

Appendix Q

Consultation outcomes report

Outcomes Report

M_Park Stage 2 SSDA

Client: Stockland

Date: 15 October 2020

Contact:

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Reviewed by	Deborah Palmer
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Date	15 October 2020
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Version	02
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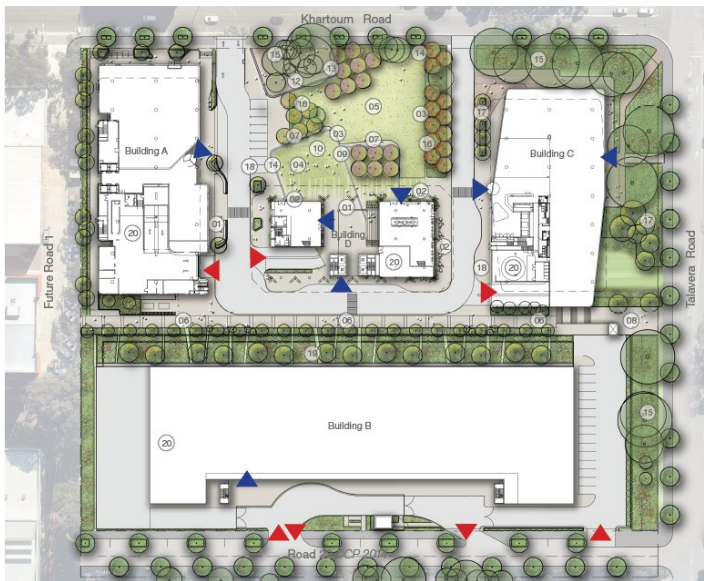
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1 Background

Elton Consulting was engaged by Stockland to provide stakeholder and community consultation services in support of the State Significant Development Application (SSDA) for Stage 2 of M_Park. M_Park is a \$450 million office redevelopment located in the Macquarie Park commercial precinct at the corner of Khartoum and Talavera Roads.

Owned by Stockland, the M_Park site is 59,769m² in size and currently occupied by two multi-storey commercial and warehouse buildings with floor space leased to several businesses. Characterised as an older campus style precinct with limited public pedestrian access, Stockland plans to renew the site by integrating contemporary office and retail spaces within a pedestrian-friendly, open park.

The M_Park masterplan contemplates five commercial office buildings for the site:



Site image: Landscape Concept Proposal

City of Ryde approved the masterplan and Stage 1 Development Application (Building A) in mid-December 2019. An amending DA for the concept plan was submitted to Council in May 2020, seeking to change the layout of the site to include a 10,000m² Data Centre (Building B, Stage 2) and a new commercial office (Building D, Stage 3).

The Secretary's Environmental Assessment Requirements (SEARs) was issued by the Department of Planning, Industry and Environment on 29 June 2020 and Stockland intends to lodge the SSDA and accompanying Environmental Impact Statement (EIS) in late October 2020.







1.1 Engagement Objectives

The purpose of engagement was to:

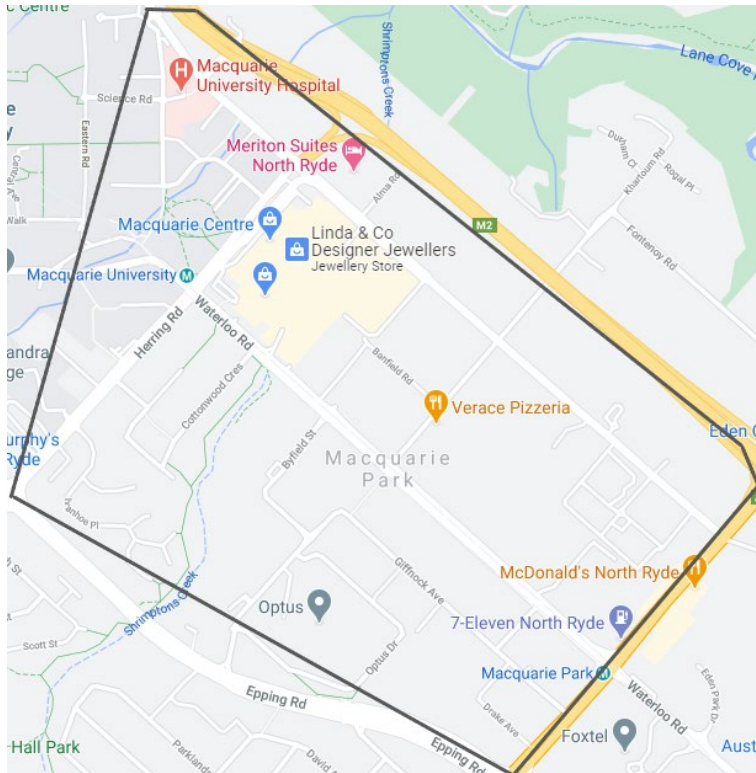
- » update the community and stakeholders about M_Park, including the vision and masterplan
- » raise awareness amongst site neighbours of Stage 2 as the next stage of M_Park
- » reduce the risk of misinformation about potential project impacts, and demonstrate that these have been considered in planning and design
- » provide an early opportunity for interested stakeholders and the community to hear more about the plans, ask questions and provide feedback
- » communicate the project's commitment to transparency in the engagement, planning and development processes
- » satisfy the SEARS and comply with legislative requirements.

