAs in Greater Sydney for housing.

Local Planning Policies: The City of Ryde's Local Strategic Planning Statement (LSPS) and Employment Lands Strategy support the intensification and modernisation of employment precincts such as Riverside Corporate Park. These policies encourage high-tech, knowledge-intensive industries and infrastructure investment that aligns with Macquarie Park's vision as a nationally significant innovation precinct. The project supports local objectives by maintaining the employment function of the site and enabling a land use that complements the area's economic and spatial transformation.

DIGITAL INFRASTRUCTURE GROWTH

Australian Data Strategy (2021)

The Australian Data Strategy plays a central role in the Government's broader vision for national development, working in tandem with initiatives like the Digital Economy Strategy and Digital Government Strategy to build a modern, data-driven society by 2030. It outlines a national approach to leveraging data to drive job creation, economic growth, improved government service delivery, and more effective responses to complex social and economic challenges. The Strategy emphasises the importance of ensuring the right infrastructure and safeguards are in place to maximise data use while protecting it. Acknowledging the private sector's growing reliance on data and analytics, the Strategy also highlights the need for further progress in harnessing data across its entire lifecycle. Crucially, it recognises the unique role of different organisations—such as researchers in data generation and analysis, and "data centres [that] focus on storing and preserving it" (p.8). This acknowledgement underscores the foundational role data centres play in supporting Australia's transition to a digitally enabled, resilient economy by providing the secure, scalable infrastructure required to manage, protect, and utilise the growing volumes of data that underpin digital innovation.

Australian Digital Economy Strategy 2030(2022)

The Australian Digital Economy Strategy outlines the Government's vision for becoming a top 10 digital economy and society by 2030, recognising that "*a thriving digital economy has been critical to Australia's resilience through the COVID-19 pandemic and will be an important part of our future growth and prosperity*" (p.14).

With digitalisation expected to contribute up to \$315 billion to the economy and create 250,000 jobs by 2025, the Government has invested more than \$3.5 billion in digital initiatives since 2020. These efforts include building national capability in emerging technologies like quantum, AI, and crypto assets, alongside foundational investments in digital infrastructure, cyber security, data governance, and digital skills. The Strategy's 2022 update added another \$1.1 billion in funding, including major initiatives such as the \$1 billion Technology Investment Boost and the \$70 million Quantum Commercialisation Hub. Central to the Strategy is the Australian Data Strategy's Action Plan, which aims to improve national data systems, including enhancing data.gov.au and increasing public sector data sharing through a \$27.1 million investment in the Office of the National Data Commissioner. While data centres are not explicitly referenced, the emphasis on data capability, infrastructure, and secure digital systems underscores the critical enabling role of data centres in supporting this transformation and sustaining the demands of a digitally driven economy.



STATE PLANNING POLICIES AND STRATEGIES

Macquarie Park TOD Accelerated Precinct (Tier 1)

The Macquarie Park Transport Oriented Development (TOD) Accelerated Precinct (Tier 1) is a transformative approach for delivery of development, driven by the NSW Government's urgent response to housing supply and affordability challenges (refer **Figure 6**). Under the TOD Program, Macquarie Park was selected for accelerated rezoning due to its strong infrastructure capacity and proximity to high-frequency rail, enabling the delivery of significant new housing, part of a National Housing Accord commitment to 377,000 new homes across NSW by 2029. The rezoning allows for high- and mid-rise residential development within approximately 1,200 metres of key stations, including Macquarie Park and North Ryde, with a master plan that integrates new open spaces, active transport links, and a minimum 3% affordable housing rate held in perpetuity.

The overall Macquarie Park TOD goal is to enable 100,000 jobs, enable 9,600 new homes, and improve accessibility and public realm outcomes around key transport interchanges like the North Ryde Metro Station. This TOD planning framework updates the vision for Macquarie Park and North Ryde as a model for integrated urban renewal, where economic vitality, housing supply, and liveability converge through strategic planning and phased delivery.

As set out on DPHI's website, the Macquarie Park Rezoning Proposal was exhibited over 2 stages, with public consultation for Stage 1 between 9 November to 10 December 2023 and Stage 2 between 9 July and 23 August 2024 which included the new residential provisions in Riverside Corporate Park. Engagement included multiple in-person community sessions and webinars and facilitated direct engagement with 248 members of the local community, resulting in 532 submissions for consideration. Following detailed consideration of submissions received during exhibition, several changes were made to the rezoning. These included:

- capacity for 2,000 more homes in key areas
- more public open space
- more flexible planning controls for key sites to encourage faster development.

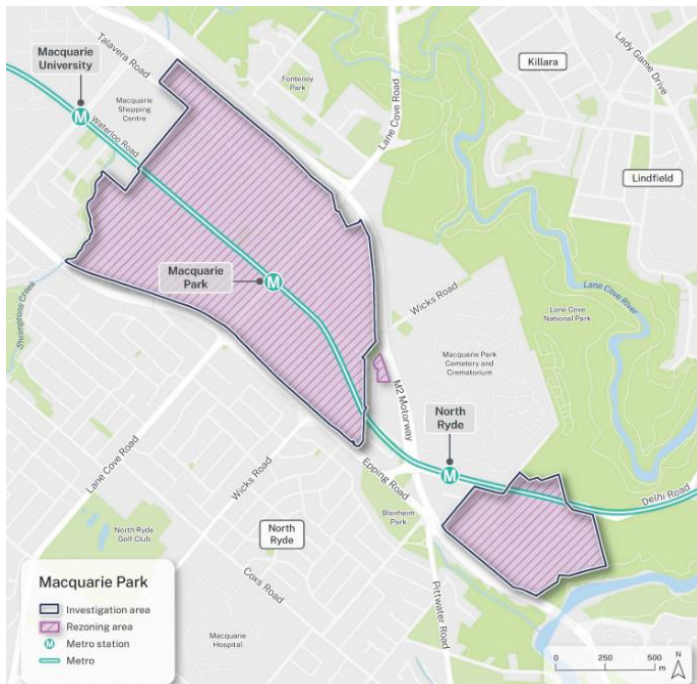


Figure 6: Macquarie Park Accelerated TOD Precinct Rezoning Area

Source: Macquarie Park TOD Precinct Finalisation Report DPHI, 2024

A suite of documents guides the TOD outcomes and key aspects are outlined as follows.

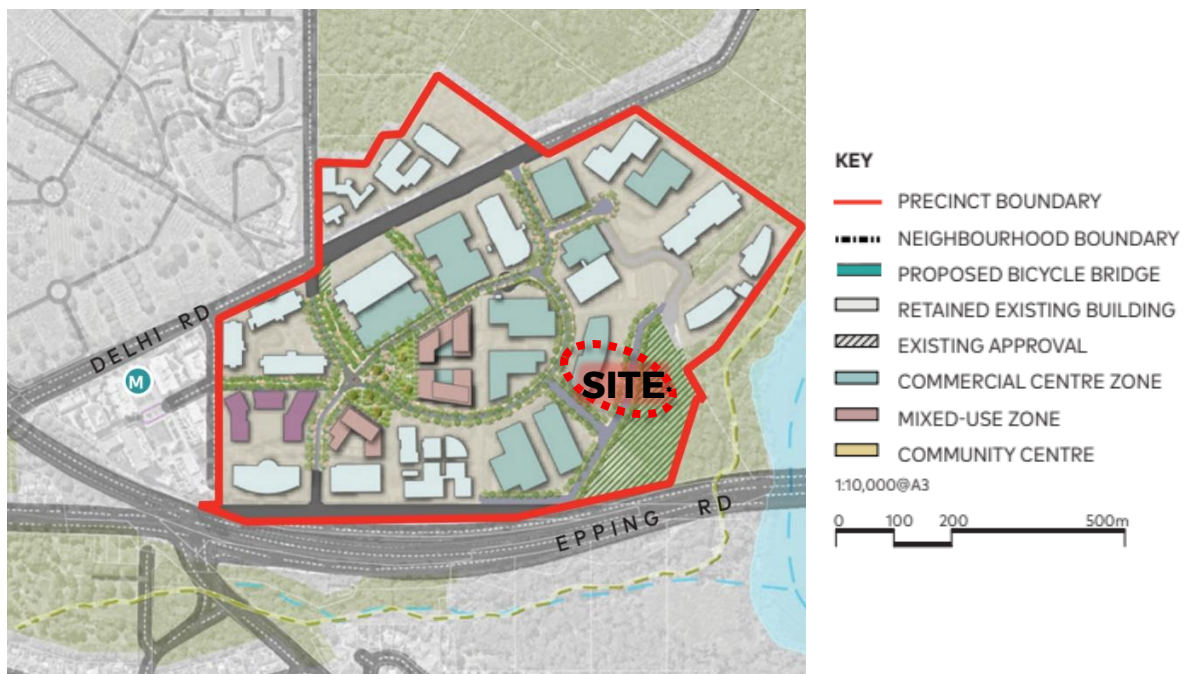
The Macquarie Park Design Guide (November 2024) provides the following locality statement for the Riverside Corporate Area which it refers to as neighbourhood 7:

Neighbourhood 7: Narrami Badu-Cumada, meaning 'Connecting Water Spirit', will remain a secondary employment zone at the southeastern edge of the Precinct, providing a diversity of non-residential uses to the east alongside a limited residential area in the flatter portions of the neighbourhood nearest the Metro Station.

The residential typologies will offer an urban gateway moment, extending from the existing North Ryde Metro precinct, before reducing in scale to a more intimate and restful campus character towards the southeast. Here, the area's bushfire risks and swathes of ecologically important land will require the area to remain relatively restrained, with mid-rise commercial buildings enjoying a distinct relationship with the immediate bushland and Lane Cove River.

Notable views across the bushland from the vantage points on the higher ground shall be retained, as sites step down towards the river. Meandering but still-steep future public streets will allow connections between sites, as well as to existing walking tracks within the National Park and Lane Cove River corridor.

The Macquarie Park Urban Design Framework (2024) established the land uses in a Master Plan and included the introduction of mixed use residential and commercial to the centre of the Riverside Corporate Park, approximately 100m northwest of the site. The Urban Design Framework provided the analysis for changes to built-form that were proposed and include Skyline Strategy Principles, with the changes to the skyline illustrated in the height strategy section of the report (refer **Figure 7**).



Macquarie Park Future Precinct Master Plan (Neighbourhood 7)

Source: Macquarie Park Urban Design Framework (extract), 2024

Note: The Building mass shown in Master Plan is theoretical in the area surrounding the site
- does not represent land use zones or existing building footprints.

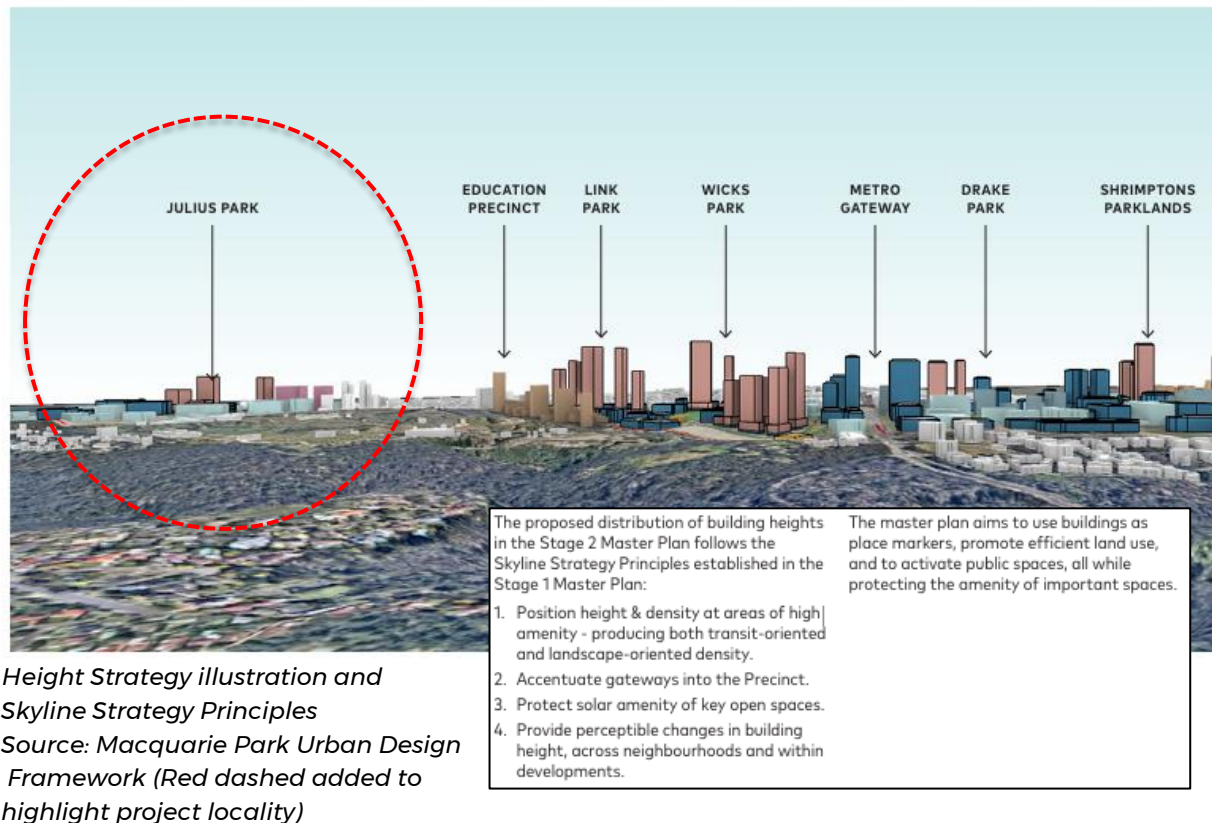


Figure 7: Extracts from Transport-Oriented Development - Accelerated Precincts

Source: DPHI - Macquarie Park State-led rezoning - Finalisation Documents (2024)

Greater Sydney Region Plan: A Metropolis of Three Cities (2018) and North District Plan (2018)

The TOD program seeks to accelerate the delivery of housing and job growth envisaged by the Greater Sydney Region Plan and North District Plan, positioning Macquarie Park and North Ryde as part of a critical node in Sydney's economic and housing landscape. Both plans emphasise the area's role as a major non-CBD employment hub, leveraging its concentration of technology, healthcare, education, and research sectors. The North District Plan specifically targets Macquarie Park Strategic Centre, including North Ryde, as part of the Eastern Sydney Economic Corridor, aiming to enhance connectivity and competitiveness through infrastructure investments like the Sydney Metro Northwest. This supports its transformation into a mixed-use precinct integrating jobs, housing, and services.

Future Transport Strategy 2056 (2022)

The NSW Future Transport Strategy outlines a transformative vision for Greater Sydney's transport network, with direct implications for Macquarie Park and North Ryde as key economic and residential hubs. Central to the strategy is enhancing connectivity across the Eastern Sydney Economic Development Corridor, which stretches from Norwest Business Park through Macquarie Park to Port Botany, reinforcing the precinct's role in driving regional competitiveness through improved freight and passenger links. The plan prioritises reducing commute times and congestion by integrating land use and transport planning, focusing on transit-oriented development near critical nodes like Macquarie Park Station to support housing growth and job accessibility.

Infrastructure upgrades, including proposed projects such as the Northern Rail Line duplication for freight efficiency, new rapid bus corridors (e.g., Macquarie Park to Mona Vale) are outlined as well as long term vision for metro extensions such as Randwick to Macquarie Park via Kogarah. These initiatives align with the strategy's emphasis on creating a 30-minute city through enhanced public and active



transport networks, ensuring residents have equitable access to jobs, education, and services within a half-hour radius.

The strategy also addresses emerging trends like last-mile freight distribution as well as perceived congestion issues, urging local councils to adapt infrastructure for micro-mobility and smaller delivery vehicles. The plan aims to balance economic growth with liveability, positioning Macquarie Park as a model for integrated urban renewal where transport innovation supports both employment density and housing diversity.

Macquarie Park Innovation Precinct Place Strategy (2022)

The Macquarie Park Innovation Precinct Place Strategy provided a detailed basis for the accelerated TOD approach having outlined a comprehensive vision for transforming Macquarie Park into a vibrant, connected, and innovation-driven hub. Spanning 350 hectares between Macquarie Centre and Ivanhoe Estate to Lachlan's Line and Riverside Corporate Park—bounded by Epping Road, Delhi Road, the M2 Motorway, and Vimiera Road—the precinct benefits from its adjacency to Lane Cove National Park.

Already recognised as a major non-CBD commercial centre with leading companies, a university, and hospitals, the strategy sought to bring new energy and activity to the area throughout the day and night. Central to the plan is the promotion of high-growth sectors such as education, MedTech, health and biomedical sciences, advanced manufacturing, and digital technologies. The precinct already supports cutting-edge initiatives like the cybersecurity hub, which "enables research that tackles security issues across multiple disciplines—computing, engineering, business, criminology and law" (p.18), offering a strong foundation for future partnerships. To support this growth, the strategy emphasises investment in digital infrastructure (p.25) and a restructured movement network that encourages walking, cycling, and public space integration, making the precinct more accessible, sustainable, and conducive to collaboration.

LOCAL PLANNING POLICIES

City of Ryde Local Strategic Planning Statement (2019)

The City of Ryde Local Strategic Planning Statement outlines a forward-looking vision to reinforce Macquarie Park's role as a vital economic engine within Sydney's metropolitan framework, while ensuring it evolves into a vibrant, accessible, and liveable urban centre. With a highly educated workforce and a strong representation of female professionals, the City of Ryde is experiencing steady growth—welcoming an average of 2,000 new residents and 4,000 new businesses annually. The LSPS aims to manage this growth by aligning new development with adequate infrastructure, fostering innovation, and supporting local employment. It emphasises that "*more people will have the option to ...work in the Ryde LGA*" enabled by increased commercial office space, co-working hubs, and incubators (p.122). Approximately 80% of new housing is projected for key precincts like Shepherds Bay, Meadowbank, and the North Ryde and Macquarie University Station Priority Precincts. The strategy supports the creation of 19,000 new jobs and an additional 325,000m² of commercial office space in Macquarie Park by 2036.

Key planning priorities include identifying infrastructure gaps, protecting commercial cores, and collaborating on transport improvements to enhance connectivity across the region. Strategically located along Sydney's Economic Development Corridor and served by the Sydney Metro North West, Macquarie Park is well positioned to meet its goal of becoming a dynamic, well-connected CBD that balances economic growth with improved urban amenity.

City of Ryde: Community Strategic Plan (2018)

The City of Ryde's Community Strategic Plan (2018), currently under review following the 2024 Council elections and open for community feedback until June 1, sets a vision for a vibrant, liveable, and sustainable city that balances growth with quality of life. The plan is shaped by extensive community



engagement and aligns with state-level strategies, including the Greater Sydney Region Plan and North District Plan, to ensure Ryde meets its housing, infrastructure, and employment targets while protecting valued natural and urban environments.

Key priorities include accommodating a growing and diverse population-projected to require 17,000 additional dwellings by 2031-through a greater range of housing options, including affordable rental housing, and integrating more green space into new developments. The plan emphasises the need for renewed neighbourhoods and places, supported by robust transport connections, local services, and community facilities to maintain liveability as density increases. Economic development is a central focus, with ongoing strategies to optimise Macquarie Park as a major employment hub, retaining and attracting jobs close to where people live, and fostering innovation and business growth.

The strategic context also recognises challenges: managing the pace of change, ensuring infrastructure keeps up with growth, and maintaining the character of neighbourhoods while delivering on housing and employment goals. The plan's seven outcome areas-vibrant and liveable, active and healthy, natural and sustainable, smart and innovative, connected and accessible, diverse and inclusive, open and progressive-provide a holistic framework for decision-making and resource allocation.

Council draft Community Strategic Plan (2025) outlines a wide range of challenge responding to high growth in the LGA, well expressed by the CEO's message:

"One of the major challenges facing this Council over the next 10 years is a rapidly growing population, boosted by State Government housing reforms that will see City of Ryde carrying a heavy burden in the struggle to solve Sydney's housing crisis. As articulated in this Community Strategic Plan, the growing number and increased density of our population will impact many aspects of our strategic planning. This Council is committed to working collaboratively with stakeholders at all levels of government to 'strike the right balance' between necessary housing uplift, the protection of our vital employment lands and the provision of essential infrastructure. That way, we will continue to be the place for opportunity and lifestyle at your doorstep into 2035 and beyond."

