



APPENDIX C ENVIRONMENTAL RISK ASSESSMENT AND MITIGATION MEASURES

Table 1 Mitigation Measures Table

SEARS	Potential Impact	Mitigation Measure	Reference
<p>Noise and Vibration</p>	<p>Impacts on surrounding buildings from construction and operational phase</p>	<p><u>Standard Construction Noise and Vibration Mitigation Measures</u></p> <p><u>All works</u></p> <ul style="list-style-type: none"> ▪ Avoid simultaneous operation of noisy plant within discernible range of a sensitive receiver. Ensure noisy plant schedules are clear in Works Plan. ▪ Schedule deliveries to nominated hours only. ▪ (Particularly plant ≥ 80 dBA at 10m) Investigate and implement alternative “quiet” plant and / or methods. Example: use smallest excavator that can carry out the local task. ▪ (Requiring road or rail vehicle material transportation) Minimise disturbance arising from delivery of goods to construction sites. ▪ (Requiring road or rail vehicle material transportation) Reduce the number of vehicle trips to and from the site – organise amalgamated loads rather than using a number of vehicles with smaller loads. Show material transport plans in Works Schedule. Loading and unloading of materials is to occur as far as possible from sensitive receivers. Loading/unloading areas to be shielded if close to sensitive receivers. Plan traffic flow, parking and loading/unloading areas to minimise reversing movements within the site, such as by including drive-through for parking and deliveries. Show traffic flow, loading/unloading areas on Site Plan. Select site access points and roads as far as possible away from sensitive receivers. 	<p>Section 2.1</p> <p>Appendix P</p>

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> <li data-bbox="824 229 1758 295">▪ (Requiring road truck access) Nominate an off-site truck parking area away from residences, for trucks arriving prior to gates opening. <p data-bbox="824 325 931 352"><u>Any time</u></p> <ul style="list-style-type: none"> <li data-bbox="824 384 1758 600">▪ High noise and vibration generating activities (includes, but not limited to, jack and rock hammering, sheet and pile driving, rock breaking and vibratory rolling) – Only carry out in continuous blocks, not exceeding 3 hours each, with a minimum respite period of one hour between each block (“continuous” includes any period during which there is less than a 60 minutes respite between ceasing and recommencing any of the work). <p data-bbox="824 632 1126 659"><u>Fabrication work involved</u></p> <ul style="list-style-type: none"> <li data-bbox="824 691 1659 756">▪ Carry out noisy fabrication work at another site (for example, within enclosed factory premises) and then transport to site. <p data-bbox="824 788 1167 815"><u>Generators to be use on site</u></p> <ul style="list-style-type: none"> <li data-bbox="824 847 1758 1098">▪ Use mains power supply rather than use generators. Switch off generators when not in use, particularly during out of hours work / peak customer use for station works. Locate generators away from residences and behind structure that could provide acoustic shielding. Use one larger generator to power multiple plant items (ensuring safe cabling). Use mobile noise curtains around generators. Mark location of Mains power and generators on Site Plan. <p data-bbox="824 1129 1615 1157"><u>Reversing alarms (“beepers”) on site (including entry/exit from site)</u></p> <ul style="list-style-type: none"> <li data-bbox="824 1189 1603 1216">▪ Install less annoying non-tonal broadband ‘quacker’ reversing. <p data-bbox="824 1248 1111 1275"><u>Small or handheld plant</u></p> <ul style="list-style-type: none"> <li data-bbox="824 1307 1576 1334">▪ Use mobile noise curtains to shield from sensitive receivers. <p data-bbox="824 1366 1111 1393"><u>Metal chutes to be used</u></p>	

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		<ul style="list-style-type: none"> ▪ Reduce noise from metal chutes and bins by placing dampening material in the bin. <p><u>Delivery vehicles</u></p> <ul style="list-style-type: none"> ▪ Delivery vehicles to be fitted with straps rather than chains for unloading, wherever possible. <p><u>Recommended Mitigation Measures</u></p> <p><u>Substation transformers</u></p> <ul style="list-style-type: none"> ▪ Fire walls are required surrounding the transformers for safety reasons. These will provide some acoustic screening to the residential receivers. Fire/noise walls of at least 10m in height should be installed around the substation transformers. <p><u>Building C, D, E – Cooling Towers</u></p> <ul style="list-style-type: none"> ▪ Install a 9m noise wall above the chiller plant located on the Eastern side of Buildings C, D & E to block the line of sight between the cooling towers and the eastern residential receivers. The barrier must be continuous along a row of cooling towers. Install discharge attenuators on all fans from cooling towers: on Building A, on east side of Building C, 2 southern most cooling towers on west side of Building C, on east side of Building D, 3 southern most cooling towers on west side of Building C, on east side of Building E. <p><u>Chiller plant louvres – All buildings</u></p> <ul style="list-style-type: none"> ▪ 1.2m long rectangular attenuators are required to attenuate noise breakout from ventilation openings at the chiller rooms. <p><u>CRAH intake louvres – Building A</u></p>	

