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URBIS

PROJECT MARS DATA CENTRE, 12 MARS ROAD, LANE COVE WEST

Engagement Outcomes Report

Prepared for
**GOODMAN PROPERTY SERVICES (AUSTRALIA) PTY
LIMITED (GOODMAN)**
10 December 2025

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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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ABBREVIATIONS

Table 1 Abbreviations

Abbreviation	Definition
DPHI	Department of Planning, Housing and Infrastructure
SEARs	Secretary's Environmental Assessment Requirements
EIS	Environmental Impact Statement
SSDA	State Significant Development Application
SSD	State Significant Development
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
LGA	Local Government Area
NPfI	Noise Policy for Industry
CEMP	Construction Environment Management Plan
EMF	Electromagnetic Fields
HVO	Hydrotreated Vegetable Oil
TOA	Terms of Approval
PV	Photovoltaic
ESD	Environmentally Sustainable Design
NCC	National Construction Code
UPS	Uninterruptible Power Supply
HV	High Voltage

INTRODUCTION

Urbis has been commissioned by Goodman Property Services (Australia) Pty Limited (Goodman) to prepare this *Engagement Outcomes Report*, in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), as part of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application for the proposed Project Mars Data Centre (Project Mars) (SSD-82052708) at 12 Mars Road, Lane Cove West (the site) to the Department of Planning, Housing and Infrastructure (DPHI).

This report has been prepared with reference to the Department of Planning, Housing and Infrastructure's (DPHI's) *Undertaking Engagement Guidelines for State Significant Projects* and the Engagement Institute's (formerly International Association of Public Participation (IAP2)) Public Participation Spectrum.

1. LEGISLATIVE CONTEXT

In NSW, the preparation and evaluation of environmental assessments for state significant developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The industry specific SEARs issued for this project
- DPHI's Undertaking Engagement Guidelines for State Significant Projects (March 2024) (Undertaking Engagement Guidelines)
- DPHI's Community Participation Plan (April 2024)
- The International Association of Public Participation's (IAP2) Public Participation Spectrum.

1.1. RESPONSE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

The engagement activities and outcomes detailed within this report address the Secretary's Environmental Assessment Requirements (SEARs), as issued by the DPHI. The SEARs require demonstration of how the engagement to be undertaken for this project is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

Table 2 provides the industry specific SEARs that are relevant to the delivery of community and stakeholder engagement for this project.

Table 2 Response to SEARs – SSD-82052708

SEARs item	Project response
26. Engagement	
Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: ▪ the relevant Department assessment team. ▪ any relevant local councils. ▪ any relevant agencies. ▪ the community. ▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the: ▪ Engagement and Communications Outcomes Report (this document, specifically Section 5) ▪ EIS.

1.2. ALIGNMENT WITH UNDERTAKING ENGAGEMENT GUIDELINES FOR STATE SIGNIFICANT PROJECTS

This Engagement Outcomes Report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW. The *Undertaking Engagement Guidelines* provide a objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community Participation objectives

	Objective	Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the project.	Community and key stakeholders are detailed in Section 3.2: Community and Stakeholders .
2	Use appropriate engagement techniques. This includes: - considering the accessibility of how information is delivered - the avoidance of technical language and jargon so information can be easily interpreted by the audience - the adoption of non-written forms of engagement, where needed. <i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i>	For an overview of engagement activities, see Section 4: Engagement activities .
3	Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	For an overview of engagement activities, see Section 4: Engagement activities .
4	Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design	For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 4: Engagement activities .
5	Be innovative in their engagement approach and tailor engagement activities to suit the: - context (e.g. sensitivity of the site and surrounds) - scale and nature of the project and its impacts - level of interest in the project.	For an overview of the project context, see Section 2.2: Project context. See Section 2.3: Project description for an overview of the project.

	Objective	Where has this been addressed
6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	See Appendix A for a copy of the community notification, which was used to provide the community with clear and concise information about the proposal, and details of how the community and stakeholders may provide feedback on the proposal. Details of the engagement activities are provided in Section 4: Engagement activities .
7	Clearly outline how and when the community can be involved in the process.	
8	Make it easy for the community to access information and provide feedback.	
9	Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.	For an overview of engagement activities, see Section 4: Engagement activities .
10	Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.	Community and stakeholder views are provided in Section 5: What we heard .
11	Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.	For the demographic profile of the local area, see Section 3.2.2.: Community Profile .

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

2. PROJECT DETAILS

This section provides an overview of the project details, including the project site, context, and a detailed description of the proposed development.

2.1. PROJECT SITE

Goodman is proposing to develop a data centre at 12 Mars Road, Lane Cove West (the site), within the Lane Cove Council Local Government Area (LGA).

The site is located approximately 8 kilometres northwest of the Sydney CBD. The site is legally described as lot 22 DP732062 and is about 33,559sqm.

Map 1 Project location



Source: Nearmaps

2.2. PROJECT CONTEXT

The site at 12 Mars Road, Lane Cove West, is located on the south-eastern corner of a general industrial zone.

As shown in Map 1, the area surrounding the site includes:

- North and west: The area to the north and west comprises industrial land use.
- East: The area to the east comprises low density residential land uses, including Lane Cove West Public School.
- South: To the immediate south is Blackman Park, which comprises community sporting facilities, such as a skatepark, tennis courts, soccer fields, off leash dog parks and a children's play area.

2.3. PROJECT DESCRIPTION

A State Significant Development Application (SSDA) has been prepared to support a data centre at 12 Mars Road, Lane Cove West. The site area is 33,559m² and is zoned E4 General Industrial.

The proposal will include:

- Site preparation works including demolition, bulk excavation and removal of existing
- structures on the site, tree and vegetation clearing and bulk earthworks.
- Construction, fit-out and operation of a three-storey data centre building with a total
- gross floor area of approximately 21,832m² comprising:
 - 24 parking spaces
 - 2 loading dock spaces
 - 2 levels of technical data hall floor space
 - 3 level office and amenities building
- Provision of required utilities including:
 - diesel storage tanks
 - water tanks
 - substations on site
- Vehicle and pedestrian access provided via Mars Road
- Associated landscaping and site servicing
- Installation of site services and drainage infrastructure
- A floor space ratio of approximately 0.65:1

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Project Mars Data Centre (SSD-82052708) dated 10 April 2025.

3. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between April 2025 and May 2025. The objective of the engagement undertaken was to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

3.1. ENGAGEMENT OBJECTIVE AND APPROACH

The engagement approach outlined in this strategy has been informed by the Engagement Institute's *Public Participation spectrum*, and DPHI's *Community Participation Plan*. The Engagement Institute's spectrum describes goals for public participation, and the corresponding promise to the public (see Figure 1).

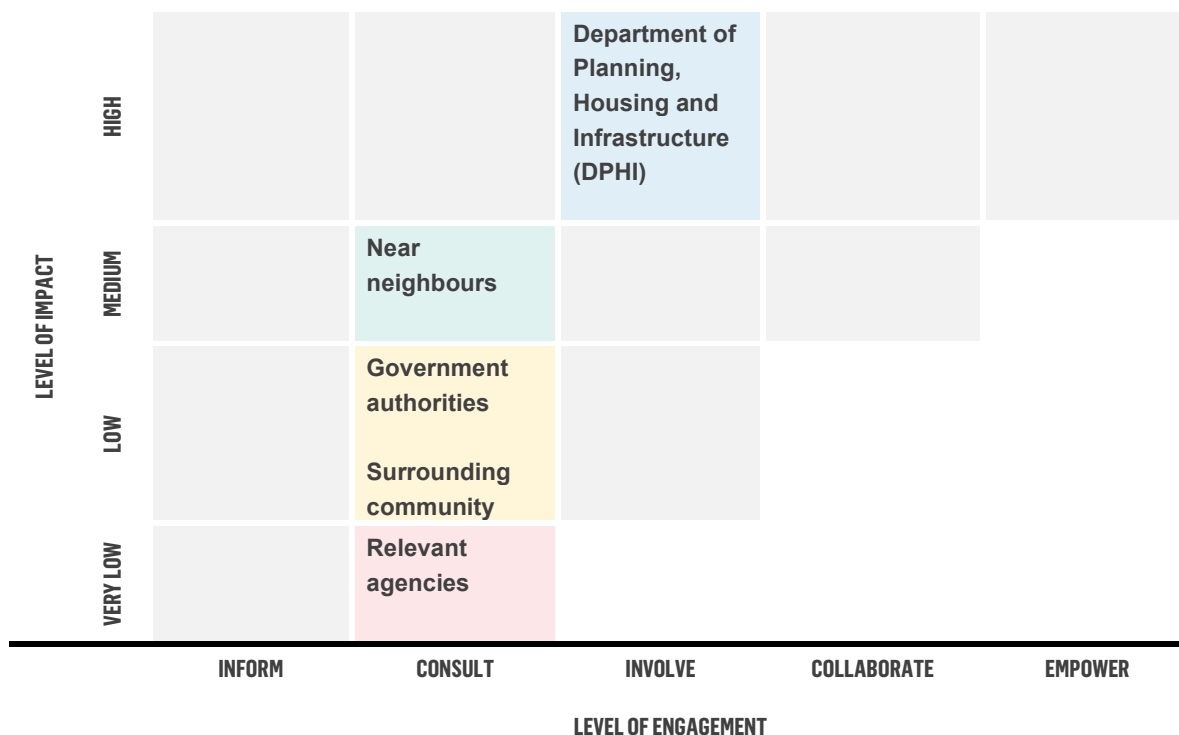
This engagement approach has been determined based on the anticipated level of impact of the project on the surrounding community and stakeholders. As the level of impact is likely to be low to moderate, the objective of engagement to support the proposed data centre at 12 Mars Road, Lane Cove West, is to inform and consult stakeholders and the community.

Figure 1 Engagement Institute Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: Engagement Institute (formerly IAP2)

Figure 2 Level of engagement



Source: IAP2

In line with DPHI's *Community Participation Plan*, the approach to engagement was informed by the objectives shown in Figure 3.

Figure 3 DPHI *Community Participation Plan* Objectives



Table 4 Engagement approach and alignment with objectives

Approach	Alignment with objectives
Providing consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits, and the planning report process through accessible, tailored open lines of communication.	  
Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation. Add Open and inclusive	  

Approach	Alignment with objectives
Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process.	 
Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project.	   
Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.	 
Managing expectations by closing the feedback loop and sharing how stakeholder and community views influenced the proposal.	  

3.2. COMMUNITY AND STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPE's *Undertaking Engagement Guide: Guidance for State Significant Projects*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the project.

3.2.1. Stakeholder categories

Within this context, the stakeholders for this project were categorised by group, as shown in Figure 4. The community stakeholders were identified due to their proximity to the site, potential concerns about the project impacts, and general interest in the project.

Figure 4 Stakeholder Categories

GOVERNMENT AUTHORITIES	RELEVANT AGENCIES	SURROUNDING COMMUNITY
Department of Planning, Housing and Infrastructure, specifically the: – Planning and Assessment Team – Environment, Energy and Science Group (EES) – Hazards Team NSW Environment Protection Authority Lane Cove Council – Federal member for North Sydney Ms Kylea Tink MP State Member for Lane Cove – The Hon. Anthony Roberts MP	Ausgrid Sydney Water Transport for NSW Heritage NSW NSW Fire & Rescue	Near neighbours, including residents on: – Banksia Close – Avalon Avenue – Wood Street – Cullen Street – Penrose Street. Local Schools and Community Groups: – Lane Cove West Public School – 1st Lane Cove Scouts – Lane Cove West Tennis Club – Imagination Dance – Lane Cove West. – Lane Cove – Community Nursery

3.2.2. Community profile

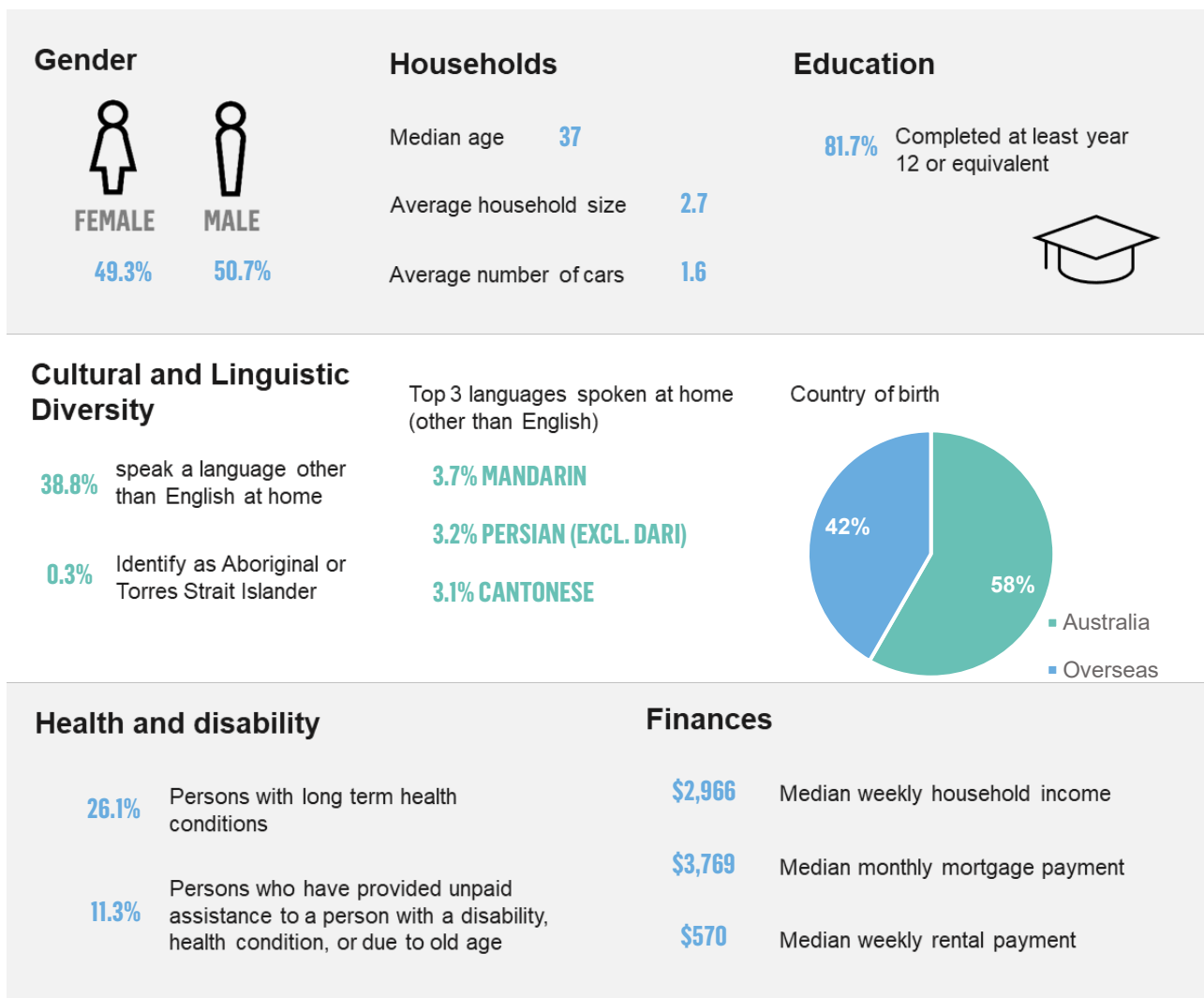
This section provides a demographic profile of the local community. This demographic analysis encompasses a range of key indicators including age distribution, gender ratio, cultural diversity, income levels, educational attainment, employment statistics, household composition, mobility, and health statistics. By understanding these demographic nuances, we can better identify the needs, challenges, and opportunities within the local community. This information will help us to shape an informed, inclusive, and forward-thinking engagement strategy.

Figure 5 below shows a demographic snapshot of the local community surrounding the site.

When compared with NSW, the population of Lane Cove West has:

- A younger median age, with a greater proportion of young children, and a lower proportion of older people
- More school-aged children
- A higher level of educational attainment, with nearly double the number of people having achieved a Bachelor degree or above
- A higher proportion of people who speak a language other than English at home
- Fewer people with long-term health conditions.

Figure 5 Community profile



Source: ABS Census 2021

4. ENGAGEMENT ACTIVITIES

This section outlines the engagement activities that were implemented during the consultation process.

Consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project. Engagement activities for the community and other key project stakeholders are outlined below.

Figure 6 Engagement activities



Project newsletter delivered to 1, 144 neighbours



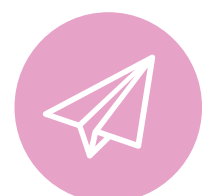
15 Emails distributed to community groups, schools and government authorities



2 community swing-by sessions attended by more than 45 people



Early noise study doorknock approaching 39 neighbours confirming 6 noise study participants



2 phone calls and 6 emails received from the community



Wider community postcard delivered to 6213 community members



Near neighbour postcard delivered to 1144 people



Key stakeholder briefings attended by 48 people

Engagement activity		Target stakeholder(s)	Details
	Early noise study doorknock	Sensitive receivers and near neighbours	Early noise study doorknock of select properties located on: - Pittwater Road, East Ryde - Penrose Street, Lane Cove West - Wood Street, Lane Cove West - Banksia Close, Lane Cove West - Yethonga Avenue, Lane Cove West - Curarong Avenue, Lane Cove West - Hallam Avenue, Lane Cove West.

