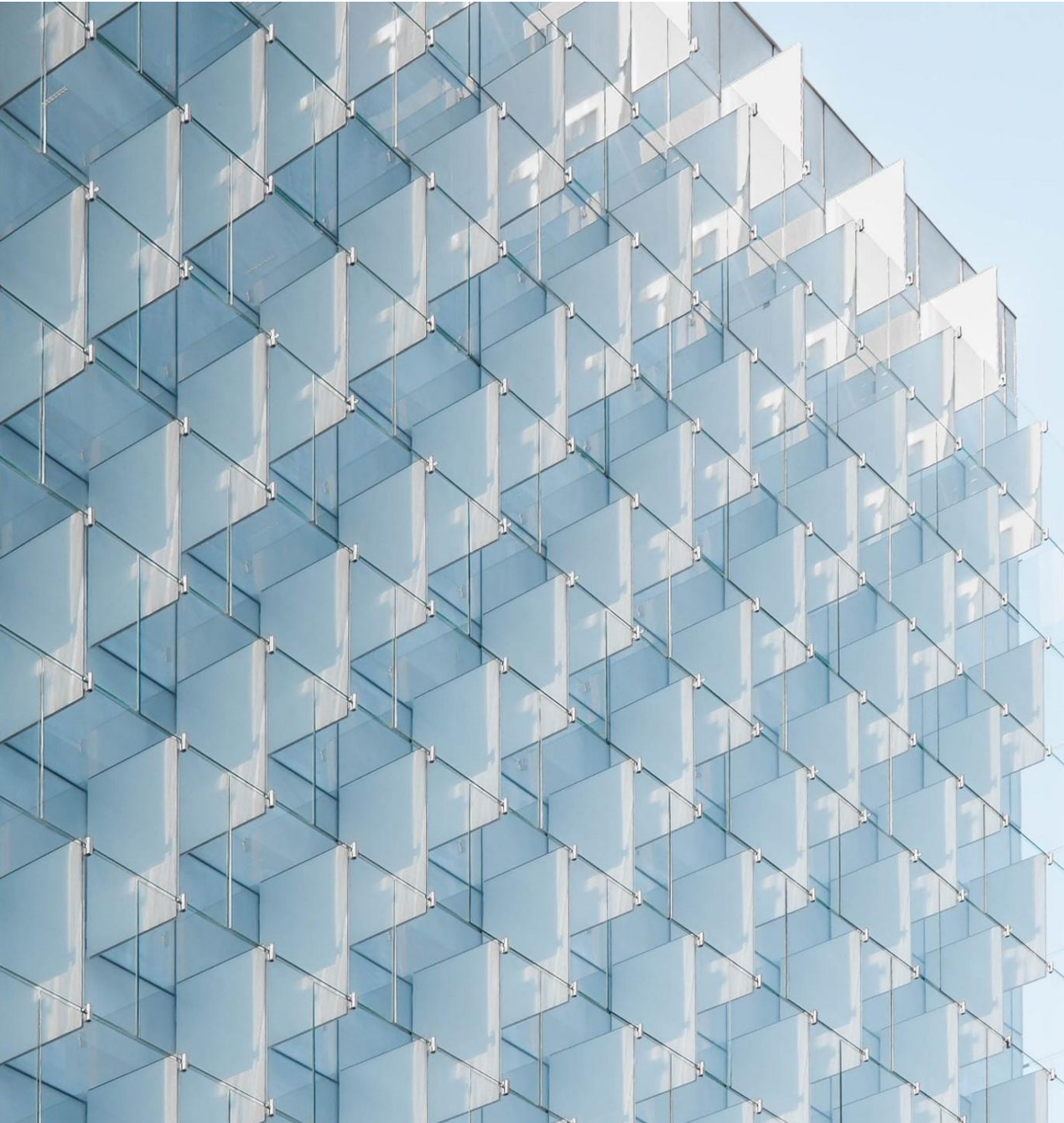




WILLOWTREE COMMUNICATIONS

ENGAGEMENT REPORT ADDENDUM

(Response to Submissions)

Julius Avenue Data Centre
SSD-80018208

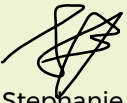
Property at 6-8 Julius Avenue, North Ryde

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

22 December 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, Wallumedegal/Wallumattagal people. We pay our respects to Elders past, present and emerging.

DOCUMENT CONTROL TABLE			
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Disclaimer

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1. OVERVIEW

1.1 INTRODUCTION

ISPT Pty Ltd (ISPT) engaged Willowtree Communications (WTC) to undertake community engagement and prepare an Engagement Report as part of the State Significant Development Application (SSD-80018208) for the Julius Avenue Data Centre development proposal. The site of the proposal is at 6-8 Julius Avenue, North Ryde, property title Lot 89 in DP1082131. The Environmental Impact Statement (EIS) for the proposed Julius Avenue Data Centre and associated technical documents including the 'ENGAGEMENT REPORT (20 June 2025)', were exhibited by the Department of Planning, Housing and Infrastructure (DPHI) from 31 July 2025 to 27 August 2025 (refer **Appendix A**).

This **Engagement Report Addendum** has been prepared to document further engagement activities and responses since the DPHI exhibition, specifically in relation to the modifications made, as part of the Response to Submissions phase. As detailed in **Section 1.3**, these changes deliver a more compact facility with reduced height and capacity compared to the previously exhibited version. This design of the facility responds to engagement feedback, being more in keeping with the surrounding built form and improving retention of bushland areas.

This Addendum aligns with DPHI's 'Undertaking Engagement Guidelines for State Significant Projects' guideline, and includes:

- An overview of the changes to the proposal: DECEMBER 2025 Proposed amended design,
- Engagement activities undertaken following the exhibition in July-August 2025, and
- An updated 'Response to Engagement' table.

1.2 SUBMISSIONS – KEY THEMES

DPHI recorded 152 submissions to the July-August exhibition by the Community, as well as 18 submissions from agencies. Key themes emerging from the Community included:

- Impact on Flora and Fauna, including the wildlife corridor along Lane Cove River
- Safety concerns, including Bushfire Risk and storage of diesel fuel for backup generators
- Stormwater management
- Infrastructure & Operations, including resource consumption
- Cumulative Impact of Data Centres
- Impact of Ausgrid Substation (STSS)
- Visual Impact, including height and the experience of the Great North Walk
- Aboriginal Heritage considerations
- Consideration of alternative locations better suited to accommodate development not adjacent to bushland /river

Additional community engagement was undertaken with the Community Group 'Friends of Lane Cove National Park' (FOLCNP) in September 2025 and, as requested, included a site visit and on-site discussion of the proposal. The FOLCNP was first started in 1993, with the aim to, in conjunction with the National Parks and Wildlife Service:

- promote awareness of the significance of the Park's unique natural and cultural heritage
- work for the protection and restoration of the ecosystems of Lane Cove National Park through bush regeneration
- organise educational activities in the Park



It is estimated that FOLCNP and the bushcare volunteers have contributed around 7,000 hours of volunteer work per year. Key actions arising from the site visit and discussion included:

- Impact of Sub Station - Consider options for reducing impact on bushland
- Interface Areas - Landscape Design Review: including considering alternatives to raised platforms, raised walkways (noting safety requirements for private land) and configuration of pedestrian access through the site (including if there is a need for a link next to 10 Julius Ave is warranted
- Natural Areas – preference to retain in natural state rather than viewing platforms, management of impact on bushland during construction and operation using tools such as a Condition Report in a the Vegetation Management Plan
- Offset planning – providing greater clarity on how this works

Media coverage during and after the exhibition of the EIS also highlighted community concerns. This included Breakfast Radio (702) coverage of the SSDA with a representative of FOLCNP on 9 August 2025 which focussed on tree removal, habitat loss and resource usage. On 13 October 2025 an article ran in the Sydney Morning Herald setting out issues with the concentration of Data Centres in North Ryde and Macquarie Park and potential impacts. However, as discussed in the previous Engagement Report, data centres continue to be a permitted use under the site's zoning, but are no longer permissible in the central core of Macquarie Park, following planning for the transport-oriented development precinct in that area.