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ 1.2m long rectangular attenuators are required to attenuate noise breakout from the CRAH intake louvres. <p><u>FWU intake louvres – Building 2, 3, 4 and 5 (eastern and western façade)</u></p> <ul style="list-style-type: none"> ▪ 1.2m long rectangular attenuators are required to attenuate noise breakout from the FWU intake louvres. <p><u>Generators – All Buildings</u></p> <ul style="list-style-type: none"> ▪ Enclosed in custom acoustic enclosures such that noise levels do not exceed: SPL for intake at 1m – 62 dBA. SPL for hot air discharge at 1m – 65 dBA. SPL for exhaust gas discharge at 1m – 67 dBA. <p><u>Exhaust chimney</u></p> <ul style="list-style-type: none"> ▪ Parapet 5m on eastern side of Building 5. Internal 50mm thick acoustic lining will be required at the walls and roof of the exhaust chimney to control noise emissions. 	
Access, Traffic and Parking	Impacts on road network from construction and operational phases.	<p><u>Construction Traffic Management Plan</u></p> <p>Once a contractor has been engaged a finalised Construction Traffic Management Plan shall be prepared. This will include, but not limited, to the following:</p> <ul style="list-style-type: none"> ▪ Details on the construction staging and length of each stage. ▪ Expected vehicle volumes during each stage of works. ▪ Expected number of workers during each construction stage. ▪ Site establishment plan showing vehicle entry and exit points and any areas for manoeuvring. ▪ Traffic control plans. 	Section 6.1 Appendix DD

SEARS	Potential Impact	Mitigation Measure	Reference
		<p><u>Emergency Services</u></p> <ul style="list-style-type: none"> ▪ In the event of an incident related to construction traffic on the public road network it will be the responsibility of the Site Manager to ensure that emergency services are notified. Contact “000” in cases of emergency to advise the relevant emergency service. ▪ Furthermore, it is the responsibility of the Site Manager to advise the emergency services of any restriction of vehicular access to the public and private areas a minimum of one week prior to its implementation. <p><u>Responsibility</u></p> <p>The Site Manager is responsible for, but not limited to:</p> <ul style="list-style-type: none"> ▪ Implementing the Construction Traffic Management Plan and TCPs. ▪ Informing contractors of the requirements of the Construction Traffic Management Plan. ▪ Undertaking site inspections to ensure all signage is clearly visible and not damaged. ▪ Monitoring the Construction Traffic Management Plan. ▪ Reporting on incidents. ▪ Obtaining permits. 	
Air Quality	Impacts of construction activities in relation to dust and human health at sensitive receptors	<p><u>Communications</u></p> <ul style="list-style-type: none"> ▪ Develop and implement a stakeholder communications plan that includes community engagement. <p><u>Dust Management Plan</u></p> <ul style="list-style-type: none"> ▪ Develop and implement a DMP, interacting with the stakeholder communications plan, and includes procedures with respect to complaints, 	Section 6.2 Appendix O

SEARS	Potential Impact	Mitigation Measure	Reference
		<p>incidents, inspections, site management, dust suppression, surface/stockpile stabilisation, storage management, water supply, trackout measures, and so forth.</p> <p><u>Vehicle/Machinery</u></p> <ul style="list-style-type: none"> ▪ All on-road vehicles shall comply with the relevant emission standards. ▪ When stationary, vehicles are to switch off engines. ▪ Use of diesel or petrol-powered generators to be minimised, in preference to mains electricity or batter powered equipment where practicable. <p><u>Waste</u></p> <ul style="list-style-type: none"> ▪ Avoid burning of waste materials on site. 	
Hazards and Risks	Combustion of dangerous goods	<p>The Preliminary Hazards Assessment Report has recommended the following mitigation measures:</p> <ul style="list-style-type: none"> ▪ The regulator should be notified of diesel storage exceeding manifest quantities in accordance with Regulation 348 of the WHS Regulations. ▪ Outer warning placards regarding quantities of diesel stored should be displayed at any entrance where emergency services may enter the workplace in accordance with Regulation 349 and Schedule 13 of the WHS Regulations. ▪ Placards should be displayed on or near the containers of diesel in accordance with Regulation 350 and Schedule 13 of the WHS Regulations. ▪ An environment protection licence is required for chemical storage and should be obtained. ▪ Each battery storage room is to be installed with the following measures: 	Section 6.2 Appendix II