Engagement activity		Target stakeholder(s)	Details
	Project newsletter	Surrounding community	Project newsletter distributed to the surrounding community within 500m of the site (See Appendix A).
	Community swing-by session	Surrounding community	Community swing-by sessions held on: ▪ Saturday, 5 April 2025 from 10-12pm (2 hours) at Lane Cove Plaza ▪ Thursday, 10 April 2025 from 4-6pm (2 hours) at Lane Cove Plaza. The surrounding community was notified of the Community Swing-by session via the project newsletter.
	A0 Poster boards	Surrounding community	To support information provided to members of the community at the community swing-by sessions, three (3) A0 poster boards, providing detail on the following issues: ▪ Board 1: Project introduction ▪ Board 2: What is a data centre ▪ Board 3: Planning approval process, how to provide feedback, including a link to the Social Impact Assessment (SIA) survey.
	Community newsletter	Sensitive receivers, including community groups and schools.	Project newsletter to be emailed to the following surrounding sensitive receivers: ▪ Lane Cove Community Nursery and Garden ▪ Lane Cove West Public School ▪ 1st Lane Cove Scouts ▪ Lane Cove West Tennis Club ▪ Imagination Dance – Lane Cove West ▪ Sports clubs using Blackman Park. The community newsletters were also provided via email to the Relieving Principal and Relieving Deputy Principal of Lane Cove West Public School

Engagement activity		Target stakeholder(s)	Details
	Postcard	Surrounding community	To support the community webinar, a postcard was distributed to residents and businesses in the Lane Cove West Ward. The postcard contained: - Information about the proposal - Invitation to attend a wider community webinar 1800 number and email address.
	Postcard	Sensitive receivers and near neighbours	To support the near neighbour focus session briefings, a postcard was distributed to the closest neighbours surrounding the site. The postcard contained: - Information about the proposal - Invitation to attend a near neighbour focus meeting at Lane Cove Library - Invitation to attend a wider community webinar 1800 number and email address.
	Key stakeholder briefings (as required)	Community members and key stakeholders	Key stakeholders or community members with a specific interest in the project were invited to participate in a briefing for the project. Goodman communicated by letter to the following stakeholders to offer briefings: - State Member, The Hon. Anthony Roberts MP on Friday, 4 April 2025 - Lane Cove Councillors on Monday, 7 April 2025 - Lane Cove West Public School on Friday, 29 August 2025 - Lane Cove Bushland Care community groups on Tuesday, 29 July 2025 The briefings conducted included: - A webinar for community groups including bushland care groups and sporting clubs, held on Wednesday, 6 August 2025

Engagement activity		Target stakeholder(s)	Details
			▪ A webinar held with the wider community residing in the West Ward of Lane Cove LGA on Wednesday, 13 August 2025 ▪ 5 near neighbour focus sessions held on Thursday, 14 August 2025 at Lane Cove Library ▪ A briefing with Lane Cove Council held on Monday, 8 September 2025 at Lane Cove Council Chambers. Lane Cove West Public School was contacted by: ▪ Email on Friday, 29 August 2025 outlining information about the postcard, previous attempts at communication and an offer of a briefing ▪ Phone call on Monday, 22 September 2025 ▪ Doorknock on Wednesday, 24 September 2025 ▪ A briefing was then secured with Relieving Principal, Mrs Roslyn Gee and Relieving Deputy Principal, Mrs Melissa Cairn on Friday, 26 September 2025.
	Enquiry lines	Surrounding community	A 1800 number and email address will be made available throughout the consultation period, enabling the surrounding community and key stakeholders to ask questions and provide feedback. Two phone calls and six emails have been received from community members at the time of writing this report.

5. WHAT WE HEARD

This section provides a detailed summary of issues raised by key stakeholders and community members and throughout the engagement process, and the project response to this feedback.

5.1. KEY STAKEHOLDER FEEDBACK

This section provides a detailed summary of issues raised by key stakeholders including the NSW Department of Planning, Housing and Infrastructure (DPHI), Lane Cove Council, other state government agencies a throughout the engagement process, and the project response to this feedback.

5.1.1. Detailed summary of issues raised

Table 5 Key stakeholders: Issues raised and project response

Stakeholder	How this group was consulted	Feedback received	Project response
Government authorities			
NSW Department of Planning, Housing and Infrastructure (DPHI) – Planning and assessment team – Environment, Energy and Science Group (EES) – Hazards Team.	On Friday, 3 April 2025 Goodman met with DPHI's planning and assessment team to present the proposal and understand the required planning pathway to proceed.	DPHI's planning and assessment team confirmed the proposal was eligible for State Significant Development status and recommended Goodman formally requested the Secretary's Environmental Assessment Requirements (SEARs).	On Friday, 4 April 2025, Goodman formally requested SEARs from DPHI. As the responsible assessing authority, DPHI will continue to be consulted through the assessment phase of the Environmental Impact Statement (EIS). Goodman has addressed feedback from DPHI during the preparation of the EIS.
		DPHI issued industry specific SEARs on 10 April 2025.	
NSW Environment Protection Authority (the EPA)	On Tuesday, 8 April 2025 Goodman emailed the EPA to notify them that an SSD application is being prepared for a Data Centre at 12 Mars Road.	On Wednesday, 23 April, the EPA provided a detailed list of matters to be addressed in the SSDA including: ▪ Environmental impacts of the project	To satisfy the recommended assessment requirements as provided by the EPA, Goodman is preparing the following technical assessments and reports to be included in their SSDA for the Project Mars Data Centre:

Stakeholder	How this group was consulted	Feedback received	Project response
	Goodman informed NSW EPA that a scoping meeting had been conducted with DPHI, and receipt of industry specific SEARs is anticipated shortly. The email provided summary information about the SSD, studies to be undertaken and invited their feedback.	- Environmental Protection Licence (EPL) Licensing and Approval Requirements - Construction Works - Air issues - Noise and Vibration - Waste, chemicals and hazardous materials and radiation - Water - Groundwater - Soils - Contamination - Climate Change. The EPA noted that commitments made in the environmental assessment may become formal approval and licence conditions. The EPA may also require financial assurances as a licence condition.	- Dangerous Goods Report - Pipeline Hazard Analysis - SEPP Hazards and Resilience Assessment - Flood Impact and Risk Assessment - Air Quality Impact Assessment - Noise and Vibration Impact Assessment - Geotechnical Assessment - Surface and Groundwater Impact Assessment - Salinity Management Plan - Acid Sulphate Soils Management Plan - Integrated Water Management Plan - Preliminary Site Investigation - Detailed Site Investigation - Waste Management Plan - Hazardous Material Survey. Goodman will continue to engage with and provide updates to the EPA as the project progresses.
Lane Cove Mayor and Councillors - Merri Southwood (Mayor) - Scott Bennison (Councillor - West Ward)	On Monday, 7 April 2025, Goodman issued an email providing an overview of the proposal, a copy of the community newsletter, and an invitation to attend a project briefing. On Tuesday, 8 April 2025, Mayor Merri Southwood acknowledged receipt of the correspondence. The Mayor noted they were	Tree removal Council requested information regarding tree removal, specifically, how many trees in total are being removed and what class the trees which were being removed were categorised as.	Tree removal 90 trees will be removed to facilitate the proposed development. All trees to be removed are either located within the footprint of the proposed data centre or within major root encroachment areas. A total of 132 existing trees will be retained. Tree protection measures will be implemented during

Stakeholder	How this group was consulted	Feedback received	Project response
– Rochelle Flood (Councillor - West Ward) – Katie Little (Councillor - West Ward)	unable to attend the scheduled briefing and enquired whether all Councillors had been notified and if additional information sessions were planned. On the same day, Urbis Engagement advised Mayor Southwood that all Councillors in the West Ward of Lane Cove Council had been notified. An alternative briefing was offered but declined, with the Mayor noting that attendance could be managed by other Council staff if required. A recommendation from Lane Cove Council's planning team was made that Goodman inform and consult Councillors about the proposal for the site. A subsequent Councillor briefing was arranged for September. On Tuesday, 29 July 2025 an email was sent to Councillors confirming the upcoming briefing meeting scheduled. The email also provided an overview of previous engagement undertaken with the community and details on upcoming engagement activities being undertaken.		the construction of the proposed development. 104 replacement trees will be provided.
		Overshadowing Council queried whether there would be any overshadowing impacts on the nursery. Clarification was sought on whether the depot would be affected in terms of solar access and overshadowing.	Overshadowing The building has been carefully setback from adjacent properties, and landscaping is designed to reduce potential overshadowing. Any impact on nearby nurseries or residential areas has been assessed in the Visual Impact Assessment and Overshadowing analysis. A review of shading diagrams shows only a small increase in shade, and given the already urban surroundings, the impact on nearby native bushland is expected to be minimal, as per the shadowing diagrams Goodman presented to Lane Cove Council on Monday, 8 September. The Sydney Coastal Enriched Sandstone Forest in this area contains species well-adapted to sheltered, low-light conditions, meaning the plants should cope well. Overall, the diversity, health, and ability of the vegetation to regenerate are unlikely to be affected.

Stakeholder	How this group was consulted	Feedback received	Project response
	On Monday, 8 September 2025 a briefing meeting was held where Goodman presented to Lane Cove Council to provide Councillors with the opportunity to be informed with further details about the project, ask questions of the project team and provide feedback.		
		Ownership Council enquired whether there is a buy-sell agreement in place for the land and the role of Goodman.	Ownership Goodman confirmed that they have owned and operated the site since 2007.
		Location Council sought clarification regarding the location, noting some confusion around latency.	Location Data centres are often located in inner-city areas like Lane Cove, for a number of reasons. The factors that are considered when determining an appropriate location for a data centre, include: Reliable power supply and connectivity to telecommunications infrastructure: Data centres require a lot of electricity to power servers, cooling systems and other equipment. Having reliable network connections in places that have adequate redundancy and back up options, limits interruptions to the provision of service to the nearby community and the data centre. User proximity: Shorter distances between data centres and end-users or corporate clients mean faster data transmission, which is crucial for services that require real-time responses (e.g., cloud computing, streaming, and financial transactions).

Stakeholder	How this group was consulted	Feedback received	Project response
			Interconnectivity: Being in close proximity to other data centres allows businesses to set up hybrid solutions, backup systems, and disaster recovery operations more efficiently. The site also provides direct access to power through a private link from the substation, supporting the high IT power demands of the facility.
		Water Council requested information on the water usage of the development, specifically asking whether it consumes large amounts of water. Council requested clarification on whether water is reused within the development and the time frame for water disposal following reuse within the development.	Water The mechanical cooling system allows water to be reused up to seven times before discharge. Occasional blowdown water from cooling towers is discharged to the sewer system to prevent mineral buildup. Wastewater from amenities is minimal, and stormwater is managed through on-site detention tanks and Oceanguard filters to minimise environmental impacts.
		Diesel storage Council requested clarification on whether there is a risk of diesel leakage from on-site storage. Diesel storage It is proposed that diesel will be stored in steel tanks to fuel backup generators. Goodman will follow requirements for diesel storage, which will	Diesel tank setup is designed with robust safety measures. The Tanks are enclosed within a 4HR fire-rated, bunded room with an alarmed leak-detection system within both the tanks and the fuel pipes throughout the facility. In the event of any issues, the alert system ensures immediate notification for prompt action.

Stakeholder	How this group was consulted	Feedback received	Project response
		be outlined in a dangerous goods report. This report will be available during the public exhibition process.	An air quality assessment has been undertaken, supported by ongoing monitoring, which confirms the project is compliant with relevant air quality criteria. Goodman is committed to ensuring that diesel management is conducted safely and responsibly.
		Data redundancy Questions were asked around the lifecycle for the data stored and how long redundant data was retained.	Data redundancy The lifecycle of stored data, including the duration for which it is retained, is determined by individual customers. As the data centre operator, Goodman does not set retention periods and would need to confirm specific timeframes directly with customers.
		Power Council queried the pressure that Data Centres would put on the power grid.	Power The facility will receive 90 MVA from a direct link to Lane Cove Switching Station, separate from the residential network. The supply is stabilised for consistent operations, and redundant generators using diesel or HVO ensure emergency backup. Additional rooftop solar PV is proposed to offset some electricity demand.

Stakeholder	How this group was consulted	Feedback received	Project response
			There are no plans for nuclear power. The facility will use the grid for normal operations, with emergency diesel or Hydrotreated Vegetable Oil (HVO) generators as backup.
		Community consultation Council requested a summary of the general feedback received from the community regarding the proposal.	Community consultation Feedback from the wider community and near neighbours primarily related to matters of power supply, water usage, and electromagnetic fields (EMF). There was also confusion with near neighbours that the Sydney Water / Interflow project was related to the proposal for 12 Mars Road. Goodman have clarified that these two projects are not related in any way. Community groups including raised additional concerns regarding potential sediment flow and overshadowing
		Planning pathway Council sought clarification on the typical timeframe for a Terms of Approval (TOA) and whether the exhibition period would occur over the December holiday period.	Planning pathway The timeframe for a Terms of Approval (TOA) is dependent on departmental capacity. The public exhibition period will not occur over the Christmas holiday period. The Department of Planning and Housing Infrastructure (DPHI) follows best-practice community engagement principles to ensure that stakeholders have

Stakeholder	How this group was consulted	Feedback received	Project response
			sufficient opportunity to review and provide feedback on proposals.
		Infrastructure Council enquired whether additional infrastructure would be required to support the project.	Infrastructure Engagement with Sydney Water is underway to understand the requirements for the Project. At this stage in the planning pathway, no major additional infrastructure is anticipated to be required. The data centre will use water already allocated to the industrial area, and discussion with Sydney Water are underway. Mechanical air-cooled chillers have been incorporated into the design to minimise reliance on water.
Lane Cove Council Social planning team	On Friday, 4 April 2025, Goodman issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing. On Thursday, 10 April 2025 a meeting was held between two (2) representatives from	Height Control and Setbacks Council enquired about the status of height control and setbacks and whether they were compliant.	Height Control and Setbacks Goodman acknowledged that some portions of the development exceed the 18-metre height control but confirmed compliance with all DCP setbacks. Goodman highlighted the inclusion of a significant green park area for office users.

Stakeholder	How this group was consulted	Feedback received	Project response
	Goodman and one (1) representative from Lane Cove Council. The meeting focused on key aspects of the proposal. Lane Cove Council's planning team recommended that Goodman inform and consult Councillors about the proposal for the site and a subsequent Councillor briefing was arranged for September.	Noise and Air Quality Compliance Council questioned what measures have been taken for noise and air quality compliance.	Noise and Air Quality Compliance Goodman explained the installation of noise monitoring devices in local residents' properties to inform acoustic treatments and confirmed air quality compliance at all sensitive receivers.
		Visual Impact Assessments Goodman was asked to provide details on the visual impact assessments and any potential viewpoints that might be affected.	Visual Impact Assessments Goodman presented the visual impact assessments, identifying six key viewpoints. Goodman noted that the results indicated minor glimpses of the development through existing trees, ensuring minimal visual disruption. Feedback on these viewpoints was invited
		Community Engagement Strategy Questions were asked in relation to what the community engagement strategy was and how effective it has been. Council also specifically requested contact with the Lane Cove community nursery and garden.	Community Engagement Strategy Goodman outlined the robust community engagement strategy, including swing-by sessions, a community newsletter, and direct contact for key community stakeholders. Contact with the Lane Cove community nursery and garden has included two emails and a phone call. At the time of writing, a response has not yet been received from the Lane Cove community nursery and garden. Representatives in attendance emphasised the importance of addressing community concerns and ensuring transparency throughout the process.

Stakeholder	How this group was consulted	Feedback received	Project response
		Documentation and Compliance It was requested that Goodman elaborate on the comprehensive documentation and their compliance with environmental protection requirements.	Documentation and Compliance Goodman detailed the extensive documentation covering flood impact, dangerous goods, air quality, noise, vibration, and civil engineering. It was noted that there will be an inclusion of a biodiversity assessment report and an Aboriginal cultural heritage assessment. There are also plans to submit the proposal for Test of Adequacy in May, with formal lodgement.
		Stormwater Management Council sought clarification on the proposal's plans for stormwater management, and details on how it will impact the surrounding bushland.	Stormwater Management Stormwater is managed through on-site detention tanks and Oceanguard filters to minimise environmental impacts.
		Employment opportunities Council enquired about the expected number of workers on site and the employment opportunities generated by the proposal.	Employment opportunities Goodman anticipates that, when in operation, the site will result in up to 45 full-time jobs, with 350 full-time jobs generated through construction over a 34-month period.
Parliament State MP – The Hon. Anthony Roberts MP	On Friday, 4 April 2025, Urbis Engagement, on behalf of Goodman issued an email providing an overview of the proposal, a copy	At the time of writing this report, no feedback has been received from Members of Parliament.	Goodman will continue to provide updates to Members of Parliament as the project progresses.