Additional considerations following the exhibition were identified by DPHI, including:

- Development footprint
- Consistency with Macquarie Park Guidelines
- Biodiversity
- Infrastructure requirements
- Operational Noise
- Construction Noise
- Air Quality, Climate and Local Environmental Impacts
- Traffic and Access
- Clarification of technical and operational details

In addition, further technical considerations included agency and authority submissions from:

- Jemena
- Rural Fire Service
- Transport for NSW
- Fire and Rescue NSW
- Ausgrid
- Heritage NSW on European Heritage and Aboriginal Cultural Heritage
- National Parks and Wildlife
- DEECCW – Conservation Programs, Heritage and Regulation Group
- DEECCW – Water Group
- EPA
- Sydney Water
- City of Ryde Council
- Willoughby Council



1.3 THE PROPOSAL - DECEMBER 2025 PROPOSED AMENDED DESIGN

Based on the stakeholder, agency and community feedback obtained throughout the engagement process, the initial project design was amended. Changes to the data centre include reduced IT Load in operational capacity, resulting in a reduction in overall building height, including the removal of two levels and a reduction in the size of the Sub-Transmission Switching Station (STSS). Additionally, the initially proposed link road to the south within the site has also been removed.

The 'DECEMBER 2025 Proposed amended design' proposal for Julius Avenue Data Centre (refer **Figures 1 and 2**) now comprises:

- 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:
 - Ground Level car parking for 38 cars (including 2 accessible spaces)
 - 8 data halls across 4 storeys with an IT Load of 76 megawatts(MW) and a maximum power consumption of 120 MW, plus mechanical equipment and rooftop plant
 - 3 storey office/front of house building
 - 5 storey enclosed generator gantry to the rear of data centre
- New Ausgrid 132 kilovolt (KV) Sub-transmission Switching Station (STSS)
- New pedestrian through-site link from Julius Avenue to Richardson Place; and
- Complimentary landscaping and offset planting.

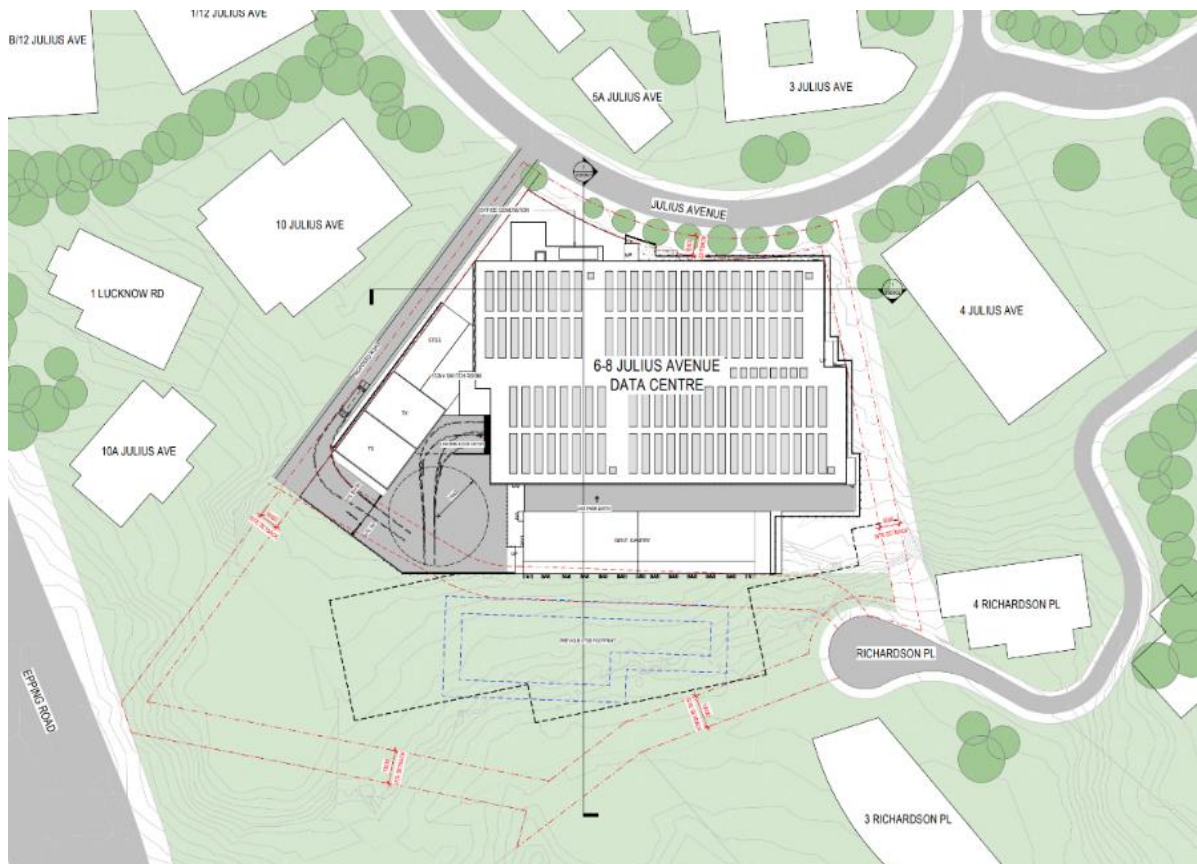


Figure 1: Site Plan - Revised Scheme (December 2025)

Source: Greenbox (December 2025)





Perspective view from the north-west of Julius Avenue



Perspective view of the proposed development from the south-west

Figure 2: Architectural Renderings - Revised Scheme (December 2025)

Source: Greenbox (December 2025)

The table below summarises the differences between the proposal exhibited in July-August 2025 and the updated version.