1.2 Engagement Overview

The following table sets out the communications and engagement activities used to support consultation

Tool/technique	Description
Project email 	Stockland has established and manages a dedicated community email account to provide interested members of the community and stakeholders with an opportunity to ask questions and provide feedback.
Website 	Stockland has established a dedicated M_Park website.
Online Community Information session 	<p>Facilitated by Elton Consulting, the online Community Information Session provided an opportunity for the community and stakeholders to meet the project team, hear more about the proposal, ask questions and provide feedback.</p> <p>The online format was identified to maximise attendance by providing a COVID-safe, flexible opportunity for participants to attend.</p>
Community and stakeholder letterbox drop 	A postcard providing information about the proposal and an invitation to the online community information session was distributed to over 2,500 residential and business neighbours.
Project collateral 	Postcard, presentation, key messages and FAQs.
Key stakeholder meetings 	Stockland will present at the next scheduled meeting of the Macquarie Park Forum in November 2020. An invitation has also been extended to Forum members for 1:1 meetings with the project team.

On 30 September 2020, a postcard, refer Appendix A, was distributed to over 2,500 residential, business and commercial neighbours within a one-kilometre radius of the M_Park site:



Letterbox drop catchment area

This distribution area was selected to optimise the capture of:

- » highly engaged stakeholders, including residents within the Ivanhoe Estate
- » residential and commercial neighbours that may be impacted by the proposal.

The postcard provided information about M_Park, including Stage 2, and invited recipients to attend an online community information session on 12 October 2020, between 5.30 and 6.30pm; outside of 'general' office hours.

1.3 Stakeholders identified

Key stakeholder groups and individuals identified for the purposes of Elton Consulting's consultation program were:

- » commercial and residential neighbours.

2 Engagement Outcomes

One local resident responded to the invitation to attend the online community information session; registering for and attending the session.

The presentation, see Appendix B, included a question and answer session with panellists. As no questions were forthcoming from the participant, the Elton Consulting facilitator asked several questions that were identified as being of potential interest to stakeholders:

Question (Facilitator)	Answer (Panellist)
Who is the operator of the data centre?	» We are currently in negotiations so that information is commercial in confidence at the present time.
Will that information become available?	» We hope to be able to release that information at an appropriate time in the future
What are the benefits of the data centre?	» The data centre will provide secure storage infrastructure for businesses and the community. With more people than ever using digital platforms as a result of the COVID-19 pandemic, this is critical.
What parking is being provided?	» Stage 2, Building B, is anticipated to provide employment for 50 staff and will accommodate 48 individual vehicles. Parking provision will comply with relevant guidelines.
Will the data centre be noisy?	» Detailed noise modelling has been undertaken which indicates that the data centre's operations would not result in any noise exceedances for site neighbours. For example, the data centre would typically run a lot of cooling equipment which will be carefully positioned to mitigate noise.
What will you do to mitigate construction noise?	<ul style="list-style-type: none"> » The construction noise management plan includes things like strict working hours from 7am-6pm Monday to Friday and 8am-6pm Saturdays. » These hours have been extended by an hour due to COVID. » Certain machines would only be used during certain times of the day to minimise sound impacts. » We understand there are certain sensitive receivers, like places of worship for example, and we are consulting so that we are aware of their operations and can minimise impacts.
What are the next steps?	<ul style="list-style-type: none"> » We are currently working on the Environmental Impact Statement which will address each of the points made in the Secretary's Environmental Assessment Requirements (SEARs). » We are about to finalise our State Significant Development Application documentation and response to SEARs and are targeting lodgement later in October. » Feedback provided through consultation with the community, stakeholders and agencies will be include as part of our Development Application.
When do you expect the data centre to be operations?	» Subject to approvals, we anticipate construction to finish in late 2022 and for the building to be operational early in 2023.