The draft Plan notes that "Supporting our growing population will require housing, transport, schools, healthcare, services, leisure and recreational opportunities, commercial centres and local workplaces, and green and open spaces". Community values and attitudes to growth were captured including:

"Our community said: We need to prioritise managing development and long-term planning to ensure our City provides choice and variety in the type of homes available to accommodate different household types, including affordable, student and social housing, while balancing development with green spaces. This needs to be supported by better infrastructure, more services, social opportunities and improved mobility" (page 40)

"Our community said: They would like a greater focus on traffic management as well as safety and safe and better connected active and public transport options" (page 45)

"Our community said: They told us how much they value our high-quality open spaces, from parklands and sportsfields to our biodiverse natural environments. The community seeks diverse recreational facilities in parks and open spaces, with a strong emphasis on protecting and growing natural areas. Well-maintained spaces that offer a variety of activities while safeguarding biodiversity, preserving ecosystems and ensuring these natural environments are protected for future generations are vital." (page 46)

City of Ryde: 2024-2028 Economic Development Strategy (2024)

The City of Ryde's Economic Development Strategy builds on previous initiatives while responding to current trends and stakeholder input. It is informed by consideration of Ryde's economic factors of production and the City's strengths and opportunities. At the heart of Ryde's economic identity is the



Macquarie Park Innovation District, described as *"a nationally significant economic hub, contributing \$13.6 billion to the NSW economy – representing more than half of the City of Ryde LGA's Gross Regional Product"* (p.17). This area supports a globally competitive innovation ecosystem, with more than \$700 million invested annually in research and development, and a concentration of high-value industries such as manufacturing (\$11.92B), information media and telecommunications (\$7.33B), wholesale trade (\$4.48B), and professional, scientific and technical services (\$4.06B). The district also benefits from strategic transport connectivity and access to talent via institutions like Macquarie University and TAFE NSW. However, the area faces challenges, including flexible and affordable office, incubator and innovation spaces (particularly for startups and scaleups) and *"sustained pressure to convert employment lands into residential development"* (p.9).

City of Ryde: Sustainable Transport Strategy (2022)

The Council's Sustainable Transport Strategy is a framework that sets key directions for how the City of Ryde will address priority areas in transport, aligning with other Council plans focused on strategic planning, net zero emissions, and resilience. In response to the declaration of a "Climate Emergency" in May 2019, which recognised the need for "swift action... to limit the potentially irreversible impacts of climate change", the strategy tackles challenges intensified by urban growth—such as increasing car use and record-high carbon emissions. Macquarie Park and North Ryde face some of the country's worst traffic congestion, which major employers see as *"a significant potential barrier to increased growth and productivity"* (p.55).

The Council supports Connect Macquarie Park & North Ryde, a public-private partnership aiming to expand the precinct sustainably without increasing congestion. As part of its planning controls, Council requires Green Travel Plans for new developments over 10,000 square metres (p.51). The City's vision is to be "a more connected City" where people have safe, convenient, and low-emission travel options, with a focus on public, active, and shared transport modes over single-occupancy car use.



2 METHODOLOGY

The methodology and structure of this SIA follow DPHI's SIA Guideline 2023. Its key components include:

Project Establishment

As outlined in the previous section, the steps for project establishment included:

- Review of the background technical documents, including concept plans and supporting project documents that scoped requirements for Aboriginal cultural heritage, transport planning, and environmental considerations, including flooding and traffic;
- Site visit, which included an inspection of the adjoining industrial and residential neighbourhoods to review the Site's context and
- Review relevant regional and local policy documents to understand the policy context for assessing key impacts at the regional, LGA and local scale.

Social Context Development and Preliminary Scoping

The social baseline, locality and preliminary impacts detailed in **Section 3** were established by undertaking:

- A spatial analysis to identify the social locality appropriate for the assessment of social impacts, which is considered the area of social influence for the data centre development; and
- An analysis of demographic characteristics of the social locality and wider context to provide insights to the social baseline.
- Scoping exercise to determine the extent of impact to the social locality

Community and Stakeholder Engagement

Community and stakeholder engagement on social impacts is detailed in **Section 4**. The key activities included:

- Contact with key stakeholders (agency, local government and community) to offer/undertake briefings/interviews and
- Provision of project information Engagement with the community to ensure they have access to project information, including distribution of a Community Update Newsletter, opportunities for local businesses to respond to a Business Survey and enquiries and feedback opportunities
- Analysis of outcomes of community and stakeholder engagement activities relevant to the assessment of impacts;
- Regular engagement between the project management team, consultants and the Willowtree Communications team, particularly to coordinate responses to stakeholder and community engagement and address technical responses to impacts;

Social Impact Identification, Assessment and Prediction

An SIA aims to identify, predict and evaluate likely social impacts arising from a project and propose responses to the predicted impacts. Social impacts will vary based on the nature, context and scale of a project. The SIA considers projects from the perspectives of people, which means developments are more likely to be socially sustainable based on "Social elements of value to people" as defined in the table below:



Table 2: Social Elements of Value to People - Community Values

Way of life	<i>Includes how people live, how they get around, how they work, how they play, and how they interact each day</i>
Community	<i>Including composition, cohesion, character, how the community functions, resilience, and people's sense of place</i>
Accessibility	<i>Including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation</i>
Health & Well-being	<i>Including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health</i>
Culture	<i>Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings</i>
Surrounding	<i>Including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity</i>
Livelihoods	<i>Including people's capacity to sustain themselves through employment or business</i>
Decision making systems	<i>Including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.</i>

In **Section 5**, the potential impacts were refined, and an assessment of the significance of each social impact was undertaken, drawing on relevant findings from the social locality and social baseline. This process utilised tools from DPHI's *SIA Guideline 2023- Technical Supplement* to assess each impact in relation to its likelihood and magnitude (refer to **Figure 8**) and included consideration of factors such as extent, proximity, duration, severity, scale sensitivity, value, and interest.

Section 5 also has a section that addresses the cumulative impacts due to projects in close proximity that are under construction or assessment in conjunction with the proposed development.

Likelihood level	Meaning
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



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.
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.

		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

Figure 8: Social Impact Significance Matrix

Source: SIA Guideline- Technical Supplement, 2023

Social Impact Management - Enhancement, Mitigation and Residual Impact

Section 6 details the measures for enhancement and mitigation of impacts that were evaluated to have a high impact on the social locality, as noted in **Section 5**. This was undertaken in consultation with the project team, and opportunities to enhance positive impacts and mitigate negative impacts. Recommendations are set out in relation to the mitigation of residual impacts that have been identified.

Conclusion

The conclusion summarises the assessment of social impacts and highlights any ongoing requirements associated with the delivery of the proposed development. The conclusion also summarises how the key requirements of the SIA Guidelines have been addressed in this report.



3 SOCIAL BASELINE

The social baseline analysis describes the social context without the project. It documents the existing social environment, conditions, and trends relevant to the impacts identified. The baseline provides a point of reference against which the direct, indirect, and cumulative impacts can be predicted and assessed.

3.1 LOCALITY CONSIDERATIONS

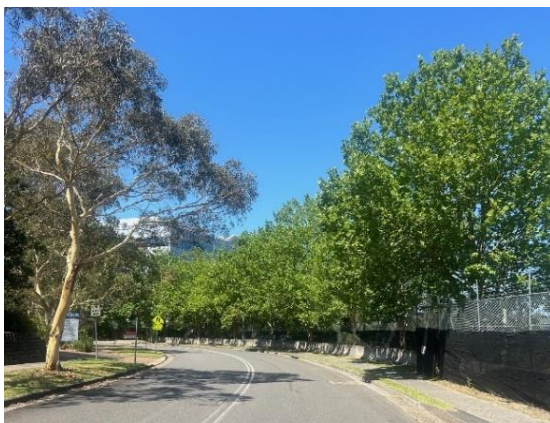
The social locality describes the area of social influence for the project. The social locality is informed by the project's nature, scale and intent, specifically:

- Key affected communities, which include individuals or groups within the community who the project would directly or indirectly impact.
- Surrounding factors such as the environment or heritage
- Construction and operation processes of the proposal
- Scale and extent of potential impacts, both direct and indirect, in both short and long-term
- Cumulative impacts that can affect the communities over time - Social impacts across the social locality in proximity to the site may be affected by impacts from the proposed development and other developments occurring in the vicinity to facilitate planned population growth.

A top-down and bottom-up approach was taken to identify the social locality and its wider context. Firstly, an analysis of the wider locality was undertaken to understand key relationships between the location of the proposal and the wider community. This included consideration of land use zones (refer to **Section 1.4** Strategic Context), site context, social infrastructure, and neighbouring developments, as follows.

Site and locality character

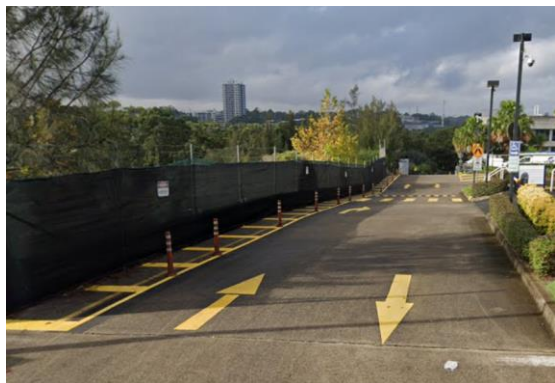
The following site photos show the existing site conditions and the existing character of immediate surroundings including the commercial area and adjoining Lane Cove National Park.



Julius Ave site frontage and street trees



Site looking north east



Site Western Boundary - 10 Julius Ave Driveway



Site Eastern Boundary - entrance 4 Julius Ave



Great North Walking track (site south)



Rock platform (site south west)

Figure 9: Site photos and Immediate Surrounds

Source: Willowtree Communications, 2025

Locality photos show the character of the social locality, with its office buildings and new high-rise residential next to the metro.

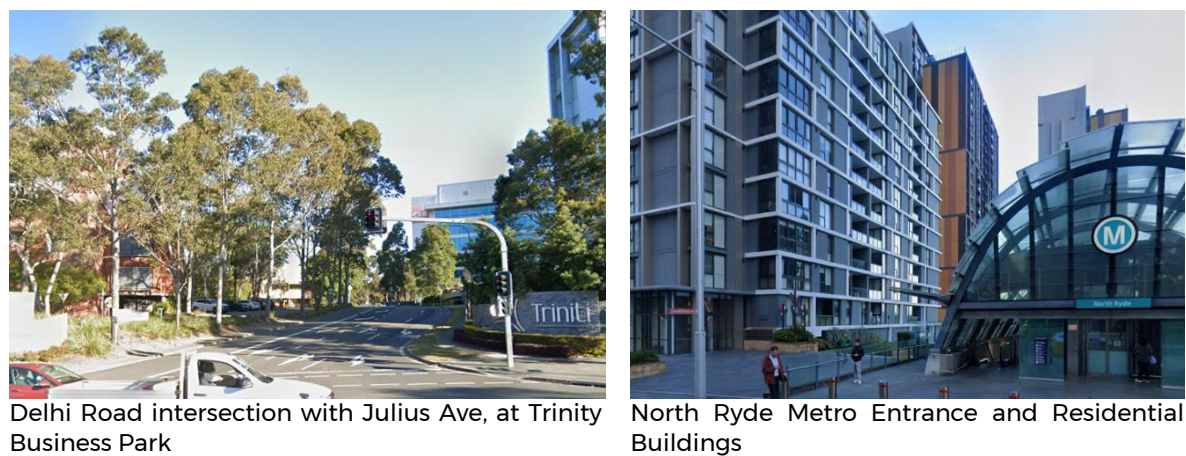


10 Julius Ave (western neighbour)



Julius Ave east of site, intersection with Newbiggin Close





Delhi Road intersection with Julius Ave, at Trinity Business Park

North Ryde Metro Entrance and Residential Buildings

Figure 10: Locality Photos

Source: Google Street View/Willowtree Communications, 2025

Local Activities

A scan (refer to **Figure 11**) of the social locality within an 800 m radius of the project site shows the key attributes of the broader area, including the primary use case as well as facilities that might be frequently accessed through shared road or could be impacted due to the project. This includes significant residential, community, and recreation facilities as listed in **Table 3**.



Figure 11: Social Infrastructure in Proximity to the Site

Source: Google Maps/Willowtree Communications, 2025

Table 3: Places of Community/ Service Value to People in Proximity to the Site

Name	Address	Distance from site
Early Learning/Childcare		
The Lizard Centre [therapy centre for children and adolescents]	T04/3 Julius Ave, Macquarie Park NSW 2113	<140m to the north
360 Early Education North Ryde [Early Learning Centre]	39 Delhi Rd, North Ryde NSW 2113	<380m to the north
Kids Planet Academy [Childcare Centre]	1 Network Pl, North Ryde NSW 2113	<580m to the north
Cemetery		
Macquarie Park Cemetery	Cnr Delhi Rd & Plassey Rd, Macquarie Park NSW 2113	<500m to the north
Parks and Green Space		
Lane Cove National Park	Max Allen Rd, Lindfield NSW 2070	<100 m to the south
Lane Cove North Estate Pond	45-47 Walkers Dr, Lane Cove North NSW 2066	<550m to the south
North Ryde Oval	307A Pittwater Rd, North Ryde NSW 2113	<680m to the west
Magdala Park	Magdala Rd, North Ryde NSW 2113	<730m to the south west
Myall Reserve	Blenheim Rd, North Ryde NSW 2113	<650m to the north west
Blenheim Park	68 Blenheim Rd, North Ryde NSW 2113	<800m to the north west
Medical		
Dental@DelhiRd	Shop2/39 Delhi Rd, North Ryde NSW 2113	<450m to the north
Dental Axxess	Unit 3.5/56 Delhi Rd, Macquarie Park NSW 2113	<400m to the north east
Mowbray Dental denture clinic	3 Walkers Dr, Lane Cove North NSW 2066	<550m to the south
Disability Care		
Achieve Australia	Suite 1/1 Epping Rd, North Ryde NSW 2113	<490m to the north west
Clubs		
North Ryde RSL	27-41 Magdala Rd, North Ryde NSW 2113	<690m to the south west
North Ryde RSL Youth Club	231 Pittwater Rd, North Ryde NSW 2113	<800m to the south west

Neighbouring Developments

The site's existing development approval from 2009 reflected the business park character prevailing at that time, however the site context is now considered in it's proximity to the newly transitioning areas, as part of the NSW Government's Transit-Oriented Development (TOD) Accelerated Precinct Program and local planning initiatives. This new planning framework, outline din Section 1.4, facilitates a corridor of large-scale developments in a spine from North Ryde, through Macquarie Park to Macquarie Central (refer **Figure 7** in **Section 1.4**). Over coming decades this will collectively create cumulative impacts that require a step change in infrastructure demand and delivery.

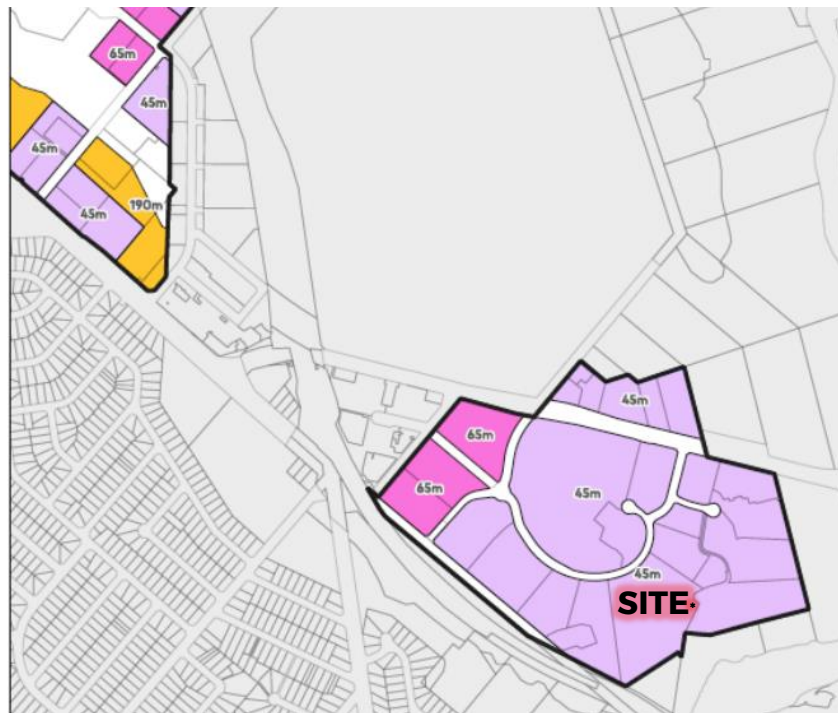


The new Transport Oriented Development (TOD) planning framework is a significant shift in planning policy for the area surrounding the Julius Avenue data centre from a commercial area to be adjacent to an expanding high-density, mixed-use centre leveraging the access to North Ryde Metro. Two key elements of the planning framework are to introduce more, and taller mixed-use development in North Ryde and to reinforce the urban amenity with smaller building footprints and more walkable, connected urban environment. This transition marks a departure from the long-standing business-park character of the eastern part of the North Ryde area, to be peripheral to the expanded residential and publicly activated areas that have a greater focus on open space, high-quality streetscapes, and vibrancy.

“Surroundings” is a key community value to consider in social impact assessment. In this context, the following outline on the changing approach to height controls in the vicinity of the site is important to examine as it effects both local and district perceptions of the overall North Ryde area as it intensifies further from initial high density residential development delivered in the past decade adjacent to a commercial area to a major mixed use and commercial area. The new TOD framework continues to use incentives for height of building and FSR to deliver public benefits such as increased connectivity. Of particular note is the height of building (HOB) which have seen the continuation of the base height of 30m and incentive height for the site of 45m carried from Ryde LEP 2014 through to the proposed TOD planning framework (refer **Figure 12**).

STAGE 2 MACQUARIE PARK CORRIDOR PRECINCT INCENTIVE HEIGHT OF BUILDINGS MAP

-  CADASTRE
-  STAGE 2 REZONING BOUNDARY
-  X - 45
-  AA - 65
-  AF1 - 190



TOD - Incentive Height of Buildings (as exhibited)

Figure 12: Height maps series - pre-TOD and proposed (exhibited) TOD Amendments

Source: *Explanation of Intended Effect, 2024*

The Macquarie Park Corridor Infrastructure Delivery Plan (2024) defines the LEP ‘incentive clause’ provisions as:

“An arrangement where a developer provides infrastructure on or adjacent the development site that has a broader public benefit, in exchange for the right to develop the site for alternative and/or more intense land use. The developer commitments are usually formalised through a planning agreement. Land in the Macquarie Park Precinct is already subject to an incentive Height and FSR clause “ (p.27)

Opportunities for improved connectivity are set out in the Macquarie Park Design Guide and the Macquarie Park Corridor Infrastructure Delivery Plan (refer **Figure 13**).

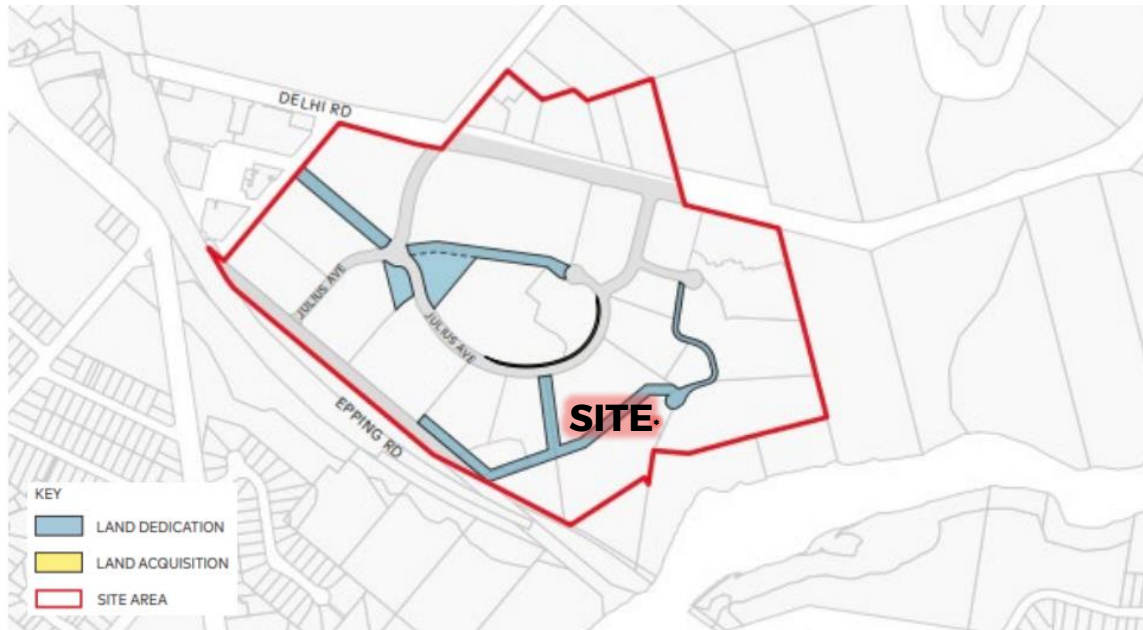


Figure 13: Land Dedication Map

Source: Macquarie Park Corridor Infrastructure Delivery Plan, 2024

However, upon finalisation of the plan in November 2024, there has been a significant increase in the incentive height for the adjoining property to the northwest which as part of the extended North Ryde TOD mixed use land use area has increased from 45m to 95m, as shown in **Figure 14** following.