Table 1: Development Proposal Summary- previous vs revised scheme

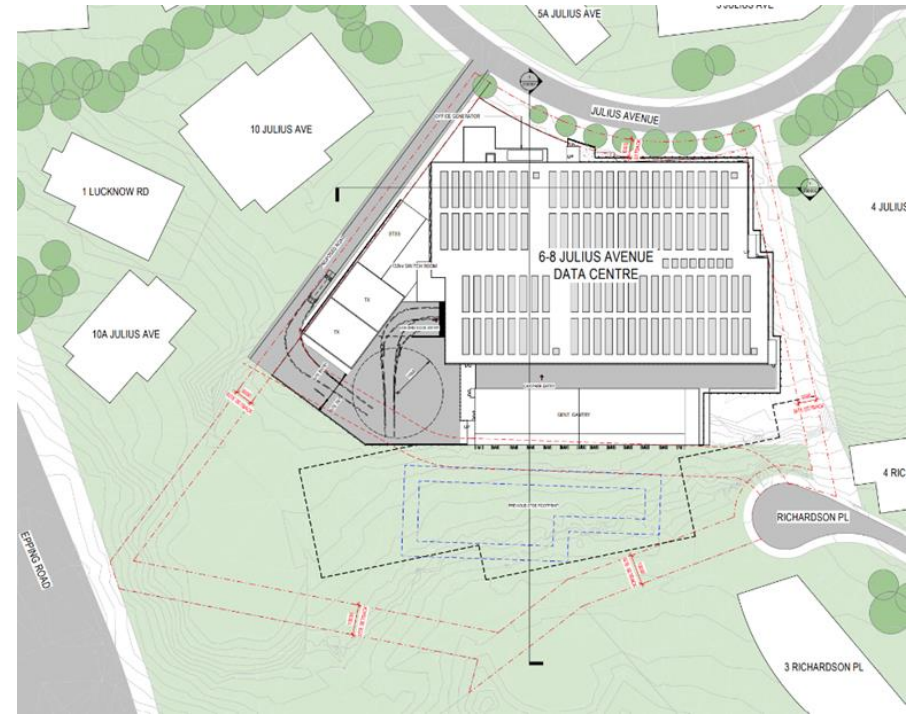
JULY 2025 SSDA Submission	DECEMBER 2025 Proposed amended design
IT Load 115 MW Gross Building Area:72,287 sqm	IT Load 76 MW Gross Building Area:47,658 sqm
- Building Height 50.9m (from RL36 to RL86.9)7 storeys in height overall Including: - 12 x Data Halls - Car Parking - Gantry - Basement Level (water storage tanks) Office Component: 5 storey	Building Height: 40m (from RL36 to RL76) - 5 storeys in height overall Including: - 8 x Data Halls - Car Parking - Gantry - Ground Level Parking (no basement) Office Component: 3-storey
Sub-Transmission Switching Station: 180MW capacity, south of the link road	Sub-Transmission Switching Station: Reduced capacity to 120MW capacity, integrated into the west side of the building
Western vehicle and pedestrian link	Western vehicle link (no pedestrian link to bushland on the western side)
Link Road - Richardson Place to 6-8 Julius Ave	Turning Circle (removal of link road)
Mechanical Cooling: Water-cooled chillers	Mechanical Cooling: Air-cooled chillers (attenuated)
Pedestrian Paths: East and West sides of the site	Pedestrian Paths: East side only, through link
Façade: Precast, glazed curtain wall, Dri Design champagne cladding	Façade: The facade's metal cladding colour palette shifts from green at the lower levels to blue hues at the upper levels, forming a gradient that harmonises the building with both its natural and urban context.

The following side-by-side images (refer **Figure 3**) provide a comparison of the schemes showing the reduction in the development footprint through the integrated Sub-Transmission Switching Station (STSS), as well as the decrease in height from the reduced capacity operation.

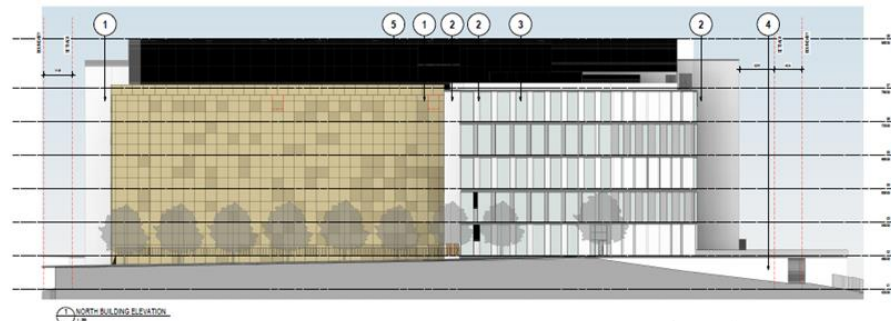




Site Plan - JULY 2025 SSDA Submission



Site Plan - DECEMBER 2025 Proposed amended design



North Elevation - JULY 2025 SSDA Submission



North Elevation - DECEMBER 2025 Proposed amended design





Render: View from north-west of Julius Avenue frontage and western boundary frontage - JULY 2025 SSDA Submission



Render: View from north-west of Julius Avenue frontage and western boundary frontage - DECEMBER 2025 Proposed amended design



*Render: View from south-west - new link road and STSS
- JULY 2025 SSDA Submission*



Render: View from south-west (increased landscaping, link road removed) - DECEMBER 2025 Proposed amended design

Figure 3: Comparison of July 2025 and December 2025 Schemes

Source: Greenbox (July 2025 & December 2025)



2. ADDITIONAL ENGAGEMENT

2.1 TARGETED ENGAGEMENT APPROACH

The submissions highlighted that targeted engagement with key stakeholders would assist in refining the proposed scheme. This included:

- DPHI – in response to additional information
- City of Ryde Council – in response to their detailed submission
- Ausgrid – in relation to scale and design options for the STSS,
- Sydney Water- in relation to sustainable servicing,
- Community Group - Friends of Lane Cove National Park, in response to their representation of a large community of interest,
- National Parks and Wildlife Service (NPWS) in response to the bushland corridor adjacent to the Lane Cove National Park, and
- Adjoining landowners impacted by the revised scheme.

The following map shows Lane Cove National Park to the south of the site, and the private landowners adjoining the site's boundary: ESR to the west and Oracle and Quintessential to the east.



Figure 4: Adjoining Properties Map

Source: Nearmap and Willowtree Communications 2025

2.2 TARGETED ENGAGEMENT ACTIVITIES

The targeted engagement activities and feedback are summarised in the following table.

Table 2: Stakeholder Engagement Approach

Key Stakeholders	Approach	Key Dates 2025	Feedback
Agencies and Authorities			
DPHI	Various emails and meetings	Various including 15 Nov briefing	- Following the 15 Nov briefing, DPHI indicated support for the proposed design changes in addressing the submission issues raised - DPHI confirmed the requirement for updated design and associated reports - Variation communications continued in relation to addressing specific details of the revised scheme, including link road removal,
Ausgrid	Various emails and meetings	Various, including coordination meetings on 13 Nov and 17 Dec	- Discussions involved the integration of the data centre and STSS - Follow-up meetings scheduled for 2026 to continue to progress the connection arrangements for the project.
Sydney Water	Various emails and meetings	Various, including a meeting on 28 Nov	Requirements of updating the water and sewer demand tables discussed
Lane Cove National Park	Email offer to provide a briefing on revised scheme	8 Dec	Nil response at time of submission
Local Councils			
City of Ryde Council	To gain technical input and feedback on the proposal	25 Nov	Council indicated support for the proposed design changes in addressing the submission issues raised – refer to EIS for further details
Community Groups			
Friends of Lane Cove National Park	Briefing on revised scheme - Attended by six representatives	8 Dec	- Positive response to revised scheme that reduces development footprint, has a single pedestrian link through the site, removes link road and protects more bushland area (presentation at Appendix B) - Discussion included reducing the impacts of the revised scheme, noise management for air cooled operation, reduced need for tree removal, fencing, stormwater and weed management, preparation of updated BDAR, including additional surveys, other engagement activities, construction period, construction