3 Next steps

While the level of attendance at the online information session may suggest a general, low level of interest in the proposal, Stockland is committed to keeping the local community, residents, businesses and stakeholders informed about plans.

In line with the planning process and as per the SEARs, engagement will continue to be undertaken as the planning approvals progress, providing further opportunity for stakeholders and the community to provide their feedback.

Appendices

- A Postcard
- B Presentation

A Postcard

You are invited to an online community information session

M_Park Stage 2 State Significant Development Application



This image reflects an artist impression only.
Designs for Buildings C&D and the public domain have not
yet been finalised and are subject to change at any time.



Stockland



M_Park

Stockland is delivering M_Park, a \$450 million redevelopment at the corner of Khartoum and Talavera Roads, in the heart of the Macquarie Park commercial precinct. M_Park will integrate state-of-the-art office and retail spaces within a pedestrian-friendly, public open park; providing a destination that will be inviting for both workers and the wider community.

Please join us at our online information session

We would like to share our plans with you. You are invited to join us at an online information session on Monday 12 October 2020, between 5.30pm and 6.30pm:

<https://bit.ly/3mYxXAQ>



Please visit the link or scan the QR code above and follow the instructions to register for the information session.

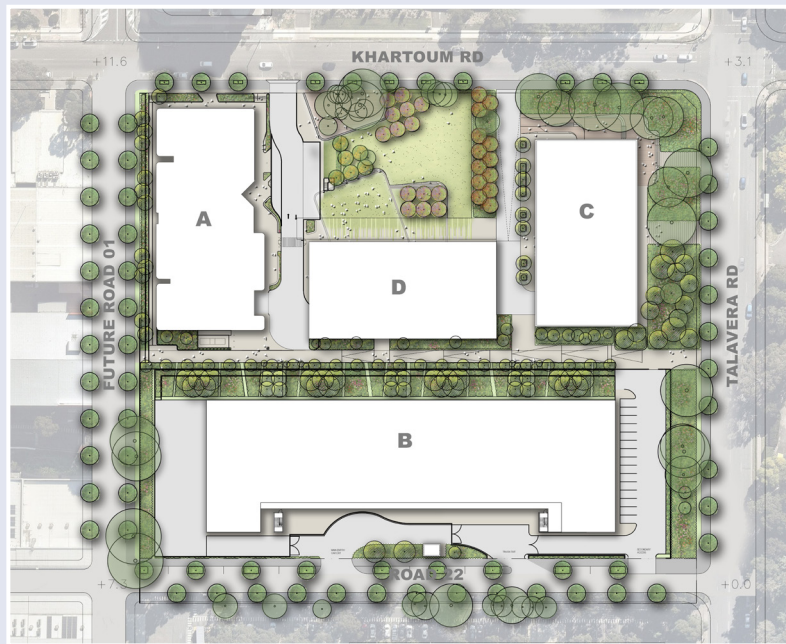


For more information please contact us at:

M_Park@stockland.com.au

You can also visit the Department of Planning, Infrastructure and Environment's Major Projects portal (<https://www.planningportal.nsw.gov.au/major-projects/project/35036>).

Stage 1 of M_Park was approved in December 2019 and we are now ready to submit a State Significant Development Application (SSDA) for the second stage of our project. The SSDA seeks the construction of a five-storey data centre building (Building B), landscaping and development of a new local road.



■ The proposed masterplan is indicative only. Subject to change and authority approvals



Stockland : M_Park

B Presentation

M_Park Stage 2 SSDA Community Information Session

Artist impression, subject to change

11-17 Khartoum Road & 33-39 Talavera Road, Macquarie Park



Stockland



M_Park

Acknowledgement of Country

We would like to Acknowledge the Traditional Owners on the land we're hosting the webinar, the Gadigal people of the Eora nation. We pay our respects to Elders and leaders past, present and emerging. We would also like to acknowledge the Traditional Owners of the lands on which you are joining us from.

