COMMUNITY UPDATE
NEXTDC M3 MELBOURNE



KAPITOL × NEXTDC

WE HEAR YOU. AND WE'RE HERE TO TALK.

BUILDING BIG INFRASTRUCTURE FAST IN A RESIDENTIAL AREA IS DISRUPTIVE - WE KNOW THAT.

Truck noise, bright lights, dust, changed streets: these things affect your daily life, and we're working to reduce every one of them. A lot of what you may be hearing about data centres and the environment doesn't reflect the facts. We want to address that directly, with evidence you can check for yourself.

This brochure explains what we're building, what we're doing about construction impacts, and how to stay informed and have your say.

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FREQUENTLY ASKED QUESTIONS

WHAT IS A DATA CENTRE?

A data centre is the physical home of the internet. Every time someone in West Footscray checks the weather, pays a bill, calls an ambulance, or uses a banking app, they are relying on one. The Australian Government classifies data centres as critical infrastructure. The same as power stations, hospitals, and water treatment plants. This is because modern life depends on them being available, all the time.

WILL THE DATA CENTRE PRODUCE EMISSIONS ONCE OPERATIONAL?

Once operational, M3 produces minimal direct carbon emissions. No fuel is burned on site other than for the few hours per year that generators are running (generally for testing purposes only). NEXTDC offsets approximately 70 per cent of its energy use nationally through renewable energy contracts and on-site solar generation. On water: the facility uses water for cooling on hot days, which is more energy-efficient than air-only cooling. To put the scale in perspective, all of Melbourne's data centres combined account for just 0.2 per cent of Melbourne's total water use. This is far less than the city's public swimming pools or golf courses.

WILL THE DATA IMPACT LOCAL ELECTRICITY CAPACITY?

NEXTDC is funding a new electrical substation connecting M3 directly to the high-voltage transmission network, built in close coordination with Jemena. This means the data centre does not draw on the capacity residential streets rely on. Importantly, this significant investment in localised grid infrastructure also extends the improved resilience of the power grid and creates excess grid capacity for the surrounding community. It contributes to the network improvements that the Australian Energy Regulator (AER) has linked to lower household network costs across Victoria from 2026 onwards.

ARE THERE EMERGENCY BACK-UP GENERATORS ON SITE?

Yes. They represent the same safeguard used by every hospital, airport, and emergency facility in Australia. They exist for one purpose: keeping critical digital services running if the power grid fails. At M3 these generators operate for only a few hours per year. Historically, this has almost entirely been for mandatory maintenance testing. Actual emergency use is rare and brief. The air quality impact of a few hours' annual testing is negligible. Every generator must comply with EPA Victoria air quality standards, which are legally enforceable conditions of our development consent. It is not self-regulation. We test, report, and make results available.