Key Stakeholders	Approach	Key Dates 2025	Feedback
			traffic, potential impacts on bushland and next steps • Clarifications on further aspects, including further details on tree removal, fuel storage, which are to be addressed in the Response to Submissions and associated technical reports. • Interest to see details of the revised scheme • Intention to provide update to community group members through January 2026 Newsletter
Adjoining and immediate neighbours			
Adjoining and immediate neighbours shown: - ESR - Oracle - Quintessential	Email offer to provide a briefing on the revised scheme	19 Dec	• Nil response at time of submission

3. UPDATED ENGAGEMENT OUTCOMES

3.1 KEY OUTCOMES OF REVISED SCHEME

Key outcomes from the revised scheme provide a comprehensive response to matters raised in submissions and engagement undertaken by the proponent as set out below.

Table 3: Key Updates to Responses to Submission and Additional Engagement

Discussion Topics	Response																												
Interface with native bushland in the southwest portion of the site	- The STSS capacity has been reduced from 180MW to 120MW to serve the facility only, creating an option for integration with Data Centre structure. - The Ausgrid Sub-transmission Switching Station (STSS) has been relocated to the Data Centre building on the western boundary, completely eliminating impacts to the bushland reserve zone and saving 3,246m² of bushland area																												
Response to tree loss	- The STSS relocation, removal of the southern link road, and deletion of the western pedestrian path through bushland have significantly reduced tree removal requirements. The Landscape Plan protects a large area of native bushland in the south-west of the site (with an additional 3,246m² saved), provides new landscaping to the eastern boundary, and complies with Council's tree replacement policy for any remaining trees requiring removal. - The revised design has resulted in 179 fewer trees being considered for removal than the original design. Of these, 3 additional 'Priority for Retention' classification trees have been recommended to be retained, and 12 additional 'Consider for Retention' classification trees. - The vast majority (90.6%) of the trees being recommended to be removed were classified by the arborist as 'Consider for Removal' or 'Priority for Removal' due to their being regrowth vegetation where the area was completely cleared, including the removal of all soil and excavation of sandstone bedrock. <table><tr><th colspan="4">Tree Removal Classification Summary</th></tr><tr><th>Classification</th><th>Revised</th><th>Previous</th><th>Variance</th></tr><tr><td>Total</td><td>330</td><td>509</td><td>-179</td></tr><tr><td>Priority for Retention</td><td>1</td><td>4</td><td>-3</td></tr><tr><td>Consider for Retention</td><td>30</td><td>42</td><td>-12</td></tr><tr><td>Consider for Removal</td><td>283</td><td>447</td><td>-164</td></tr><tr><td>Priority for Removal</td><td>16</td><td>16</td><td>0</td></tr></table>	Tree Removal Classification Summary				Classification	Revised	Previous	Variance	Total	330	509	-179	Priority for Retention	1	4	-3	Consider for Retention	30	42	-12	Consider for Removal	283	447	-164	Priority for Removal	16	16	0
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Consider for Removal	283	447	-164																										
Priority for Removal	16	16	0																										
Enhancing access to Lane Cove National Park	- A single pedestrian link on the eastern side of the site connects Julius Avenue to the walking trails, managing steep gradients - Western pedestrian link through bushland and proposed viewing platforms removed in response to stakeholder preference to avoid bushland disturbance and retention of natural tracks and features																												
Vehicle access through site and parking	Vehicle access maintained via the existing western driveway. The southern link road has been removed to avoid bushland impacts and issues of private vs public road link identified by the Council Following the decision to remove the southern link road, discussions with Quintessential regarding Richardson Place interface have been simplified, with access arrangements via																												

	the existing western driveway maintained. No changes to parking in the Richardson Place cul-de-sac are now required.
Stormwater and water quality in the Lane Cove River catchment	Use of level spreaders to evenly distribute stormwater/run-off, reflecting existing conditions; stormwater design unchanged by removal of link road
Design and Fencing	- The building design has been revised with a reduction from 7 storeys to 5 storeys (accommodating the reduced IT load from 115.2MW to 76MW), resulting in a building height of approximately 40m from the existing cut level (existing cut level = ~RL36 & new building height = ~RL76). This achieves full compliance with the 45m incentive height control, eliminating the need for a Clause 4.6 variation. - The Julius Avenue frontage facade design changed to have a metal cladding colour palette that shifts from green at the lower levels to blue hues at the upper levels, forming a gradient, and the building height was reduced by approximately 11 metres. Facade materiality has been updated to non-reflective materials throughout, and setbacks to Julius Avenue have been increased by 1-2m. - Fencing and materials incorporated into the landscape plan, balance security with amenity and optimisation of bushland area accessible to the public
Proximity to existing utilities and substation connection to grid	- In consultation with Ausgrid's planning team, the proposed power connection is via underground conduit/cables from Julius Avenue to Delhi Road linking to new overhead connection from existing HV power lines to new power pole at Delhi Road. - Air-cooled mechanical system eliminates need for significant water consumption (saves 2,220 million litres per year)
Public benefit contribution	The public benefit contribution will be calculated based on the monetary contribution applicable to the gross floor area above the base building height, with the eastern pedestrian link provided as direct infrastructure.

3.2 RESPONSE TO ENGAGEMENT FEEDBACK

An updated response to the engagement summary 'Engagement Outcomes' table is provided following a synthesis of preliminary engagement, analysis of submissions, and additional engagement undertaken as part of the 'Response to the Submission' phase, as below.

Table 4: 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 a large area of natural bushland, significant reduction of tree removal and biodiversity in the southwest corner of the site, including - The Ausgrid Sub-Transmission Switching Station (STSS) has been relocated from the southern bushland area to the side of the building on the western boundary, eliminating 3,246m² of bushland impact. - The southern link road has been removed to avoid bushland disturbance. - The western pedestrian path through bushland has been removed following feedback that

		avoiding bushland disturbance was the higher priority • Mitigation and management measures identified in the Biodiversity Development Assessment Report (BDAR), including: ◦ Construction phase to protect the natural bushland areas being retained and ◦ Vegetation Management Plan to be prepared • Fenced part of the 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 the Landscape Plan to support habitat
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: ◦ Eastern pedestrian link with enhanced design ◦ Minimise any impacts on existing walking trails along the eastern boundary of the site ◦ Direct access to walking trial from Julius Avenue via eastern pedestrian link • A single eastern pedestrian link provided through the site to Lane Cove National Park and the Great North Walk ◦ Western pedestrian path removed following stakeholder feedback to prioritize avoiding bushland disturbance over providing additional access • 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 • Stormwater strategy maintained with deletion of southern link road
Traffic and Parking • Link Road design • Private or public ownership of new link road • Coordination of access from Richardson Place and parking	NPWS, Council, Community Groups, adjoining Landowners	• The southern link road has been removed from the proposal following City of Ryde Council feedback that they would not accept dedication of a road connecting two private roads, and community feedback to minimize bushland disturbance • The data centre does not require the link road for its operation • Vehicle access to the site maintained via existing western driveway with right of carriageway from Richardson Place • This eliminates complications with Richardson Place cul-de-sac interface and impact to existing private parking spaces