Agenda

Session Objectives

Introductions

About Stockland

About M_Park

M_Park Stage 2

Next steps

Q&A with panelists

Session objectives

- Meet our project team
- Share information about M_Park and Stage 2
- Understand your views, concerns and any needs
- Answer your questions
- Gain feedback to inform planning

Introductions



**Frank Ianni –
Stockland**

Project Director –
Commercial Property



**Maud Garnier –
Stockland**

Development Manager –
Commercial Property



Jamie McMahon

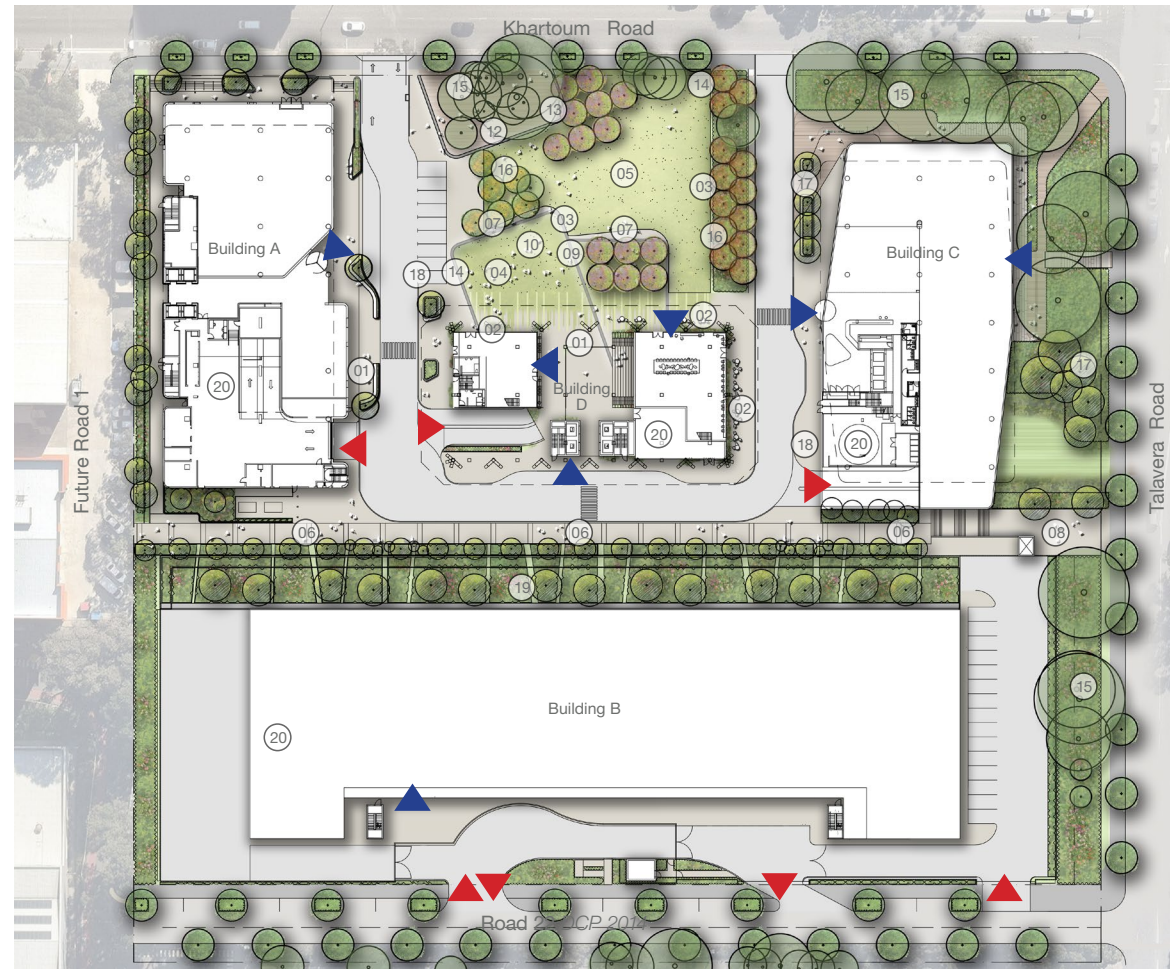
Associate Director,
AECOM

About Stockland

- We are one of the largest diversified property groups in Australia – owning, developing and managing an extensive portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages
- We are also a major investor in the Macquarie Park region, operating and developing a number of office and logistics assets