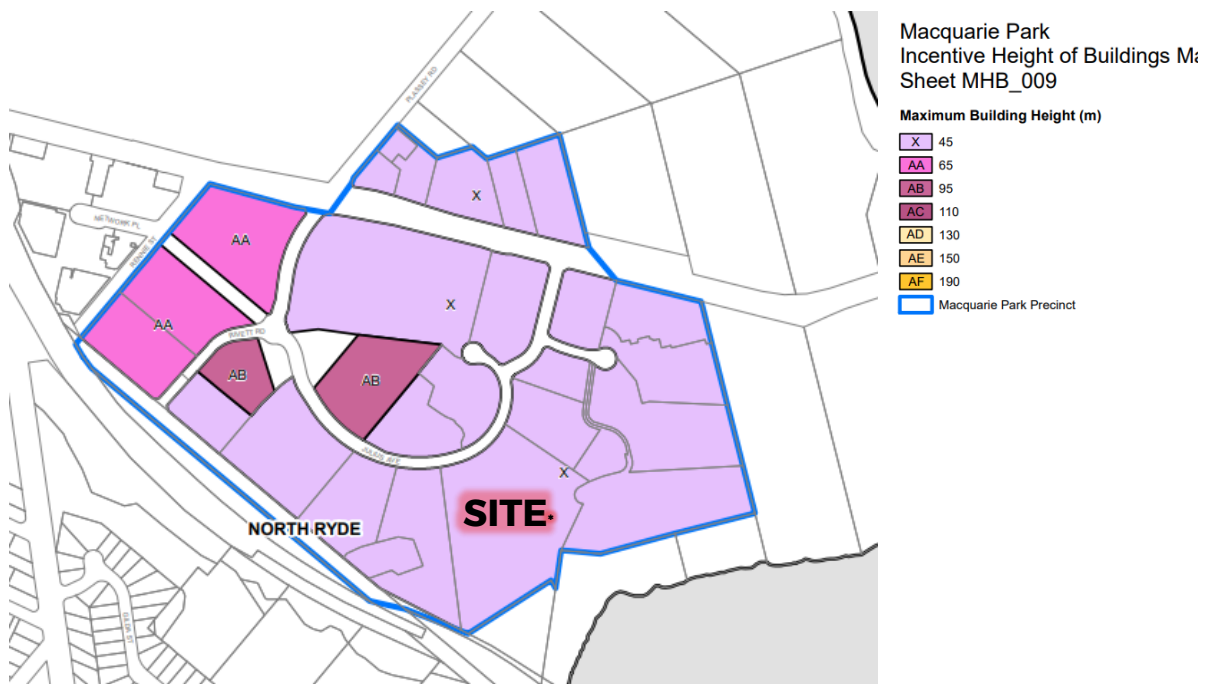


Figure 14: Macquarie Park Corridor Precinct Incentive Height of Buildings Map

Source: State Environmental Planning Policy Amendment (Macquarie Park Transport Oriented Development Precinct) 2024 in Effect



The Macquarie Park TOD planning framework can therefore be seen to set in place transformational change to the site's surroundings and beyond through the Macquarie Park corridor. Local to the site, the potential for 95m tall towers for mixed use development are anticipated to result in a significant increase in population, changing the composition of the North Ryde community and increasing demand for social infrastructure. This reinforces the need for incentives to deliver public benefits for the community outcomes such as the through site pedestrian links to recreation areas in the Lane Cove National Park.

Community responses to these changes have been documented in relation to exhibited material which largely retained the 2014 height controls (refer **Figure 7** Skyline Strategy), but do not provide insights into post-exhibition changes such as increased height in North Ryde for the expanded mixed-use area or illustrations of this impact.

The draft Community Strategic Plan (CSP) – Ryde to 2035 – mentioned in **Section 1.4**, represents the most recent local community vision for the future of the City of Ryde. This update to the community strategy is driven by these core elements that are valued by the community:

1. **Our Vibrant and Liveable City:** Macquarie Park and surrounding areas are experiencing rapid transformation into high-density, mixed-use precincts, reshaping the urban landscape and increasing demand for quality public spaces. The shift from low-rise commercial to residential development is creating more vibrant, active neighbourhoods with evolving character.
2. **Our Active and Healthy City:** Access to major parks and recreation areas supports active lifestyles, while demographic variation across the SALs highlights the need for inclusive, age-appropriate facilities. Higher assistance needs in some suburbs and a growing population underline the importance of adaptable community health infrastructure.
3. **Our Natural and Sustainable City:** Proximity to bushland and green corridors provides important natural relief in high-density zones, but continued development places pressure on open space, tree canopy, and sustainable infrastructure. New projects present opportunities for integrated water, greening, and climate-responsive design.
4. **Our Smart and Innovative City:** Macquarie Park is a key economic and innovation precinct with a strong base in health, education and research, supported by institutions like Macquarie University and major technology firms. Ongoing public and private investment reinforces its role as a centre for business and knowledge.
5. **Our Connected and Accessible City:** The locality is highly connected by metro, bus and active transport, with Macquarie Park serving as a key TOD hub. However, some areas like Lane Cove West remain car-reliant, indicating the need for broader access improvements and integrated transport planning.
6. **Our Diverse and Inclusive City:** The SALs are culturally diverse, particularly Macquarie Park, with high numbers of overseas-born residents, international students, and renters contributing to a dynamic but transient population. Social inclusion initiatives and responsive service delivery are critical in maintaining community cohesion.
7. **Our Open and Progressive City:** The area's transformation is guided by strategic planning frameworks that support evidence-based, responsive governance. Continued engagement and forward planning will be essential to ensure infrastructure, services and public spaces keep pace with rapid growth and changing community needs



Social Locality Area

To canvas the characteristics of communities in the surrounding area it was important to look beyond Ryde LGA to the adjoin Willoughby and Lane Cove LGAs due to the setting of the proposal. The social locality area therefore included the ABS Suburbs and Localities (SALS) areas of North Ryde, Macquarie Park, Lane Cove North and Lane Cove West (see **Figure 15**). City of Ryde LGA has been used to understand the broader context, and the Greater Sydney Region has been used to make a comparison where required.

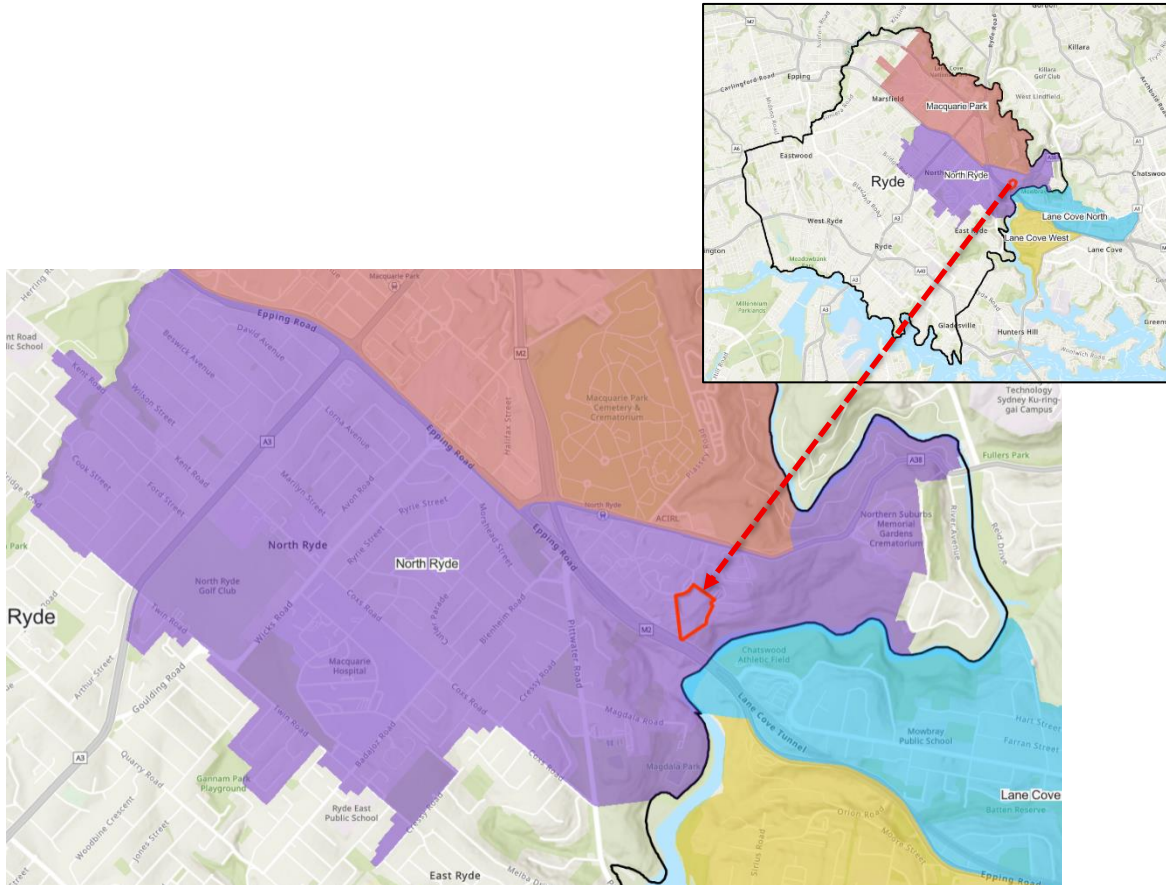


Figure 15: Social Locality / Social area of Influence

Source: Digital Atlas of Australia 2025

3.2 BASELINE DEMOGRAPHICS

Demographic analysis of the social localities within and around the City of Ryde LGA reveals distinct characteristics across Macquarie Park, Lane Cove North, Lane Cove West, and North Ryde. Macquarie Park is a major commercial and employment hub with a growing number of high-density residential developments, particularly near the metro station. Lane Cove North is a transitioning suburb, featuring a mix of established low-rise dwellings and new apartment developments driven by urban renewal. Lane Cove West, by contrast, retains a predominantly low-density, suburban character with limited multi-dwelling housing, and a strong focus on green space and bushland interface. North Ryde presents a combination of residential and business park uses, with older low-density housing stock interspersed with pockets of medium-density development, especially near transport corridors. Given the varied land uses, housing forms, and development trajectories across these SALS, data is presented for each individually to reflect these localised differences and ensure a nuanced social baseline.

The City of Ryde LGA provides essential context for the social baseline in comparison with the Greater Sydney region. Where specific data is unavailable at the particular geographical level, information is drawn from the next most appropriate geographic boundary to maintain consistency and relevance. All data have been derived from ABS 2021, REMPLAN, BOSCAR and SEIFA.

Key characteristics are summarised as follows:

Economic Activity

The City of Ryde's economic profile (source: REMPLAN modelling, based on 2021 Census data) highlights the importance of the knowledge economy and professional services, reflecting the area's strategic position within Sydney's Central City District and proximity to major institutions and business parks:

- The third largest employment by industry in the City of Ryde LGA is Professional, Scientific and Technical Services, which provided 11,500 jobs as per 2021 census, accounting for 12.5% of all local jobs. This has increased by close to 270 jobs from 2015/16, aligning with the region's role as a key centre for technology, innovation, and education.
- Other major employment sectors include Health Care and Social Assistance (11.4%), Education and Training (15%), and Wholesale Trade (13.1%), which reflect the presence of Macquarie University, Macquarie Centre, and several major hospitals and schools. Comparatively, Greater Sydney has a more evenly distributed employment profile, with lower proportions in professional services (11.6%) and education (8.9%).
- The City of Ryde's Gross Regional Product is estimated at \$20.270 billion in the year ending June 2024, representing a compound annual growth of 3.7%
- Within the Professional, Scientific and Technical Services sector, the top occupations in 2021 included:
 - Professionals (6,568 local workers or 7.2%)
 - Managers (2,408 or 2.6%)
 - Clerical and Administrative Workers (1,289 or 1.4%)
- Above average ratio of jobs to residents, indicating a net inflow of worker, with only 22.3% workers living within the LGA.

Suburb-Locality Area Analysis:

- Macquarie Park SAL is a major employment and innovation precinct. It is set to retaining 100,000 jobs post rezoning, with dominant sectors being professional services, education, health, retail, and information technology. The Macquarie Park Corridor is a key driver of economic activity, anchored by Macquarie University, Macquarie Centre, and corporate headquarters.
- North Ryde SAL also plays a critical economic role, featuring business parks and light industrial areas alongside residential zones. Key employment sectors include scientific and technical services, information and media, and health.
- Lane Cove North SAL supports a mix of residential and small-scale commercial activity, with employment concentrated in retail, health care, and professional services.
- Lane Cove West SAL includes part of the Lane Cove West Business Park, contributing to jobs in light manufacturing, wholesale trade, and professional services. It remains smaller in scale compared to Macquarie Park and North Ryde but provides important local employment opportunities.



These social localities exhibit a strong economic identity shaped by the broader regional specialisation in professional and knowledge-based industries. Disaggregating the data across the SALs is necessary to reflect the spatial economic variation and land use differences across the City of Ryde area.

Population, Age and Housing

The City of Ryde LGA had a total resident population of 129,123 at the 2021 Census, with projections estimating a population increase by 64,050 people by 2046, representing an average annual growth rate of 1.21 %.

As for the four key social localities—Macquarie Park, North Ryde, Lane Cove North, and Lane Cove West—exhibit distinct demographic and housing characteristics, shaped by varying land uses, development intensities, and urban renewal activity. In 2021, the combined resident population across these four SALs was approximately 40,033, comprising:

- Macquarie Park: ~11,071
- North Ryde: ~14,043
- Lane Cove North: ~11,773
- Lane Cove West: ~3,146

The median age across these localities reflects the diversity of residential form and household types, ranging from 31 in Macquarie Park, indicating a younger, apartment-dwelling population, to 37 in Lane Cove West and North Ryde, where more established family households are prevalent. Lane Cove North had median age of 36.

Across the SALs, the working-age population (15–59 years) accounted for over 60% of residents, broadly in line with the City of Ryde. Macquarie Park had the highest proportion (77.7%), reflecting its role as a major education and employment precinct, while Lane Cove West had the lowest (60.4%), indicating a more family-oriented and older demographic mix.

Couple families with children were the dominant family type across most SALs:

- Lane Cove West had the highest proportion (53.4%) with an average household size of 2.7 persons,
- North Ryde followed (50.0%),
- Lane Cove North (46.7%), and
- Macquarie Park, with a younger and transient population, had a lower proportion (30.5%).

This pattern shows differences within the City of Ryde LGA, where only 38.6% of households are couple families with children—below the Greater Sydney average of 48.4%. The average household occupancy across the LGA stands at 2.5 persons, which is consistent with the regional average.

Housing type is a key distinguishing factor between these SALs:

- Macquarie Park and Lane Cove North are dominated by flats or apartments, accounting for over 70% of dwellings in each suburb, due to ongoing high-density development and urban consolidation.
- North Ryde and Lane Cove West flips from the above typology, with around 70% separate houses and 30% flats/apartments.

In contrast, the City of Ryde LGA offers a more balanced housing profile, with flats/apartments making up 44.6%, separate houses at 40.8%, and semi-detached dwellings at 14.2%—within line of the broader Greater Sydney trends.



Accessibility

The site is located within close proximity (approximately 800m) to major public transport, with Macquarie Park acting as a major interchange for both train and bus services on the Metro North West Line.

Car ownership in the local area varies, with 0.9 vehicles per dwelling in Macquarie Park, 1.4 in Lane Cove North, 1.6 in North Ryde, and 1.6 in Lane Cove West. These levels are consistent with the City of Ryde LGA average of 1.5 vehicles per dwelling and reflect moderate car dependency across established and high-density areas.

Use of public transport for the journey to work is highest in Macquarie Park (10.3%), followed by Lane Cove North (5.9%), North Ryde (5.4%) and Lane Cove West (3%). This is mostly similar to the Ryde LGA levels (6.6%) and is higher than the public transport usage in adjacent areas such as the Lane Cove LGA (5%) and the Greater Sydney Region (~5.6%).

The 2021 Census data indicates that walking to work remains limited across the locality, with rates between ~2% and 6%. The highest percentage was recorded in Lane Cove North (6%), reflecting its proximity to local employment hubs. The City of Ryde LGA sits at 2.5%, which aligns with the Greater Sydney figure of 2.6%.

The number of residents working from home is relatively high across the locality, with rates around 50–55%, particularly in Lane Cove North (53.7%) and Lane Cove West (55.6%) – and are consistent with a large proportion of residents employed in professional, managerial and administrative roles that support remote working arrangements. These rates are above the LGA (at 46%) and Greater Sydney Region (at 38.9%). However, it is important to note that the census was taken during the Covid-19 pandemic, which could mean that a significant number would have returned to in-person working arrangements.

Employment and Income

Workforce participation across the City of Ryde is 63.8%, which is consistent with the local participation levels recorded across the four SALs, with Lane Cove North and Lane Cove West have a slightly higher workforce participation at 72.7% and 69.3% respectively, followed by Macquarie Park (68.8%) and North Ryde (64.1%).

According to the 2021 Census, the median household weekly income is highest in Lane Cove West (\$2,966), followed by North Ryde (\$2,383), Lane Cove North (\$2,386), and Macquarie Park (\$1,886). These figures exceed the City of Ryde LGA median of \$2,098 (except for Macquarie Park) and are notably above the Greater Sydney median of \$2,077. The proportion of households earning above \$3,000 per week is also high in Lane Cove West (49.4%) and Lane Cove North (40.5%), followed by North Ryde (39.7%) and Macquarie Park (23.1%), all above the Ryde LGA average of 32.1%.

Low-income households (earning less than \$650 per week) are comparatively fewer in the locality. In 2021, the highest percentage was recorded in Macquarie Park (15.3%), followed by North Ryde (13.6%), Lane Cove West (11.1%), and Lane Cove North (10.1%), with the Ryde LGA averaging 14.0%.

As covered in the section about economic activities, the local economy benefits significantly from the presence of Macquarie Park's commercial precinct, one of the largest business parks in the Southern Hemisphere, which supports a high concentration of white-collar and knowledge-based jobs. The Information Media & Telecommunications and Professional, Scientific & Technical Services industries are significantly overrepresented in the LGA compared to Greater Sydney.



Diversity

The City of Ryde LGA lies on the traditional lands of the Wallumattagal people, who are the custodians of this area. The area is also associated with the Metro Northern Region Local Aboriginal Land Council.

The Aboriginal and Torres Strait Islander population within the City of Ryde LGA was 0.5% at the 2021 Census, lower than the Greater Sydney average of 1.7%. Across the relevant social localities:

- Macquarie Park SAL: 0.7%
- North Ryde SAL: 0.5%
- Lane Cove North SAL: 0.4%
- Lane Cove West SAL: 0.3%

These relatively low proportions are consistent with broader inner metropolitan patterns and reflect the area's residential history and urbanisation trends.

Cultural Diversity is a defining feature of the City of Ryde, with 52.5 % of the population born overseas—significantly higher than Greater Sydney Region (43.2%). Given the distinct cultural and linguistic profiles across the four social localities, data is presented separately to better reflect the varying community needs, identities, and planning implications within the City of Ryde LGA. Across the four SALs, the proportion of Australian-born residents varies widely:

- Lane Cove West: 58.3%
- North Ryde: 49.7%
- Lane Cove North: 53.0%
- Macquarie Park: 29.6%

Macquarie Park and Lane Cove North exhibit particularly high levels of recent international migration due to their concentration of high-density housing, student accommodation, and proximity to Macquarie University.

Key countries of birth (excluding Australia) include China, India, South Korea, Iran, New Zealand, Vietnam, and the Philippines, particularly concentrated in Macquarie Park and North Ryde. On the other hand, Lane Cove North and Lane Cove West have more established migrant communities. Language diversity is pronounced, particularly in Macquarie Park, where over 65% of residents speak a language other than English at home. Commonly spoken languages across the 4 SALs include:

- Macquarie Park: Mandarin (18.4%), Cantonese (6.6%), Korean (4.4%), Hindi (4.5%)
- Lane Cove North: Mandarin (11.4%), Cantonese (4.8%), Hindi (1%)
- North Ryde: Mandarin (11.4%), Cantonese (5.9%), Hindi (1.7%)
- Lane Cove West: Mandarin (3.7%), Cantonese (3.1%), Hindi (1.6%)

This largely aligns with the City of Ryde LGA, where the top languages spoken at home (other than English) are Mandarin (13.8%), Cantonese (5.7%), and Korean (3.5%). By comparison, Greater Sydney has lower proportions of Mandarin (5%) and Cantonese (2.8%).