Stakeholder	How this group was consulted	Feedback received	Project response
Federal MP – Ms Kylea Tink MP	of the community newsletter and an invitation to attend a project briefing.		
Relevant agencies			
Transport for NSW (TfNSW)	On Tuesday, 8 April 2025 Goodman emailed TfNSW to notify them that an SSD application is being prepared for a Data Centre at 12 Mars Road, Lane Cove West. Goodman informed TfNSW that a scoping meeting had been conducted with DPHI, and receipt of industry specific SEARs is anticipated shortly. The email provided summary information about the SSD, studies to be undertaken and invited their feedback.	On Thursday, 10 April 2025 TfNSW responded by email. The email noted that TfNSW reviewed the documentation and confirmed that there were no additional assessment requirements beyond the standard SEARs requirements.	Refer to the Traffic Impact Assessment for the details on consultation with TfNSW. Transport for NSW will have the opportunity to review and provide feedback on the proposal post-lodgement, via the formal exhibition period.
Sydney Water	On Tuesday, 8 April 2025 Goodman emailed Sydney Water to notify them that an SSD application is being prepared for a Data Centre at 12 Mars Road, Lane Cove West. Goodman informed Sydney Water that a scoping meeting had been conducted with DPHI, and receipt of industry specific SEARs is anticipated shortly.	Sydney Water advised that a Section 73 (S73) application will need to be submitted upon formal lodgement of the SSDA.	Goodman will submit a Section 73 (S73) application to Sydney Water upon formal lodgement of the SSDA in accordance with their advice. Should the proposal be approved, Goodman will continue engage with Sydney Water as required.

Stakeholder	How this group was consulted	Feedback received	Project response
	The email provided summary information about the SSD, studies to be undertaken and invited their feedback. On Thursday, 24 April 2025 Goodman sent a follow up email to Sydney Water requesting feedback prior to the SSD lodgement. Goodman noted that Sydney Water would have further opportunity to provide feedback during the exhibition phase. Goodman remains in ongoing fortnightly discussions with Sydney Water regarding a Planning Agreement.		
Ausgrid	On Tuesday, 8 April 2025 Goodman emailed Ausgrid to notify them that an SSD application is being prepared for a Data Centre at 12 Mars Road. Goodman informed Ausgrid that a scoping meeting had been conducted with DPHI, and receipt of industry specific SEARs is anticipated shortly. The email provided summary information about the SSD, studies to be undertaken and invited their feedback. On Thursday, 24 April 2025 Goodman sent a follow up email to Ausgrid requesting feedback prior to the SSD lodgement. Goodman noted	Ausgrid has provided feedback to Goodman regarding the proposal, specifically in regard to the High-Voltage (HV) design and draft connection agreement.	Goodman will continue to consult with Ausgrid as plans progress, and are available to discuss the application, as required.

Stakeholder	How this group was consulted	Feedback received	Project response
	that Ausgrid would have further opportunity to provide feedback during the exhibition phase.		
NSW Fire & Rescue	On Tuesday, 8 April 2025 Goodman emailed Fire & Rescue NSW to notify them that an SSD application is being prepared for a Data Centre at 12 Mars Road. Goodman informed Fire & Rescue NSW that a scoping meeting had been conducted with DPHI, and receipt of industry specific SEARs is anticipated shortly. The email provided summary information about the SSD, studies to be undertaken and invited their feedback.	On Monday, 28 April 2025 responded by email and informed Goodman that FRNSW engage directly with DPHI on pre-approval matters and do not provide specific feedback to proponents at this stage. If required, FRNSW will review and comment on the finalised proposal via the Department of Planning Major Projects Portal. FRNSW directed Goodman to their published guidelines and general information if assistance is required during the application preparation phase.	FRNSW will have the opportunity to review and provide feedback on the proposal post-lodgement, via the formal exhibition period
Heritage NSW	On Tuesday, 8 April 2025 Goodman emailed Heritage NSW to notify them that an SSD application is being prepared for a Data Centre at 12 Mars Road, Lane Cove West. Goodman informed Heritage NSW that a scoping meeting had been conducted with DPHI, and receipt of industry specific SEARs was anticipated shortly.	Details of the consultation that was carried out with Heritage NSW is provided in the ACHA.	Heritage NSW will have the opportunity to review and provide feedback on the proposal post-lodgement, via the formal exhibition period

Stakeholder	How this group was consulted	Feedback received	Project response
	The email provided summary information about the SSD, studies to be undertaken and invited their feedback.		
Jemena	On Friday, 11 October 2024, an enquiry was submitted through Before You Dig Australia, and a response was subsequently received from Jemena.	Jemena identified that a high-pressure gas asset is located within the vicinity of the site.	Jemena's feedback regarding the high-pressure gas asset in the vicinity of the site has been considered in the planning and design process. Refer to the Pipeline Hazard Analysis for further details on consultation with Jemena. Jemena will have the opportunity to review and provide feedback on the proposal post-lodgement, via the formal exhibition period.

5.2. COMMUNITY FEEDBACK

This section provides an overview of the key feedback themes that were heard from community stakeholders through the consultation period.

Key themes include:



NOISE



POWER



**ENVIRONMENTAL IMPACT
AND SUSTAINABILITY,
INCLUDING WATER USAGE**



CUMULATIVE IMPACT



**EMPLOYMENT
OPPORTUNITIES**



PLANNING PATHWAY



PROPERTY VALUE



SAFETY AND SECURITY

Noise

Residents expressed concerns about the potential noise impact of the proposed data centre, given its proximity to residential areas and the potential of disruption from diesel generators and construction activities. Residents sought detailed information on expected noise levels, management strategies, and the potential effects on property sales and home-based work environments.

Water use and energy supply

Residents noted concerns about the impact of ongoing Sydney Water construction work, and the potential demands that the proposed data centre may have on local water supply and electricity infrastructure, and the volume of water used by a data centre. Key issues included the adequacy of water supply, the capacity of the local power network, potential power outages, and the need for additional infrastructure to support the data centre's operations.

Environmental impact and sustainability

Residents expressed concerns about the environmental impact and sustainability of the proposed data centre, suggesting the use of solar panels and inquiring about radiation, noise levels, water use, and the use of diesel fuel. Residents emphasised the importance of renewable energy, water recycling, and managing storm water run-off to ensure the data centre operates sustainably and responsibly. There were also some concerns and questions about radiation and electromagnetic field (EMF). Council raised questions about the data centre's impact on the LGA's net zero targets.

Cumulative impact

Residents observed that there are already several data centres in the area and requested justification for the increasing number of data centres in Lane Cove.

Employment opportunities

Residents enquired about the employment and economic impact of the proposed data centre, seeking clarity on job creation, local employment benchmarks, and whether the number of jobs would increase or decrease once the centre is operational.

Planning pathway

Community feedback highlighted misunderstandings about the planning pathway for the proposed data centre, with concerns about bypassing Lane Cove Council, potential government influence, and questions about road access and site clarity.

Property value

Some residents expressed concerns about the potential impact of the proposed data centre on property values and living conditions, particularly due to the proximity of the site to homes and impacts such as pollution, noise, light, and diesel generators.

Safety and security

Some residents raised concerns about cyber security, and expressed concern about the data centre being the target for a cyber attack.

Visual impact

Some residents and community groups raised concerns about building heights, overshadowing and light spillage, including concerns about the change in street character in the local area.

5.2.1. Detailed summary of issues raised

The following table outlines the issues raised by surrounding local landowners, businesses and community, and the project response.

Table 6 Community: Issues raised and project response

Stakeholder	How this group was consulted	Feedback received	Project response
Lane Cove West Public School	On Wednesday, 2 April 2025, the project newsletter was distributed to Lane Cove West Public School via letterbox drop. The community newsletter included summary information about the SSDA and invited the community to provide feedback. On Friday, 4 April 2025, Urbis on behalf of Goodman emailed Lane Cove West Public School at lanecovew-p.school@det.nsw.edu.au. The email included information on an overview of the project, an electronic copy of the newsletter that was distributed on Wednesday, 2 April, an invitation to the community swing-by information sessions being held on Saturday, 5 April and Thursday, 10 April and the offer of a briefing. On Saturday, 26 July 2025, a community postcard was distributed to the wider community including Lane Cove West Public School. The postcard included information about the proposal, an invitation to attend a community webinar and to provide feedback or ask questions via the 1800 number or email address.	Community consultation Lane Cove West Public School informed Goodman and Urbis that, despite the background of correspondence provided by Urbis via email on 22 September 2025, none of the correspondence had been received by the Relieving Principal and first information both the Relieving Principal and Relieving Deputy Principal had about the proposal was when a family brought the item to their attention. Lane Cove West Public School acknowledged correspondence may have been missed during the change in leadership at the school.	Community consultation Urbis clarified the email address that had been used to communicate with the school was lanecovew-p.school@det.nsw.edu.au, that the distributors of the newsletter have GPS tracking that shows the delivery of newsletters. Urbis also recounted the consultation program undertaken to date, including: - Community newsletter distributed Wednesday, 2 April 2025 - Community swing-by events held at The Canopy shopping centre on Saturday, 5 April 2025 and Thursday, 10 April 2025 - Community postcard distributed to all near neighbours, including the school, on Saturday, 26 July 2025 - Community group webinar briefing held on Wednesday, 6 August 2025 - Community webinar held on Wednesday, 13 August 2025 - Briefing with Lane Cove Council on Monday, 8 September 2025

Stakeholder	How this group was consulted	Feedback received	Project response
	On Friday, 29 August 2025, Urbis on behalf of Goodman emailed Lane Cove West Public School. The email provided an overview of the proposal, a summary of the communication issued to the school previously and the consultation undertaken with the community to date, an invitation to attend a briefing with the project team and an opportunity to participate in the Social Impact Assessment survey. On Monday, 22 September 2025, Urbis on behalf of Goodman contacted Lane Cove West Public School by telephone to follow up on the correspondence issued to date. The phone call was followed up by an email also sent on Monday, 22 September 2025. In the phone call, Urbis requested a meeting or opportunity to speak to the Principal of the school about the project and to give the school and opportunity to ask questions or provide feedback. On Wednesday, 24 September 2025, Urbis doorknocked the school with the same request as provided via email on Monday, 22 September 2025. On the same day, Lane Cove West Public School responded via email to arrange a briefing with the project team on Friday, 26 September 2025. On Friday, 26 September 2025, a representative from Goodman and Urbis attended a briefing with the Relieving Principal, Mrs Roslyn Gee and Relieving Deputy Principal, Mrs Melissa Cairn. A follow	Lane Cove West Public School asked what concerns the community had raised during the consultation process.	Goodman and Urbis confirmed that the concerns and questions raised by the community through the consultation process included: ▪ Power usage and any risk of brownouts / blackouts ▪ Water usage ▪ EMF ▪ Overshadowing / bulk and height of the building ▪ Noise ▪ Fire risk Goodman also confirmed that Lane Cove Council had raised concerns about the setback of the building and as a result, the setback had been increased and the design of the building changed.
		Current tenants Lane Cove West Public School enquired about the current tenants at the site.	Current tenants Goodman confirmed that the site is currently occupied however, the leases will expire this year and next year and tenants do not wish to renew their lease as the building is no longer fit for purpose.
		Location Lane Cove West Public School enquired why a data centre was needed in the area.	Location Goodman confirmed that data centres are needed everywhere for both private and commercial purposes. This data centre proposal will be located to meet necessary latency requirements for surrounding business districts, providing direct benefits for local businesses and residential communities (for streaming, online banking

Stakeholder	How this group was consulted	Feedback received	Project response
	up email detailing a summary of the consultation with the school was issued via email to Mrs Roslyn Gee on Monday, 29 September 2025.		and general use). Examples provided included businesses in North Ryde and Macquarie Park and the nearby health and education precincts in St Leonards. The project team also noted the site is zoned for this permissible use and that it is strategically located to leverage existing infrastructure at Lane Cove West Zone Substation.
		Size of data centre Lane Cove West Public School asked if this was a smaller or larger data centre.	Size of data centre Goodman confirmed that on comparison to other data centres being developed, this is a smaller data centre.
		Water Lane Cove West Public School asked if the current works underway had any relationship to the proposed development.	Water Goodman confirmed that the works were being managed by Sydney Water and Interflow and in relation to another data centre in the area, but not Goodman's proposal. Goodman confirmed they have not engaged with Sydney Water (this engagement will progress once SSDA consent is granted) but have confirmed that the data centre proposed for 12 Mars Road would not use the same infrastructure.
		Site ownership Lane Cove West Public School asked if Goodman would maintain ownership of the site.	Site ownership Goodman confirmed that they are a long-term owner of their sites and maintain connection with the communities in which they develop. Goodman confirmed they develop the core and shell of the building and lease out the space to clients who use it to store and manage their data.

Stakeholder	How this group was consulted	Feedback received	Project response
		EMF Lane Cove West Public School provided feedback that they had been approached by a family with concerns about Electro Magnetic Field (EMF) and if there are any concerns for the community about this. Lane Cove West Public School also asked whether reports that would be on public exhibition would detail information about EMF.	EMF Goodman confirmed that the proposed data centre will not produce significant electromagnetic field (EMF) emissions. The proposed data centre will adhere to relevant safety standards, mitigating potential impact on the surrounding environment or community. The substation uses gas-insulated equipment instead of air-insulated equipment like outdoor substations. This makes it smaller, more reliable, and easier to maintain. Goodman confirmed that all reports would be provided with the Environmental Impact Statement (EIS) to DPHI and would be on display for the community and stakeholders to read and provide submissions or comments on during the Public Exhibition process. Goodman committed to providing the school with the link to the Major Projects Portal in follow up communication.
		Project timeframes Lane Cove West Public School enquired about the timeframes for planning, consent and construction.	Project timeframes Goodman confirmed that the submission to the Department of Planning, Housing & Infrastructure would be made in the next two weeks. The next step is a process called Test of Adequacy, which can take up to 1 month. The submission will then be finalised and once all documentation is provided to the Department, the Department will place the proposal on Public Exhibition. The Department will notify the community of this. The determination process can take up to 9 months, with a decision likely in late 2026.

Stakeholder	How this group was consulted	Feedback received	Project response
			Should consent for the proposal be granted, construction would take up to 2 years.
		Local transport infrastructure Lane Cove West Public School indicated that many parents utilise the public transport bus links from the business park after school drop off. The school enquired if there was any reason to be concerned about interference or removal of the bus stops and routes currently in place?	Local transport infrastructure Goodman confirmed that the current bus stops would remain in place. Goodman confirmed the bus network is of benefit to the site, providing public transport for future staff to the site.
		Noise Lane Cove West enquired about the noise levels that would be generated by the development.	Noise Goodman confirmed they had undertaken an ambient noise study of the local area to establish the baseline background noise, and confirmed the area is very quiet. Expected noise levels: - Daytime: 43–51 dB, comparable to a quiet office or suburban street. - Nighttime: 35–38 dB, similar to a quiet library or calm residential area.
		Visual impact Lane Cove West Public School asked what the community would see of the building from Blackman Park.	Visual impact Goodman and Urbis showed Lane Cove West Public School modelling of the building height, demonstrating the screening of existing trees as the building would fall beneath the tree canopy. Goodman demonstrated the style of architecture is very similar to a residential or

Stakeholder	How this group was consulted	Feedback received	Project response
			commercial building and that every effort had been made to keep the significant trees on site to maintain the local character of the area.
		Commercial use Lane Cove West Public School enquired about the purpose of the office space.	Commercial use Goodman confirmed that there would be 30 staff on site 24/7 to manage the data centre.
		Security Lane Cove West Public School asked if there would be security on site.	Security Goodman confirmed there would be surveillance on site but not managed security.
Near neighbours, including residents on: – Banksia Close – Avalon Avenue – Wood Street – Cullen Street – Penrose Street	On Wednesday, 2 April 2025, a newsletter was distributed to approximately 1,144 residents and businesses surrounding the site. The community newsletter included summary information about the SSDA and invited the community to provide feedback. The newsletter also invited the community to attend swing-by information sessions on Saturday, 5 April 2025, Thursday, 10 April, and to complete the social impact survey for the project. On Monday, 7 April 2025, and Friday, 25 April 2025, enquiries were received from two neighbouring residents. These related to water usage and outlined several potential health and environmental impacts associated with the proposed data centre.	Water Near neighbours sought clarification on water supply and management for the project. Questions included whether the development would be on a separate water main, how warm water would be handled, and how potable and post-use water would be managed. There was also interest in potential additional infrastructure, opportunities for water reuse, and anticipated water usage, reflecting a focus on sustainable water practices and operational impacts.	Water The data centre is still at the early stages of design. Exact water usage will be confirmed during the detailed design phase of the project. The data centre will use water already designated for the industrial area. Discussions with Sydney Water to understand the augmentation works required for the development are underway. Cooling is mainly through evaporative and air-cooled systems, with water only used when necessary. Occasional blowdown water is sent to the sewer system, but the overall impact on wastewater is minimal. Occasional blowdown water from cooling towers is discharged to the sewer system to prevent mineral buildup. Wastewater from

Stakeholder	How this group was consulted	Feedback received	Project response
	On Saturday, 26 July 2025 a postcard was distributed to the closest neighbours surrounding the site. The postcard contained: - Information about the proposal - Invitation to attend a near neighbour focus session with the project team - Invitation to attend a wider community webinar 1800 number and email address. On Thursday, 14 August 2025, five near-neighbour focus sessions were held at Lane Cove Library. A total of six neighbouring residents attended, along with representatives from Urbis Engagement, Urbis Planning, and the Goodman project team. Each session included a project presentation followed by a question-and-answer discussion.		amenities is minimal, and stormwater is managed through on-site detention tanks and Oceanguard filters to minimise environmental impacts.
		Height Information was requested regarding the height of the proposed development. A number of near neighbours asked about the overall height of the new design and how it compares to the existing building, including how much taller the proposal would be.	Height The proposed data centre is designed to range from 13 metres to a maximum of 33 metres. This is 8-10metres taller than the existing building. While this exceeds the Lane Cove Council's 18-metre Local Environmental Plan (LEP), the height is necessary to accommodate operational requirements such as cooling systems, backup generators, and security measures. The design also incorporates setbacks, strong landscaping, and tree retention to reduce visual impact.
		Overshadowing Information was requested on potential overshadowing from the proposed development. Questions focused on whether the new building would cast shadows over adjacent properties, including the neighbouring nursery, and the extent of any impact.	Overshadowing A Visual Impact Assessment has been completed to inform the State Significant Development Application (SSDA). This assessment will demonstrate any visual impact of the development on the surrounding area and will be available as part of the Public Exhibition. The building has been carefully setback from adjacent properties, and landscaping is designed to reduce potential overshadowing. Any impact on nearby nurseries or residential areas has been assessed in the Visual Impact Assessment and Overshadowing analysis.