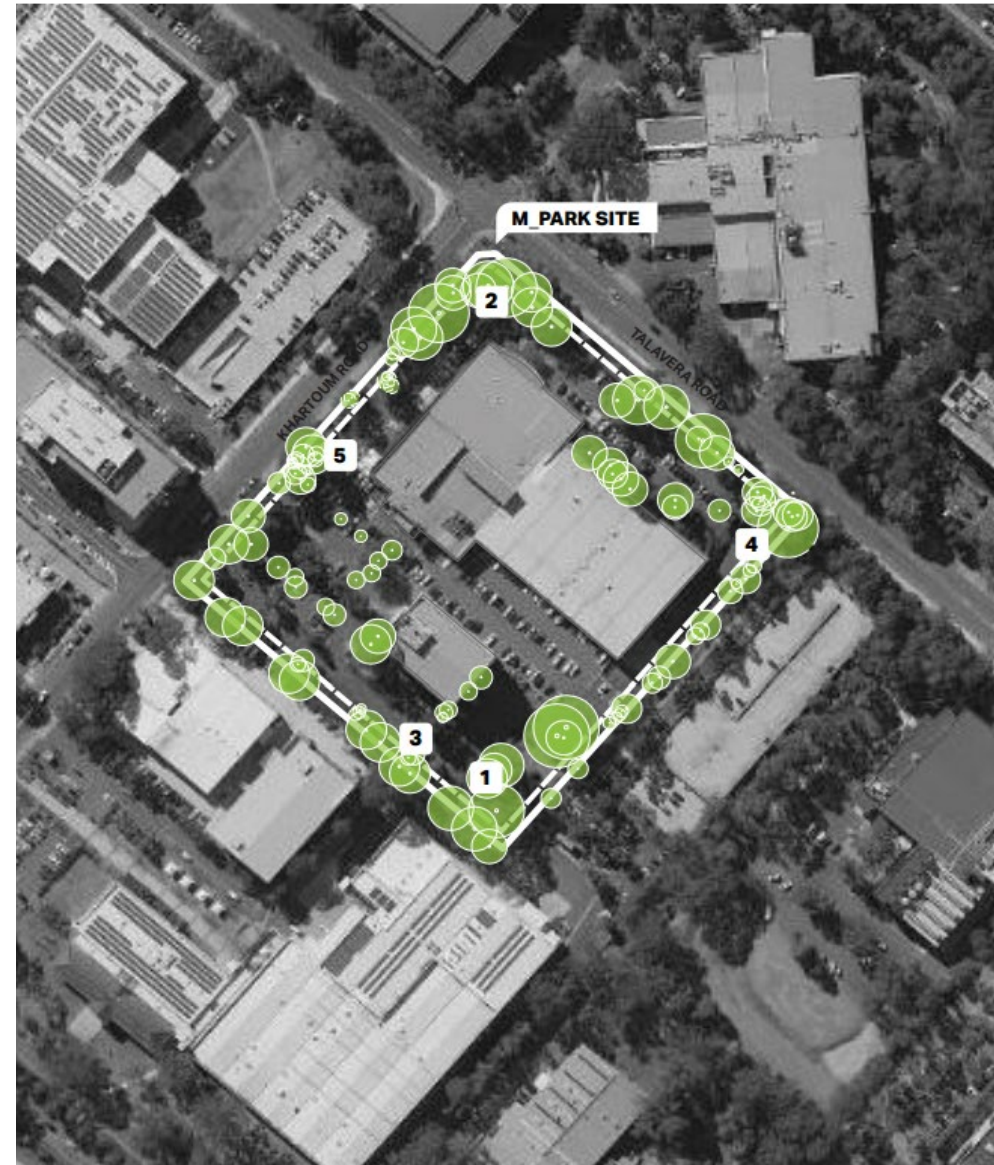
About M_Park

- M_Park is a \$450 million redevelopment in the heart of the Macquarie Park commercial precinct
- M_Park will integrate state-of-the-art office and retail spaces with a pedestrian-friendly, public open park
- Stage 1 of M_Park was approved by City of Ryde Council in December 2019
- We are now ready to submit a State Significant Development Application (SSDA) for Stage 2, Building B