These differences reflect varying stages of migration, settlement patterns, and housing typologies across the SALs. Macquarie Park, in particular, with its high proportion of international students and recent migrants, stands out for its linguistic and cultural diversity.

Education

Across the social locality, around 80% of the resident population aged 15 and over have completed Year 12 or equivalent schooling, which is consistent with or higher than the City of Ryde LGA average of 78.9%. The share of residents with tertiary qualifications is significantly elevated due to the area's proximity to major educational institutions, particularly Macquarie University.

In 2021, the proportion of residents holding a Bachelor's degree or higher was highest in Macquarie Park at 58.5%, reflecting the direct influence of Macquarie University's campus located within the SAL. Lane Cove North also recorded a high rate at 54.9%, followed by Lane Cove West (52.1%) and North



Ryde (45.6%). All except North Ryde is above the City of Ryde LGA average of 46.4% and well above the Greater Sydney average of 33.3%.

Macquarie University not only contributes to the educational profile of the area but also supports a high number of postgraduate students, researchers, and academic professionals residing in the locality. The surrounding suburbs have a strong representation of younger adult cohorts and international students, further reinforcing the area's educational attainment levels.

In addition to the university, the social locality is supported by a number of highly ranked public and private primary and secondary schools, as well as access to TAFE and vocational education options within a short commute. This reinforces the area's position as a hub of educational opportunity within the northern Sydney region.

Socio-economic advantage and disadvantage

The Socio-Economic Indexes for Areas (SEIFA), developed by the ABS, use Census data to measure socio-economic conditions across geographic areas. This analysis utilises the Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD), which accounts for a combination of variables including income, education, employment, and housing. Scores are presented in percentiles from 1 (most disadvantaged) to 100 (most advantaged), with a score of 50 representing parity with the NSW average.

The IRSAD percentile scores for the SALs are as follows:

- Macquarie Park: Positioned in the 96th percentile,
- Lane Cove North: Situated in the 99th percentile
- Lane Cove West: Also in the 100th percentile
- North Ryde: In the 97th percentile

From the SEIFA scores, it can be said that the areas experience higher levels of relative socio-economic advantages. For comparison, the City of Ryde LGA overall falls within the 95th percentile, indicating that these SALs are generally on par with or slightly above the LGA's average in terms of socio-economic advantage.

These results suggest that the broader social locality is characterised by overall affluence, particularly in Lane Cove North and Lane Cove West, which are among the top 15% of most advantaged areas in the state. These areas are marked by high levels of educational attainment, stable employment in professional sectors, and strong household income levels. North Ryde shares similar socio-economic strengths, though with slightly more variation in income and housing tenure. Macquarie Park, while still advantaged, reflects more mixed conditions, influenced by a larger student and rental population linked to nearby Macquarie University and high-density housing development.

At the broader scale, the City of Ryde LGA holds a strong socio-economic standing, with an IRSAD percentile of 80%, placing it well above the state average. However, like many metropolitan LGAs, this overall rating masks localised variations. Areas such as Macquarie Park contribute to this diversity due to a younger, more transient population base and a higher proportion of medium- to high-density dwellings.

Health and Wellbeing

The most commonly reported long-term health conditions in the social locality areas include arthritis, asthma, and mental health conditions such as depression or anxiety.

The proportion of people who require assistance with core activities—such as self-care, mobility, or communication—also varies across the localities, and this is similar to the percentage of people providing unpaid assistance to others due to disability, long-term illness or old age. Lane Cove West had the highest at 11.3%, followed by North Ryde (10.1%), Lane Cove North (8.8%) and Macquarie Park



(5.7%). The City of Ryde LGA recorded a similar level overall, with 10.1% of residents providing unpaid care.

Crime and Safety

Bureau of Crime Statistics & Research (BOSCAR) data provides insights into the levels and types of crime in the surrounding areas. A review of various crimes across the social localities reveals differing patterns of incidence. Overall, these areas are considered relatively safe, with crime rates generally lower than the state average. However, certain hotspots exist, particularly in areas with higher commercial activity.

The most prevalent offences in the surrounding areas are malicious damage to property and non-domestic assault. These incidents are more concentrated in commercial zones, such as Macquarie Park, which hosts a significant business district and shopping centres. In contrast, residential areas like Lane Cove North, Lane Cove West, and North Ryde experience lower rates of these offences.

Hotspot maps indicate that the highest rates of crime are located in the commercial precincts of Macquarie Park, particularly around shopping centres and transport hubs. These areas show elevated instances of property-related offences, aligning with higher foot traffic and commercial activity. Conversely, the residential neighbourhoods of Lane Cove North, Lane Cove West, and North Ryde exhibit lower crime rates, reflecting their suburban character.

In the broader context, the City of Ryde LGA maintains a relatively low crime rate compared to other metropolitan areas. The LGA's crime statistics are influenced by the mix of residential suburbs and commercial zones, with the latter contributing to localized increases in certain offence types.

Key Demographic Insights

The key findings for the social baseline of the social locality reflect the distinct urban context of the site, which sits at the intersection of a transitioning business and technology precinct in Macquarie Park, alongside established residential neighbourhoods in North Ryde, Lane Cove North and Lane Cove West. The area is shaped by major infrastructure investment and recent development following the delivery of the North West Metro, creating a dynamic mix of land uses, housing types and employment hubs. In this context, the social locality is notable for:

- Professional, Scientific, and Technical Services, Education and Health Care and Social Assistance make up the major job sectors, significantly above the Greater Sydney average
- The area is a major employment centre, -the second-largest business district in NSW after Sydney CBD
- The social locality is well-served by public transport infrastructure, including the North Ryde Station (within 800m), multiple bus routes, and pedestrian and cycleway connections
- A pronounced shift in land use is underway, with older low-density commercial and industrial properties being replaced by high-density residential and mixed-use developments, particularly around Herring Road and Waterloo Road
- Macquarie Park and Lane Cove North have a significantly higher proportion of apartment dwellings (over 70%) compared to the City of Ryde LGA (44.2%)
- High cultural diversity across the locality, with levels of Mandarin, Cantonese and Korean language use par with the LGA and higher compared to Greater Sydney averages
- The area has a young demographic profile, particularly in Macquarie Park where residents are aged 20–34, largely due to proximity to Macquarie University and student housing
- There is growing social infrastructure demand driven by increasing population density, with schools, parks, and community health services within a 1km radius, though some pressure points are emerging (e.g. childcare and GP availability)



- Overall higher rates of relative socio-economic incidences of advantage- with the locality all lying above the 95th percentile
- Overall low rates of crime in residential parts of North Ryde, Lane Cove North, and Lane Cove West; however, higher rates of property-related offences (e.g. theft, malicious damage) are recorded in commercial areas of Macquarie Park
- The social locality reports a relatively low proportion of Aboriginal and Torres Strait Islander people (under 1%), consistent with the broader Ryde LGA

3.3 ENGAGEMENT AREA AND KEY STAKEHOLDERS

The synthesis of the social baseline and stakeholder mapping undertaken for engagement informed a smaller 'primary' social locality suitable for engagement activities. This comprises the business, commercial and residential areas with higher proximity to the proposal and potential impacts.

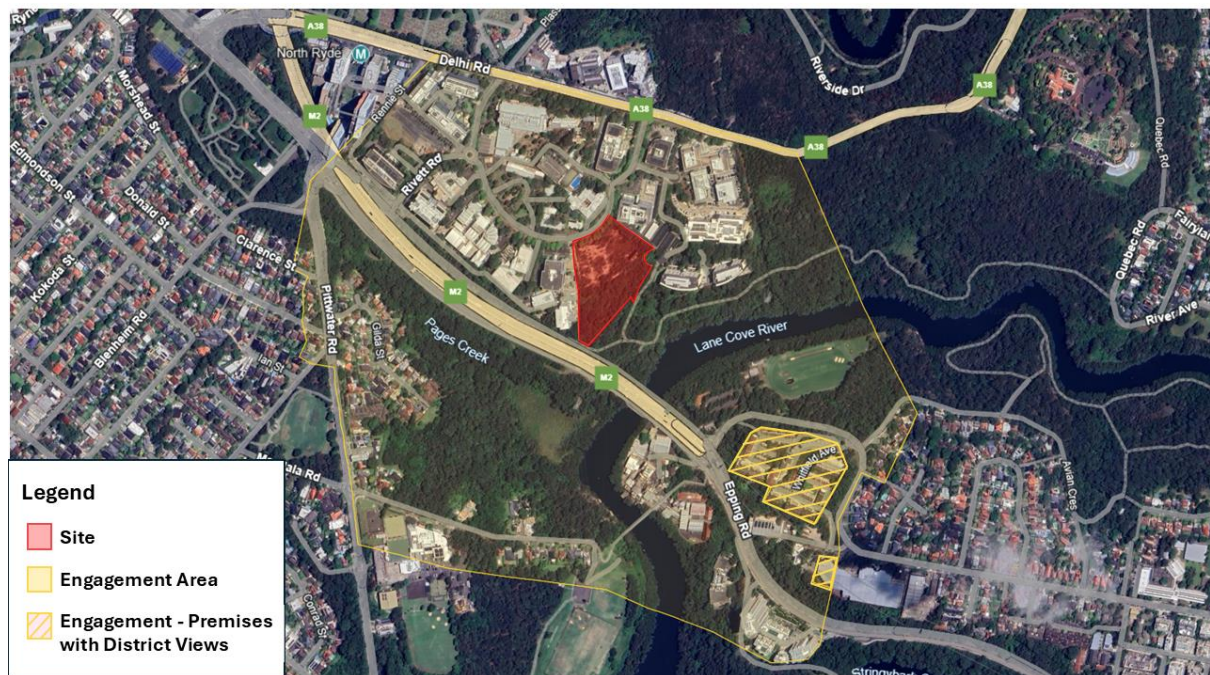


Figure 16: Primary Social Locality Area for Engagement

Source: Google Maps/Willowtree Communications, 2025

Key stakeholders identified to help understand community values and experiences in the social locality include:

- Ryde Council, including community and recreation
- Lane Cove and Willoughby Councils
- National parks and Wildlife Services
- Community Groups

3.5 PRELIMINARY SCOPING

Consistent with the DPHI SIA Guidelines 2023, an initial scoping of social impacts was undertaken as part of the project establishment. The social impact scoping draws on the strategic context set out in **Section 1.4**, planning and technical reports associated with the development proposal, and analysis of social t and site visit as detailed in this section. This initial scoping identified key themes and guided the appropriate level of detail required to identify and evaluate social impacts.



The overarching themes are:

- **Changing of commercial land use:** The proposed development represents a change from the existing consent for commercial office buildings to propose a secure, large-scale data centre. This reflects broader land use shifts as it becomes a node for digital and infrastructure-heavy employment uses as well as a higher density residential to support the future employment and productivity zone that is the Macquarie Park Innovation precinct. While consistent with strategic plans for the precinct, marks a shift away from the area's traditional business park character to built form with lower levels of employee density and activity.
- **Construction Impacts (Noise, Vibration, Air Quality and Traffic):** Construction will introduce temporary but notable disruptions, including increased heavy vehicle movement along Julius Avenue via the Delhi Road, elevated noise and vibration levels, and potential short-term reductions in local air quality. These impacts may affect nearby workers and businesses, particularly during peak activity periods. Construction management measures will be essential to mitigate impacts and manage potential traffic congestion and ensure safety for pedestrians and cyclists in this busy and developing precinct.
- **Landscaping and environment:** The redevelopment will involve the removal of existing trees and vegetation within the site, contributing to a reduction in local green space and tree canopy cover. While new landscaping is proposed, much of the site will be occupied by built form and service areas, with dedicated areas of native bushland retained in the southwest of the site and change context to the walking trails. This is part of a wider pattern of environmental change in the northern Macquarie Park area, with implications for urban heat, biodiversity, and visual amenity.
- **Way of Life and Surroundings:** including intensification of surrounding growth, visual impacts and increasing congestion in the area. Situated within an area of focus for the NSW Government to undergo substantial transformation, overtime the site will be part of a precinct with other large-format developments in various stages of planning and construction. The visual impact of the data centre—given its scale, plainer façades, and secure perimeter—will be noticeable from surrounding roads and properties. The area will likely continue to experience issues related to congestion, even though the development will not drastically increase localised workforce. However, in the context of broader precinct intensification, such impacts are becoming characteristic of the locality. The project aligns with the strategic direction for Macquarie Park, including the role of data centres, but potentially contributes cumulatively to a more commercial / industrialised visual landscape.



4 ENGAGEMENT

4.1 COMMUNITY STAKEHOLDER ENGAGEMENT

Analyses of the proposal, stakeholders, and the surrounding area informed a tiered approach to engagement, aligned with the IAP2 Public Participation Spectrum for Engagement. The following hierarchy of engagement is proposed that is appropriate to the scale of the proposal and has been informed by the analysis of the proposal, context and stakeholder analysis. This involves:

- Tier 1: Informing, consulting with and involving DPHI, relevant agencies and authorities, City of Ryde Council and Aboriginal Community,
- Tier 2: Informing and consulting /interviews with adjoining neighbours and resident/community groups, local businesses/institutions, and
- Tier 3: Informing and consulting with the surrounding local business and residential communities.

Summarised in **Table 4**, the approach ensured engagement was proportionate to the potential impacts of the project on different stakeholders while providing open and transparent channels for communication and opportunities for stakeholders to provide meaningful feedback.

Table 4: Stakeholder Engagement Approach

Key Stakeholders	Strategic Intent	IAP2 Level of Engagement	Engagement Activity & Tools
Local Councils			
City of Ryde Council	To gain technical input and feedback on the proposal	Involve	Pre SSDA and Pre EIS meetings
Willoughby City Council Lane Cove Council	Encourage and facilitate involvement in the consultation process	Consult	• Community Newsletter #1 via email • Community Survey via newsletter • Provision of direct contact email address • Offer Individual Project Briefings
Indigenous Community			
Aboriginal Community Representatives	To gain cultural input and feedback on the proposal	Involve	• Aboriginal Cultural Heritage Assessment Report program
Metropolitan Local Aboriginal Land Council	Encourage and facilitate involvement in the consultation process	Consult	• Community Newsletter #1 via letterbox drop • Community Survey via newsletter • Provision of project email address • Offer Individual Project Briefing
Adjoining and immediate neighbours			
Adjoining and immediate neighbours shown:	Encourage and facilitate involvement in the consultation process	Involve	• Invitation to Webinar and/or offer Individual Project Briefings



- Commercial - Lane Cove National Park			• Community Newsletter #1 via email • Community Survey via Newsletter • Provision of project email address
Riverside Corporate Park: Landowners/occupiers of residences, businesses, community services and institutions within 600 metres of the site shown in Figure 12 .	Raise awareness and provide opportunities for engagement on the proposal	Consult	• Community Newsletter #1 via letterbox drop • Community Survey via Newsletter • Provision of project email address
Residential and business areas in visual catchment: • Lane Cove West • Lane Cove North • North Ryde (west of M2)	Raise awareness and provide opportunities for engagement on the proposal	Consult	• Community Newsletter #1 via letterbox drop • Community Survey via Newsletter • Provision of project email address
Community Groups			
• Ryde Community Alliance • Lane Cove North Residents' Association • Lane Cove West Resident's Association: • Lane Cove Sustainability Action Group • Stringybark Creek Residents' Association • Connect Macquarie Park Innovation District (CMPID): • The Strollers • Wild Walks • Santa Rosa Ryde Walkers • Heart Foundation Walking Team	Encourage and facilitate involvement in the consultation process	Consult	• Community Newsletter #1 via letterbox drop / email • Community Survey via Newsletter • Provision of project email address • Offer Individual Project Briefings



Community Newsletter

The Community Newsletter #1 (refer **Appendix A**) was designed to support the 'pre-lodgement engagement phase and inform the preparation of the detailed proposal that will be subject to the assessment stage of engagement. It provided key information about the proposal, including its objectives, location, key aspects of the design and an overview of the SSDA/engagement process.

The newsletter invited stakeholders to make enquiries via the email address – engage@willowtc.com.au to provide feedback via an online survey. Approximately 1,200 copies were distributed to community members and groups within the engagement area (refer **Figure 16**).

The Newsletter included project description with heights as at Julius Avenue to provide a relatable reference point for the community.

Social Impact Assessment Survey

The Online Community Survey was open for three weeks from 2 April 2025 to 23 April 2025. It consisted of 15 questions and responses were recorded online through the Survey Monkey platform and collated by Willowtree Communications for report preparation and presentation purposes (refer **Appendix B**).

The survey was designed to capture independent primary data, both quantitative and qualitative data. For this reason, the survey had three parts: firstly, general demographics and baseline activity, followed by their connection to the area and concerns regarding local impacts. Open ended feedback also allowed to be provided, to ensure we could capture any other feedback or concerns not listed in the survey.

Adjoining Properties Webinar

Specific online briefing was scheduled for adjoining commercial landowners to provide additional information regarding the development to these stakeholders. This included additional information regarding access and traffic, landscaping and pedestrian access, visual impact and shadowing and construction (refer **Appendix C**).

A separate online briefing was scheduled for National Parks and Wildlife Service responsible for Lane Cove National Park, utilising the adjoining neighbour briefing presentation material.

Dedicated Email

A dedicated project email was established to provide an avenue for enquiries and direct feedback to be provided by community members. Monitored on a daily basis, bespoke replies could be provided on specific issues raised. Community members were also able to phone Willowtree Communications through our business contact details.



4.2 STAKEHOLDER FEEDBACK

Community Survey

The survey explained the role of social impact assessment as follows:



Figure 17: Survey Introduction

Source: Survey Monkey / Willowtree Communication (2025)

The survey generated only four (4) responses from over 1200 Newsletters distributed through the local business and residential areas (refer **Appendix B**). This response rate is too small to consider as any more than opinion, however we have consolidated these responses to stakeholder feedback to formulate any consensus. Of note the four responses came from diverse locations including:

- Three from Lane Cove North, One from area North Ryde Station neighbourhood
- One of the four respondents worked in the area and all were regular users of Delhi Road, however only one was regular user of Julius Ave

Survey findings suggest that there is little opposition to the proposal with the primary concerns relating to issues related to the natural surroundings and the impact to existing vegetation, as well as issues more consistent with issues surrounding development in the area such as traffic and built form. One respondent expressed a concern around chemical storage and noise pollution from the resulting Data Centre.

Much of the feedback received was positive - in open text questions stakeholder feedback indicates general support for the project with benefits such as employment opportunities, supporting the IT sector, increasing and upgrading access to public national park walkways and aligning infrastructure and environmental sustainability with the built environment are valued by respondents and stakeholders.



Are there activities associated with the proposal that would interest/ benefit you? (select up to 3 options):

Answered: 4 Skipped: 0

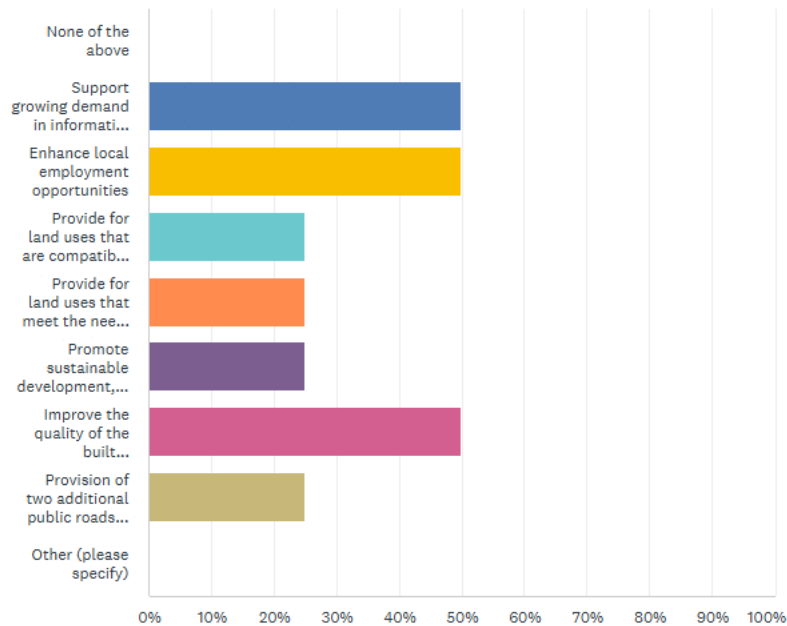


Figure 18: Question 10 from Julius Avenue Data Centre - Social Impact Survey
Source: Survey Monkey / Willowtree Communication (2025)

In response to mitigation measures the key themes included traffic and parking, pedestrian connections and preservation of open space, as shown following. The free text responses included ‘visual context impacts’ and ‘improve local power grid reliability’.