		- Construction Traffic Management Plan to be prepared and implemented to minimise disruptions - Access arrangements via existing driveway simplified following link road deletion 38 car parking spaces provided at ground level adjacent to loading dock (relocated from basement due to deletion of basement level)
Visual Impact - Bulk and scale of Data Centre – local visual impacts - Bulk and scale of Data Centre – district visual impacts	Council, Community Groups, joining Landowners, local residents/Business. Community Groups	- STSS capacity reduced from 180MW to 120MW to serve the facility only (not precinct-wide), reduced the physical footprint and height - Height reduction achieved through reduction from 7 to 5 storeys with building height reduced approximately 11m, achieving full compliance with the 45m incentive height control - The proposal is in an area where incentives for height are used to achieve public benefits including pedestrian links. - Deletion of basement level (no longer required due to air-cooled mechanical system) - Detailed design considerations to address bulk and scale include: - Ensuring office activity fronting Julius Ave to support the amenity towards the street frontage - Use of colour, texture and sculptural design elements - Julius Avenue frontage -mixture of glazed curtain wall and articulated Dri Design cladding - All facade materials updated to non-reflective alternatives - Setbacks to Julius Avenue increased by 1-2m, with minor encroachments to north and northeast eliminated. - 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 - STSS relocated to the Western side of the facility in a set-down concealed and protected area adjacent to the loading dock, reducing visual impact on the bushland setting - 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 - Water consumption	Council, Community Groups, Adjoining Landowners, local business/resident	- Switching from water-cooled to air-cooled mechanical systems eliminates the consumption of approximately 2,220 million litres of water per year - Eliminates the need for large water storage tanks in the basement - All chiller plant relocated to rooftop (Chiller level deleted)

		• The mitigation measures for managing noise have been integrated into the design to ensure they do not exceed noise management levels ◦ Updated noise assessment reflects air-cooled equipment • Storage of diesel fuel for backup generators exceeds minimum compliance with relevant safety requirements with dual mitigation via double-walled tanks and bunded tanked concrete enclosure.
Construction • Potential impacts to site boundary	Council, Community Groups, adjoining Landowners	• Deletion of the basement level significantly reduces excavation requirements, construction duration, materials handling, and risks associated with groundwater and flooding • Construction Management Plan to address construction noise, dust and vibration and construction schedules and contacts, unexpected findings, and other requirements • Construction access via the existing western driveway, and the Construction Traffic Management Plan will address the movement of trucks and materials during construction, including number of vehicles per day and access routes to and through the site and impacts of bushland on site

4. CONCLUSION

The Engagement Report Addendum presents the targeted community and stakeholder engagement activities carried out following the exhibition of the EIS as part of the Response to Submissions assessment phase. In accordance with the SEARs and DPHI Guidelines for engagement on State Significant Projects, the engagement activities were undertaken to ensure the process remained consultative and informative.

Significant design changes in response to stakeholder feedback included:

1. Bushland Protection:

- STSS relocated from the southern bushland area to north side of building, eliminating 3,246m² of bushland impact
- Southern link road removed to avoid bushland disturbance
- Western pedestrian path through bushland removed
- These changes directly respond to the primary concern raised by community groups

2. Building Height and Visual Impact:

- Building height reduced by approximately 11 metres to achieve full compliance with 45m incentive height
- Reduction from 115.2MW to 76MW IT load enabled reduction from 7 to 5 storeys
- Eliminates need for Clause 4.6 height variation
- Julius Avenue frontage changed to have a facade where the metal cladding colour palette shifts from green at the lower levels to blue hues at the upper levels, forming a gradient.
- All facade materials updated to non-reflective alternatives
- Setbacks to Julius Avenue increased by 1-2m

3. Water Conservation and Environmental Sustainability:

- Mechanical system changed from water-cooled to air-cooled chillers
- Eliminates consumption of approximately 2,220 million litres of water per year • Deletion of basement level reduces excavation and construction impacts

4. Traffic and Access:

- Simplified access arrangements via existing western driveway
- Eliminates complications with Richardson Place interface

Targeted engagement was undertaken for this Response to Submission phase following an analysis of submissions and identification of key stakeholders. All stakeholders consulted on the revised scheme indicated positive responses, including the Council and the Friends of Lane Cove National Park.

In conclusion, this report confirms that an appropriate level of engagement has been undertaken, and there is a comprehensive approach to addressing stakeholder concerns through substantial design changes. The revised proposal demonstrates a strong commitment to environmental protection, visual integration, water conservation, and community feedback. In this context, the proposal is considered suitable for progressing to a detailed assessment stage.

APPENDIX A- NOTICE OF EXHIBITION

Department of Planning, Housing and Infrastructure



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

Julius Avenue Data Centre

Application No	SSD-80018208
Location	6-8 Julius Avenue, North Ryde (Lot 89 DP 1082131)
Applicant	ISPT Pty Ltd
Council Area	City of Ryde
Consent Authority	Minister for Planning and Public Spaces or Independent Planning Commission

Description of proposal

Construction and 24/7 operation of a data centre with a power consumption of up to 170 megawatts, comprising a six-storey building with a maximum height of 50.93 metres and gross floor area of 26,076 square metres, office space, diesel storage, back-up generators, car parking and a subtransmission switching station, and a new road.

About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development. The Department of Planning, Housing and Infrastructure (Department) has received a State significant development application for the abovementioned project. The application, environmental impact statement, and accompanying documents are on exhibition from Thursday 31 July 2025 until Wednesday 27 August 2025. You can view these documents online at planningportal.nsw.gov.au/major-projects. At the time of publishing this notice, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition. To do this, search for this project at planningportal.nsw.gov.au/major-projects and click on 'Make a submission'. You will need to log in or create a user account. Resources to help you use the NSW Planning Portal are available at planningportal.nsw.gov.au/major-projects/help including a step-by-step [guide](#) on how to make a submission. If you require further assistance making a submission through the portal, please contact Service NSW on 1300 305 695. If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

Before making your submission: You should read the Department's:

- disclaimer and declaration at planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration; and
- privacy statement at planning.nsw.gov.au/privacy.

Your submission will be published on the NSW Planning Portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or any attachments as your submission will be published in full.

Department of Planning, Housing and Infrastructure



When making a submission you will be required to include:

- your name and address;
- the name of the project and the application number;
- a statement on whether you 'support' or 'object' to the application or if you are simply providing comment;
- the reasons why you support or object to the application;
- a declaration of any reportable political donations you have made in the last two years (visit planning.nsw.gov.au/assess-and-regulate/development-assessment/planning-approval-pathways/donations-and-gift-disclosure or phone 1300 305 695 to find out more); and
- an acknowledgement that you accept the Department's disclaimer and declaration.

For more information, including the Department's submissions policy, please go to planningportal.nsw.gov.au/major-projects/have-your-say.

For more information about the project: Contact (02) 8275 1145

If you require assistance to use the NSW Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.