Stakeholder	How this group was consulted	Feedback received	Project response
			A review of shading diagrams shows only a small increase in shade, and given the already urban surroundings, the impact on nearby native bushland is expected to be minimal, as per the shadowing diagrams Goodman presented to Near Neighbours on Thursday 14 August. The Sydney Coastal Enriched Sandstone Forest in this area contains species well-adapted to sheltered, low-light conditions, meaning the plants should cope well. Overall, the diversity, health, and ability of the vegetation to regenerate are unlikely to be affected.
		Power Queries were raised regarding the development's power supply, including the source of electricity, connection arrangements, and the potential for future or alternative power generation.	Power The facility will receive 90 MVA from a direct link to Lane Cove Switching Station, separate from the residential network. The supply is stabilised for consistent operations. Additional rooftop solar photovoltaic (PV) is proposed to offset some electricity demand. There are no plans for nuclear power. The facility will use the grid for normal operations, with emergency diesel or Hydrotreated Vegetable Oil (HVO) generators as backup.
		Noise A number of requests were made for further information on noise associated with the development. This included expected sound levels during construction and operation, how these align with regulatory noise criteria, and	Noise A Noise Impact Assessment is being prepared to evaluate noise during construction and operation. Noise limits are based on Government guidelines, measured background noise levels, and the NSW EPA Noise Policy for Industry (NPfI). Noise from

Stakeholder	How this group was consulted	Feedback received	Project response
		the suitability of the site's proximity to residential areas. Clarification was also sought on the decibel levels anticipated, and the standards applied to assess potential noise impacts.	generators and mechanical equipment is mitigated through rooftop equipment placement, acoustic screens, and equipment selection. Generator testing will only occur during the day. Expected noise levels: ▪ Daytime: 43–51 dB, comparable to a quiet office or suburban street. ▪ Nighttime: 35–38 dB, similar to a quiet library or calm residential area. Monthly equipment testing is required, but these are managed during daytime hours to ensure minimal disturbance. Ongoing monitoring ensures compliance, and criteria vary across five surrounding zones.
		Fire risk An enquiry was made by one (1) resident concerning the presence of fire risks and the strategies proposed to ensure the site is safely managed.	Fire risk The mitigation of fire is of the utmost importance in a data centre development. Goodman has to adhere to very strict fire codes and Standards as well as requiring sign off from the Brigade on the functional requirements of firefighting . The diesel tank setup is designed with robust safety measures. The tanks are enclosed within steel tanks inside a 4HR fire-rated, bunded room with an alarmed leak-detection

Stakeholder	How this group was consulted	Feedback received	Project response
			system within both the tanks and the fuel pipes throughout the facility. In the event of any issues, the alert system ensures immediate notification for prompt action.
		Biodiversity Information was requested regarding tree removal and the broader implications for local biodiversity.	Biodiversity 90 trees will be removed to facilitate the proposed development. All trees to be removed are either located within the footprint of the proposed data centre or within major root encroachment areas. A total of 132 existing trees will be retained. Tree protection measures will be implemented during the construction of the proposed development. 104 replacement trees will be provided. Based on a review of the overshadowing diagrams, the limited extent of additional shading, and the urbanised character of the site and its surrounds, the anticipated impacts to adjacent native vegetation are considered minor. The vegetation community present (PCT 3592 – Sydney Coastal Enriched Sandstone Forest) typically comprises a mix of sclerophyllous and mesic species, including canopy dominants such as Angophora costata, Corymbia gummifera, Eucalyptus piperita and Eucalyptus pilularis, with a diverse understorey of ferns, vines, and

Stakeholder	How this group was consulted	Feedback received	Project response
			shade-tolerant shrubs. The occurrence of species such as <i>Pittosporum undulatum</i>, <i>Homalanthus populifolius</i>, <i>Asplenium australasicum</i>, and <i>Sticherus flabellatus</i> within the subject land suggests a degree of ecological resilience to incremental changes in light availability. These species are well-adapted to the sheltered microclimates and enriched sandstone-derived soils typical of this PCT. As such, the ecological function, species composition, and regenerative capacity of adjacent remnant vegetation are unlikely to be significantly compromised.
		Visual impact Information was sought regarding the appearance of the building from the opposite side of Blackman Park and its potential impact on the surrounding visual environment.	Visual impact Landscaping and setbacks are designed to minimise visual intrusion when viewed from public areas such as Blackman Park. Screening trees and architectural design features help the building blend into the existing industrial context.
		EMF Questions were raised about the safety of the nearby school in relation to the development and the strategies proposed to mitigate any associated risks.	EMF Goodman is committed to maintaining the required Standards for frequency emissions. The proposed data centre will not produce significant electromagnetic field (EMF) emissions.

Stakeholder	How this group was consulted	Feedback received	Project response
			The substation contains GIS Transformers and Switchgear which means that they are gas-insulated and not Air-insulated as with outdoor substations.
		Location Several enquiries were made about the location of the project, including the selection of Lane Cove West over other areas, the impact of placing data centres in domestic zones, and the criteria used to determine site suitability.	Location Data centres are only permissible in industrial and commercial zones in NSW. The proposed data centre will be located on land currently zoned for E4 General Industrial use. This zoning allows for a range of industrial, warehouse, logistics, and related land uses including data centres. The site is currently occupied by four warehouse buildings with ancillary office spaces, which are ready for renewal and tenants are not renewing leases. The site has been selected due to its zoning to minimise impacts on residential areas. Data centres need to be close to customers and businesses, making Sydney the appropriate location. Currently, there is a shortage of data centres in Australia, and proximity is critical for service delivery and digital access. It also provides direct access to power through a private link from the substation, supporting the high IT power demands of the facility. While the site is near residential areas and a school, extensive consultation has been undertaken to manage potential risks, including safety, noise, and visual impacts.

Stakeholder	How this group was consulted	Feedback received	Project response
		Construction impact Information was requested regarding the construction of the development. Questions focused on the expected construction timeframe, adherence to standard working hours, and the nature of construction activities, particularly given the site's proximity to residential areas.	Construction impact We are currently in the early stages of consultation for the planning proposal. A mitigation measures table will be prepared as part of the State Significant Development Application (SSDA). It will consolidate all the mitigation measures to be implemented during construction and operation of the development. Goodman is expecting a decision from the Department within six to nine months of lodging the SSDA. If approved, construction would begin in mid-2026. The timeline for construction has not yet been determined and a contractor has not been appointed. If the development is approved, a condition of consent will be included and preparation of a Construction Environment Management Plan (CEMP). A CEMP will identify all construction activities and mitigation measures to reduce any

Stakeholder	How this group was consulted	Feedback received	Project response
			potential construction impact to surrounding sensitive receivers, including near neighbours and standard construction working hours would apply. The CMP will require approval from DPHI prior to receiving a construction certificate. The community will also be notified before construction commences. If approved, construction is expected to take approximately 24 months.
		Infrastructure Information was requested regarding whether additional infrastructure would be required to support the development, particularly in relation to increased water demand.	Infrastructure At this stage in the planning pathway, no major additional infrastructure is anticipated to be required. The data centre will use water already allocated to the industrial area, and discussion with Sydney Water are underway. Mechanical air-cooled chillers have been incorporated into the design to minimise reliance on water.
		Heat generation One (1) resident asked about the proposed generation of heat by the proposal.	Heat generation The data centre uses evaporative cooling, light-coloured finishes, and a mostly closed system to minimise heat retention. Any heat increase is controlled and unlikely to impact surrounding areas.

Stakeholder	How this group was consulted	Feedback received	Project response
		Employment opportunities Enquiries were made concerning the expected number of workers on site and the employment opportunities generated by the proposal.	Employment opportunities Goodman anticipates that, when in operation, the site will result in up to 45 full-time jobs, with 350 full-time jobs generated through construction over a 34-month period.
		Light Information was requested regarding potential light spillage from the development.	Light In relation to light, the Environmentally Sustainable Design (ESD) report indicates that the proposed development is expected to result in a reduction in light compared to the current industrial precinct. The proposed development includes efficient lighting design and the use of energy efficient technologies. All lighting will be LED, providing high energy efficiency, with motion sensor controls incorporated in occupied spaces to further minimise energy consumption. These measures are in full compliance with the National Construction Code (NCC) Section J requirements.

Stakeholder	How this group was consulted	Feedback received	Project response
		Planning pathway Clarification was sought around the current stage of the planning process for the development.	Planning pathway The proposal is being lodged as a State Significant Development Application (SSDA), which includes an Environmental Impact Statement (EIS) and SEARs documentation. Goodman plans to lodge the package towards the end of August. Once lodged, it will go on formal notification, with a 28-day public submission period, after which Goodman will respond and resubmit if needed. The determination period is expected to be 6–9 months. There is no specific agency for this. In NSW, data centres are only permissible in industrial and commercial zones, and each application is assessed for feasibility and compliance with planning policies. Authorities such as water and energy are consulted to ensure the development is viable.
		Sydney Water project There was a number of points of confusion regarding the Sydney Water project and its relationship to the development. Questions sought clarification on whether the project is connected, and feedback noted that the Sydney Water works had been highly intrusive.	Sydney Water project The Sydney Water Project is not related to this proposal. Goodman has recently begun discussions with Sydney Water to understand the site's water availability and infrastructure requirements, ensuring a reliable supply for the development. Updates will be provided to the community as more information becomes available.
		Community consultation Clarification was requested on why more consultation was done beyond the initial process.	Community consultation As the proposal is going the State Significant Development Application (SSDA) pathway, Goodman is required to conduct community

Stakeholder	How this group was consulted	Feedback received	Project response
			engagement. The first round of community consultation undertaken in April 2025 following DPHI guidelines and included newsletter distribution to neighbours, two community swing-by events, and letters to key stakeholders offering briefing meetings with the project team. A second additional round of community engagement has been conducted on the request of Lane Cove Council, and is detailed in this report.
Wider Community	On Saturday, 5 April 2025 and Thursday, 10 April community swing-by information sessions were conducted in The Canopy shopping centre in Lane Cove. The sessions were attended by approximately 45 community members across both sessions, provided attendees with the opportunity to speak with members of the project team, ask questions, and learn more about the project. To support conversation at the community swing-by sessions, three A0 poster boards were provided, detailing key issues. Board 1 introduced the project, Board 2 outlined details about data centres, and Board 3 explained the planning approval process and how to provide feedback, including a QR code and link to the Social Impact Assessment (SIA) survey.	Noise Community members raised a number of questions about potential noise impacts from the proposed data centre. They asked about the measures that would be put in place to manage noise from plant equipment, cooling systems, the substation, and diesel generators. Further questions focused on whether generator locations could be reconsidered if initial noise mitigation measures proved inadequate. Participants were also interested in how the site's elevation and surrounding topography might affect the way noise travels to nearby residential areas. Clarification was sought on the anticipated noise levels during night-time operations, particularly those associated with diesel	Noise The Noise Impact Assessment will detail proposed noise mitigation and management measures for construction and operations, where required. Operational noise criteria for the data centre has been determined in accordance with the NSW EPA Noise Policy for Industry (NPfI). The noise criteria is based on a combination of the measured existing background noise levels and the suburban zoning around the site. Noise monitoring surveys were undertaken in early 2025 to measure the existing background noise levels. Extraneous noise (such as construction works or lawnmowing) and periods affected by adverse weather (strong wind or rain) has been excluded from

Stakeholder	How this group was consulted	Feedback received	Project response
	On Saturday, 26 July 2025 a postcard was distributed to the Lane Cove West area. The postcard contained: Information about the proposal Invitation to attend a wider community webinar 1800 number and email address. On Wednesday, 13 August 2025, a community webinar was held via Zoom. The session was attended by 20 community members, together with representatives from Urbis Engagement, Urbis Planning, and the Goodman project team. The webinar featured a project presentation followed by an interactive question-and-answer session.	generators. In addition, community members asked about the proposed schedule for generator testing and maintenance, and how this activity might contribute to ongoing noise levels.	the noise monitoring results in accordance with the NPfI. Based on the surveys conducted, the proposed Data Centres is anticipated to generate the following noise levels: ▪ Daytime: 43–51 decibels. This is roughly equivalent to the noise of a quiet office or background street noise in a suburban area. It is noticeable but generally not disruptive for most people. ▪ Nighttime: 35–38 decibels. This is similar to a quiet library or a very calm residential area at night. It is relatively low and unlikely to disturb most residents. Generator location The Generator location was carefully considered during design development phase of the Project to ensure impacts on sensitive receivers are minimized and mitigated. It is proposed that generators be located on the rooftop of the building, behind acoustic screens. This strategic placement is intended to minimise impacts. All feasible and reasonable noise mitigation measures have been implemented on the Project to ensure compliance with Guidelines and Policy. Specific mechanical equipment has been selected based on sound power levels to ensure the equipment always operates within the permissible noise limits.

Stakeholder	How this group was consulted	Feedback received	Project response
			Generator testing Testing of individual generators will only be undertaken during the day. Operation of all generators will only be required in the event of a power disruption to the site.
		Power Community members raised questions about energy use and management for the proposed data centre. They sought clarification on how much of the local power supply would be required to service the facility. Questions were also asked about whether renewable energy sources, such as rooftop solar, would be incorporated into the project's design and operation. In addition, participants enquired about the potential for increased energy costs and whether these could be passed on to local residents.	Power The power allocation is from a new connection in the existing substation at Lane Cove West and will not affect the distribution to the existing residential network. It is separate to the residential network. The stability of the feed into, and output of, the data centre is a key design consideration. Stabilising the power is of the utmost importance. So, any fluctuations in power in and out the data centre will likely be a result of Network issues upstream of the connection. The power supply will be 90 MVA. The data centre will be using the main Ausgrid utility network. The Upstream provision of this network is a combination of fossil and renewable energy generation. Under an emergency scenario, the DC is powered by redundant generators. These generators are designed to allow the use of both diesel and HVO.

Stakeholder	How this group was consulted	Feedback received	Project response
			The proposed development aims to maximise available rooftop area for solar photovoltaic generation. As a result, there is a PV installation of approximately 200 kW proposed on-site that will contribute to offset the total electricity demand.
		Water Questions were raised about water use and management for the proposed data centre. Community members sought clarification on how much water the facility would use on a daily basis, as well as over its full operational lifespan. They asked whether Sydney Water had confirmed supply capacity for the project, and if cooling towers would be used. In relation to this, participants were interested in whether evaporated water could be recovered to reduce consumption. Further enquiries focused on how water would be treated prior to discharge, and how much water a 90MW data centre is expected to require overall.	Water Careful consideration has been given on water usage in order to find the balance between minimising water and increasing the effectiveness of the power utilisation. Essentially water is only required to be used when the ambient temperature reaches a certain figure. This requires an almost hourly assessment based on existing climactic data which will be part of the next phase in design. Water usage The current design anticipates that the data centre at full capacity, will use about 35 litres of water per second at peak times and around 1,405 kilolitres per day on average. The exact water and sewage needs will depend on the specific cooling systems installed and will be detailed in the next project phase. Management of wastewater The cooling towers are the main source of wastewater. They work by evaporating water to cool the system.

Stakeholder	How this group was consulted	Feedback received	Project response
			Occasionally, some water (called blowdown) is released to prevent mineral build-up. This water, which contains dissolved solids and chemicals, is sent to the sewer system as it can't be reused. Since the cooling process mainly involves evaporation, it will not put much strain on the sewer system. The small amount of wastewater from the building's amenities also has minimal impact. development. Water Infrastructure The Sydney Water / Interflow project is not related to this proposal. Goodman has recently begun discussions with Sydney Water to understand the site's water availability and infrastructure requirements, ensuring a reliable supply for the development. Updates will be provided to the community as more information becomes available.
		Visual impact Community members asked about how the design and lighting of the proposed development might influence the surrounding area. They sought clarification on whether building setbacks and vegetation removal had been altered from earlier versions of the design.	Visual impact A Visual Impact Assessment has been completed to inform the State Significant Development Application (SSDA). This assessment will demonstrate any visual impact of the development on the surrounding area and will be available as part of the Public Exhibition.

Stakeholder	How this group was consulted	Feedback received	Project response
		Participants also raised questions about the extent to which night-time lighting could affect nearby residences.	The proposed building height will range from approximately 13 metres to a maximum of 33 metres. The design features improved setbacks with a considered landscaped buffer to adjacent residential areas. There vegetation buffer within the landscape zone will provide strong screening due to the dense planting. In relation to light, the ESD report indicates that the proposed development is expected to result in a reduction in light compared to the current industrial precinct. The proposed development includes efficient lighting design and the use of energy efficient technologies. All lighting will be LED, providing high energy efficiency, with motion sensor controls incorporated in occupied spaces to further minimise energy consumption. These measures are in full compliance with the National Construction Code (NCC) Section J requirements.