What mitigation measures would you consider the most important to address the potential impacts of the development? (select all that apply)

Answered: 4 Skipped: 0

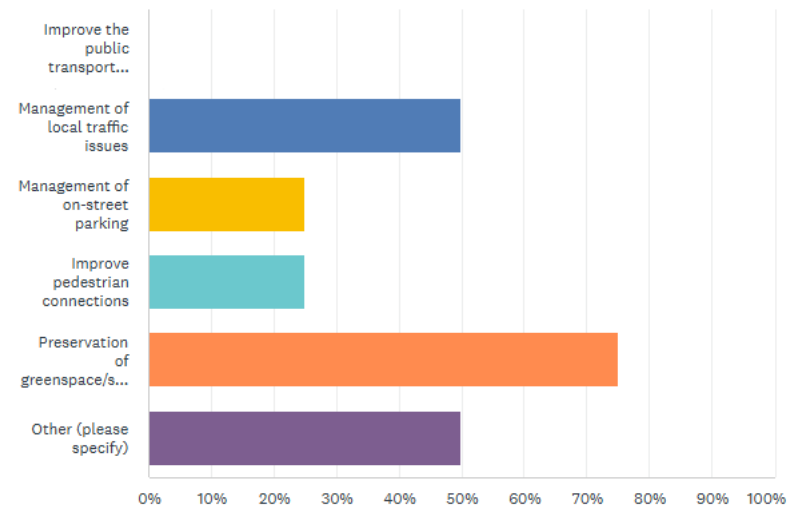


Figure 19: Question 12 from Julius Avenue Data Centre - Social Impact Survey
Source: Survey Monkey / Willowtree Communication (2025)



Additional open text responses included the need for a more reliable power grid, the mitigation of air pollution from the cooling systems and a request for visual impacts to be assessed from across the Lane Cove River.

All four respondents (100%) want further information provided to them as it becomes available and will be altered to the submission of the EIS and provided the weblink to access the EIS and accompany detailed technical reports.

Stakeholder Interviews

To help inform the assessment of social impacts stakeholder interviews were sought and undertaken as part of the engagement program. The two community groups who responded to email contact included Wild Walks and Lane Cove North Residents Group did not take up offer for meetings but provided the following feedback (refer Engagement Report for email correspondence).

Wild walks:

- Doesn't see any negative impacts on walking trail
- Interest in new pedestrian links from Julius Ave -noting this "could be a real asset to bushwalkers already using the tracks but also new staff working here"
- Track head signage promoting the walk to promote walking
- Long term plans to manage weeds and native landscape

Lane Cove North Residents Association:

- In relation to the substation: the proposed development is a reduction on the existing consent which with four commercial towers covered a larger area of the site.
- In relation to loss of trees: the Landscape Plan is seeking to enhance the area and protect a large area of native bushland in the south-west of the site, provide new landscaping to the eastern and western boundaries however for other tree loss the Council tree replacement policy

Where a meeting offer was accepted key feedback on community considerations was records as set out in the following table.

Table 5 : Summary Engagement Feedback

Stakeholder	Date of engagement	Discussion Points
Ryde Recreation Planner	16 April	Council officer noted more detailed meeting with Council as part of planning and technical considerations and that this meeting was to understand community needs including open space planning and management of open spaces by council. • Council acknowledged the new pedestrian links will enhance the access from the Riverside Corporate Park through to the Lane Cove National Park, and the existing workers and increasing residential population in the area will benefit from these links, noting that ○ the retention of bushland in the south west part of the site and walking trail will be enhanced by upgrades to the walking tracks and include resting / lookout areas ○ the design response includes landscaping and use of natural



		materials and that a key consideration has been to navigate the part of the steep slope down from Julius Avenue to Lane Cove National Park to reduce or consolidate need for stairs where possible • Council confirmed various community 'walking' groups interest in the walking tracks • Council encouraged a high degree of legibility to the pathway so that the community understand they are open for public use • Council suggested opportunity for provision of parking could be valuable for community members who find it hard to navigate the links through the steep site possible near the proposed substation, it was noted that the western pedestrian pathway provides the more accessible route • Discussion of the remoteness of the walking track indicated it is not an area where there had been safety concerns
Lane Cove National Park Rager and National Parks and Wildlife Service environmental assessment officers	17 April 2025 and follow up emails and phone calls	Clarification of state of bushland across site • Explanation of previous clearing and excavation of the site for development approval for four towers and screen share of aerial imagery of site when it was cleared in 2009 to show extent of previous clearing Status of BDAR Report • BDAR Report being prepared and not critical issues emerging Interface with native bushland in the southwest portion of the site • Removal of some existing trees and vegetation to build new electrical substation, noting that the initial substation had been redesigned to reduce footprint • Key areas of bushland protected in the southwest part of the site to maintain amenity of walking trail and interface with lane Cove National Park Response to tree loss • Bushfire requirements limit ability to enhance canopy cover in parts of site closest to substation • Council requirements for replacement of trees removed at a ratio of 3:1



		Enhancing access to Lane Cove National Park • Pedestrian links through to the walking trails and trails, include managing steep gradients • Use of natural material and clear signage to encourage use of links to access the National Park Vehicle access through site • Access road link responds to the Macquarie Park Design Guide and is designed for articulated vehicles Stormwater and water quality in Lane Cove River catchment • Use of level spreaders to evenly distribute reflecting existing conditions Design and Fencing • Building design to use material , modulation and textures to blend in with commercial character of surrounding buildings • Fencing and materials incorporated into landscape plan, balance security with amenity and optimisation of bushland area still accessible to the public Proximity to existing utilities and substation connection to grid • Two cables connecting from transmission line to substation • Existing telecommunications connection adjacent to site • Water supply from Julius Ave Folow up enquiry to clarify that Council manages tree offset program
Willoughby Strategic Planner	15 May 2025	Acknowledge City of Ryde Council providing detailed feedback on the proposal. However offered the following insights: • Recognises and generally supportive of land use for data centre noting data centres are permitted within the land use zone • Design quality is an important to consideration



		• Sensitive location adjacent to Lane Cove River so need to manage impacts of stormwater • Design should blend in with commercial buildings as much as possible Discussion further noted that: • site is in area part of high growth accelerated TOD neighbourhood so set to undergo further change to community and built form • community group feedback included Lane Cove North Residents Association and proponent will alert them to EIS exhibition
Lane Cove Council - Strategic and Statutory Planners	23 May 2025	Council were interested in receiving a project briefing at this time to more fully understand the proposal, in particular the use of incentives under the planning framework. • Council officers will monitor progress and did provide feedback at this stage. • Clarification of the use of incentives and FSR was provided following the meeting.

Feedback from adjoining neighbours in impacts was gathered through online briefings in mid and late April. Key discussion points are provided in the following table

Table 6: Adjoining Landowner Issues and Responses

Discussion Topics	Response
Differences to existing development approval	• Reduced development footprint to enable retention of more bushland and accommodation of substation
Link Road alignment and arrangements	• Recognising eastern and western neighbours also have easements and access arrangements on property titles • Responds to the Macquarie Park Design Guide, however it is up to Council to advise on road status of private or public given the new link is located between two private roads the expectation is that Council will want this link to also be private
Interface on eastern and western boundaries	• Landscape treatment to provide link as well as landscape opportunity • Careful consideration of managing the slope across the site means stair locations are in areas with higher amenity • Existing street trees on Julius Avenue retained • Landscape Plans to be provided to neighbours for consideration ahead of EIS submission
Timing and duration of Construction	• Majority of excavation undertaken as part of existing development consent • Construction has two distinct phases: first 18-month construction, then second 18 month is



	fit out so construction traffic much reduced during second half of construction • Early provision of link road will provide access for construction and for circular flow of traffic and minimise impacts to neighbours on either side as no turning required
Visual Impacts	• Design treatment major focus of Greenbox Architects, to maintain commercial streetscape character and to modulate built form • Preparation of analysis underway and access has been provided to ensure multiple viewpoints are documented in EIS, where possible early analysis will be provided to landowners
Further engagement	• Same briefing to be provided to Quintessential who weren't able to attend at this time • Landscape Plans and Visual Impact Analysis to be provided for feedback • Any further issues to be provided to Willowtree Communications for follow up

Follow up focussed on the three adjoining commercial properties having particular regards to:

- Shared requirements for access through property easements
- Implications of link road through to Richardson Place cul-de-sac, including loss of existing parking spaces in cul-de-sac turning circle
- Visual impacts on adjoining properties
- Landscape treatment at boundary

Follow up material was provided:

- 1 May 2025 - detailed road design to Quintessential to detail interface of Richardson Prad and new link road and address changes to car parking arrangement in Richardson Place cul-de-sac
- 16 May 2026 - Landscape Plans - to all three adjoining neighbours that share site boundaries.
- 27 May 2025 - extract Visual Impact Assessment - relative extracts to neighbours that share site boundaries

Following issuing of Visual Impacts follow up calls were made to ESR, Quintessential and Oracle with no further responses received from ESR or Oracle.

Discussions with Quintessential on the Richardson Place interface are ongoing to ensure coordinated access to subject site is facilitated and coordinated with car parking provision by Quintessential.

4.3 RESPONSE TO ENGAGEMENT

Overall, the community interest in providing feedback on the proposal was low, with fewer than five Social Impact Community Survey responses made following community Newsletters and direct communication with two of the ten local community/interest groups. The limited responses to community engagement including direct approaches and the survey suggest a low level of concern



relating to the proposal and key themes relating to natural environmental, design of the development being key concerns.

In addition to the stakeholder feedback outlined above, detailed engagement activities are documented in the Engagement Report and EIS including:

- City of Ryde Council, including comprehensive pre-EIS lodgement engagement, use of incentive heights and alignment with the Macquarie Park Design Guide, including new link road and new through-site eastern and western pedestrian links to walking trails;
- Ausgrid as part of the inclusion of the Transmission Switching station, proposed as part of the project;
- Aboriginal Community as part of the Aboriginal Cultural Heritage Assessment Report, including connection to Country elements; and

The engagement highlighted concerns with natural surroundings and the impact on existing vegetation, as well as issues more consistent with issues surrounding development in the area, such as traffic and built form.

There is also the concern that there is a level of consultation fatigue with the local stakeholder community following the engagement on the TOD program in the area, which had been shortly after a raft of LGA-wide and Macquarie Park Strategic Centre initiatives over recent years, alongside the high volume of development projects in this high-growth LGA.

Project responses to engagement are summarised in the following table.

Table 7 : Summary Engagement Feedback and Project Response

Feedback	Key Stakeholders	Response
Biodiversity Impacts • Loss of biodiversity / bushland • Loss of trees • Interface with Lane Cove National Park • Continuity of bushland	NPWS, Council, Community Groups, Aboriginal Community, also SEARs requirement addressing considerations of DEECCW - Conservation Programs, Heritage and Regulation (CPHR)	• Development footprint minimised to maintain large area of natural bushland and biodiversity in the southwest corner of the site • Mitigation and management measures identified in Biodiversity Development Assessment Report including: ○ construction phase to the protect natural bushland areas being retained and ○ Vegetation Management Plan to be prepared • Fenced part of site minimised to facilitate natural interface with Lane Cove National Park and access to Walking Trails • Clear delineation of walking trails to manage access to natural areas • Native plants feature in Landscape Plan to support habitat • As set out in Council feedback where tree loss cannot be addressed on site Council offset policy is used resulting in tree replacement at a ratio of 3:1 • Location and sizing of Ausgrid Sub Transmission Switching Station has



		been minimised to reduce footprint and impacts in location close to transmission line to provide precinct wide benefit to address increasing demand for electricity in the vicinity of the site
Walking Trails and Recreation • Access to walking tracks/National Park • Support existing walking groups, and recreation needs of growing community	NPWS, Council, Community Groups, Aboriginal Community, adjoining Landowners	• Improved accessibility through the site for pedestrians to access Lane Cove National Park and the Great North Walk including: ○ Provision of two new pedestrian links through the site to Lane Cove National Park ○ Upgrades to walking trails connecting along the eastern and western boundaries of the site ○ Access to walking trail via new link road ○ Enhancement of walking trails with viewing platforms • Additional signage to promote connection to Lane Cove national Park, local walks and the Great North Walk
Stormwater • Stormwater and overland flow path / flood management • Potential impacts on water quality on natural bushland areas and Lane Cove River	NPWS, Council, Community Groups, Aboriginal Community	• Stormwater design has incorporated feedback from NPWS and Council to ensure both immediate impacts on bushland on the site and adjoining the site as well as catchment considerations are addressed – this is being achieved through mechanisms to slow flow across the site and level spreaders that mimic natural flows and
Traffic and Parking • Link Road design • Private or public ownership of new link road • Coordination of access from Richardson Place and parking	NPWS, Council, adjoining Landowners	• Proposed link road provides improved connection between Julius Avenue and Richardson Place as envisaged by Macquarie Park Design Guide • Private ownership of Link Road preferred option of City of Ryde Council as link road is between two existing private roads • Adjoining landowners recognise the Macquarie Park Design Guide is the overarching strategy to deliver these links • Construction Traffic Management Plan to be prepared and implemented to minimise disruptions and link road provides improved circulation during construction and operation • Ongoing discussions with Quintessential to refine approach to



		existing right of access arrangements from Richardson Place and parking arrangements adjoining parking arrangements
Visual Impact - Bulk and scale of Data Centre – local visual impacts - Bulk and scale of Data Centre – district visual impacts	Council, Adjoining Landowners, local residents/Business. Community Groups	- The proposal is in an area where incentives for height in order to achieve public benefits including pedestrian and road links. - Detailed design considerations to address bulk and scale include: - ensure office activity front Julius Ave to support amenity of street frontage address are achieved used for height - Proposed link road provides improved connection between Julius Avenue and Richardson Place as envisaged by Macquarie Park Design Guide - modulated building facades with mix of materials and screening - use of colour, texture and sculptural design elements - Landscape Plan providing vegetated buffers and landscape treatments - that provide screening for security / fencing elements - Draws on surrounding palette and Connection to Country elements including local species to enhance interface with Lane Cove National Park - recognition of changing character of the area following TOD precinct planning reforms introduced in November 2024 which creates significant changes including 95m incentive height (up from 45m) for mixed use development within approx. 100m to the northwest of the site which will see further change to the district skyline views of North Ryde from all surrounding viewpoints
Operational considerations - Noise - Safety	Council, Adjoining Landowners, local business/resident	- The mitigation measures for managing noise has been integrated into the design so that ensure they do not exceed noise management levels - Storage of hazardous materials following relevant safety requirements including dedicated areas for storage
Construction Potential impacts to site boundary	Council, adjoining Landowners	Construction Management Plan to address construction noise, dust and vibration and construction schedules and contacts, unexpected find and other requirements



		• Construction Traffic Management Plan will address movement of trucks and materials during construction including number of vehicles per day and access routes to and through the site
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5 SOCIAL IMPACT IDENTIFICATION AND ASSESSMENT

5.1 Social Impact Evaluation

This section evaluates the expected social impacts of the data centre development. Technical studies prepared in response to SEARs have provided detailed analysis and technical assessments as part of the preparation of the EIS. These, alongside agency, council and community engagement, have also helped inform the SIA, including analysis of key considerations, positive and negative impacts, design and management strategies to mitigate potential adverse impacts and enhance positive impacts. Technical studies are outlined in the following table.

Table 8: Technical Reports

Report	Author
Aboriginal Cultural Heritage Assessment Report	GML Heritage
Accessibility Design Assessment	Greenbox
Air Quality Assessment	North Star
Arboricultural Report	TreelQ
Architectural Plans	Greenbox
Architectural Design Report	Greenbox
BCA Compliance Report	BM+G
Biodiversity Development Assessment Report	SLR Consulting
Bush Fire Assessment	BHS
Construction Traffic Management Plan	ptc Consultants
Detailed Site Investigation (Contamination) Report	Douglas Partners
Estimated Development Cost Report	RLB
Ecologically Sustainable Development Report	Arup



Flood Impact and Risk Assessment	TTW
Geotechnical Assessment	Douglas Partners
Green Travel Plan	ptc Consultants
Historical Heritage Due Diligence	GML Heritage
Infrastructure Delivery, Management & Staging Plan	IGS
Integrated Water Management Plan	TTW
Landscape Design Report	Arcadia
NABERS Embodied Emissions Report	RLB
Noise and Vibration Impact Assessment	Arup
Hazards and Risk Screening Report	OMNII
Surface & Groundwater Impact Assessment	Douglas Partners
Transport Impact Assessment	ptc Consultants
Visual Impact Assessment	Geoscapes
Water Management Plan and Flood Impact Risk Assessment	TTW
Waste Management Plan	Waste Check



Overview of Social Elements

The eight social elements are outlined in the following table and includes an overview of the relevant construction and operational impacts of this project on each value.

Table 9: Overview of Social Elements of Value to People Related to the Proposal

Value	Overview
Way of Life	<i>Includes how people live, how they get around, how they work, how they play, and how they interact each day</i> The construction phase will introduce temporary disruptions, including increased heavy vehicle movements along Julius Avenue and Delhi Road, elevated noise and vibration levels, and potential short-term reductions in local air quality. These impacts may affect nearby workers and businesses, particularly during peak activity periods. Traffic management measures will be essential to mitigate congestion and ensure safety for pedestrians and cyclists in an already busy precinct. Upon completion, the data centre's operations will be largely self-contained, with minimal on-site staff and limited public interaction. While this may result in lower street-level activity compared to other commercial office uses, it aligns with the area's evolving role as a high-tech employment hub. Improved access through the site will enhance the connectivity in the North Ryde area and provide significant improvements for the access to the Lane Cove National Park from Julius Avenue.
Community	<i>Including composition, cohesion, character, how the community functions, resilience, and people's sense of place</i> The immediate area surrounding the site is primarily commercial and institutional, with residential presence further to the west around the North Ryde Metro. The residential / mixed-use area is set to expand closer to site under new TOD initiatives towards the site changing the site context from largely commercial to being part of mixed-use precinct. As the TOD transition is set to happen over many years, the direct impacts on residential communities will increase over time with greater impacts in the operational phase following construction. New pedestrian and vehicle links will enhance connectivity and improve amenity to help support a sense of place. Design treatment of the data centre will reflect the adjoining commercial developments to blend in with the commercial character of land uses along the southern side of Julius Avenue. However, construction activities may temporarily disrupt neighbouring businesses, affecting client access, deliveries, and employee commutes. Over the longer term, the inclusion of a secure data centre. As compared to an alternative higher job



	density commercial land use will alter the character and sense of place for local businesses and workers. Ongoing engagement with stakeholders will be important to address any concerns about the changing nature of the precinct.
Accessibility	<i>Including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation</i> Construction will temporarily impact local traffic patterns, parking availability, and pedestrian and cyclist routes. Increased construction vehicle movements may cause congestion, while temporary footpath closures or diversions could affect accessibility. These impacts can be managed through a detailed traffic and pedestrian management plan, clear signage, and close coordination with local authorities. Once operational, the data centre will generate minimal traffic due to its small workforce and infrequent deliveries. The site's proximity to North Ryde Metro Station and major bus routes ensures continued accessibility for staff and visitors, with no significant long-term impacts on local transport networks. The provision of the Ausgrid sub transmission switching station on the site will enhance electricity to the surrounding areas beyond the site, needed to support ongoing growth in the area.
Culture	<i>Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings</i> The Aboriginal Cultural Heritage Assessment and Statement of Heritage report has found no significant heritage issues on the site and incorporated design with Country approach with a focus on the interface with the Lane Cove National Park to the south. As per standard approaches, all construction activities will follow relevant protocols to manage any unexpected discoveries, ensuring respect for Aboriginal and other cultural values. The development is consistent with the site's 'productivity' zoning and is not anticipated to impact local cultural or community functions.
Health and Wellbeing	<i>Including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health</i>



	Construction activities may temporarily impact the health and wellbeing of nearby workers through increased dust, noise, and vibration. These effects can be mitigated by implementing dust suppression measures, noise barriers, and vibration monitoring, as well as providing regular updates and clear complaints mechanisms for affected stakeholders. During operation, the data centre will have negligible health impacts, as it will generate low emissions and have limited on-site staff. New pedestrian links on the eastern and western boundary of the site will enhance access to open space for the local business and residential communities.
Surroundings	<i>Including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity</i> The construction phase will temporarily detract from the visual quality of the area due to hoardings, equipment, and material stockpiles. Maintaining tidy hoardings and minimising the duration of visually intrusive works will help preserve local amenity. The completed data centre will present a more utilitarian and secure built form than the existing commercial office environment in a landscape setting due to the nature of operational requirements. This may reduce visual appeal for neighbouring businesses and users of public spaces and require landscaping and architectural treatments are proposed to be incorporated to soften and blend in the building's appearance and enhance the streetscape.
Livelihoods	<i>Including people's capacity to sustain themselves through employment or business</i> The construction phase will create short-term employment opportunities for construction workers, tradespeople, and suppliers, providing a temporary economic boost to the local area. Where possible, prioritising local procurement and hiring can enhance these benefits. During operation, the data centre will require a relatively small, highly skilled workforce. While direct employment is not intensive the productivity value of the facility is high as it will support broader digital infrastructure, underpinning jobs and business growth across multiple sectors and contributing to the region's economic resilience.
Decision-Making Systems	<i>Including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.</i>



	As a State Significant Development, the proposal is subject to a rigorous and transparent planning process, including public exhibition and opportunities for community input. Ongoing engagement with local businesses, institutions, and government agencies will be essential to address concerns and provide updates for the project. Establishing clear channels for feedback and complaints will ensure that any issues are promptly addressed throughout both construction and operation. The potential impacts arising from significant growth in the social locality are addressed in Section 4.3 Cumulative Impacts
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This following section describes each impact, including the social value categories it relates to, the type of impact (positive or negative), and an assessment of its likelihood and magnitude. It then provides any standard or project-specific mitigation to identify the significance of the residual impact. The cumulative impacts of this project concerning neighbouring projects are discussed in **Section 5.2** according to the guidelines set out in the Cumulative Impact Assessment Guidelines for State Significant Projects (2022). Residual impacts of significance are addressed in **Section 6**.