APPENDIX B – FRIENDS OF LANE COVE NATIONAL PARK PRESENTATION



Julius Avenue Data Centre

8 December 2025

Friends of Lane Cove National Park Briefing on the Revised Scheme



Agenda

- Welcome
- Site Visit Recap
 - FOLCNP key considerations
- Revised Scheme
 - Response to key considerations
- Landscape Plans
- Discussion
- Next Steps



Aerial Photo of Site, 2010

Site Recap

6-8 Julius Ave, North Ryde is an irregular shaped development site measuring 2.8 hectares and faces the Lane Cove River.

- The site is considered vacant land with the topography falling 15 metres from the northern boundary to the southern boundary.
- Zoning is "E3 Productivity Support", which enables a range of light industrial and commercial uses, including data centres
- Large commercial holdings adjoining the site
- In 2000, ISPT obtained a planning approval for the construction of four office buildings, each containing six storeys - which was substantially commenced with the north-western part of the site excavated and cleared of vegetation in 2009
- Site is subject to shared network of public and private access roads
- Some shared easements with Walking Trails of Lane Cove National Park



Current Site Condition

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FOLCNP Site Visit Recap

The location has a sharp transition from North Ryde Commercial and emerging Transport-Oriented Development Precinct to the Lane Cove National Park and Lane Cove River.

FOLCNP raised key considerations:

- Development Footprint
- Tree retention
- Impact of proposed Sub Station
- Recording of statement of condition to provide baseline
- Configuration of walking trails
- Use of materials



Source: Arcadia, 2025

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FOLCNP Site Visit Recap and recognition of feedback



Southwest Bushland Protection



Walking trails and use of material



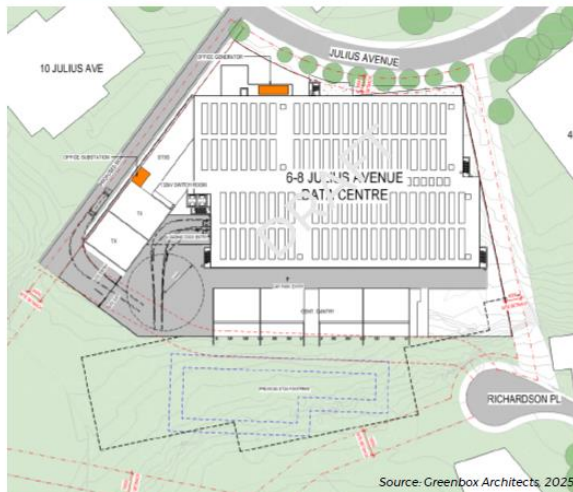
Interface with Data Centre

Revised scheme is seeking to clearly demonstrate response to stakeholder feedback, recognising:

- FOLCNP expertise
- Local community values
- Local knowledge

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Revised Scheme:



STSS is integrated into western side of the building (Blue dotted line: denotes former STSS footprint)

Stakeholder feedback:

Feedback from FOLCNP and other stakeholders has made significant improvements to the revised proposal

- Air cooled Data Centre changes configuration from previous water-cooled
- approx 34% reduction in IT load of Data Centre
- Scale of the proposed scheme has been reduced, including lower building heights
- Integrates smaller STSS to west side of the building
- Reconfiguration of proposal with removal of link road between Richardson Place and private road shared with 10 Julius Ave
- Addressing key elements including bushland retention, building bulk and scale, noise and visual impact

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Revised Scheme

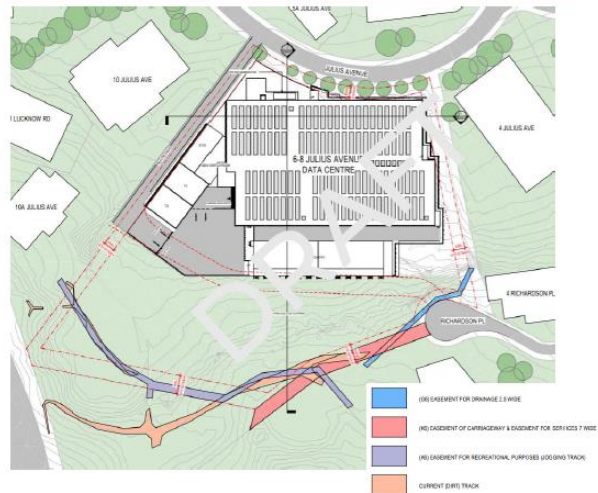
JULY 2025 SSDA Submission	DECEMBER 2025 Proposed amended design
IT Load 115 MW Gross Building Area:72,287 sqm	IT Load 76 MW Gross Building Area:47,658 sqm
Data Halls 6 storeys in height - 12 x Data Halls - Car Parking - Gantry - Basement Level (water storage tanks)	Data Halls 4 storeys in height - 8 x Data Halls - Car Parking - Gantry - Ground Level Parking (no basement)
Building Height 50.9m (from RL36 is RL86.9)	Building Height: 40m (from RL36 is RL76)
Office Building - 5 storey	Office Building - 3 storey
Eastern Pedestrian Link from Julius Ave to Richardson Place	Eastern Pedestrian link from Julius Ave to Richardson Place
Western vehicle and pedestrian link	Western vehicle link (no pedestrian link to bushland on western side)
Link Road - Richardson Place to 6-8 Julius Ave	Turning Circle (removal of link road)
Sub-Transmission Switching Station: 180MW capacity, south of link road	Sub-Transmission Switching Station: Reduced capacity to 120MW capacity, integrated into west side of building
Mechanical Cooling: Water-cooled chillers	Mechanical Cooling: Air-cooled chillers (attenuated)
Pedestrian Paths: East and West sides of site	Pedestrian Paths: East side only, through link
Façade: Precast, glazed curtain wall, Dri Design champagne cladding	Façade: Julius Avenue glazed curtain wall, non-reflective cladding Colours - variety of green tones

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July 2025 Scheme



December 2025 (with existing easements)



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Revised Design (December 2025) Improvements Summary

- Bushland Conservation: STSS relocation saves 3,246m² of bushland reserve zone, addressing primary community concerns
- Water Sustainability: Air-cooled systems eliminate 2,220 million litres annual water consumption
- Reduced Visual Impact: Building height reduced by approximately 11 metres to 40m (within 45m incentive height)
- Simplified Construction: Elimination of basement level reduces construction complexity, ground water risks, and material handling
- Enhanced Setbacks: Increased building setback to Julius Avenue by 1-2m, improving compliance with Macquarie Park Design Guide
- Focused Pedestrian Access: Single eastern pathway minimizes bushland disturbance while maintaining National Park connectivity
- Targeted Infrastructure: Optimizing efficiency with STSS sized for facility only (120MW vs original 180MW, a 34% reduction in overall size of development)

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Revised Design (December 2025)

Tree Removal Update



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The revised design has resulted in 179 less trees being removed than the original design.

- Of these, 3 additional 'Priority for Retention' classification trees have been retained, and
- 12 additional 'Consider for Retention' classification trees.

The vast majority (90.6%) of the trees being removed were classified by the arborist as 'Consider for Removal' or 'Priority for Removal'.