Stakeholder	How this group was consulted	Feedback received	Project response
		Diesel Questions were raised regarding the management of diesel at the proposed data centre. Community members sought information on the quantities of diesel expected to be stored on site and the typical operational usage. There was also interest in understanding how emissions from the generators would be controlled, particularly to minimise any effects on nearby residents who may be more sensitive to air quality.	Diesel It is proposed that diesel will be stored in steel tanks to fuel backup generators. Goodman will follow requirements for diesel storage, which will be outlined in a dangerous goods report. This report will be available during the public exhibition process. Diesel tank setup is designed with robust safety measures. The Tanks are enclosed within a 4HR fire-rated, bunded room with an alarmed leak-detection system within both the tanks and the fuel pipes throughout the facility. In the event of any issues, the alert system ensures immediate notification for prompt action. Goodman is committed to ensuring that diesel management is conducted safely and responsibly.
		Construction impacts Community members sought information on how potential impacts from construction would be managed. They asked about measures to control noise, dust, emissions and general safety throughout the construction period. Enquiries also focused on traffic management, including how construction activities might affect local transport networks and how vehicle access and worker parking would be	Construction impacts Goodman is currently in the early stages of consultation for the planning proposal. A mitigation measures table will be prepared as part of the SSDA. It will consolidate all the mitigation measures to be implemented during construction and operation of the development.

Stakeholder	How this group was consulted	Feedback received	Project response
		coordinated within residential streets with limited capacity. Participants were particularly interested in how parking and site access would be managed to minimise disruption for nearby residents during the works.	Goodman is expecting a decision from the Department within six to nine months of lodging the SSDA. If approved, construction is targeted to commence in Q4 2026. The timeline for construction has not yet been determined and a contractor has not been appointed. If the development is approved, a condition of consent will be included, and preparation of a Construction Environment Management Plan (CEMP) will need to be prepared A CEMP will identify all construction activities and mitigation measures to reduce any potential construction impact to surrounding sensitive receivers, including near neighbours. The CEMP will require approval from DPHI prior to receiving a construction certificate. The community will also be notified before construction commences. Specific construction practices and requirements will be determined during the detailed design phase. This phase will commence in the event the planning proposal is approved.
		Electro Magnetic Field (EMF) Community members sought information about the potential for electromagnetic fields	Electro Magnetic Field (EMF) Goodman is committed to maintaining the required Standards for frequency emissions.

Stakeholder	How this group was consulted	Feedback received	Project response
		arising from the proposed data centre. Questions were raised about whether the facility would produce detectable radiation and what strategies would be in place to monitor and manage EMF exposure. Concerns were particularly directed towards nearby residential areas and schools, with an interest in understanding how any EMF emissions would be controlled to ensure safety and compliance with relevant standards.	The proposed data centre will not produce significant electromagnetic field (EMF) emissions.
		Biodiversity Community members raised questions regarding the protection of local wildlife, habitats, and the Lane Cove River Valley. They sought information on how potential impacts on native species and their habitats would be identified, assessed, and managed throughout the development.	Biodiversity Based on a review of the overshadowing diagrams, the limited extent of additional shading, and the urbanised character of the site and its surrounds, the anticipated impacts to adjacent native vegetation are considered minor. The vegetation community present (PCT 3592 – Sydney Coastal Enriched Sandstone Forest) typically comprises a mix of sclerophyllous and mesic species, including canopy dominants such as <i>Angophora costata</i>, <i>Corymbia gummifera</i>, <i>Eucalyptus piperita</i> and <i>Eucalyptus pilularis</i>, with a diverse understorey of ferns, vines, and shade-tolerant shrubs. The occurrence of species such as <i>Pittosporum undulatum</i>,

Stakeholder	How this group was consulted	Feedback received	Project response
			<i>Homalanthus populifolius</i>, <i>Asplenium australasicum</i>, and <i>Sticherus flabellatus</i> within the subject land suggests a degree of ecological resilience to incremental changes in light availability. These species are well-adapted to the sheltered microclimates and enriched sandstone-derived soils typical of this PCT. As such, the ecological function, species composition, and regenerative capacity of adjacent remnant vegetation are unlikely to be significantly compromised.
		Cumulative impact Participants also asked how the cumulative effects of multiple data centres in the area would be addressed, and what measures would be implemented to safeguard the ecological values of the Lane Cove River Valley.	Cumulative impact The Environmental Impact Statement (EIS) will assess not only this proposal but also the combined, or “cumulative,” impacts of other existing and planned developments in the area.
		Location Community members enquired about the reasons for selecting the proposed site and whether other locations had been explored. They were interested in understanding the assessment process used to identify potential alternatives. Questions also focused on why the site was proposed in proximity to residential areas	Location The proposed data centre will be located on land currently zoned for E4 General Industrial use. This zoning allows for a range of industrial, warehouse, logistics, and related land uses including data centres. The site is currently occupied by four warehouse buildings with ancillary office spaces which are ready for renewal. The site has been selected due to its zoning.

Stakeholder	How this group was consulted	Feedback received	Project response
		rather than in larger industrial precincts, and what considerations guided this choice.	Data centres are often located in inner-city areas like Lane Cove, for a number of reasons. The factors that are considered when determining an appropriate location for a data centre, include: ▪ Reliable power supply and connectivity to telecommunications infrastructure: Data centres require a lot of electricity to power servers, cooling systems and other equipment. Having reliable network connections in places that have adequate redundancy and back up options, limits interruptions to the provision of service to the nearby community and the data centre. ▪ User proximity: Shorter distances between data centres and end-users or corporate clients mean faster data transmission, which is crucial for services that require real-time responses (e.g., cloud computing, streaming, and financial transactions). ▪ Interconnectivity: Being in close proximity to other data centres allows businesses to set up hybrid solutions, backup systems, and disaster recovery operations more efficiently.

Stakeholder	How this group was consulted	Feedback received	Project response
		Planning pathway Community feedback revealed several misunderstandings regarding the planning pathway for the proposed data centre. Some residents believed the proposal was a State Significant Development Application (SSDA) intended to bypass the local council, expressing concerns about potential government influence.	Planning pathway Goodman is lodging their proposal through the State Significant Development Pathway. In New South Wales, data centres are classified as State Significant Development (SSD) due to their potential economic, environmental, and social impacts. The SSD classification recognises that data centres are not just local developments but are crucial for the state's economic growth and digital infrastructure. Goodman has been carefully considering and planning this proposal for some time to ensure it is the right fit for this area and to achieve the best possible outcomes. The proposed data centre will be located on land currently zoned for industrial use. The site has been selected due to its zoning, to minimise impacts on residential areas. In February 2025 we began the process by lodging a request for the Secretary's Environmental Assessment Requirements. This marks the commencement of our Environmental Impact Statement development, along with community engagement efforts. As we move forward, we will continue preparing the Environmental Impact Statement and engaging with the community. Once complete, the Environmental Impact Statement will be lodged with the Department of Planning and Environment, accompanied

Stakeholder	How this group was consulted	Feedback received	Project response
			by and Engagement Report detailing our community consultation. In late August, the Department of Planning and Environment will place the proposal on public exhibition, and the community will be notified at this time. This will open the floor for formal submissions from the public. In early 2026, we anticipate that a determination will be made within 6 to 9 months after lodging the State Significant Development Application.
		Employment opportunities Community feedback on the employment and economic impact of the proposed data centre included several inquiries about job creation. Residents asked how many jobs would be supplied at the data centre, noting that the Lane Cove Council area has benchmarks for employment. Questions were raised about whether the data centre would provide more jobs to workers in the area compared to the current situation. Some residents questioned if the number of jobs might decrease once the data centre is built and operating.	Employment opportunities Goodman anticipates that, when in operation, the site will result in up to 45 full-time jobs, with 350 full-time jobs generated through construction over a 34-month period.
		Safety and security Community members raised questions regarding safety and security at the proposed data centre. Some residents specifically expressed concern about cyber security,	Safety and security Goodman will be installing a 2.4-metre-high anti-climb security fence around the entire perimeter of the site.

Stakeholder	How this group was consulted	Feedback received	Project response
		including the potential for the facility to be targeted in a cyber-attack.	Goodman is proposing to use palisade fencing, with each section being 2400mm tall with a 50mm gap at the bottom, making the total height 2450mm. This will provide a robust barrier to protect the area and its contents. Additionally, a security gate will be placed at the site entrance. This gate will ensure that only authorised personnel can access the site, enhancing overall security.
Select properties on: – Pittwater Road, East Ryde – Penrose Street, Lane Cove West – Wood Street, Lane Cove West – Banksia Close, Lane Cove West, – Yethonga Avenue, Lane Cove West – Currarong Avenue, Lane Cove West – Hallam Avenue, Lane Cove West.	On Monday, 17 February and Monday, 31 March 2025 sensitive receivers and near neighbours were approached to take part in an early noise study. They were provided with the community newsletter which included summary information about the SSDA, information on noise logging devices, invited to participate in the study and information on how to provide feedback.	Residents requested information about what the proposal entailed and information on data centres specifically. Residents enquired about the process of instalment, whether they needed to be present during the installation, the duration of the data collection period and how the collected data would be used to inform the proposal. One (1) resident expressed minor reservations about data centres generally, enquired about the development process, and noted the cumulative impact of other developments in the area. They also raised questions about the visual impact from Blackman Park.	Data centres are buildings that organisations use to securely house their information, data, and critical applications. As technology increasingly transitions into cloud storage, there is a growing need for more local data storage. More local data infrastructure will provide faster, more secure connections for organisations. Goodman is conducting a series of investigations and studies to understand the potential impacts of the proposed development, including noise. As part of these investigations, Goodman is carrying out a noise impact assessment. Goodman has employed acoustic technicians to conduct this study. To enable our acoustic technicians to better understand the existing background noise in the area, we are requesting consent from select neighbours to participate in a noise monitoring assessment. Residents were informed that noise monitoring would be undertaken to measure

Stakeholder	How this group was consulted	Feedback received	Project response
			ambient noise levels and establish the existing background noise levels in the area. This monitoring typically occurs over a period of 7 to 14 days. They were also notified that the noise monitoring equipment is a small, self-contained box, about the size of a briefcase, with a microphone pole attached to its top. It does not require any maintenance or external power while onsite. Additionally, residents were made aware that the equipment measures noise levels at a rate of 10 samples per second and saves the data as a series of numbers. Importantly, the noise monitor cannot detect conversations and does not record audio.
Local Schools and Community Groups: – Lane Cove Community Nursery and Garden – Lane Cove West Public School – 1st Lane Cove Scouts	On Friday, 4 April 2025, Goodman issued an email to the community providing an overview of the proposal, a copy of the community newsletter, and an invitation to attend the “swing-by” information sessions held on Saturday, 5 April 2025, and Thursday, 10 April 2025. A follow-up email and phone call were subsequently made to the Lane Cove Community Nursery and Garden to seek input on the proposal.	Design change Reference was made to other recent SSDAs in the Lane Cove area where building heights and envelopes were amended after community consultation without further engagement. One community group member queried whether Goodman’s current plans represent the final design.	Design change Goodman is bound to constructing in accordance with the approved plans. Should any changes be necessary, Goodman will be required to undergo the required modification process, which will include a period of further community consultation.
		Battery usage	Battery usage

Stakeholder	How this group was consulted	Feedback received	Project response
– Lane Cove West Tennis Club – Imagination Dance – Lane Cove West.	On Tuesday, 29 July 2025, an email was sent to local community groups inviting them to a briefing meeting conducted via Microsoft Teams. This was followed by a community groups webinar on Wednesday, 6 August 2025, also held via Microsoft Teams. The session was attended by eight representatives from nearby community groups, including the Stringy Bark Creek Residents Association, Lane Cove Bushland & Conservation Society, Lane Cove AFL, and Lane Cove Council's Bushland Management Advisory Group. Representatives from Urbis Engagement, Urbis Planning, and the Goodman project team also attended the webinar. The session featured a project presentation, followed by an interactive question-and-answer discussion to address queries from the community groups. Urbis on behalf of Goodman emailed Lane Cove West Public School again to offer a briefing on Friday, 29 August 2025. To date, there has been no response from Lane Cove West Public School.	Feedback received A question was raised as to why battery storage could not be used instead of diesel for backup power during outages.	Project response Currently, the industry does not produce batteries that are large enough or have a long enough duration to fully support data centres. Our Uninterruptible Power Supply (UPS) provides backup power for 5-6 minutes, which is sufficient to bridge the gap during a blackout or power surge until alternative power sources activate. This is a common challenge across the industry, and Goodman is continuously exploring advancements to enhance power reliability and efficiency.
		Construction impact A question was asked about how excavation works will be managed, noting concerns about potential flooding based on recent local experiences.	Construction impact Specific construction practices and methodologies will be determined during the detailed design phase. This phase will commence in the event the Development application proposal is approved. We are currently in the early stages of consultation for the planning proposal. A mitigation measures table will be prepared as part of the SSDA. It will consolidate all the mitigation measures to be implemented during construction and operation of the development. If the development is approved, a condition of consent will be included requiring the preparation of a Construction Environmental Management plan (CEMP). This will identify all construction activities and mitigation

Stakeholder	How this group was consulted	Feedback received	Project response
			measures to reduce any potential construction impact to surrounding sensitive receivers.
		Light Feedback was provided that light spill from the development into the bushland could affect wildlife habitat, and a question was asked about the mitigation measures for light spill.	Light In relation to light, the Environmentally Sustainable Design (ESD) report indicates that the proposed development is expected to result in a reduction in light compared to the current industrial precinct. The proposed development includes efficient lighting design and the use of energy efficient technologies. All lighting will be LED, providing high energy efficiency, with motion sensor controls incorporated in occupied spaces to further minimise energy consumption. These measures are in full compliance with the National Construction Code (NCC) Section J requirements.
		Solar Clarification was sought on whether solar panels will be installed on the roof to meet any of the facility's operational energy needs.	Solar The proposed development aims to maximise available rooftop area for solar photovoltaic generation. As a result, there is a PV installation of approximately 200 kW proposed on-site.

Stakeholder	How this group was consulted	Feedback received	Project response
		Height and overshadowing One community group member asked several questions related to the building's height and potential overshadowing impacts, particularly on the community nursery. Specific queries included the height of the building on the nursery side, the extent of the setback, and whether the buffer zone is located on Council land. The importance of maintaining open space around the nursery was emphasised.	Height and overshadowing Goodman confirmed that the built form next to the nursery includes a substation with an approximate height of 13 metres and hardstand at ground level. The building height ranges from 13m to 33m across the site in response to the site's topography. A setback ranging from 4 - 10m is proposed along the Southern boundary bordering the nursery. The setback 'buffer zone' is located on Goodman land.

6. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

Goodman will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

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

DISCLAIMER

This report is dated 10 December 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Goodman Property Services (Australia) Pty Limited (Goodman) (**Instructing Party**) for the purpose of providing an overview of engagement carried out to support the preparation of an EIS for the named project. (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

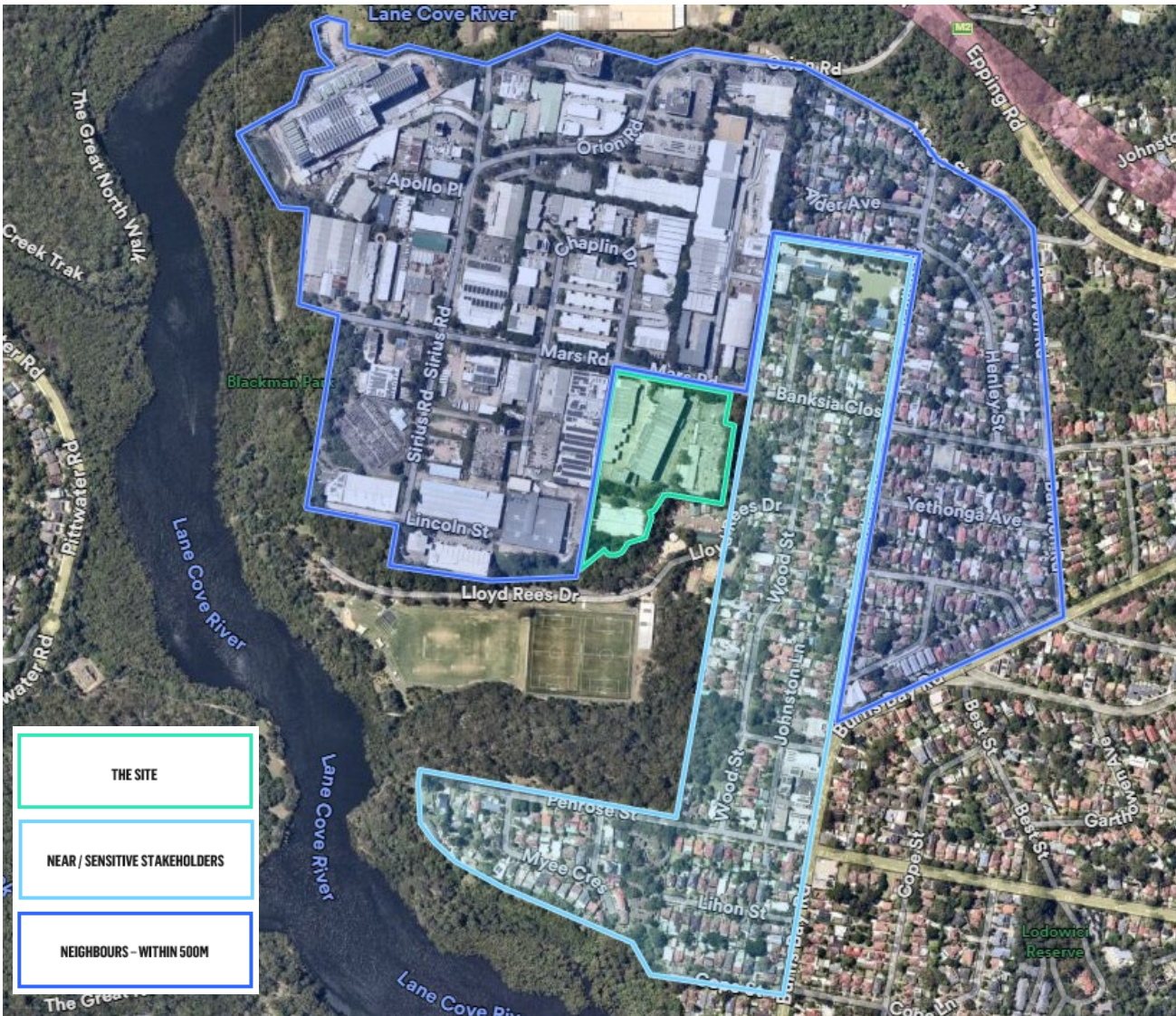
In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being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

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

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

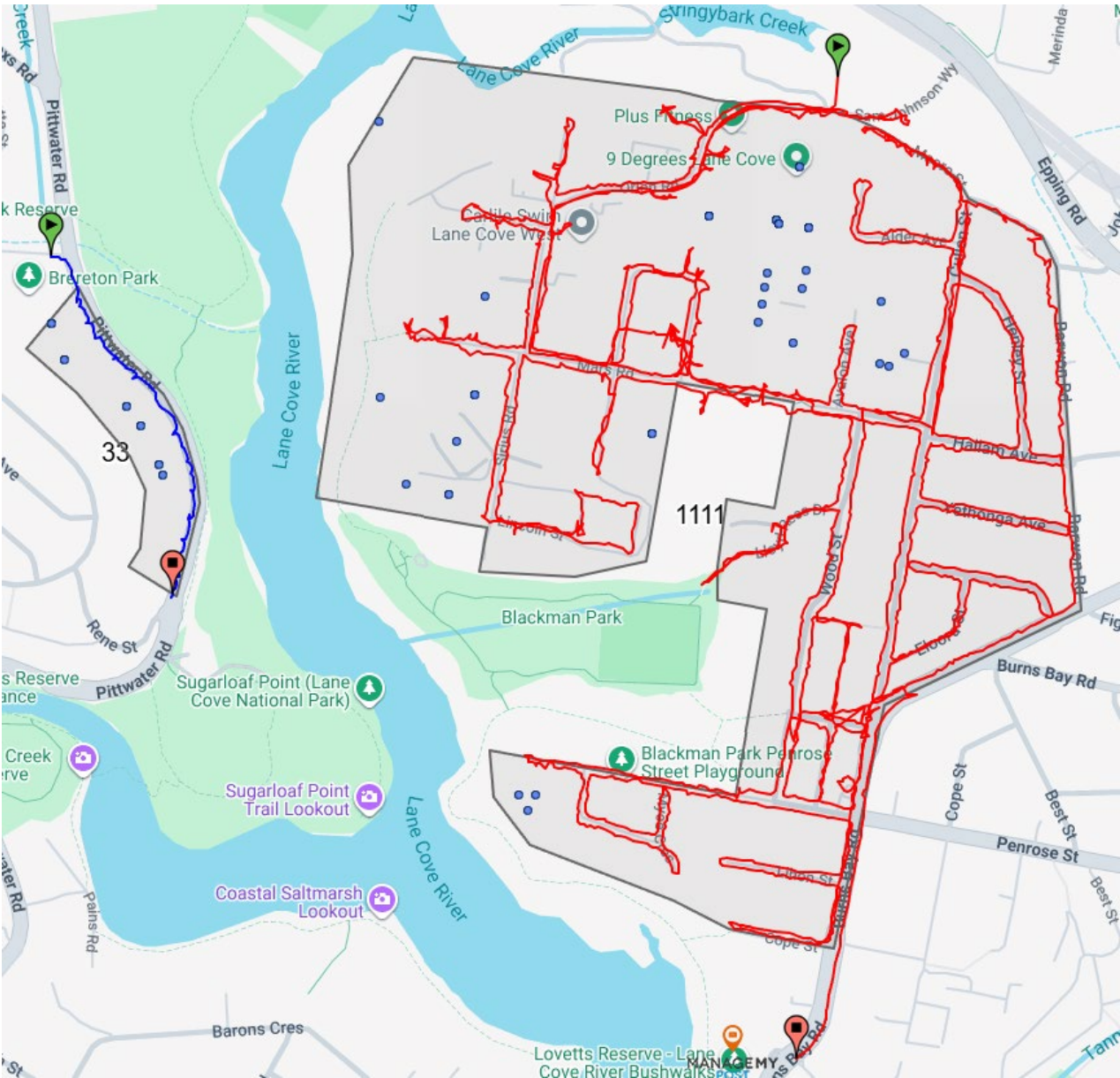
APPENDIX A

THE SITE AND SURROUNDING COMMUNITY



APPENDIX B

NEWSLETTER DISTRIBUTION AREA



APPENDIX C

COMMUNITY NEWSLETTER

PROPOSED NEW DATA CENTRE – PROJECT MARS DATA CENTRE, 12 MARS ROAD, LANE COVE WEST

April 2025

Image: Artist impression of the proposed site - indicative only

Goodman Property Services (Australia) Pty Limited (Goodman) is planning to develop a new data centre at 12 Mars Road, Lane Cove West.

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

WHAT IS BEING PROPOSED?

Goodman proposes to build and operate a three-storey data centre at 12 Mars Road, Lane Cove West referred to as 'Project Mars Data Centre'. The proposal includes:

- Site preparation works, which involve:
 - Demolition, excavation and removal of existing structures on site
 - Tree and vegetation clearing
 - Bulk earthworks.
- Construction, fit-out and operation of a three-storey data centre building. The building will comprise:
 - 23 parking spaces
 - 2 loading dock spaces
 - 2 levels of technical data hall floor space (one basement level)
 - 2 levels office and amenities building.
- Provision of required utilities, including:
 - Diesel storage tanks
 - Water tanks
 - Substations on site.
- Landscaping and site servicing.

Vehicle and pedestrian access to the new data centre will be provided via Mars Road.

If approved, the data centre would operate 24 hours a day, 7 days a week. To minimise potential impacts on neighbours during operation, Goodman will develop an Operational Management Plan that will outline how the site will be managed.

WHAT IS A DATA CENTRE?

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

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

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

Delivering a new data centre in Lane Cove West means:



A new secure location for the storage of data within the Sydney basin.



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



Better security of sensitive data by avoiding offshore hosting.



An additional location for the backup and redundancy of data stored elsewhere across NSW.



For more information on data centres and why they are essential infrastructure, scan the QR code to view a video on Goodman's Youtube channel. (youtu.be/YTw8n0OK1jw)



ABOUT GOODMAN

Goodman is a digital infrastructure company that owns, operates, and manages high-quality properties that provide essential infrastructure to support the digital economy. It is Australia's largest listed property group, with approximately 900 professionals working across 26 offices in 14 countries.

Goodman strongly focuses on developing highly sustainable spaces for the future and operates in sectors such as technology infrastructure and data centres, logistics, warehousing and distribution, and professional services.

MANAGING POTENTIAL IMPACTS

Goodman is working with technical specialists to prepare an Environmental Impact Statement (EIS). An EIS is a document that brings together a series of specialist studies that assess the potential impacts of building and operating the proposed data centre and identify best practice mitigation measures. The studies will include noise, air quality, visual amenity, safety and access, and traffic and parking.

NEXT STEPS

Goodman is seeking approval for their proposal from the NSW Department of Planning, Housing and Infrastructure (DPHI), via the State Significant Development Application (SSDA) pathway.

- April 2025**
 Goodman is preparing an EIS. As part of this step, Goodman is seeking your feedback on the proposal. The feedback we receive from community and stakeholders will be collated into a Consultation Outcomes Report. This report forms part of the EIS.
- Mid 2025**
 The formal SSDA documentation will be submitted to DPHI.
- Late 2025**
 After the SSDA is lodged, DPHI will invite the local community to provide formal comments on the proposal. This process is called 'exhibition'. Following exhibition, DPHI will decide whether the proposal can proceed.

Goodman is expecting a decision on the proposal within six to nine months of submitting the SSDA.

FIND OUT MORE AND PROVIDE YOUR FEEDBACK

Goodman has commissioned Urbis Engagement to collect your feedback and provide you with information about the proposal. You can provide your feedback or ask questions about the proposal, by:

Meeting the team
 Saturday 5 April, 11:30am–1:30pm
 Thursday 10 April, 4:00pm–6:00pm
 Lane Cove Plaza, 10–27 Burns Bay Road,
 Lane Cove NSW 2066

engagement@urbis.com.au

1800 244 863

All feedback will be considered as the design of the proposal is finalised.

SOCIAL IMPACT ASSESSMENT SURVEY

Urbis are preparing a Social Impact Assessment (SIA) to best understand how the proposed development might impact the community.

You are invited to inform the SIA by completing a survey. The survey will assist our team to better understand the needs of the local area, identify the proposed development's potential positive or negative social impacts, and get suggestions on how these impacts can be managed.

The survey will be open until:

Sunday 27 April 2025

Scan the QR code with your phone or access the survey via:
urbis.questionpro.com.au/marsroadsocialimpactsurvey



APPENDIX D

COMMUNITY INFORMATION POSTERS

PROPOSED NEW DATA CENTRE – PROJECT MARS DATA CENTRE, 12 MARS ROAD, LANE COVE WEST



Goodman Property Services (Australia) Pty Limited (Goodman) is planning to develop a new data centre at 12 Mars Road, Lane Cove West.

WHAT IS BEING PROPOSED?

Goodman proposes to build and operate a three-storey data centre at 12 Mars Road, Lane Cove West referred to as 'Project Mars Data Centre.' The proposal includes:

- Site preparation works, which involve:
 - Demolition, excavation and removal of existing structures on site
 - Tree and vegetation clearing
 - Bulk earthworks.
- Construction, fit-out and operation of a three-storey data centre building. The building will comprise:
 - 23 parking spaces
 - 2 loading dock spaces
 - 2 levels of technical data hall floor space (one basement level)
 - 2 levels office and amenities building.
- Provision of required utilities, including:
 - Diesel storage tanks
 - Water tanks
 - Substations on site.
- Landscaping and site servicing.

Vehicle and pedestrian access to the new data centre will be provided via Mars Road.

If approved, the data centre would operate 24 hours a day, 7 days a week. To minimise potential impacts on neighbours during operation, Goodman will develop an operational Management Plan that will outline how the site will be managed.

WHAT IS A DATA CENTRE?



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

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

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

Delivering a new data centre in Lane Cove West means:



A new secure location for the storage of data within the Sydney basin.



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



Better security of sensitive data by avoiding offshore hosting.



An additional location for the backup and redundancy of data stored elsewhere across NSW.



For more information on data centres and why they are essential infrastructure, scan the QR code to view a video on Goodman's Youtube channel. (youtu.be/YTw6nOQK1jw)

ABOUT GOODMAN

Goodman is a digital infrastructure company that owns, operates and manages high-quality properties that provide essential infrastructure to support the digital economy. It is Australia's largest listed property group, with approximately 900 professionals working across 26 offices in 14 countries.

Goodman strongly focuses on developing highly sustainable spaces for the future and operates in sectors such as technology infrastructure and data centres, logistics, warehousing and distribution, and professional services.



NEXT STEPS

Goodman is seeking approval for their proposal from the NSW Department of Planning, Housing and Infrastructure (DPHI), via the State Significant Development Application (SSDA) pathway.

Goodman is working with technical specialists to prepare an Environmental Impact Statement (EIS). An EIS is a document that brings together a series of specialist studies that assess the potential impacts of building and operating the proposed data centre and identify best practice mitigation measures. The studies will include noise, air quality, visual amenity, safety and access, and traffic and parking.

April 2025
Goodman is preparing an EIS. As part of this step, Goodman is seeking feedback on the proposal. The feedback we receive from community and stakeholders will be collated into a Consultation Outcomes Report. This report forms part of the EIS.

Mid 2025
The formal SSDA documentation will be submitted to DPHI.

Late 2025
After the SSDA is lodged, DPHI will invite the local community to provide formal comments on the proposal. This process is called 'exhibition'. Following exhibition, DPHI will decide whether the proposal can proceed.

Goodman is expecting a decision on the proposal within six to nine months of submitting the SSDA.

SOCIAL IMPACT SURVEY

Goodman has commissioned Urbis Social Planning to prepare a Social Impact Assessment (SIA) to support the EIS.

You are invited to inform the SIA by completing a survey.

The survey will assist our team to better understand the needs of the local area, identify the proposed development's potential positive or negative social impacts, and gather feedback on how these impacts can be managed.

The survey will be open until **Sunday 27 April 2025**.



Scan the QR code with your phone or access the survey via:
urbis.questionpro.com.au/marsroadsocialimpactsurvey

PROVIDE YOUR FEEDBACK

Goodman has commissioned Urbis Engagement to collect your feedback and provide you with information about the proposal. You can provide your feedback or ask questions about the proposal, by:

✉ engagement@urbis.com.au

☎ 1800 244 863



APPENDIX E

AMBIENT NOISE MONITORING INFORMATION SHEET

Ambient Noise Monitoring

Noise monitoring is undertaken to measure ambient noise levels and establish the existing background noise levels in the area.

Noise monitoring usually takes place over a period of 7 to 14 days.

The noise monitoring equipment is a small box, about the size of a briefcase, with a microphone pole attached to its top.

It is fully self-contained and does not require any maintenance or external power while onsite.

The equipment measures the noise level at a rate of 10 samples per second and saves the data as a series of numbers.

The noise monitor cannot detect conversations and does not record audio.



global **environmental** and **advisory** solutions



APPENDIX F

NOISE MONITORING REQUEST LETTER



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

17 February 2025

Dear Resident,

REQUEST TO PARTICIPATE IN NOISE MONITORING FOR A NEW DATA CENTRE DEVELOPMENT

We are writing on behalf of Goodman Property Services (Aust) Pty Limited (Goodman) to advise you of a proposal to develop a new data centre at 12 Mars Rd, Lane Cove West. To support this proposal, we are carrying out a series of investigations and studies to understand the potential impacts of the proposed development. As part of these investigations, we are carrying out a noise impact assessment. To assess the existing background noise, we are requesting your consent to participate in a noise monitoring assessment.

About the Proposal

Goodman is planning to develop a new data centre at 12 Mars Rd, Lane Cove West. The project will involve demolishing the existing buildings and constructing:

- Three data centre buildings (approximately 18m in height)
- On-site parking
- Pedestrian and vehicle access via Mars Rd
- Landscaping and green space

A State Significant Development Application (SSDA) is being prepared for this project.



About the noise monitoring

How does noise monitoring work?

A small, temporary noise monitoring box will be installed outside your residence to record the existing noise levels. Once the monitoring period is complete, the noise monitoring box is removed.

What is a noise monitoring box?

Noise monitoring boxes look a bit like a suitcase. They are designed to capture sound levels across various frequencies. Noise monitoring boxes do not record voices or noises.

What is required of me?

If you agree to participate, we will schedule a convenient time for a technician to attend your property and install the equipment. Once the monitoring period is complete, we will schedule a time for the technician to remove the noise monitoring box.

Will I be compensated for my participation?

As a thank you for your participation, Goodman will provide each participating household with a \$200 voucher.

Why your participation matters

Your involvement is essential in helping us to understand and assess current background noise levels in the surrounding area. An accurate understanding of the background noise levels will enable us to accurately assess the potential noise impacts during construction and operation of the new data centre. This will help us to recommend and implement more effective noise control measures for the proposed data centre.

If you are willing to participate or have any questions, please contact us at engagement@urbis.com.au or call 1800 244 863.

We appreciate your time and consideration.

Yours sincerely,

Lyndal Stuart
Associate Director
Urbis

APPENDIX G

NEAR NEIGHBOUR POSTCARD



Goodman is planning to develop a data centre at 12 Mars Road, Lane Cove West.

The proposed data centre will comprise two levels of technical data hall floor space and three levels of offices and amenities. The data centre will provide faster, more secure connections for organisations, enhance the security of sensitive data by avoiding offshore hosting, and offer an additional location for data backup in NSW.

THE PLANNING AND COMMUNITY CONSULTATION PROCESS

In the coming months, Goodman will be seeking approval for the proposed development from the NSW Department of Planning, Housing and Infrastructure (DPHI) through a State Significant Development Application (SSDA).

As part of the planning process, Goodman has provided the community with information about the proposal, and the following opportunities to provide feedback and make enquiries:

- Community newsletter
- Community information sessions at The Canopy
- 1800 phone number and email address

Goodman is committed to being a good neighbour, and we are inviting our near neighbours to learn more about the project and provide feedback through focus meetings. See the reverse side of this postcard for more information.