Construction Phase

Table 10: Construction Phase- Social Impact Evaluation and Mitigation

CONSTRUCTION - EMPLOYMENT				
Relevant categories for assessment	Community, Livelihood, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Construction of the data centre will generate additional employment, which can bring a positive benefit to the local community.</i> <i>The increased number of construction workers alters the feel of the local community.</i>	Almost Certain + Moderate = High Positive: Increase in local employment during the construction phase while temporary can be beneficial • Almost certain likelihood (definitely expected) • Moderate magnitude, larger scale with short-term duration <i>Reference -Development Cost Report (EDC) prepared by RLB (2025)</i> <i>Measures of construction and job impacts Methodology Paper prepared by NSW Government (2020)</i>	Construction activity will generate additional jobs both directly on the site and indirectly in the wider context of supporting the construction industry- as per local economic and productivity plans by state and local actors.	The estimated cost of the project is approximately \$162 million, which translates into several hundred construction jobs including the facility construction and highly specialised fit out.	Almost Certain + Moderate = High Positive Skilled workers/contractors will benefit from additional opportunities and continue to deliver quality outcomes. No further mitigation measures have been proposed
CONSTRUCTION - NOISE AND VIBRATION				
Relevant categories for assessment	Way of Life, Community, Health and Wellbeing, Surroundings			



Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Construction Noise and vibration cause a decline in acoustic amenities and a potential decline in health or well-being for immediate neighbours.</i>	Likely + Minor = Medium Negative - Deterioration in amenity: • Likely (re: high probability to occur) • Minor magnitude, short term duration <i>Reference: Noise and Vibration Impact Assessment Report prepared by Arup (2025)</i>	• Noise-attenuated equipment • Limited hours of construction through standard conditions of consent for approved work hours • Noise-emitting plant to be directed away from sensitive receivers. • Utilisation of temporary measures where viable/required (e.g. screening, enclosures)	• The Noise and Vibration Impact Assessment concluded that due to the anticipated low number of vehicles generated by the site (up to 5 trucks per day), existing high traffic volumes on Delhi Road and the local site context, generated traffic noise is anticipated to comply with NSW Road Noise Policy (RNP). • A Construction Noise and Vibration Management Plan (CNVMP) to be formalised prior to issuing of a Construction Certificate or relevant noise and vibration requirements to be integrated into the project's Construction Management Plan (CMP). • Implementation of mitigation and management measures as outlined in the Noise and Vibration Impact Assessment Report to reduce possible impacts.	Likely + Minimal = Low Negative The predicted construction noise levels are based on the typical worst-case scenario and that plant and equipment is operating concurrently. These conditions are not realistically expected to be constant.
CONSTRUCTION - AIR QUALITY				
Relevant categories for assessment	Way of Life, Community, Health and Wellbeing, Surroundings			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Dust generated through construction activities causes a decline in air quality and a potential decline in health or well-being for immediate neighbours/workers.</i>	Possible + Minor = Medium Negative - The construction phase risk assessment for the Proposal, indicates that dust soiling impacts pose a medium risk level for earthworks, construction, trackout, and construction-traffic activities. In terms of human health impacts, these	• Appropriate dust suppression measures implemented during construction phase to minimise or avoid impacts on air quality (e.g. consider wind speed and direction when undertaking activities) • Utilisation of temporary measures where required	• The Air Quality Assessment Report sets out mitigation measures to be implemented during the construction phase, including but not limited to the following: ◦ Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the relevant regulatory bodies. ◦ Display the name and contact details of person(s) accountable	Unlikely + Minimal = Low Negative The mitigated dust deposition and human health impacts risks for demolition, earthworks, construction, and track-out phases are anticipated to be



	activities are considered to pose a low risk, assuming no mitigation measures are applied to control emissions. • Possible likelihood (i.e. Medium probability) • Minor magnitude, short term duration <i>Reference: Air Quality Assessment Report prepared by North Star(2025)</i>	(e.g. covering of waste, screening	for air quality and dust issues on the site boundary ○ Carry out regular site inspections to monitor compliance with the dust management plan ○ Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period. ○ Avoid site runoff of water or mud. Keep site fencing, barriers and scaffolding clean using wet methods. ○ Remove materials that have a potential to produce dust from site as soon as possible	negligible, provided appropriate mitigation measures are implemented.
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CONSTRUCTION - TRAFFIC

Relevant categories for assessment	Way of Life, Community, Health and Wellbeing, Surroundings, Accessibility			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Construction equipment and traffic, including heavy vehicles, are likely to disrupt the immediate environment, affecting immediate neighbours.</i>	Almost Certain + Minor = Medium Negative: Deterioration in amenity with increased traffic of: ○ Estimated 20 (10 inbound and 10 outbound) heavy vehicle movements on any given typical day. ○ Estimated 144 (74 inbound and 72 outbound) light vehicle movements on any given typical day.	• Construction vehicles to follow appropriate routes (road restrictions) and traffic rules • Traffic flow measures include managing construction traffic and ensuring activities do not impede local traffic • Construction workers parking provided within the construction site where possible • Construction activity to be carried out in accordance	• Implementation of recommendations from the Traffic Assessment Report and Preliminary Construction Traffic Management Plan includes the following key mitigation measures: ○ A detailed Construction Traffic Management Plan will be prepared for approval by the Council prior to commencement of construction ○ Construction vehicle route to site via Julius Avenue, and occasionally by Richardson Place have to demonstrate the feasibility of access ○ 72 parking spaces will be provided for the site worker (assumption that 80 workers would be on site at any time)-	Possible + Minor = Medium Negative The predicted construction traffic levels are based on the typical worst-case scenario where there is a traffic peak. Subject to implementation of a Construction and Traffic Management Plan, the construction traffic, parking and safety are



	Workers, equipment and materials will be transported via the following key routes: ○ Julius Avenue ○ Richardson Place Likely greater impacts on Richardson Place due to construction of new access route through the site ● Almost certain likelihood (definitely expected) ● Minor magnitude as short-term duration <i>Reference: Preliminary Construction Traffic Management Plan prepared by ptc Consultants (2025)</i>	with the approved hours of work	to minimise parking demand, personnel are encouraged to avoid parking on the streets near the development site and to carpool whenever practicable. ○ Traffic Guidance Schemes in accordance with Australian Standards and TfNSW Traffic Control at Worksites will advise motorists of upcoming changes in the road network.	considered able to be managed and mitigated to a generally acceptable degree of change. over a relatively short duration, impacting a minimal number of sensitive receivers.
CONSTRUCTION - LOCAL CHARACTER AND VEGETATION LOSS				
Relevant categories for assessment	Community, Culture, Way of Life, Surroundings, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>The changes to local character and landscape and character due to site preparation and construction works.</i>	Almost Certain + Moderate = High Negative: Clearing of vegetation and trees on the site as part of site preparation works may temporarily reduce amenity of the site. However, the site was partly excavated and remained vacant from 2009 as part of previous DA. Additionally, the site is located within an commercial zone	● Landscape Plan industry standard requirements including opportunities to retain trees and to replace/offset trees removed to contribute to long term landscape setting and streetscape and mitigate urban heat island effects ● Site planning and interface measures as outlined in Macquarie Park	● CMP measures to manage construction noise and vibration, air quality and site security compatible with the commercial zone ● Continue to communicate with surrounding residents and businesses post-construction in order to ensure a smoother transition. ● The Landscape Report outlines the following key moves that were incorporated during the design stage so that it reflects the local character which includes:	Likely + Minor = Medium Negative Subject to implementation of the CMP, Landscape Plan and Tree Management Plan



	adjacent to Wentworth Ave, which is a state road and adjacent to M2 motorway. Almost certain likelihood (definitely expected) • Almost certain likelihood (definitely expected) • Moderate magnitude: Long-term duration however, landscape plan and offset to reduce impacts <i>Reference: Design Report prepared by Greenbox Architects (2025)</i> <i>Landscape Plan and Report prepared by Arcadia(2025)</i> <i>Arboricultural Impact Assessment & Tree Protection Management Plan prepared by TreeIQ (2025) and construction impact assessments above.</i>	Innovation Precinct Place Strategy(2022) and Ryde Council DCP 2014	○ Creating a friendly and welcoming Street Edge ○ Unlock the connection from Julius Avenue for future residents ○ Pathway connections weaving through existing trees, sandstones and terrain. ○ Opening up to Lane Cove National Park, platforms for viewing and resting ○ Enhancing existing tree buffer to adjoining neighbour ○ Ecological restoration with native planting: smooth-barked native tree species such as Sydney Red Gum, Spotted Gum, and Forest Red Gum • The site is to have: ○ Deep soil coverage - 32.12% of the site area ○ Due to bushfire requirements, tree canopy cover is limited to 15% density in the area with minimum APZ. ○ 509 trees to be removed from site, and in conjunction with Council provision for offset planting, 1384 new trees are proposed to be planted off-site to achieve tree replacement ratio at 3:1	
CONSTRUCTION - HAZARDOUS MATERIALS				
Relevant categories for assessment	Community, Livelihood, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Site remediation can lead to potential</i>	Likely + Minimal = Low	• Should any additional suspected hazardous	The following recommendations were outlined in the Detailed Site Investigation (Contamination) Report :	Unlikely + Minimal = Low



<i>exposure to contaminants that can have adverse impacts on the health of construction workers and staff.</i>	Negative: The Detailed Site Investigation (Contamination) Report stated that: - No asbestos detected in the samples collected at site - Metals and TRH were recorded in groundwater above the adopted site assessment criteria- may be sourced from historic activities at or upgradient of the site. However, contaminant concentrations are not considered to pose a risk to future site users but may pose a risk to ecological receptors in the Lane Cove River or from water extracted as part of any future dewatering. • Likely (low probability) • Minimal (short duration) <i>Reference: Preliminary Geotechnical Investigation (2025) prepared by Douglas Partners</i> <i>Detailed Site Investigation (Contamination) Report prepared by Douglas Partners</i>	materials be observed during or prior to construction , works should cease until a suitably qualified occupational hygienist can assess the suspected hazardous material and provide appropriate recommendations for management and/or removal.	• Further monitoring of groundwater to inform assessment of the significance of these results, the potential for off-site impacts on Lane Cove River, and treatment that may be required during any future dewatering. • Preparation and implementation of an unexpected finds protocol during redevelopment to set out the management requirements in the event that unexpected contamination is identified (e.g. fly tipping of contaminated soils and localised fill).	Negative Routine monitoring should be conducted to ensure the site remains free of contamination during construction
CONSTRUCTION- FLOOD CONTROL				
Relevant categories for assessment	Community, Way of Life, Accessibility, Surroundings, Health and Wellbeing			



Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Potential impacts to people and property, and local stormwater quality during the construction phase, whilst new flood mitigation and stormwater management measures are delivered.</i>	Possible + Minor = Medium Negative: The study area is identified as a low flood risk zone, with the predominant flood hazard classified as H1 – indicating conditions that are generally safe for people, vehicles, and buildings. Likely increase in flood levels onsite or adversely impact flood conditions on neighbouring properties during the 1% AEP event, the 1% AEP event incorporating climate change, and the 1% AEP event with blockage conditions and PMF. • Possible likelihood (i.e. Medium probability) • Minor magnitude, short term duration <i>Reference: Flood Impact and Risk Assessment prepared by TTW (2025)</i>	Standard Flood modification measures include upgraded drainage lines and pipes, additional stormwater pits, and localised barriers to manage overland flow.	• The Flood Impact and Risk Assessment report concluded that based on the flood study the proposed Julius Avenue Data Centre can be safely be built without causing adverse flood impacts on neighbouring properties or increasing the risk of flood damage. • The report identifies the following flood mitigation and stormwater management strategies incorporated within the design of the development to manage impacts: ○ Installation of two new drainage lines on the eastern and western sides of the site. ○ Four additional stormwater pits along Julius Avenue. ○ Upgrading three drainage pipes to 525 mm diameter. ○ Construction of a 0.5 m high wall adjacent to the cul-de-sac to the south to reduce local afflux. • The report also recommends the following to comply with Council flood planning requirements: ○ Relocate the entrance to an area with a lower flood level, such as by shifting it 3–4 metres to the east, where the 1% AEP and PMF flood levels are reduced. ○ Provide a 100 mm threshold at the entrance, subject to Council's approval.	Unlikely + Minimal = Low Negative Subject to the Implementation of the proposed mitigation measures, the development expected to not have adverse flood impacts on adjacent or downstream properties and satisfies both Council and SEARs flood risk requirements
CONSTRUCTION - ABORIGINAL HERITAGE				



Relevant categories for assessment Culture, Surroundings, Health and Wellbeing				
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Potential impact due to community concerns that Aboriginal Heritage is not being considered adequately and will result in loss of heritage.</i>	Unlikely + minor = Low Negative: The Aboriginal Cultural Heritage Assessment Report (ACHAR) has not identified any Aboriginal objects or areas with potential for Aboriginal objects on the project site. Aboriginal sites, objects and values are located in proximity to the study area but should not be impacted by the proposal. - Unlikely likelihood (low probability) - Minor Reference: Aboriginal Cultural Heritage Assessment prepared by GML Heritage(2025).	- Engagement with Local Aboriginal Land Council and Registered parties involved in the Aboriginal Cultural Heritage Assessment - Should any archaeological heritage item be found, works in the vicinity should be stopped and assessment would have to be made consistent with AHIP requirements.	- The ACHAR recommend that the following Aboriginal heritage management strategies be implemented for the proposed development: - A native vegetation buffer should be maintained around the Aboriginal Heritage Information Management System (AHIMS) site 45-6-1854. Care should be taken to avoid vibration or other impacts to AHIMS site 45-6-1854 20m south of the study area. - Induction for all staff, contractors and workers that would detail the management of First Nations cultural heritage and archaeology within the study area.	Unlikely + Minimal = Low Negative Subject to the implementation of CMP and AHIP provisions (if required). Also, Aboriginal stakeholders are to be kept informed about the management of Aboriginal cultural heritage within the study area throughout the completion of the project.
CONSTRUCTION - DECISION MAKING				
Relevant categories for assessment Way of Life, Community, Health and Wellbeing, Decision making Systems				
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Potential impact to community for feeling of powerlessness in</i>	Likely + Minor = Medium Negative: Potential community concerns due to rate of change in surrounding	- Engagement on SSDA under DPHI Guidelines - Engagement on policies and plans for development in surrounding area and considerations of existing	Engagement on SSDA included Community Newsletter (1,200 copies to businesses and residential), communication with key stakeholders, adjacent landowners and survey to inform community of	Possible + Minimal = Low Positive



decision making processes.	area and deterioration of social licence for development on site and surroundings due to particularly in regard to potential and perceived cumulative impacts - Possible (medium probability) - Minor Reference: Section 1.4 Strategic Context and Section 3.1 Neighbouring Developments of this report	uses and cumulative impacts as part of any changes to planning instruments	proposed development and opportunities to make submissions in assessment process - Follow up Community Newsletter will be issued on submission of EIS for assessment to ensure community awareness of input into decision-making process - Proponent undertakes ongoing and open communication with adjoining landowners that may be impacted by duration of construction works and specific impacts of noise, air quality and traffic	Immediate site and neighbourhood low impact due to being within a fairly commercial area and engagement to raise awareness of proposal and proposed communication during construction during construction phase with any impacted neighbours.
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Operational Phase

Table 11: Operational Phase- Social Impact Evaluation and Mitigation

OPERATION-EXPANDED CAPABILITY AND EMPLOYMENT				
Relevant categories for assessment	Community, Way of Life, Health and Wellbeing, Livelihoods			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
The operation of the data centre will generate a minor number of additional direct and several indirect jobs.	Almost certain + minor = medium Positive: Increased employment opportunities as well as improvement in the local data storage capacity.	- National Digital Infrastructure Strategy - State and local government employment strategies and productivity strategies	- The Data Centre proposal has low density employment but high productivity value common to digital infrastructure facilities. - The diversification of the site into having data storage capacity on the site can help improve sector efficiencies and would introduce additional secondary jobs.	Almost certain + minor = medium Positive Employment is a positive contributor to health, social inclusiveness and resilience within a community.



Data centres represent the shift towards increasing digital capabilities for a resilient future economy	- Almost certain likelihood (definitely expected) - Minor magnitude, extended duration Reference: Development Cost Report (EDC) prepared by RLB (2025)			The site is located in an area that has longstanding use as commercial office spaces and light industries. Therefore, retaining employment land uses is a positive contributor to the long-term viability of job markets within the social locality.
OPERATION-TRAFFIC AND PARKING				
Relevant categories for assessment	Way of Life, Community, Accessibility, Surroundings, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
Potential increase in traffic and parking needs	Likely + Moderate = High Negative: Pressure on road capacity and parking needs - Likely (high probability) - Moderate magnitude, extended duration Reference: Traffic Impact Assessment Report prepared by PTC (2025)	- Undertake and implement recommendations from relevant traffic studies undertaken as part of the project planning and development process. - Standard speed limits enforced for all vehicles and weight limits for heavy vehicles - Green travel plans requirements include Information regarding public transport options is to be made available for staff and workers.	- The site is to have two points of vehicle access: via an existing shared access driveway with No. 10 Julius Avenue and by the creation of a new road with Richardson Place (as part of a wider Macquarie Park Corridor Infrastructure Delivery Plan). - The modelling used for Traffic Impact Assessment demonstrated minimal impact on the operation of local roads due to the proposal. - The proposal provides 54 parking spaces (including two accessible) and complies with all relevant standards. - Green Travel Plan has been prepared and has recommendations to support increased modal share for public transport and active transport for staff and visitors of the site	Likely + Minor = Medium Negative The Traffic Assessment report concludes that the small amount of traffic added by the proposal, would have minor impacts on the surrounding network In this context, the impacts of the proposal are considered acceptable, with no further mitigation measures required.



			○ Introducing Carpooling to staff via management policies ○ Secure bicycle parking - six bicycle spaces with end-of-trip facilities	
OPERATION- ACCESS				
Relevant categories for assessment	Community, Way of Life, Accessibility, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Potential decrease in the ease of movement in the vicinity of the site.</i>	Likely + Minor = Medium Negative: Potential risks to pedestrian safety as well as reduced ease of movement • Likely (high probability) • Minor magnitude, extended duration to be mitigated <i>Reference: Green Travel Plan prepared by PTC (2025);</i> <i>Accessibility Design Assessment and Architectural Design Report prepared by Greenbox Architects (2025)</i>	• Identify opportunities to encourage active transport for staff e.g. safe walk routes, bicycle parking or track included in landscape design. • Ensure that there is sufficient and inclusive access to staff, customers and visitors within the development • Undertake and implement recommendations from relevant traffic studies undertaken as part of the project planning and development process. • Standard DCP and industry best practice requirements to designing and implementing access to the site	• The development add a new public street along the southern part of the Proposal site as well as two new pedestrian through-site link from Julius Avenue to Richardson Place; and Complimentary landscaping and offset planting • Accessibility Design Assessment Report confirm that the proposed development complies with the relevant accessibility provisions [NCC/BCA 2022, The Disability Standards 2010 and Australian Standards] and incorporates elements to enable satisfactory resolution of possible issues. • The Architecture and Landscape reports confirm that the development provides new pedestrian links on either side of the site (east and west boundaries) to improve the overall walking catchment	Almost Certain + Minor = Medium Positive Enhanced connectivity due to new link roads and pedestrian enhancements Provided that the recommendations in the Landscape, Architectural Design and Access reports are implemented, no further mitigation required.