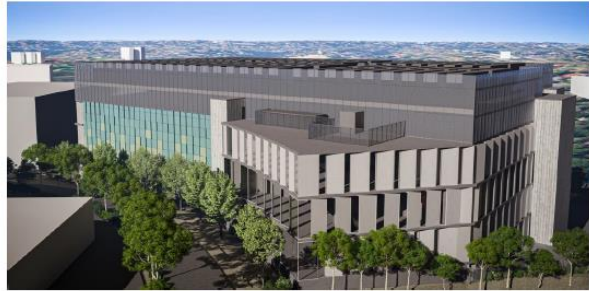
	REVISED SCHEME	PREVIOUS SCHEME	VARIANCE
TOTALS	330	509	-179
CLASSIFICATION			
PRIORITY FOR RETENTION	1	4	-3
CONSIDER FOR RETENTION	30	42	-12
CONSIDER FOR REMOVAL	283	447	-164
PRIORITY FOR REMOVAL	16	16	0

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Artist Perspective



Original Scheme (July 2025)



Revised scheme (Work in Progress, December)

Source: Arcadia, 2025

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Artist Perspective

Revised scheme - view from southeast (Work in Progress, December)



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Artist Perspective

Revised scheme - view from southwest (Work in Progress, December)



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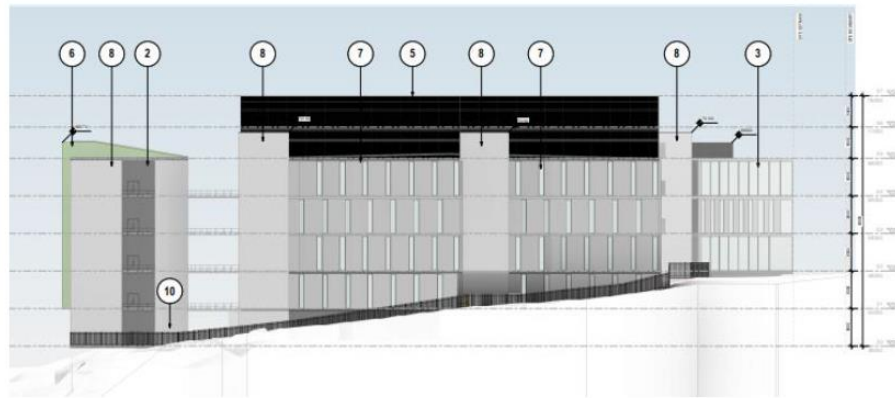
Source: Arcadia, 2025

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East Building Elevation and Materials



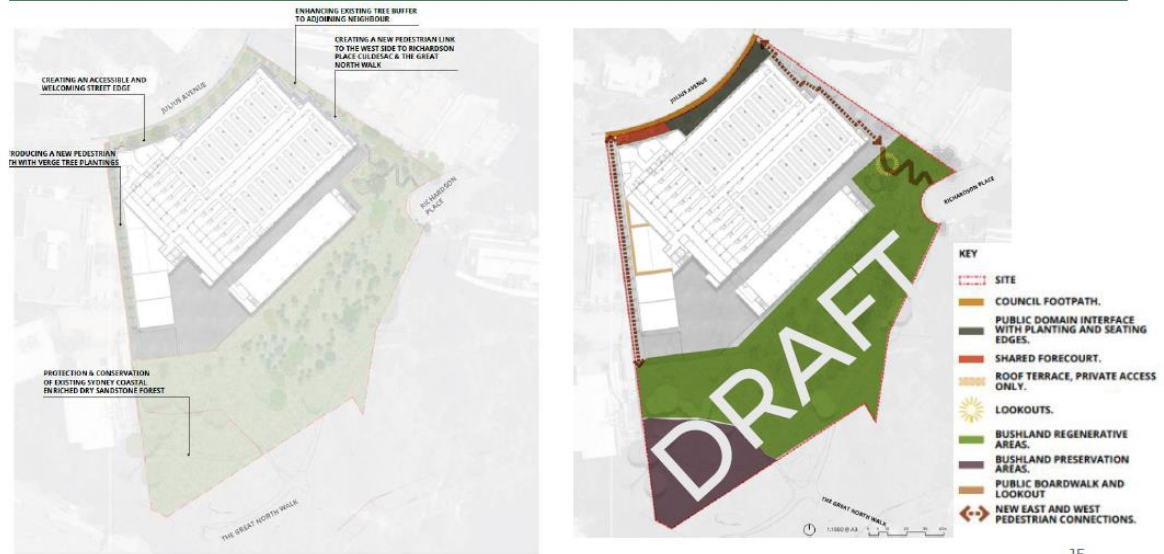
Source: Greenbox Architects, 2025



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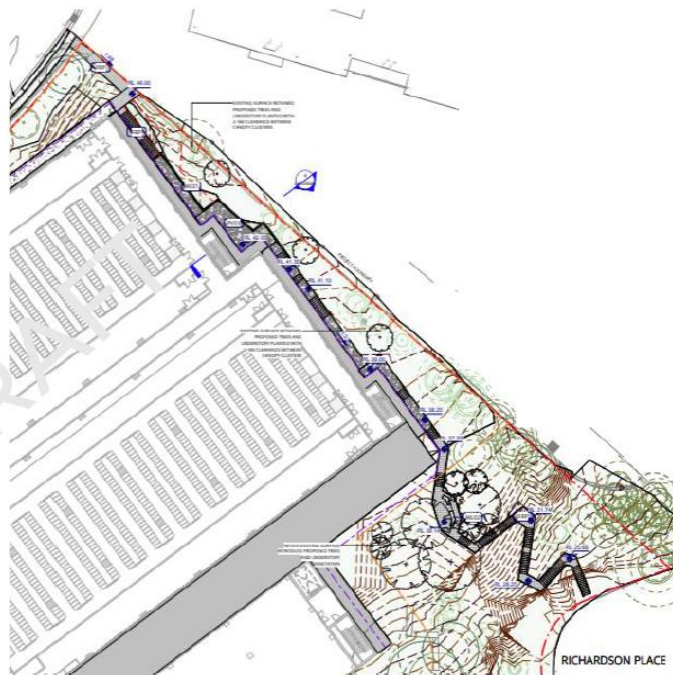
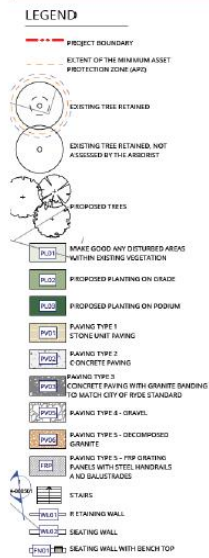
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Landscape Analysis and Program