The M_Park Site

- Owned by Stockland
- Located at corner of Khartoum and Talavera Roads
- Currently occupied by two multi-storey commercial and warehouse buildings, leasing floor space to several businesses
- Older campus style precinct with limited public pedestrian access in need of renewal



M_Park : Vision and masterplan



GREEN

Soft green spaces, with improved storm water management and a future infrastructure corridor.



CONNECTED

Pedestrianised and cyclable. Linking key destinations and the rich network of laneways and small spaces through the precinct.



CULTURAL

A new cultural corridor celebrating heritage. A mix of small event spaces, and public art that reflects the cultural history and diversity of the area.



FINE GRAIN

Activate street edges, with ground floor tenancies and incubator spaces. High quality architecture and materiality that reflects the ambition of the Civic Link.

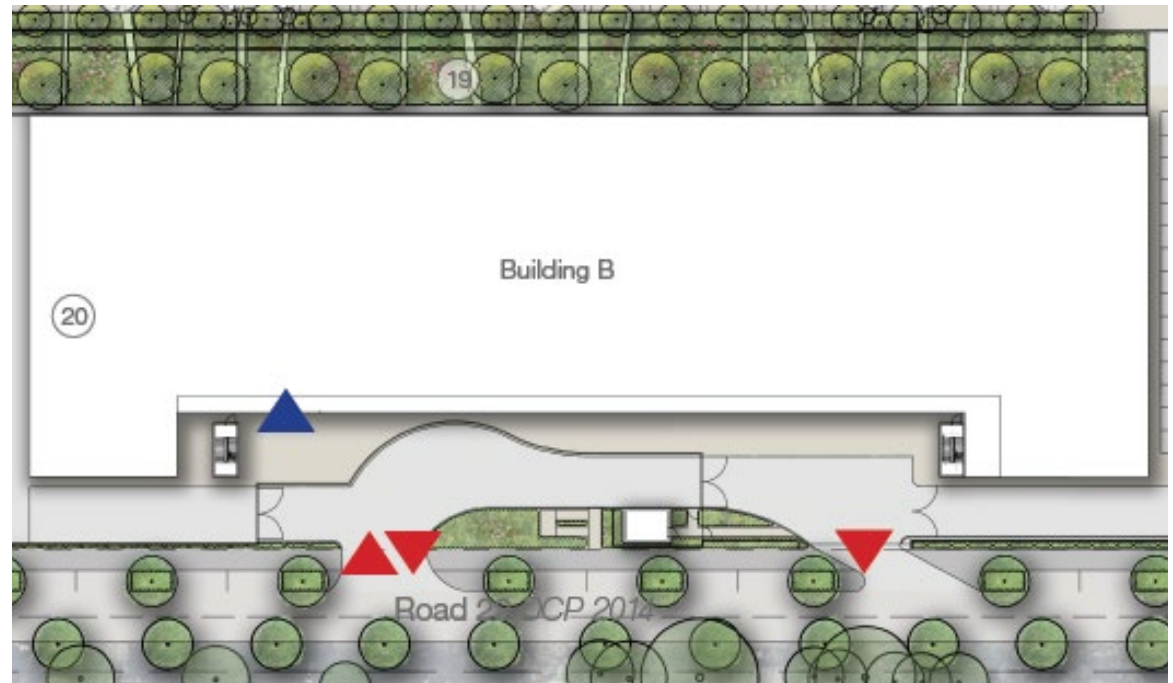
This image reflects an artist impression only. Designs for Buildings C&D and the public domain have not yet been finalised and are subject to change at any time.

View from Khartoum and Talavera Road.