WE WANT TO HEAR FROM YOU

Goodman is currently refining the design of the Data Centre. They would like to consider the benefits, potential impacts, and concerns of neighbours surrounding the site and will be hosting a series of six focus meetings on Thursday, 14 August 2025 at Lane Cove Library.

NEIGHBOUR FOCUS MEETINGS

The focus meetings will provide an opportunity for residents who live in the streets immediately surrounding the site to hear more about the project, ask questions, and provide feedback to the project team, including technical experts.

There are six focus sessions, running between 3.30pm - 7.45pm, with space for up to five residents at a time, and each session will run for 30 minutes.

Where: Training Room, Lane Cove Library

When: Thursday, 14 August 2025

(30 minute sessions, running between 3.30pm - 7.45pm)



Please register for one session via the QR code provided.

Once you have registered, you will receive a confirmation email.

Please submit your questions, via the QR code, in advance of the meeting so that we can address your questions with accurate and thorough information.

IF YOU CANNOT ATTEND

If you're unable to attend a focus meeting, Goodman is also holding a webinar for the wider community to learn more about the project, ask any questions and provide feedback.

When: Wednesday, 13 August 5.30pm - 6.30pm

Where: Online via Zoom.



If you're interested in participating in the community webinar, please register your interest via the QR code. We encourage you to submit your questions in advance via the QR code.

HAVE QUESTIONS?

Goodman has commissioned Urbis to collect your feedback and provide you with information about the proposal. You can provide your feedback or ask questions about the proposal, by:



1800 244 863



engagement@urbis.com.au

APPENDIX H

WIDER COMMUNITY POSTCARD



Goodman is planning to develop a data centre at 12 Mars Road, Lane Cove West.

The proposed data centre will comprise two levels of technical data hall floor space and three levels of offices and amenities.

The data centre will provide faster, more secure connections for organisations, enhance the security of sensitive data by avoiding offshore hosting, and offer an additional location for data backup within NSW.

THE PLANNING AND COMMUNITY CONSULTATION PROCESS

In the coming months, Goodman will be seeking an approval for the proposed development from the NSW Department of Planning, Housing and Infrastructure (DPHI) through a State Significant Development Application (SSDA).

As part of the planning process, Goodman has provided the community with information about the proposal, and the following opportunities to provide feedback and make enquiries:

- Community newsletter
- Community information sessions at The Canopy
- 1800 phone number and email address

Goodman is committed to being a good neighbour, and we are inviting our community to learn more about the project and provide feedback during a community webinar. See the reverse side of this postcard for more information.

WE WANT TO HEAR FROM YOU

Goodman is currently refining the design of the Data Centre. They would like to consider the benefits, potential impacts and concerns of the local community, we want to hear from you.

COMMUNITY WEBINAR

Goodman is holding a community webinar to provide you with an opportunity to learn more about the project, ask any questions and provide feedback to the project team, including relevant technical experts.

Where: Online via Zoom

When: Wednesday, 13 August 2025, 5:30pm to 6:30pm

If you're interested in participating, please register your interest via the QR code below:



Once registered, you will receive a confirmation email.

Please submit your questions in advance of the meeting so that we can address your questions with accurate and thorough information. You can submit your questions using the QR code on the left.

HAVE QUESTIONS?

Goodman has commissioned Urbis to collect your feedback and provide you with information about the proposal. You can provide your feedback or ask questions about the proposal, by:



1800 244 863

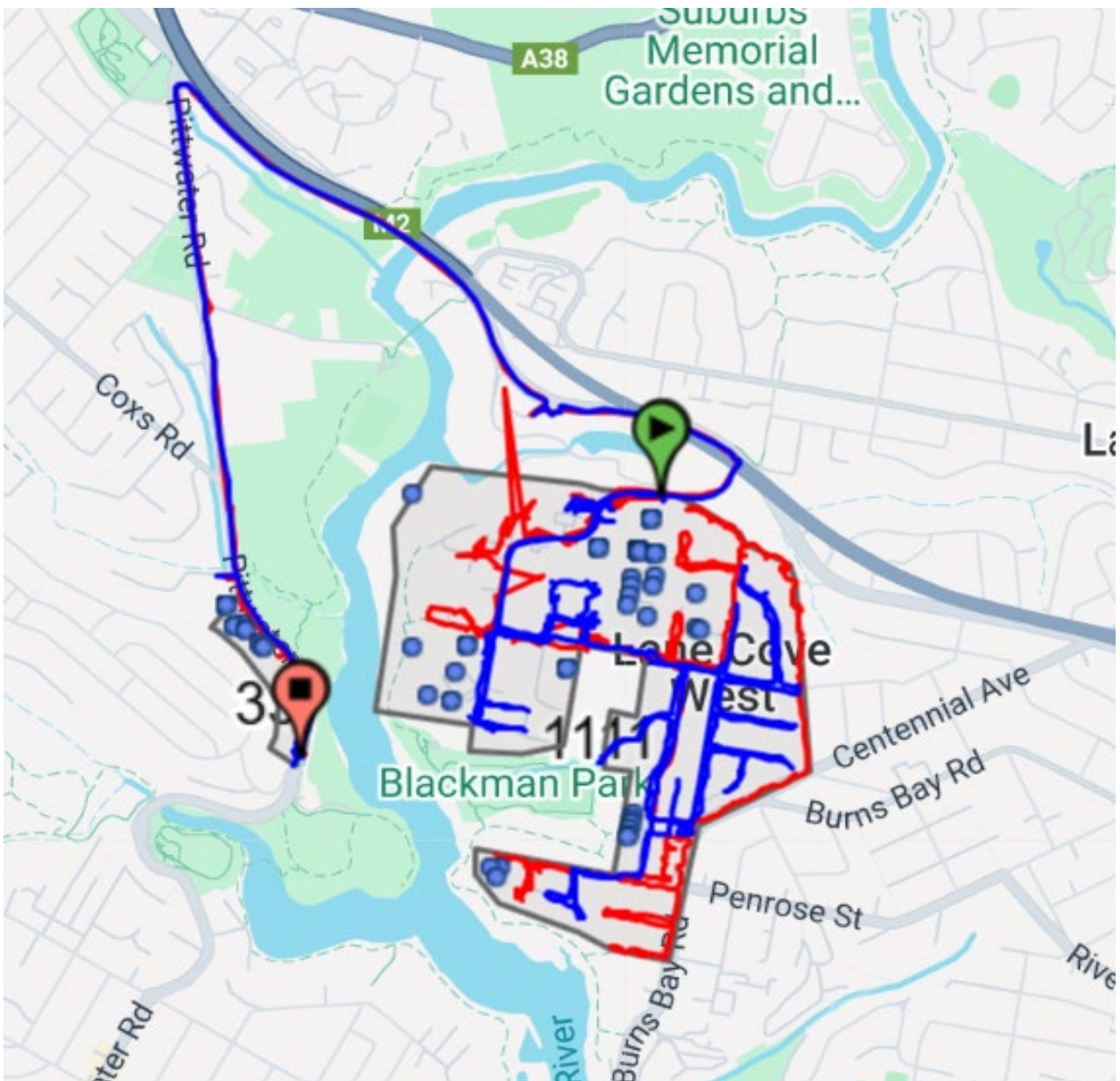


engagement@urbis.com.au

All feedback will be considered as the design of the proposal is finalised.

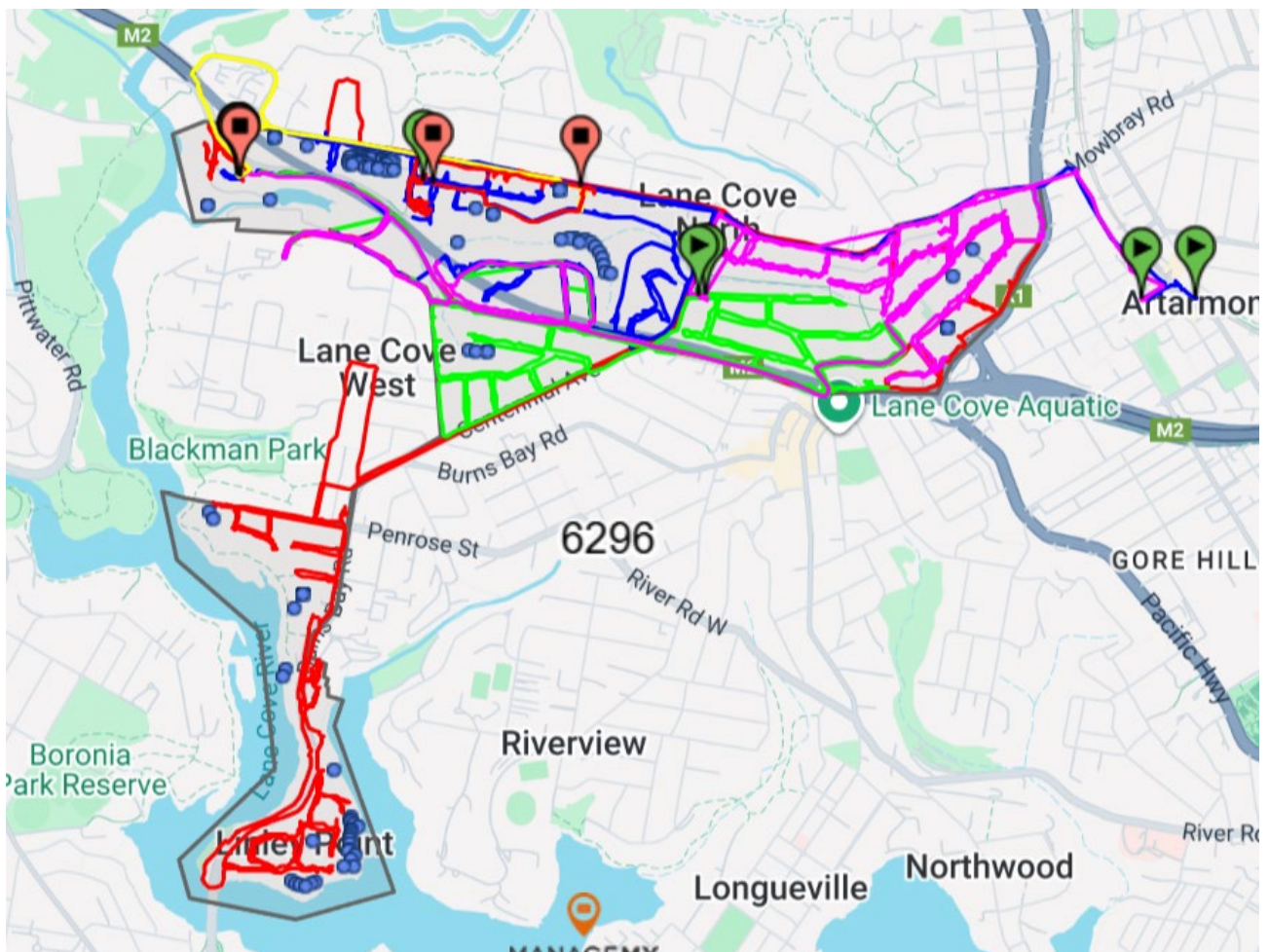
APPENDIX I

NEAR NEIGHBOUR POSTCARD DISTRIBUTION AREA



APPENDIX J

WIDER COMMUNITY POSTCARD DISTRIBUTION AREA



APPENDIX K

LETTER TO LANE COVE COUNCIL

From: Urbis Engagement <engagement@urbis.com.au>
Sent: Tuesday, 29 July 2025 11:06 AM
Subject: Project Update - Mars Road Data Centre, Lane Cove West

Dear Councillors,

I am writing to you on behalf of Goodman in advance of our briefing to Lane Cove Council regarding the proposed data centre at **12 Mars Road, Lane Cove West**.

This email follows a recommendation from Lane Cove Council's planning team that we inform and consult Councillors about the proposal for the site. The briefing scheduled with Councillors on Monday, 11 August follows our initial correspondence with Councillors dated Monday, 7 April 2025, in which we provided a copy of our newsletter.

Confirmation of briefing meeting

The project team for 12 Mars Road, which includes representatives from Goodman (the proponent) and Urbis (Planning and Community Engagement), will attend a briefing meeting with Council to provide Councillors with the opportunity to be informed with further details about the project, ask questions of the project team and provide feedback.

When: Monday, 8 September 2025

Time: 6.30pm to 8:00pm

Where: Lane Cove Council, Level 2 Training Room

The agenda for this briefing is as follows:

• Agenda	
• Item	• Details
• 1	• Introduction to the project team
• 2	• Acknowledgement of Country
• 3	• Project background and proposal
• 4	• Community consultation to date
• 5	• Issues and mitigations
• 7	• Overview of technical studies underway
• 8	• The planning process and next steps
• 9	• Commitment to ongoing consultation with Council

Previous engagement with the community

As part of the planning process, Goodman has provided the community with information about the proposal, and offered several opportunities to provide feedback and make enquiries including:

- 1800 phone number and email address – in operation from Monday, 17 February 2025 to current.
- Community newsletter – distributed on Wednesday, 2 April 2025.
- Two community information sessions at The Canopy – held on Saturday, 5 April 2025 and Thursday, 10 April 2025.

Upcoming engagement with the community

In advance of the meeting with Council, the project will be meeting with key community groups including:

- Lane Cove Community Nursery and Garden
- Lane Cove West Public School
- 1st Lane Cove Scouts
- Lane Cove West Tennis Club
- Imagination Dance – Lane Cove West.

In the week following our meeting with Council we are also consulting with the community via:

- A webinar with the Lane Cove Western Ward residents
- Focus meetings with immediate neighbour to the site

In our briefing meeting on Monday, 8 September 2025, we will share the feedback received from the community and stakeholders through the consultation period.

The feedback from the above engagements and the project's response will be detailed in an Engagement Outcomes Report submitted as part of the Environmental Impact Statement (EIS) provided to the Department of Planning, Housing and Infrastructure as part of the State Significant Development Application.

Goodman is committed to continued engagement with Lane Cove Council through the planning and development process, and we look forward to sharing further information about this proposal to Council.

If you have any questions, please don't hesitate to contact the Urbis Engagement team using the details provided.

Kind regards

Mars Road Data Centre Project Team.

APPENDIX L

LETTER TO COMMUNITY GROUPS AND LANE COVE WEST PUBLIC SCHOOL

Proposed new data centre - Project Mars Data Centre - 12 Mars Road, Lane Cove West

 Urbis Engagement <engagement@urbis.com.au>
To
Bcc bushcare@lanecove.nsw.gov.au; lanecovew-p.school@det.nsw.edu.au; carolyn.mcgregor@nsw.scouts.com.au;
admin@lcwtennis.com.au; imaginationdance@live.com.au; guides@girlguides-nswactnt.org.au; info@code4fun.com.au;
info@chewchew.com.au; kylea.tink.mp@aph.gov.au; lanecove@parliament.nsw.gov.au

Reply Reply All Forward

Fri 4/04/2025 9:56 AM

 You forwarded this message on 28/08/2025 3:05 PM.

 P0056472-Goodman-12MarsRd-4ppNewsletter-HR.pdf
5 MB

Hello,

My name is Liz. I work for a company called Urbis. I am emailing you on behalf of Goodman Property Services (Australia) Pty Limited (Goodman), who is planning to develop a new data centre at 12 Mars Road, Lane Cove West.

Project information

Goodman proposes to build and operate a three-storey data centre at 12 Mars Road, Lane Cove West, referred to as 'Project Mars Data Centre'. The building will accommodate two levels of technical data hall floor space (including one basement level), and two levels of offices and amenities. Please see the attached letter with more information about the proposal. This letter was issued to the surrounding community earlier this week.

Find out more and provide your feedback

Goodman has commissioned Urbis Engagement to collect your feedback and provide you with information about the proposal. You can provide your feedback or ask questions about the proposal, by:

Meeting the team

Saturday 5 April, 11:30am–1:30pm

Thursday 10 April, 4:00pm–6:00pm

Lane Cove Plaza, 10–27 Burns Bay Road, Lane Cove NSW 2066

Emailing: engagement@urbis.com.au

Calling: 1800 244 863

APPENDIX M

LETTER TO COMMUNITY GROUPS



Urbis Engagement

To  Urbis Engagement

↩ Reply

↩ Reply All

➡ Forward

⋮

Tue 29/07/2025 10:27 AM

Hello

Goodman is planning to develop a data centre at 12 Mars Road, Lane Cove West.

The proposed data centre will comprise two levels of technical data hall floor space (including one at basement level) and three levels of offices and amenities.

The data centre will provide faster, more secure connections for organisations, enhance the security of sensitive data by avoiding offshore hosting, and offer an additional location for data backup within NSW.

Engaging with the community

Urbis has been appointed to undertake independent community and stakeholder consultation in advance of Goodman submitting its proposal to the Department of Planning, Housing and Infrastructure (DPHI).

The purpose of engaging with the community and stakeholders at this early stage of planning is to provide an opportunity for individuals and groups to ask questions about the project and to provide feedback in advance of the planning process progressing to the next stage.

For reference, we have attached a newsletter that was distributed to the community in April 2025. We also held two community engagement events at The Canopy shopping centre in Lane Cove in May 2025.

Invitation to a briefing meeting

Goodman are inviting local community groups with an interest in bushland care and parklands near the proposed development site to a briefing meeting.