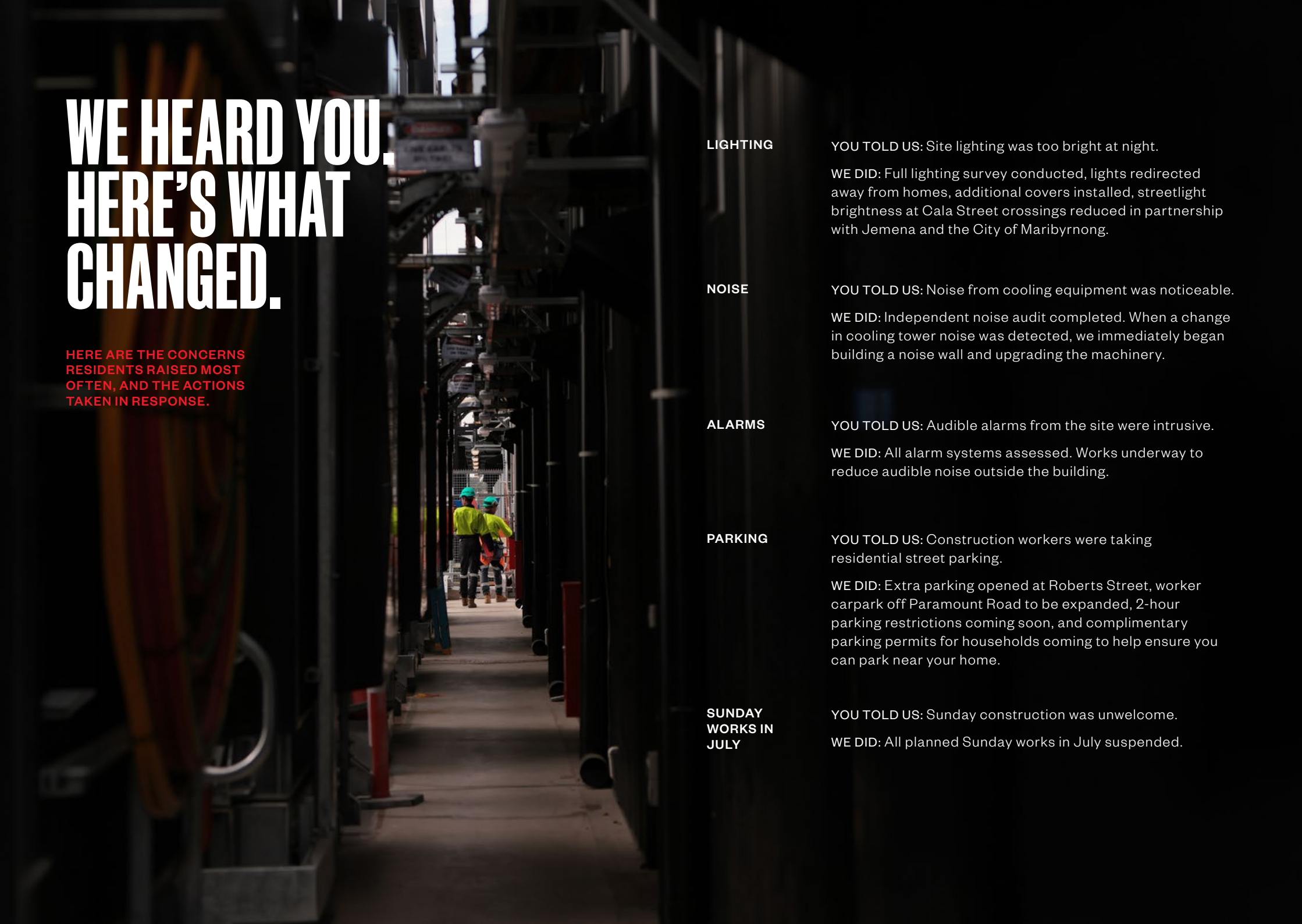
SITE MAP



TEMPORARY ACOUSTIC WALL COMING SOON

FOOTPATH CLOSURE UNTIL MID-AUGUST

SCAN THE QR CODE TO CHECK AIR QUALITY IN YOUR AREA AT ANY TIME.



WE HEARD YOU. HERE'S WHAT CHANGED.

HERE ARE THE CONCERNS RESIDENTS RAISED MOST OFTEN, AND THE ACTIONS TAKEN IN RESPONSE.

LIGHTING

YOU TOLD US: Site lighting was too bright at night.

WE DID: Full lighting survey conducted, lights redirected away from homes, additional covers installed, streetlight brightness at Cala Street crossings reduced in partnership with Jemena and the City of Maribyrnong.

NOISE

YOU TOLD US: Noise from cooling equipment was noticeable.

WE DID: Independent noise audit completed. When a change in cooling tower noise was detected, we immediately began building a noise wall and upgrading the machinery.

ALARMS

YOU TOLD US: Audible alarms from the site were intrusive.

WE DID: All alarm systems assessed. Works underway to reduce audible noise outside the building.

PARKING

YOU TOLD US: Construction workers were taking residential street parking.

WE DID: Extra parking opened at Roberts Street, worker carpark off Paramount Road to be expanded, 2-hour parking restrictions coming soon, and complimentary parking permits for households coming to help ensure you can park near your home.

SUNDAY WORKS IN JULY

YOU TOLD US: Sunday construction was unwelcome.

WE DID: All planned Sunday works in July suspended.



WHAT YOU MAY BE HEARING AND WHAT THE EVIDENCE SHOWS

ENERGY

CLAIM: Data centres drive up electricity bills.

FACT: Australia's data centres use about 2 per cent of national electricity: the same as the country's shopping centres. In Victoria, data centre investment in the grid has contributed to the AER holding household network costs flat or lower over 2026–31.

CLIMATE

CLAIM: Data centres are bad for the environment.

FACT: Data centres are significantly more efficient than the alternative. If Australia's computing needs were met using individual office servers instead of purpose-built facilities, electricity consumption would be around 67 per cent higher.

GENERATORS

CLAIM: Generator exhaust is a health risk for nearby residents.

FACT: M3's generators run for a few hours per year. This is almost entirely for mandatory testing. Emissions are subject to EPA Victoria legal limits as conditions of our development consent.

WATER

CLAIM: Data centres use enormous amounts of water.

FACT: All of Melbourne's data centres combined use just 0.2 per cent of Melbourne's annual water supply. Australia's public swimming pools use seven times more water than all data centres nationally.

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SOURCES: MANDALA PARTNERS, DATA CENTRES AS ENABLING INFRASTRUCTURE (NOVEMBER 2025), COMMISSIONED BY DATA CENTRES AUSTRALIA; AUSTRALIAN ENERGY REGULATOR (2026); EPA VICTORIA.

WHAT YOU MAY NOTICE AND WHAT WE'RE DOING

TRUCK MOVEMENTS
Approved routes only, traffic management plans in place, worker parking off Paramount Road.

NOISE
Modern equipment, noisy works limited to standard daytime hours, regular noise monitoring, reduced-impact rollers near homes.

LIGHTING
Redirected and covered in response to resident feedback. If it's still affecting your home, contact us directly.

DUST
Water suppression and site management on earthworks. If you notice significant dust, let us know the date, time, and location.





M3 WEST FOOTSCRAY IS ON TRACK FOR COMPLETION IN LATE 2027. ONCE THE BUILDING IS FULLY OPERATIONAL, MANY OF THE DAY-TO-DAY DISRUPTIONS THAT HAVE IMPACTED THE SURROUNDING COMMUNITY WILL BE RESOLVED.

STAY INFORMED. SCAN THE QR CODE AND TELL US WHAT YOU THINK.

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