Stage 2, Building B

Building B will:

- Provide a secure location for the storage of data within the Sydney basin by avoiding offshore hosting
- Increase the speed of digital access to people in NSW generally
- Benefit Australia's ongoing digital transformation

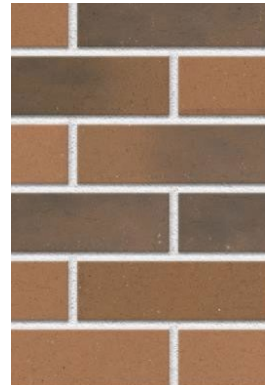


Stage 2, Building B

Look and feel and built form

Key features:

- Five storeys and 45m in height – providing consistency across M_Park and with Council planning policy
- Retention of significant trees along Talavera Road
- Setback to Talavera Road maintained
- Creation of a landscaped bridge extending from Building B to the through site link
- Overall landscape maximised including landscape edge treatment to road frontages



Stage 2, Building B

Traffic, noise and overshadowing

Traffic

- Approximately 50 vehicle movements per day
- Mainly light vehicles
- Minimal impact on surrounding road network

Noise

- No exceedances of noise guidelines to nearby receivers

Overshadowing

- Designed to limit impacts to site neighbours
- Main impacts on new Road 22 and existing, adjacent multi-storey car park

Construction impacts

We are committed to working with our stakeholders and the community to mitigate potential impacts for each stage of construction at M_Park.

Ways we will minimise impacts include:

- A Construction Traffic Management Plan
- A Construction Noise and Vibration Management Plan
- Approved work hours
- Prior notification for identified high impact works
- Dust mitigation measures, including covering truck loads

What happens next?



Questions?

Thank you

For more information please contact us at:

M_Park@stockland.com.au

You can also visit the Department of Planning,
Infrastructure and Environment's Major Projects portal
(www.planningportal.nsw.gov.au/major-projects/project/35036).

16 September 2020

Paul Nakhle
Ausgrid
GPO Box 4009, Sydney, NSW 2001

Also via email to: pnakhle@ausgrid.com.au

Dear Paul,

M_Park State Significant Development Application (SSD-10467)

Stockland is preparing a State Significant Development Application (SSD-10467) for the Macquarie Park Data Centre at Macquarie Park, NSW (the Project). We are writing to offer you an opportunity to provide feedback on the Project, in advance of submission of an Environmental Impact Statement (EIS).

The Project includes the construction of a five storey data centre with associated car parking and landscaping. The Project also includes the development of a new local road (Road 22), as per the Macquarie Park Development Control Plan, which would ultimately be dedicated to City of Ryde Council.

Being a data centre, the Project will have a clear technology and innovation focus. It will offer substantial benefits to businesses and other users locally and across Australia through the provision of a safe onshore location to store sensitive data. It will also support the ongoing transition of the Macquarie Park area into a highly connected global technology and economic hub.

The Project is part of the broader 3 hectare M_Park redevelopment being undertaken by Stockland on the corner of Khartoum and Talavera Roads, Macquarie Park. This precinct will be set across four office buildings with a mix of health, technology and medical uses. It includes a substantial improvement in the local public domain through the provision of a central public open space and new retail space that will seek to activate the public realm for both workers and the general public. The concept also provides substantially improved pedestrian links through the site, which is currently occupied by a private car park. The Project itself has been designed to integrate with this broader redevelopment in terms of architecture, landscape and public amenity.

Stockland prepared a Scoping Report for the Project in May 2020. Subsequently, Secretary's Environmental Assessment Requirements (SEARs) were issued by the Department of Planning, Infrastructure and Environment (DPIE) in June 2020. Both the scoping report and the SEARs may be found on DPIE's Major Projects website at the link below:

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Stockland is currently preparing the EIS for the Project and would like to offer you the opportunity to provide feedback. You will also have the opportunity to comment on the SSDA during the EIS exhibition period.

As part of the development of the Project, Stockland has taken into account the site-specific and generic requirements of various planning and other guidance documents. This includes the City of Ryde DCP, as well as various guidance documents from other state government agencies such as the Environment Protection Authority, Roads and Maritime Services/Transport for NSW, Energy, Environment and Science Group and DPIE more broadly. Many of these requirements are reflected in the SEARs, which Stockland are currently addressing through the preparation of the EIS.

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We anticipate that the EIS will be lodged with DPIE in October 2020, following which the document will be placed on exhibition for a minimum of 28 days. However, should you require additional information prior to this stage we would be happy to provide a briefing at a mutually suitable time. If so, or if you'd like more information generally, please contact me on 02 9035 2694.

We look forward to hearing from you.