	Landscape Report prepared by Arcadia (2025)			
OPERATION–NOISE, VIBRATION AND AIR QUALITY				
Relevant categories for assessment	Community, Way of Life, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Establishment and operation of a data centre potentially could lead to increased noise, emission and vibration resulting in negative impacts on immediate neighbours in their everyday life.</i> Operation of back-up generators can cause significant amount of greenhouse gas emissions that can include particulate matter that could impact the health and	Likely + Moderate = High Negative: The operation of the data centre can lead to the experience of noise and vibration effects externally due to the systems. It can also contribute to deteriorating air quality, especially if they use fossil fuels for power generation or have inadequate cooling systems - Likely (highly probable likelihood) - Moderate magnitude, extended duration <i>Reference: Noise and Vibration Impact Assessment prepared by Arup(2025)</i>	- Fitting and maintaining noise reduction packages on plant and equipment - Using efficient enclosures for noise sources or at the greatest distance from the noise-sensitive area; or orienting the equipment so that noise emissions are directed away from any sensitive areas, to achieve the maximum attenuation of noise - Materials of the facility facade and roof construction would be selected during detailed design, so that any noise break-out from internal activities would result in a negligible increase in overall noise emissions from the facility	- The Air Quality assessment concluded that the operational conditions are expected to comply with the relevant impact assessment criteria, with no exceedances predicted. The report notes that no further mitigation measures are required, however provides recommendations to further enhance air quality, including: - Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing) - Ensure all on-road vehicles comply with relevant vehicle emission standards, where applicable - The Noise and Vibration Impact Assessment concluded that the project can comply with the criteria for normal operation during all operating times, and includes measures that would ensure compliance with the Noise Policy (EPA). The report gives the following recommendations for operational impact mitigation: - Noise barriers and design features to be incorporated according to requirements/policy to prevent direct noise transmission	Likely + Minor = Medium Negative The Air Quality assessment evaluated potential impact for the worst case scenario and general operational scenario to determine possible impacts. It concluded that the likelihood of occurrence of the worst-case scenario is very low (approx 0.014 % per year) The mitigation measures for managing noise and air quality, ensure they do not exceed noise management levels (NMLs)] and air quality levels, according to the assessment reports, and are considered acceptable with the proposed data centre activities. No further mitigation is proposed.



well-being of sensitive receivers in the neighbourhood	<i>Air Quality Assessment prepared by North Star(2025)</i>		Conducting a review of the noise levels within/around the data centre during both the detailed design stage, after commencing operation and in response to any complaints raised.	
OPERATION- VISUAL IMPACT				
Relevant categories for assessment	Community, Culture, Way of Life, Surroundings			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Permanent changes to surroundings through the establishment of a data centre. This will change the experience of surroundings for local residents, workers, and visitors.</i>	Almost Certain + Moderate = High Negative: The site is located within a commercial zone, however, as the change to bulk and scale may cause impacts on the local character and visual amenities enjoyed by the neighbours including those within the visual catchment. - Almost certain(almost definitely expected) - Moderate magnitude, extended duration <i>Reference: Visual Impact Assessment prepared by Geoscapes (2025)</i>	Requirements for Visual Impact Assessment ensure that the proposal addresses the landscape setting and incorporates measures such as high-quality design elements that respond to the local context.	- The Visual Impact Assessment confirms that the design team have considered finishes on the building facades to help reduce visual impacts of the proposed development as much as possible such as: - Utilisation of texture, colour and high quality materials upon building facades. - In particular, a high-quality, unique architectural design has been applied to the south facade, which faces residential areas- these have been included to provide articulation and visual interest to help mitigate the appearance of bulk and scale. - The use of sympathetic Landscaping that draws upon surrounding elements including the Lane Cove National Park to provide higher quality views for residents across the river to the south and south-west of Site	Almost Certain + Minor = Medium Neutral The development would add a new and recognisable element to the surrounding viewers, however it would be on par with the transitioning in the area. Views and the extent of the view affected depending on the type of user (resident, employee, pedestrian, tourist, bush-walker or passenger in a vehicle) . The data centre building is partially hidden behind existing vegetation and its scale is comparable to other existing buildings within the area. The development largely fits in with the surroundings. District views from nearby high-rise apartments and roadways also have views across the site . Within this context, the proposal is unlikely to cause significant residual impact. No further mitigation is proposed.



OPERATION: STORAGE OF HAZARDOUS MATERIALS (FUEL)				
Relevant categories for assessment	Surroundings, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>The materials stored in the newly built data centre such as fuel and batteries that can cause an on/off-site risk or offence to people, property or the environment</i>	Possible + Minor = Medium Negative: Combustible fluids and other flammable products such as diesel and lithium-Ion batteries can pose a risk to people, property and goods on site and surroundings, The report notes that: - Manifest Quantity for diesel is exceeded under Schedule 11, Work Health and Safety Regulation 2017 (NSW) - The proposed development is adjacent to a pipeline • Possible likelihood (medium probability)	Standard strategies to include fire detection and suppression systems, proper ventilation, adherence to strict fuel handling protocols, and comprehensive emergency response planning.	According to Dangerous Goods Risk Screening Report the facility is not considered potentially hazardous from the proposed storage of dangerous goods and did not require a Preliminary Hazardous Analysis (PHA). However, the report notes that: - Notification and associated submissions to SafeWork NSW will be required as the Manifest Quantity for diesel is exceeded under Schedule 11, Work Health and Safety Regulation 2017 (NSW) - Submission of Emergency Plan to Fire and Rescue NSW will be required as the Manifest Quantity is exceeded under Schedule 11, WHS Regulation 2017 (NSW) - Guidelines and precautions for works in the vicinity of gas mains were also issued by the pipeline operator (Jemena Gas Networks) – which will be adhered to when construction or excavation takes place.	Possible + Minimal = Low Negative The Dangerous Goods Risk Screening Report identifies that any other threshold exceedances may trigger additional obligations related to the storage and handling of specified products. These requirements should be addressed as part of ongoing design development. No further mitigation is proposed at this stage.



	Minor as impact to be rectified for long-term duration Reference: Dangerous Goods Risk Screening Report prepared by OMNI (2025)			
OPERATION: URBAN HEAT				
Relevant categories for assessment	Surroundings, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
<i>Built environment intensification- especially in infrastructure-heavy developments like data centres- likely to contribute to the urban heat island effect. Increased urban heat will likely result in decreased health and wellbeing for the local community.</i>	Possible + Minor = Medium Negative: In response to the metric that show Sydney is getting hotter, the site's baseline heatwave temperature experiences peaks of approximately 3-6°C above the baseline - Possible likelihood (medium probability) - Minor as impact to be rectified for long-term duration Reference: Landscape Report prepared by Arcadia (2024)	Standard strategies to reduce the impacts of urban heat in built areas include increasing vegetation and green spaces, providing shade structures and water misting, using reflective building materials, and incorporating sustainable and water-sensitive design practices	- According to ESD report, the following recommendations are suggested for a more comfortable environment to be incorporated with the design: - Energy and Greenhouse Gas Emissions – Incorporate energy efficient designs and technological strategies to reduce energy use and greenhouse gas emissions. - Water – reduce consumption of potable water, by installing water efficient systems and water sensitive urban design features. - Material Resources and Waste – Optimise the use of resources while minimising waste throughout the whole life cycle of the building. Reduce material embodied impacts through structurally optimal design and dematerialisation, low carbon building materials and recycled content.	Possible + Minor = Medium Negative The mitigation approaches can assist in reducing the urban heat effect and maintain a comfortable work environment. Landscaping can assist in reducing the wider impacts of urban heat and need to be maintained. No further mitigation is proposed



	NABERS Embodied Emissions Report prepared RLB(2025) Ecologically Sustainable Development (ESD) Report prepared by Arup (2025)			
OPERATION–SAFETY & SURVEILLANCE				
Relevant categories for assessment	Surroundings, Accessibility, Health and Wellbeing			
Impact or Benefit	Evaluated Significance	Standard Mitigation/Enhancement	Project Specific Mitigation/Enhancement	Residual Impact Significance Assessment
Development at a previously vacant site could improve passive surveillance in the area, increasing safety.	Possible + Minimal = Low Positive: Improving local sense of safety and security - Possible (Medium Probability) - Minimal magnitude, extended duration Reference: Architectural Design Report prepared by Greenbox Architects (2025)	Standard safety design features that support crime prevention through environmental design, including street surveillance, fencing, signage, access points, lighting and landscaping	- Secure site access and perimeter controls are embedded discreetly into the design, ensuring operational integrity without dominating the streetscape. - Vegetation buffers and landscape treatments screen security infrastructure and create a more pedestrian-friendly interface along Julius Avenue. - Operational management includes appropriate site security measures to maintain the safety of site and crime prevention in the immediate area	Possible + Minimal = Low Positive No further mitigation measures are recommended



5.2 Cumulative Impacts

The Cumulative Impact Assessment Guidelines for State Significant Projects 2024 states that:

“Cumulative impacts are a result of incremental, sustained and combined effects of human action and natural variations over time and can be both positive and negative. 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.”

An analysis of development activity, major projects, and planning proposals within the social locality and broader region has identified numerous developments—either underway or approved—that warrant consideration. This is particularly relevant in the context of the significant transformation occurring within the Macquarie Park Innovation Precinct, where change is being driven by both state-led initiatives (notably its designation as a TOD Accelerated Precinct) and local government planning efforts as outlined in **Section 1.4** on strategic context and **Section 3.1** on locality considerations.

The intensification of development across the area, in conjunction with this project, has the potential to result in cumulative impacts—particularly relating to traffic, amenity, and access to social infrastructure. These impacts, while notable, are considered acceptable for the following reasons:

- **Traffic:** A key consideration is the cumulative effect on traffic and overall amenity. The Traffic Impact Assessment confirms that key intersections have capacity to accommodate anticipated increases in traffic, with modelling accounting for background growth as required under SEARs.
- **Surrounding character:** The site sits within an established commercial employment precinct that is now evolving to accommodate contemporary uses such as data centres and technology facilities. This transition reflects a broader shift across the Macquarie Park Strategic centre with data centres being considered suitable for E3 productivity zone but not E2 commercial core zone. While some consider data centre developments may offer less public accessibility, they contribute meaningfully to Macquarie Park’s growing identity as a high-tech employment hub and are consistent with the precinct’s strategic growth objectives and can deliver public benefits through incentives in the planning framework.
- **Housing and social infrastructure:** Residential development linked to the TOD rezoning leverages recent public transport infrastructure investment. However, this growth further highlights the urgent need to enhance community facilities, open space, and connectivity to achieve the broader vision for the precinct amenity through increased pedestrian and vehicle links.

Historically, the area has been defined by a mix of mid-rise commercial campuses, bushland buffers, and light industrial zones. However, it is now transitioning into the third largest mixed use urban employment centre in Greater Sydney, behind the Sydney and Parramatta centres. In particular, the Macquarie Park corridor has been a focal point for large-scale data centre developments — such that they are set to be limited in the commercial core and appropriately located in the surrounding productivity support land use areas.

The Macquarie Park TOD accelerated status has also catalysed projects that aim to intensify housing and reframe the area as a more dynamic, activated destination. While these projects align with strategic objectives individually, their collective impact is reshaping the area's physical and social landscape in ways that extend well beyond individual development sites. These changes support job creation, economic diversification, and housing supply, they also introduce cumulative pressure on transport systems, local amenities, and community infrastructure. Roads such as Julius Avenue and Delhi Road are already showing signs



of congestion and reduced accessibility in peak times. As larger parcels are developed—or redeveloped—for more intensive land uses, the role strategies including the *Macquarie Park Design Guide* aim to address these issues into the long-term. Additional funding to support growth such as expansion of bus connections to North Ryde, investment in social infrastructure to support the increased population have been canvassed by the draft Macquarie Park Strategic Infrastructure and Services Assessment (SISA) 2021.

According to the draft Macquarie Park Strategic Infrastructure and Services Assessment (SISA) 2021 which included the North Ryde r,

“The estimated costs (excluding land costs) of infrastructure and service proposals to 2036 are around \$6.5 billion. This figure includes an estimate of capital costs to deliver infrastructure and service proposals in the MPC through to 2036, as well as planning and development costs to enable delivery of future projects beyond 2036. This assessment is the first step in holistically understanding the nature and breadth of infrastructure and service requirements for the MPC. Many proposals are in their early stages of identification and development and as such benchmark costs in many instances have been used to enable an estimate of costs at this initial stage, and therefore this figure should be regarded as strategic and indicative only. Further work is required to adequately define the scope of individual projects to understand risks and provide greater certainty on estimated project costs. A significant proportion of these costs (around \$4.7 billion) is associated with major city shaping and city-serving transport infrastructure such as a potential future Parramatta to Epping mass transit / train link, and several strategic rapid bus corridors and planning/development costs to enable future transport links beyond 2036. This infrastructure will provide wide-ranging benefits for many communities across Greater Sydney, therefore, only a small portion of these costs could truly be attributed to the MPC.” (page 29)

More recently the NSW Government has committed to working with Councils to prioritise infrastructure investment through the urban development Program which include the establishment of Infrastructure Priorities Lists that can guide investment in infrastructure that aligns with growth. This includes the expenditure of Housing and Productivity Development Contributions collected by the NSW Government. A key consideration is the alignment of public benefit outcomes activated through the Macquarie Park planning framework which address local amenity and functionality considerations and the State level investments in transport network, education and training and support for digital infrastructure.

The site itself, and its immediate surrounds, were part of significant development activity nearly a decade ago—yet this specific site has been slower to proceed, despite holding an existing development approval. As a result, it retains a distinct character, shaped by large-format, security-controlled development with minimal street-level activation. However, this is mitigated through the delivery of new pedestrian links to the Lane Cove National Park and associated walking trails as well as through design treatment to align with the commercial character of development south of Julius Avenue.

In this context, the cumulative outcome envisioned for the Macquarie Park TOD area embodies both the promise and the complexity of urban intensification that support productivity and well-located housing adjacent to a natural area of high amenity. Macquarie Park already plays a leading role in supporting Sydney’s knowledge economy, the long-term success of its transformation depends on how well cumulative impacts are managed, how effectively individual developments are coordinated, and whether community values—such as access, identity, wellbeing, and culture—are genuinely embedded into the planning process. Without integrated investment in public infrastructure, active transport, green space, and inclusive decision-making, there is a real risk that the area will experience increased congestion and become a series of fragmented mixed-use centres and high-tech hubs, rather than a cohesive and vibrant innovation district.



6 MITIGATION RECOMMENDATIONS

The overall social impacts of the proposal as described in **Section 5**, are likely to deliver benefits in relation to way of life, accessibility, surroundings, health, community, and culture. Based on the potential for residual impacts identified the following recommendations for implementation by the proponent are emphasised.

Construction Phase:

Recommendation 1: Before any construction work at the site, prepare and implement a Construction Management Plan (CMP) to:

- Ensure the construction site is managed effectively and meets relevant environmental criteria and regulations, including detailed construction schedules, the phases, operating hours and communication strategies for adjoining properties in Julius Avenue and Richardson Place; and
- Address the social impacts identified in this SIA and aim to preserve the amenity of the site and surroundings, people's way of life, health and wellbeing and social connections, including traffic and parking, noise and vibration and air quality.

Recommendation 2: Prepare and implement a Construction Traffic Management Plan (CTMP) to mitigate the impact on surrounding businesses to:

- Manage the construction vehicles, including truck routes, size of vehicles, vehicle movement frequencies and plan for vehicle stands for loading and unloading
- Manage construction deliveries so they occur outside of peak hours
- Control vehicle entry points and turning areas where possible using a one-way system. Identify parking areas, delivery routes, and loading zones, away from the work area
- Educate workers - traffic management in the induction for everyone
- Communicate clearly with the community and neighbours, including provision and construction traffic routes and times.

Recommendation 3: Implement the Tree Protection Management Plan (TPMP), which will need to be overseen by an official Project Arborist. The Project Arborist would manage tree protection and oversee any work conducted within the Tree Protection Zones (TPZs). This includes:

- performing regular compliance monitoring and certification. Although several mitigation measures are already incorporated into the architectural and landscape design of the project, it is recommended that the following additional measures be implemented:
 - Replacement or offset of any trees and vegetation removed during site preparation and construction works, with a tree of like habit and indigenous to the LGA where possible, planted as near as practicable to the location of the removed tree, grown to maturity and replaced if the planting fails to survive and thrive.
 - New landscape areas to allow for supplementary native tree plantings to the boundaries of the site and the internal landscape areas. This also includes a diverse species mix of environmentally and culturally important species that reflect the surrounding areas wetlands, grasslands, heathlands, scrub and dry sclerophyll forests. The tree line would help to screen the development and provide filtered views to the development.

Operational Phase

Recommendation 4: Ensure that the operational noise and emissions are within the levels recommended by the assessing authority and guidelines (as identified in the previous section). The data centre design and management:

- Implementation of sound-absorbing treatments where feasible in the designated galleries to minimise reverberation.



- Appropriate sound attenuation measures integrated into the system to lower overall sound levels.
- Final choices of equipment and design aimed at achieving the greatest possible reduction in sound levels.
- Continuous monitoring and engagement with impacted neighbours, residents, and property owners as part of ongoing commitments to Stakeholders.

Recommendation 5: An Operational Green Travel Plan (GTP) be implemented to manage the future impacts of operations related traffic and parking on surrounding road networks and communities. The key objectives of the GTP are to include:

- Increased modal share for public transport, cycling and walking journeys for staff and visitors of the site;
- Reduce private vehicle dependency as a means of access to the site;
- Ensure adequate facilities are provided at the site to enable users to travel by sustainable transport modes; and
- Raise awareness of, and actively encourage the use of, sustainable transport amongst users.

Recommendation 5: The visual impact of the data centre ranges from low to high for the amenities of people within the visual catchment area. The bulk and scale of the data centre, along with its effect on the skyline, can have notable consequences. To benefit the local business and residential community, the following measures are recommended:

- Enhance the architectural treatment of the façade to improve visual interest and aesthetics.
- Increase planting and screening to soften the appearance of the data centre.
- Engage with affected neighbours, residents, and property owners as part of ongoing commitments to Stakeholders.

Recommendation 6: The development proposal is recommended to target implementing strategies to achieve Ecologically Sustainable Development (ESD) principles such as energy efficient design, procurement of renewable energy, water management and strategies to minimise embodied carbon in construction

As set out in the previous section on cumulative impacts, the proposal is located in an area that has been experiencing growth and change which is set to continue under the recently adopted Macquarie Park Transport Oriented Development (TOD) framework. The framework includes key considerations for the growth of this mixed-use community, particularly in addressing the needs for a higher number of residents in close proximity to North Ryde Metro Station. It is noted that the Department of Planning, Housing and Infrastructure monitor growth through the Urban Development Program and Employment Lands Development Monitor in consultation with City of Ryde Council to inform infrastructure investment priorities that address the cumulative impacts in the surrounding Macquarie Park TOD area.



7 CONCLUSION

The proposal has been assessed for its social impacts in keeping with DPHI's Social Impact Guidelines and is underpinned by consideration of social values. This comprehensive assessment has been informed by an analysis of quantitative data, strategic policy and qualitative data generated through a tailored engagement process including stakeholder interviews. Feedback on the proposal and consideration of social impacts has resulted in a wide range of refinements to the design of the proposal design and delivery provisions.

Key responses to social impacts consider the high value the community places on the natural bushland setting. These responses include consideration of interface with Lane Cove National Park and the design of new public pathways, landscape plan with enhancements of public walking trails and planting combine to enhance connectivity to benefit the wider precinct and growing residential community. In addition, the response to both local and district considerations related to the site location as a transitional site between commercial and natural areas, key responses have included the location of the building to maintain large areas of bushland, as well as the building design elements that included commercial streetscape to Julius Avenue, modulation on the built form and façade treatments through use of materials as well as the siting of the substation

Long standing vision to improve connectivity in the precinct underpin the Macquarie Park Urban Design Guidelines and new link access road will significantly improve traffic flow in the precinct, as well as help mitigate impacts of construction phase.

Overall, the proposal presents an economic use of the land as envisioned in the commercial precinct whilst managing its interface with sensitive bushland areas as well as improving accessibility for pedestrians and vehicles. This assessment highlights that the proposal is likely to bring about significant positive social and economic benefits into the long term, through the delivery of digital infrastructure to meet increasing demand. While there are some potential negative social effects, these are being addressed through the implementation of recommended mitigation strategies.

The checklist of requirements set out in Social Impact Guideline Review questions has been satisfactorily addressed and are provided in **Appendix C** along with the author declaration. In this context, the proposal is considered suitable for progressing to a detailed assessment stage.