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Landscape - East



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Material Strategy

KEY

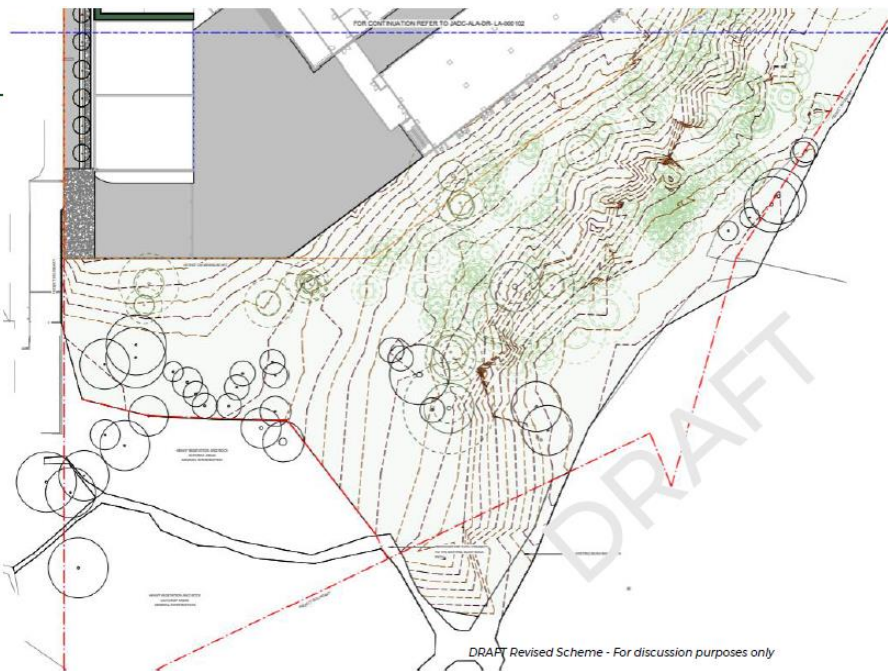
- SITE
 - WARM STONE UNIT PAVING
 - DECOMPOSED GRANITE
 - CONCRETE PAVING
 - CONCRETE PAVING WITH GRANITE BANDING TO MATCH CITY OF RYDE STANDARD
 - FRP GRATING PANELS WITH STEEL HANDRAILS AND BALUSTRADE
 - GRAVEL PATH.
- ALL SEATING TO BE SANDSTONE BLOCKS CUT ON FROM SITE

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Landscape - South

LEGEND

- PROJECT BOUNDARY
- EXTENT OF THE MINIMUM ASSET PROTECTION ZONE (APZ)
- EXISTING TREE RETAINED
- EXISTING TREE RETAINED, NOT ASSESSED BY THE ARBORIST
- PROPOSED TREES
- MAKE GOOD ANY DISTURBED AREAS WITHIN EXISTING VEGETATION
- PROPOSED PLANTING ON GRADE
- PROPOSED PLANTING ON PODIUM
- PAVING TYPE 1 - STONE UNIT PAVING
- PAVING TYPE 2 - CONCRETE PAVING
- PAVING TYPE 3 - CONCRETE PAVING WITH GRANITE BANDING TO MATCH CITY OF RYDE STANDARD
- PAVING TYPE 4 - GRAVEL
- PAVING TYPE 5 - DECOMPOSED GRANITE
- PAVING TYPE 6 - FRP GRATING PANELS WITH STEEL HANDRAILS AND BALUSTRADES
- STAIRS
- RETAINING WALL
- SEATING WALL
- SEATING WALL WITH BENCH TOP



Southern Section's / Images



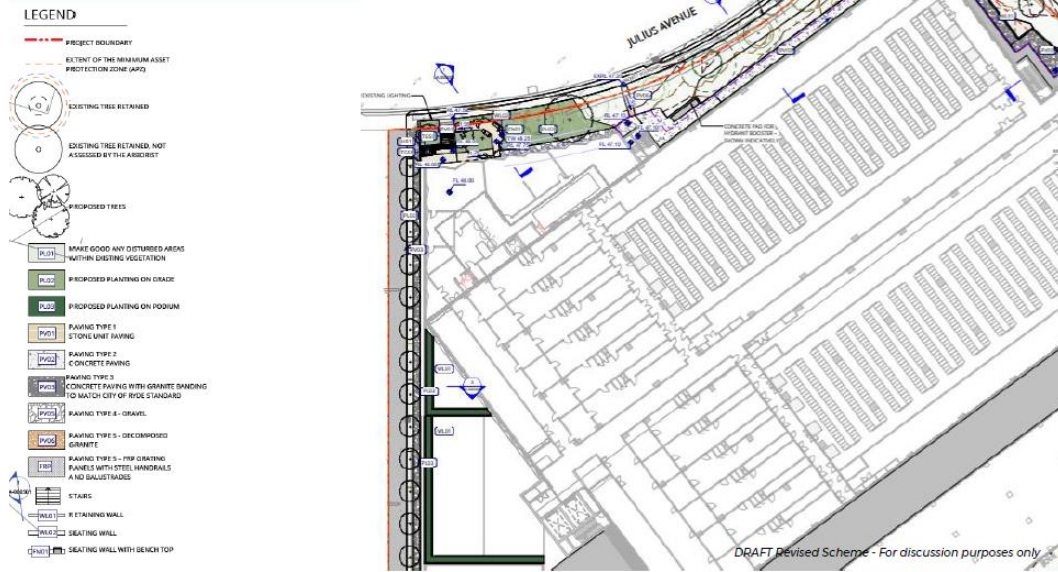
Source: Arcadia, 2025

Eastern & Western Sections



Source: Arcadia, 2025

Landscape - West



Northern Sections



- KEY**
- PUBLIC DOMAIN UPGRADES WITH NEW GRASS VERGE AND CONCRETE FOOTPATH
 - MAKE GOOD PLANTING TO EXISTING TREES
 - SECURITY FENCING BEHIND PLANTING WITH GATE ACCESS TO FIRE GRESS DOOR
 - SHARED FORECOURT, PUBLICLY ACCESSIBLE WITH NEW TREES & PLANTING, GARDEN BEDS WITH SANDSTONE BLOCK SEATING, WARM PAVING AND OPPORTUNITIES FOR INDIGENOUS INTERPRETATION



SECTION AA

VERGE PATH NATIVE BUFFER PLANTING SEATING AREA AT BUILDING ENTRANCE PATH



SECTION BB

VERGE PLANTING PATH NATIVE PLANTING BUFFER & EXISTING TREES BUILDING ENTRANCE

Source: Arcadia, 2025

Tree Canopy Increase - heat island mitigation



Source: Arcadia, 2025

	AREA (SQM)	CANOPY COVER BY EACH CATEGORY
SITE	28630	11.3%
AREA WITHIN MINIMUM APZ	6228	11.11%
EXISTING CANOPIES WITHIN MINIMUM APZ	392	
PROPOSED CANOPIES WITHIN MINIMUM APZ	301	
AREA OUTSIDE OF MINIMUM APZ	9387	27%
EXISTING CANOPIES OUTSIDE OF MINIMUM APZ	2298	
PROPOSED CANOPIES OUTSIDE OF MINIMUM APZ	243	
EXISTING BUSHLAND (UNABLE TO SURVEY)	2545	90% (ASSUME EXISTING)

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Outcomes:

- ✓ Development Footprint = reduced
- ✓ Tree retention = increased
- ✓ Impact of proposed Sub Station = reduced
- ✓ Recording of statement of condition to provide baseline = commitment
- ✓ Configuration of walking trails = retained more natural elements
- ✓ Use of materials = more responsive to bushland setting

Next Steps:

- FOLCNP - feedback on reduced scheme
- Revised documents submitted to DPHI

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