Kind Regards,



Frank Ianni
Project Director
Development Commercial Property, Stockland

16 September 2020

Kyle Browne
NSW Environment Protection Authority
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Also via email to: kyle.browne@epa.nsw.gov.au

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We look forward to hearing from you.

Kind Regards,



Frank Ianni
Project Director
Development Commercial Property, Stockland

16 September 2020

Brendan M Hurley
Team Leader Infrastructure Liaison
NSW Fire & Rescue
1 Amarina Avenue
Greenacre NSW 2190

Also via email to: brendan.M.Hurley@fire.nsw.gov.au

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Kind Regards,



Frank Ianni
Project Director
Development Commercial Property, Stockland

16 September 2020

Bronwyn Smith
Senior Conservation Planning Officer
Environment, Energy and Science Group (Office of Environment and Heritage)
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Also via email to: bronwyn.smith@environment.nsw.gov.au

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Frank Ianni
Project Director, Development, Stockland Commercial Property

16 September 2020

Pamela Derijk
Account Manager
Sydney Water Corporation
1 Smith Street
Parramatta NSW 2150

Also via email to: pamela.derijk@sydneywater.com.au

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Stockland prepared a Scoping Report for the Project in May 2020. Subsequently, Secretary's Environmental Assessment Requirements (SEARs) were issued by the Department of Planning, Infrastructure and Environment (DPIE) in June 2020. Both the scoping report and the SEARs may be found on DPIE's Major Projects website at the link below:

<https://www.planningportal.nsw.gov.au/major-projects/project/35036>

Stockland is currently preparing the EIS for the Project and would like to offer you the opportunity to provide feedback. You will also have the opportunity to comment on the SSDA during the EIS exhibition period.

As part of the development of the Project, Stockland has taken into account the site-specific and generic requirements of various planning and other guidance documents. This includes the City of Ryde DCP, as well as various guidance documents from other state government agencies such as the Environment Protection Authority, Roads and Maritime Services/Transport for NSW, Energy, Environment and Science Group and DPIE more broadly. Many of these requirements are reflected in the SEARs, which Stockland are currently addressing through the preparation of the EIS.

We acknowledge that you would have previously had an opportunity to comment on the project scoping report as part of the request for SEARs, administered by the Department of Planning, Infrastructure and Environment. We also acknowledge that members of our technical team may have already been in touch with you directly with regard to your regulatory remit. This consultation does not seek to replicate or replace any of these previous consultations, but is offered as a further opportunity for you to provide feedback on the project and the development of the EIS. However, should you be satisfied with feedback provided previously no further response is required at this stage.

We anticipate that the EIS will be lodged with DPIE in October 2020, following which the document will be placed on exhibition for a minimum of 28 days. However, should you require additional information prior to this stage we would be happy to provide a briefing at a mutually suitable time. If so, or if you'd like more information generally, please contact me on 02 9035 2694.

We look forward to hearing from you.

Kind Regards,



Frank Ianni
Project Director
Development Commercial Property, Stockland

16 September 2020

Sandra Grimes
Development Assessment Officer
Transport for NSW
27 Argyle Street
Parramatta NSW 2150

Also via email to: development.sydney@rms.nsw.gov.au

Dear Sandra,

M_Park State Significant Development Application (SSD-10467)

Stockland is preparing a State Significant Development Application (SSD-10467) for the Macquarie Park Data Centre at Macquarie Park, NSW (the Project). We are writing to offer you an opportunity to provide feedback on the Project, in advance of submission of an Environmental Impact Statement (EIS).

The Project includes the construction of a five storey data centre with associated car parking and landscaping. The Project also includes the development of a new local road (Road 22), as per the Macquarie Park Development Control Plan, which would ultimately be dedicated to City of Ryde Council.

Being a data centre, the Project will have a clear technology and innovation focus. It will offer substantial benefits to businesses and other users locally and across Australia through the provision of a safe onshore location to store sensitive data. It will also support the ongoing transition of the Macquarie Park area into a highly connected global technology and economic hub.

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We look forward to hearing from you.

Kind Regards,



Frank Ianni
Project Director
Development Commercial Property, Stockland

21 September 2020

Sandra Bailey
Manager Development Assessment
City of Ryde
Locked Bag 2069
North Ryde NSW 1670

Also via email to: SBailey@ryde.nsw.gov.au

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