Appendix A- Community Newsletter



2 April 2025

COMMUNITY NEWSLETTER #1

Re: Julius Avenue Data Centre Proposal, North Ryde

Dear Community Member,

We are writing to advise you of an opportunity to give feedback on a State Significant Development Application (SSDA) that is being prepared by ISPT Pty Ltd (ISPT) for a proposal to construct and operate a new Data Centre at 6-8 Julius Avenue, North Ryde.

ISPT has engaged Willowtree Communications to facilitate community engagement on the proposal. Your feedback can help provide insights into the community's perspectives and guide refinements to the proposal, prior to its submission and assessment by the Department of Planning, Housing and Infrastructure (DPHI).

The site of the proposal covers 28,630 square metres. The site was excavated in 2009 as part of an earlier development approval and is currently vacant. It is zoned "E3 Productivity Support", which enables a range of light industrial and commercial uses, including data centres. The site adjoins commercial and light industrial properties with the same zoning, making the proposal well-suited to the area.

SSDA OBJECTIVES:

- To provide a major data storage facility to service the growing high technology industry
- Enhancement of the available electrical infrastructure in the precinct
- Deliver high quality design features that reflect the commercial character of the area and ensure cohesive district views
- Provide car parking for all workers via a shared driveway on the western side of the site, accessed from Julius Avenue
- Provide a new through-road link between Julius Avenue and Richardson Place cul-de-sac
- Incorporate best-practice sustainability including stormwater management, high efficiency energy systems, waste management and operational safety
- Bushland conservation and landscape improvements including streetscape on Julius Avenue and landscaped setback to the walking trails to the south
- Facilitate new pedestrian links from Julius Avenue to the Lane Cove National Park walking trails



Site Location Map:
6-8 Julius Avenue, North Ryde
Source: Nearmap and Willowtree Communications, 2025

Have your say



You are invited to provide feedback on the preliminary proposal by scanning the QR code to complete a short survey by Wednesday 23 April 2025.

The QR code also allows you to register for project updates. For further information or direct enquiries, please email engage@willowtc.com.au



North Ryde Data Centre - Project Details

The proposal includes the following:

- Site works, including:
 - earthworks and site retaining work
 - Infrastructure development including civil works and utilities servicing
 - New Ausgrid precinct-wide Sub Transmission Switching Station (STSS) (132kv) [max 6m in height]
 - A new road link from Julius Ave to Richardson Place cul-de-sac and pedestrian link to walking tracks
 - Mitigation of stormwater overflow into the National Park
- Construction of a Data Centre comprising:
 - 5 storey office/front of house building [30 m in height at Julius Avenue];
 - 6 storey structure with 12 data halls [39 m in height at Julius Avenue] with a capacity load of 115.2 megawatts with upper-level mechanical equipment and rooftop plant;
 - Basement car parking for 115 cars
 - 6 storey generator gantry structure to rear of data centre with louvre screening;
- Landscaping including:
 - Retention of native bushland to the South West of site,
 - No net-loss of trees
 - New plantings, including local native species to the southern boundary



Julius Avenue Site Plan - Preliminary Design Concept
Subject to change and authority approvals
Source: Greenbox Architecture, 2025



Julius Avenue Perspective - Preliminary Design Concept
Subject to change and authority approvals
Source: Greenbox Architecture, 2025

Next Steps

Following engagement with the community, Council and relevant agencies and authorities, the Project Team will refine the proposal for submission to the DPHI in Mid-2025.

Additional community and stakeholder engagement will be undertaken as part of the DPHI's assessment process under Project Reference Number SSD-80018208.



Appendix B- SIA Community Survey

Questions	Answers
1. Select your age bracket	a) Under 18 b) 18 -24 c) 25 - 34 d) 35 -44 e) 45 - 54 f) 55 - 64 g) 65+
2. Select your gender	a) Female b) Male c) Non-binary
3. Please provide your postcode	[open text box]
4. What is your connection to the area?	a) Live b) Work c) Visit d) Other (please specify)
5. If you live in the local area, what is the location of your residence?	a) Gilda Street b) Pittwater Road c) Walkers Trive d) Goodlet Close e) Avian Crescent f) Mowbray Road g) Don't live in the area
6. If you work in the local area, what is the location of your workplace?	a) Julius Avenue b) Newbiggin Close c) Richardson Place d) Lucknow Road e) Delhi Road f) Newlink Road g) Rivett Road h) Don't work in the area i) Other (please specify)
7. If you work in the area, what industry are you involved in?	a) Manufacturing b) Agriculture c) Construction/ Engineering d) Freight and logistics e) Research f) Health / Medical Services g) Hospitality h) NA i) Other
8. How often to you use Delhi Road?	a) Regularly in peak times b) Regularly out of peak times c) Rarely d) Never



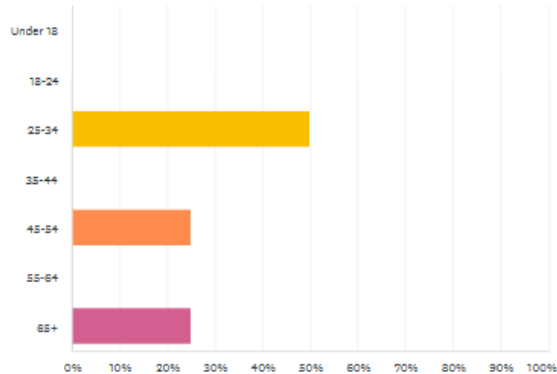
9. How often to you use Julius Avenue?	a) Regularly in peak times b) Regularly out of peak times c) Rarely d) Never
10. Are there activities associated with this project that would concern you? (select up to 3 options):	a) Traffic and congestion during operation b) Traffic and congestion during construction c) Removal of existing vegetation d) Intensification of commercial development in the area e) Pressure on public transport f) Changes to built form and streetscape g) Other
11. Are there activities associated with the proposal that would interest/ benefit you? (select up to 3 options):	a) Support growing demand in IT and management b) Enhanced local employment opportunities c) Provide for land uses that are compatible with the surrounding area d) Provide for land uses that meet the needs of the community, business and industries e) Promote sustainable development, including public transport and working environments. f) Improve the quality of the built environment while ensuring alignment with infrastructure and environmental sustainability. g) Provision of two additional public roads, supporting traffic flow in the area h) Other [please specify] i) None of the above
12. What mitigation measures would you consider the most important to address the potential impacts of the development? (select all that apply)	a) Improve the public transport access and frequency b) Management of local traffic issues c) Management of on-street parking d) Improved pedestrian connections e) Preservation of greenspace / setbacks f) Other (please specify)
13. Are there any additional services or facilities that you think are needed in the local North Ryde commercial area? (select up to 2 options):	a) Mixed use commercial and housing b) Business services c) Open or green spaces d) Retail facilities e) Recreation or community facilities f) Other (please specify)
14. Do you have any other feedback or areas of concern?	[Open text box]
15. Would you like to be kept updated as the project progresses?	Yes [enter details for contact] No



Survey Results

Select your age bracket

Answered: 4 Skipped: 0



Please provide your residential postcode

Answered: 4 Skipped: 0

RESPONSES (4) WORD CLOUD TAGS (0)

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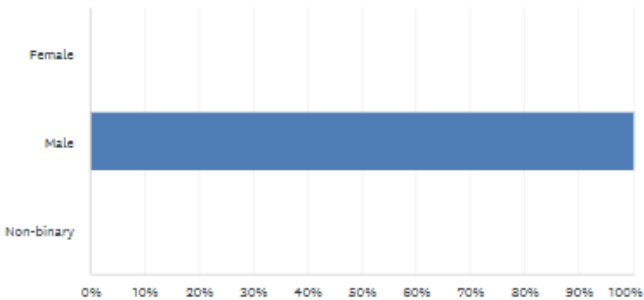
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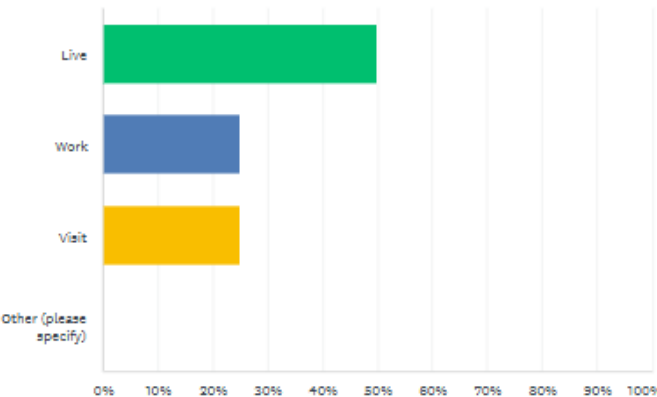
Select your gender

Answered: 4 Skipped: 0



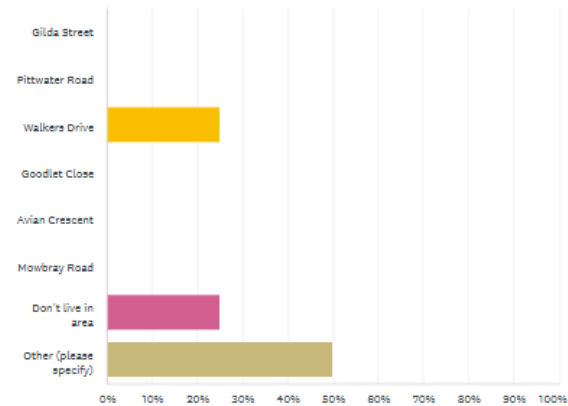
What is your connection to the area?

Answered: 4 Skipped: 0



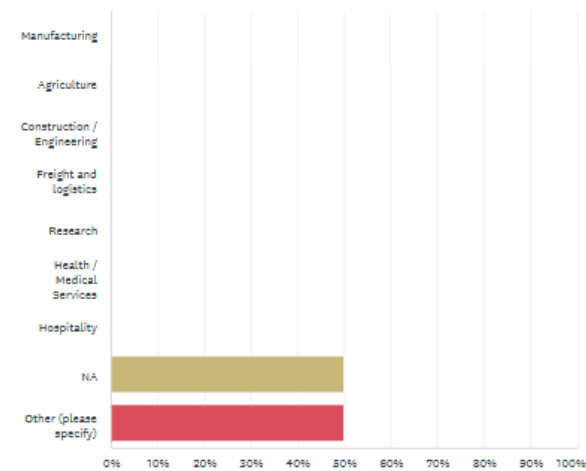
If you live in the local area, what is the location of your residence?

Answered: 4 Skipped: 0



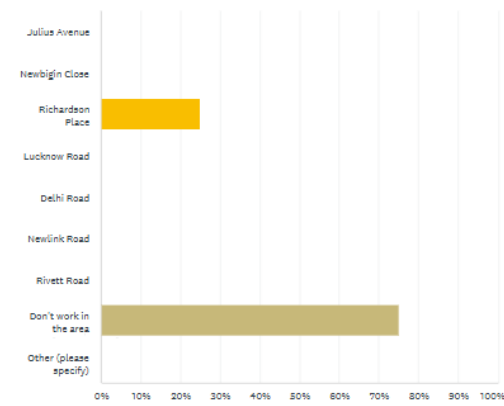
If you work in the area, what industry are you involved in?

Answered: 4 Skipped: 0



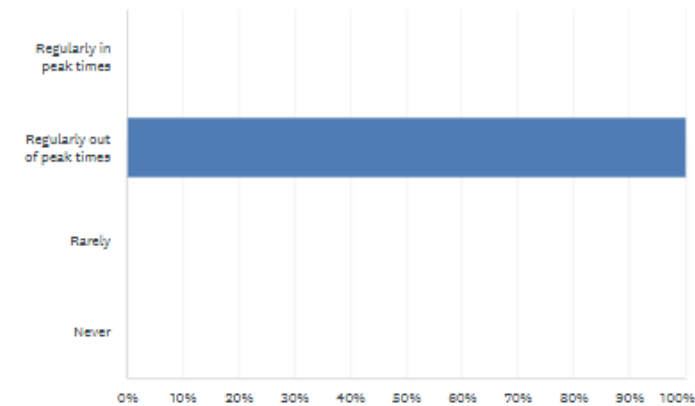
If you work in the local area, what is the location of your workplace?

Answered: 4 Skipped: 0



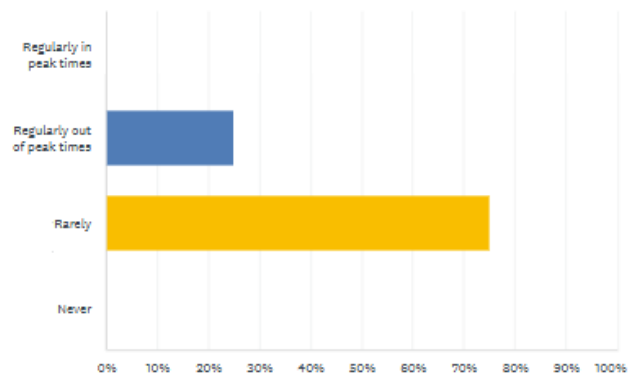
How often do you use Delhi Road?

Answered: 4 Skipped: 0



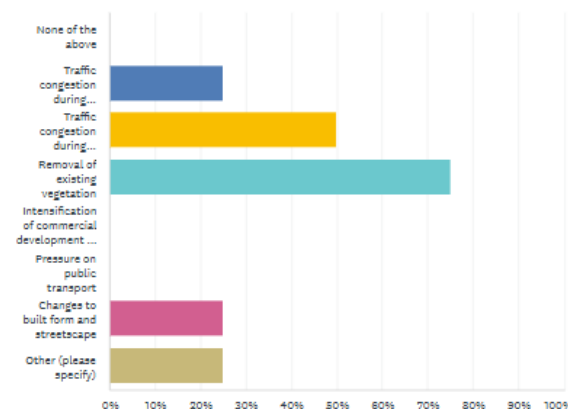
How often do you use Julius Avenue?

Answered: 4 Skipped: 0



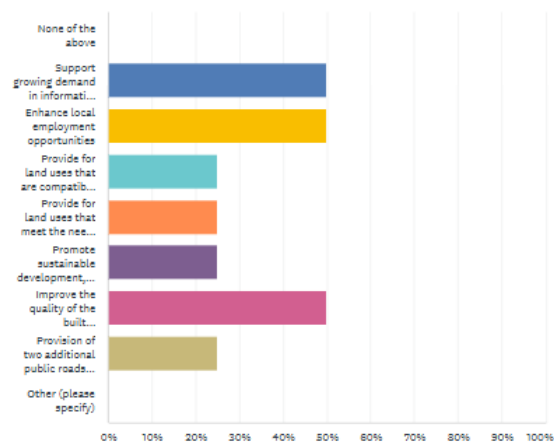
Are there activities associated with this project that would concern you? (select up to 3 options):

Answered: 4 Skipped: 0



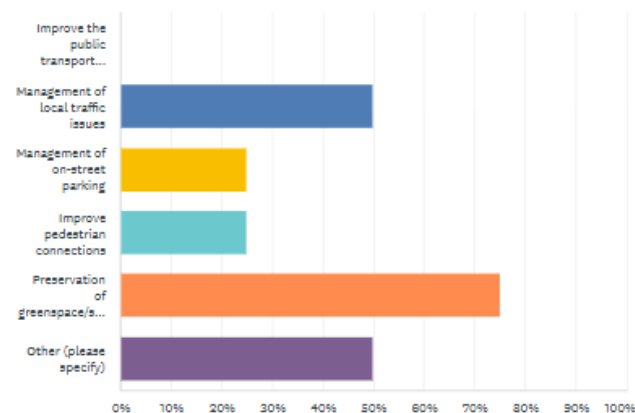
Are there activities associated with the proposal that would interest/ benefit you? (select up to 3 options):

Answered: 4 Skipped: 0



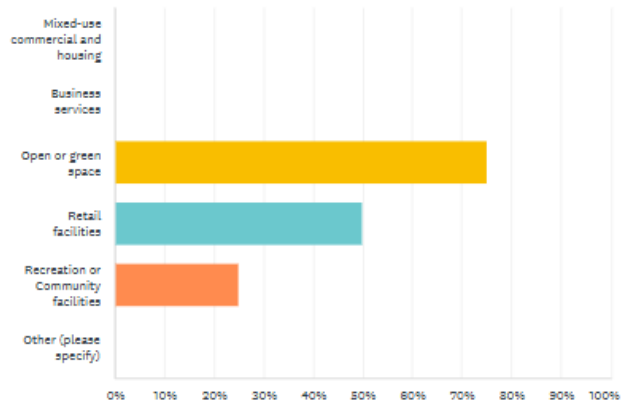
What mitigation measures would you consider the most important to address the potential impacts of the development? (select all that apply)

Answered: 4 Skipped: 0



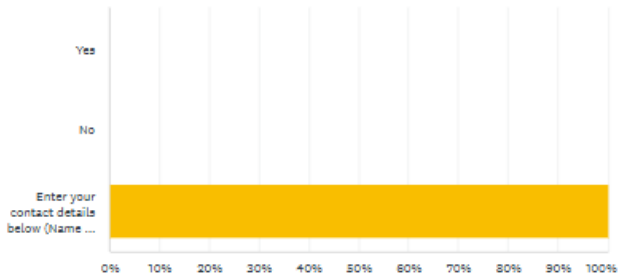
Are there any additional services or facilities that you think are needed in the local North Ryde commercial area? (select up to 2 options):

Answered: 4 Skipped: 0



Would you like to be kept updated as the project progresses?

Answered: 4 Skipped: 0



Do you have any other feedback or areas of concern?

Answered: 4 Skipped: 0

RESPONSES (4)

WORD CLOUD

TAGS (0)

Sentiments: OFF

Filter: by tag

Showing 4 responses

☐

Air pollution from the cooling systems

15/04/2025 05:27 pm

View respondent's answers

Add tags

☐

No

10/04/2025 12:49 pm

View respondent's answers

Add tags

☐

Extent of vegetation loss and tree canopy from STSS and visual impacts across Lane Cove River

08/04/2025 11:18 am

View respondent's answers

Add tags

☐

No

02/04/2025 06:02 pm

View respondent's answers

Add tags



Appendix C- Review Questions and Author Declaration

SIA review questions		
General		
Impact Area		Section
1	Does the lead author meet the qualification and experience requirements?	Yes, document control information is provided Yes refer Appendix C – experience detailed in Author declaration
2	Has the lead author provided a signed declaration?	Yes, the Author declaration is provided in Appendix C
3	Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Yes, Section 2 details the approach used to ensure transparency and work integrity
Project's social locality and social baseline		
4	Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes, as defined in Section 3.1 and 3.4
5	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, refer to Sections 3 and 5
6	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, Refer Section 5
7	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, Refer to Section 3
8	Does the social baseline study demonstrate social-science research methods and explain any significant methodological or data limitations?	Yes, Refer to Sections 2 and 3
Identification and description of social impacts		
9	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, refer to Section 5
10	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, refer to Sections 2 and 3
11	Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Yes, refer to Section 2 and 4
Community engagement		
12	Were the extent and nature of engagement activities appropriate and sufficient to canvass all relevant views, including those of vulnerable or marginalised groups?	Yes, refer to Section 4
13	How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Refer to Section 4
Predicting and analysing social impacts		
14	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?	Refer to Section 5
15	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?	Refer to Section 5
16	Does the SIA report identify its assumptions, and include sensitivity analysis and alternative scenarios? (including 'worst-case' and 'no project' scenarios where relevant)	Refer to Section 5



17	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?	Refer to Section 5
18	Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Refer to Section 5
Responses, monitoring and management		
19	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?	Refer to Sections 5 and 6
20	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?	Refer to Sections 5 and 6
21	Does the SIA report demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Refer to Sections 5 and 6

Declaration of Author

I, Stephanie Barker, declare that I am the author of the Social Impact Assessment (SIA) titled “Julius Avenue Data Centre” and dated 27 May 2025. This document has been prepared in accordance with relevant guidelines and standards for conducting social impact assessments.

The information presented in this assessment is based on thorough research and analysis, as well as my professional expertise in the field. This experience includes advising the NSW Government on a range of social policy matters for the metropolitan area of Greater Sydney from 2014-2023, and a role in the coordination of award-winning social research and initiatives as well as liveability indicators.

I have endeavoured to ensure the accuracy, integrity, and transparency of the data and findings included in this assessment, which includes the use of data generated specifically for the purpose of assessing this proposal.

This SIA aims to evaluate the potential social impacts of the proposed data centre and to provide actionable recommendations for stakeholders.

I acknowledge the contributions of individuals and organisations consulted during the assessment process, and I am committed to upholding ethical practices throughout.

Signed,



Stephanie Barker, PSM

B Sc (Arch), Sydney University

Master Urban Regional Planning, Sydney University

Certificate of Engagement, IAPP

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