The briefing meeting is an opportunity to hear further information about the project, address any questions you have with the project team, and provide your feedback on the proposal

Date:	Wednesday, 6 August 2025
Time:	5:30pm to 6:15pm
Location:	Via Microsoft Teams (a link to the meeting details will be provided via meeting once RSVPs have been confirmed)
RSVP by:	Thursday, 31 July 2025, phone 1800 244 883, email engagement@urbis.com.au

The briefing meeting will run for up to 45 minutes. The project team will provide a presentation and there will be time for Q&A with all attendees.

If you have any questions, please don't hesitate to contact the Urbis Engagement team on:

Phone:	1800 244 883
Email:	engagement@urbis.com.au

Kind regards,
12 Mars Road Data Centre Project Team

APPENDIX N LETTER TO MP

RE: Project Update - Mars Road Data Centre, Lane Cove West



ElectorateOffice LaneCove <ElectorateOffice.LaneCove@parliament.nsw.gov.au>
To: Urbis Engagement

Reply Reply All Forward



Thu 31/07/2025 3:54 PM

Dear Mr Anthony Roberts

My name is Lyndal Stuart and I am writing to you on behalf of Goodman to provide information about the proposed development of a **Data Centre at 12 Mars Road, Lane Cove West**.

Goodman proposes to build and operate a three-storey data centre at 12 Mars Road, Lane Cove West referred to as 'Project Mars Data Centre'.

Goodman is a digital infrastructure company that owns, operates, and manages high-quality properties that provide essential infrastructure to support the digital economy. It is Australia's largest listed property group, with approximately 900 professionals working across 26 offices in 14 countries. Goodman strongly focuses on developing highly sustainable spaces for the future and operates in sectors such as technology infrastructure and data centres, logistics, warehousing and distribution, and professional services.

Goodman is seeking approval for their proposal from the NSW Department of Planning, Housing and Infrastructure (DPHI), via the State Significant Development Application (SSDA) pathway. In preparation for the Environmental Impact Statement (EIS) for the SSDA, Goodman has consulted with the local community and key stakeholders via the following engagements:

- 1800 phone number and email address – in operation from Monday, 17 February 2025 to current.
- Community newsletter – distributed on Wednesday, 2 April 2025.
- Two community information sessions at The Canopy – held on Saturday, 5 April 2025 and Thursday, 10 April 2025.
- Email notification with Community newsletter to Lane Cove Councillors – distributed Monday, 7 April 2025.
- A webinar with community groups with an interest in the nearby sporting field and bushland – scheduled for Wednesday, 6 August 2025.
- A wider community webinar – scheduled for Wednesday, 13 August 2025.
- Neighbour focus meetings, with the closest neighbours to the site – scheduled for Thursday, 14 August 2025.
- Briefing meeting with Lane Cove Councillors – scheduled for Monday 8 September 2025.

All outcomes of our consultation will be documented and included in the engagement outcomes report which will be made available on the DPHI major projects webpage.

If you have any questions, please don't hesitate to contact the Urbis Engagement team using the details provided.

Kind regards,

Mars Road Data Centre Project Team.

APPENDIX O

LETTER TO LANE COVE WEST PUBLIC SCHOOL

Briefing invitation - Goodman - Proposed Data Centre - 12 Mars Road, Lane Cove West



Urbis Engagement <engagement@urbis.com.au>

To lanecove-w-p.school@det.nsw.edu.au
Cc

Reply

Reply All

Forward



Fri 29/08/2025 1:50 PM

Dear Mrs Weston

We're writing on behalf of Goodman, who has appointed Urbis Engagement and Social Planning to manage the community engagement and Social Impact Assessment for their proposed data centre development at 12 Mars Road, Lane Cove West.

Goodman is seeking consent for the development via the State Significant Development (SSD) planning pathway, for which the consenting authority is the Department of Planning, Housing and Infrastructure.

Details of the proposal for 12 Mars Road include:

- Site preparation and bulk earthworks
 - This phase includes clearing, grading, and excavation to prepare the site for construction
- Construction of a three-storey data centre
 - 2 levels of technical data hall floor space, with one level in the basement
 - 3 levels dedicated to office and amenities
 - 23 parking spaces and 2 loading dock spaces
- Essential utilities will be provided, including diesel storage tanks, water tanks, on-site substations and direct private power connection for uninterrupted power and water supply
- Landscaping and site servicing.

Goodman has undertaken the following community consultation in the process of finalising its Environmental Impact Assessment, which will be submitted to the Department as part of the SSD application:

- A noise study, including a near neighbour doorknock
- Letters to elected officials and local community groups
- 2 community newsletters
- 2 community swing-by sessions at The Canopy shopping centre
- A community postcard
- A briefing with bushland care groups and sporting club.
- A community webinar for residents of the West Ward in Lane Cove LGA
- Near neighbour focus meetings
- A briefing with Lane Cove Council – scheduled for Monday, 8 September 2025.

While completing our engagement with the community and key stakeholders, we wrote to Lane Cove West Public School on Friday, 04 April 2025 to offer the opportunity of a briefing. We also circulated a postcard to the community – which was delivered to the school on Saturday, 26 July 2025 – including an invitation to participate in a community webinar.

We want Lane Cove West Public School to have an opportunity to meet with the project team to ask questions, provide feedback on the proposal, and participate in the Social Impact Assessment survey. If you would like to meet with Lyndal Stuart and James Carey from Urbis, please feel free to contact us via:

- Phone: 1800 244 863
- Email: engagement@urbis.com.au

Once Goodman has submitted its proposal to the DPHI, you will receive a notification from the Department of the Public Exhibition period commencing. Formal submissions can then be made via the Department's Major Projects portal: <https://www.planningportal.nsw.gov.au/major-projects>.

Yours sincerely,

Urbis
On behalf of the 12 Mars Road Project team

APPENDIX P

BRIEFING PRESENTATION TO KEY STAKEHOLDERS



12 Mars Road Data Centre Lane Cove Council briefing

September 2025

Goodman Group

1

Acknowledgment of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram** and to profile her artwork - **Sacred River Dreaming**.

Introduction



Proponent
Goodman



Urban Planning
Stakeholder and Community Engagement
Social Planning – Social Impact Assessment
Design – Visual Impact Assessment

3

Introduction: About Goodman

Goodman provides essential infrastructure. We own, develop and manage high-quality, sustainable logistics and data centres in major global cities, that are critical to the digital economy.

Goodman has had experience in Data centres since 2005.

Goodman has operations in key consumer markets in 15 countries across Asia Pacific, Europe and the Americas.

Goodman is the largest property group listed on the Australian Securities Exchange (ASX) and invest significantly alongside capital partners in our investment Partnerships.



4

About the proposal

- E4 General Industrial Zone
- 90 MVA dedicated power supply
- GFA 18,829m²
- FSR 0.56:1 (permissible 1:1)
- 24/7 operational use
- 3 Buildings and ancillary staging areas
- 3 Data Hall levels per building
- 3 Levels Office and amenities
- Rooftop plant, equipment and acoustic screening
- 24 carparking spaces
- 1 secure vehicle entrance
- 1 service road



5

About the proposal: Architecture



6

About the proposal: Landscaping



- 104 proposed new trees
 - 115 retained trees
- Achieving canopy cover of 29.6% (DCP 25% target)
- 25% Deep Soil Coverage achieved
- Significant visual screening retained

7

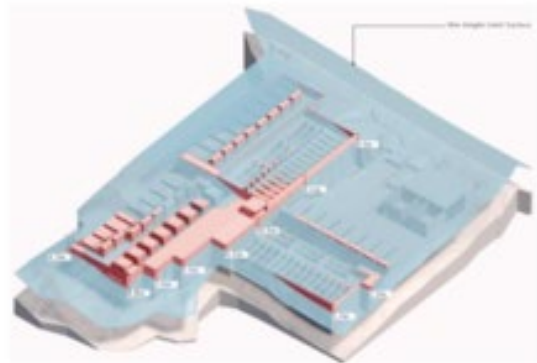
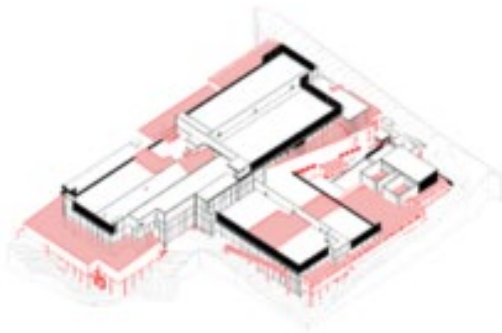
About the proposal

Current development



8

About the proposal: Reduction of bulk and scale



9

B1

About the proposal: Overshadowing 3PM – Summer Solstice

Existing Condition



21ST DECEMBER - 3PM - EXISTING
Shadows

Proposed Development



21ST DECEMBER - 3PM - PROPOSED
Shadows

Existing vs Proposed



21ST DECEMBER - 3PM - PROPOSED
Shadows

Existing Shadow
Proposed Development Shadow

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About the proposal: Overshadowing

3PM – Winter Solstice



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Local benefits of the project

- + Located to meet necessary latency requirements for surrounding business districts, with direct benefits for local businesses and residential communities
- + Significant reduction in vehicle movements within the precinct. 922 reduced to 137 per day
- + Acoustic strategy achieves compliance with the noise criteria during both the day and night time
- + Strategically located to leverage existing infrastructure at Lane Cove West Zone Substation.
- + Enhanced support for innovation and AI development in Lane Cove, driving local economic growth and keeping data sovereign within Australia.
- + Opportunity to support and potentially partner with the local community nursery via VPA.
- + Proximity to skilled technicians, engineers and facility managers.

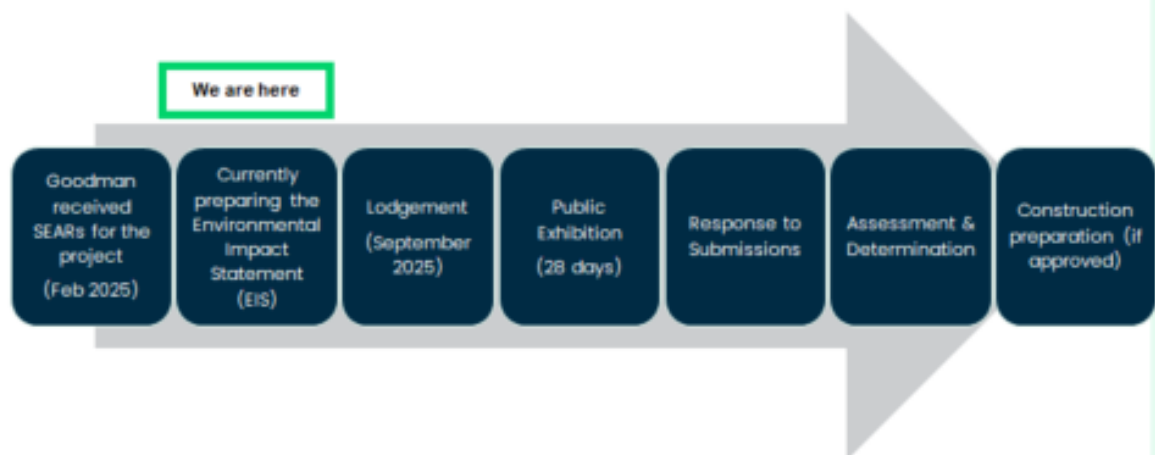
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Community consultation to date

-  1800 phone number and email address
-  Community newsletter distributed to 1,144 residents
-  Two community information sessions at The Canopy, Lane Cove attended by 45 people
-  Email notification with community newsletter to Lane Cove Councillors
-  Near neighbour and wider community postcards distributed to 7,324 residents in Lane Cove West ward
-  A social impact survey completed by 57 people
-  A webinar with community groups attended by 8 people
-  A webinar with the wider community attended by 20 people
-  5 near neighbour focus meetings held at Lane Cove Library attended by 6 people

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Planning pathway



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Thank you.

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About the proposal: Street and park views

View North from Myee Crescent



Proposed development

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3. About the proposal: Street and park views

North-east view from Blackman Park



Proposed development

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About the proposal: Street and park views

View West from Wood Street and Lloyd Rees Drive



Proposed development

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Managing impacts

Project response to community
feedback to date

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Community feedback to date & response

Water



WHAT WE HEARD

Concerns about how the data centre's water needs will be met.

Questions about water recycling on-site and stormwater run-off management.

Inquiries about what happens to the water after it is used.

PROJECT RESPONSE

- ✓ Goodman are consulting with Sydney Water on reliable water requirements for the site.
- ✓ The proposal includes a rainwater tank on site to collect water for the purposes of landscaping irrigation.
- ✓ The proposal will outline a stormwater management system, including Oceanguard filters to minimise stormwater pollution and runoff.

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Community feedback to date & response

Power



WHAT WE HEARD

Questions about the source of the data centre's power and measures to ensure an uninterrupted supply.

Concerns about potential brownouts and energy blackouts.

Interest in the use of renewable energy sources.

PROJECT RESPONSE

- ✓ We have assessed the connection point in consultation with Ausgrid, and confirmed there is existing infrastructure capacity for the facility to have a reliable power supply.
- ✓ The data centre will have a dedicated power connection, separate from the local residential connection.
- ✓ Goodman intends to source renewable energy generation to service the data centre, approx. 12 months prior to completion.

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Community feedback to date & response

Noise



WHAT WE HEARD

Concerns about noise levels during both construction and operation.

Questions about measures to minimise noise disruption for residents, particularly those working from home.

Inquiries about the expected noise level from diesel generator.

PROJECT RESPONSE

- ✓ A **Noise Impact Assessment** is being prepared to evaluate noise levels anticipated for the data centre during construction and operation.
- ✓ The proposal is subject to strict noise assessment criteria, with mitigation measures incorporated into the design.
- ✓ It is proposed that generators will be located on the rooftop of the building to minimise the potential of ground-level noise impact.
- ✓ Generator enclosures are designed to minimise noise emissions.
- ✓ Testing of individual generators will only be undertaken during the day.
- ✓ Operation of all generators will only be required in the event of a power disruption to the site.

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Noise levels – Compliant with Criteria

Daytime Criteria : 43–51 decibels



- ✓ This is roughly equivalent to the noise of a quiet office or background street noise in a suburban area.
- ✓ It is noticeable but generally not disruptive for most people.

Nighttime Criteria : 35–38 decibels



- ✓ This is similar to a quiet library or a very calm residential area at night.
- ✓ It is relatively low and unlikely to disturb most residents.

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Community feedback to date & response

Diesel storage



WHAT WE HEARD

Questions about what the diesel is being used for.

Questions regarding the location of diesel generators.

PROJECT RESPONSE

- ✓ Diesel storage is well below EPA licensing thresholds.
- ✓ Diesel will be stored in tanks within the building.
- ✓ Goodman will follow requirements for diesel storage.
- ✓ The tanks are in a fire-rated room with leak alarms in both the tanks and fuel pipes.

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Community feedback to date & response

Visual impact



WHAT WE HEARD

Concerns regarding overshadowing on community gardens and nearby Blackman Park.

Queries about the potential height of the data centre building.

Interest in understanding the impact of the building's height on overshadowing and the surrounding landscape.

PROJECT RESPONSE

- ✓ A **Visual Impact Assessment (VIA)** has been conducted and will address potential impacts and detail mitigation measures.
- ✓ The proposed building height will range from approximately 13 metres on the community nursery side, to a maximum of 33 metres.
- ✓ Screening with strong tree planting along Mars Road.
- ✓ A considered landscaped buffer to adjacent residential areas.

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Community feedback to date & response

EMF



WHAT WE HEARD

Questions about the level of radiation emitted by the data centre and its management.

PROJECT RESPONSE

- ✓ The proposed data centre will not produce significant electromagnetic field (EMF) emissions.
- ✓ The proposed data centre will adhere to relevant safety standards, mitigating potential impact on the surrounding environment or community.
- ✓ The substation uses gas-insulated equipment instead of air-insulated equipment like outdoor substations. This makes it smaller, more reliable, and easier to maintain.

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Community feedback to date & response

Data security



WHAT WE HEARD

Interest in how data security will be managed and protected.

MITIGATION MEASURES

- ✓ A 3metre-high anti-climb security fence will be installed around the entire perimeter of the site.
- ✓ A security gate will be placed at the entrance to ensure access is restricted to authorised personnel only.
- ✓ The site will be monitored by 24/7 surveillance.
- ✓ Tier 1 clients require clear separation of public interaction with the building and its operations.

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Community feedback to date & response

Shared services



WHAT WE HEARD

Inquiries about using the carpark on weekends for sports field overflow.

PROJECT RESPONSE

- ✓ Shared services of parking cannot be provided. Due to security measures the carpark will not be open for the public.

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Community feedback to date & response

Construction impact



WHAT WE HEARD

Questions about when construction will occur.

PROJECT RESPONSE

- ✓ We are in the early stages of planning, as such construction details have not been determined.
- ✓ If approved, a Construction Management Plan (CMP) will be required. It will outline all construction activities mitigation measures.
- ✓ The CMP will require approval from DPHI prior to receiving a construction certificate.
- ✓ The community will also be notified before construction commences.

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7. How the community can provide feedback



Contact Urbis Engagement by phone or email

Feedback will be collated in an engagement report and lodged with the application

Phone: 1800 244 863

Email: engagement@urbis.com.au



DPHI's formal submission process during Public Exhibition

DPHI will notify the surrounding community once the SSDA is on Public Exhibition

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