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ A fire resistance level (FRL) of 120/120/120 separating the rooms with lithium-ion batteries from the rest of the building. ▪ Adequate ventilation to relieve the off gassing of combustible gases from thermal runaway or a gas detection system to ensure the combustible gas generated from a batter fire does not exceed the lower explosive limit (LEL). ▪ Smoke detection. ▪ Double knock pre-action sprinkler system. ▪ The inclusion of lithium-ion batteries is to be incorporated into the overall fire safety strategy by the project fire engineer. <p><u>AS1940:2017</u></p> <ul style="list-style-type: none"> ▪ AS 1940:2017 “<i>The storage and handling of flammable and combustible liquids</i>” should be followed for safe management of combustible liquids on site. The following key safeguards relevant to diesel storage at the NEXTDC site were identified from this standard. ▪ The diesel storage tanks should be designed and constructed to comply with AS1692 or an equivalent Standard. Specifically, the tanks shall comply with the separation distances stated of AS 1940 (AS 1940 Clause 5.7.2): <ol style="list-style-type: none"> 1. To security fences and on-site protected places, Table 5.3. 2. To a protected place beyond the site boundary, Table 5.4. 3. Tank to Tank separation distances as per 5.7.6. ▪ The design uses 240-minute fire rated self-contained (double wall) tanks in accordance with 5.9.4. Such tanks halve the AS 1940 separation distances noted above. In addition to the fire rating and secondary containment, multi-hazard tank designs such as <i>SuperVault</i> are also rated for some 	

SEARS	Potential Impact	Mitigation Measure	Reference
		<p>degree of ballistic and vehicle impact protection, significantly reducing the risks associated with fuel storage.</p> <ul style="list-style-type: none"> ▪ Except for generators with belly tanks, the generators will have day tanks not exceeding 1,000 litres. These tanks are installed within the containerised generators, with secondary containment provided inside the enclosure. The containment will be provided with automated leak detection. ▪ In addition to containment of tanks, spill containment will be provided around tank fill connections, pumps, and filters; meeting and exceeding the requirements of AS 1940. ▪ A fire protection system should be designed and installed according to AS 1940 including measures for detection and suppression. 	
<p>Infrastructure Requirements and Utilities</p>	<p>High usage of water and electricity</p>	<p>To mitigate the potential impacts related to electricity and water usage, the Infrastructure Requirements Report recommends the following:</p> <p><u>High electrical demand impacting the surrounding HV distribution network</u></p> <ul style="list-style-type: none"> ▪ Proposals are to have data specific electrical supply. Electrical authorities have confirmed that capacity exists within the network to service the site. <p><u>High noise levels when testing or operating back-up generators</u></p> <ul style="list-style-type: none"> ▪ Generators are containerised units which include noise attenuation features. The noise levels of generator testing will be assessed against NSW Noise Policy for Industry. <p><u>Fuel spills when filling generators</u></p> <ul style="list-style-type: none"> ▪ Fuel tanks will be designed to comply with AS1940. Fuel tanks will be double walled. Each fill point will have all ancillaries to meet requirements of AS1940. 	<p>Section 6.2 Appendix JJ</p>

SEARS	Potential Impact	Mitigation Measure	Reference
		<p><u>Fire and explosion risks associated with the generators</u></p> <ul style="list-style-type: none"> ▪ Generators will be designed in accordance with AS1940 which defines minimum clearance from building and separation between fuel storage tanks (“belly tanks”). Generators located behind security fencing/gates meaning only approved personnel can access this area. <p><u>Fire and explosion risks associated with the switching station</u></p> <ul style="list-style-type: none"> ▪ HV switching station will be designed by a certified Level 3 ASP designer in accordance with the relevant current version of Australian Standards and Industry Associations Standards and Guidelines. ▪ Switching station located behind security fencing/gates meaning only approved personnel can access the site. <p><u>Air pollution when generators are operational</u></p> <ul style="list-style-type: none"> ▪ Two separate mains supply routes are proposed, and the probability of mains failure has been investigated for the electrical supply. Failure rates for a supply in this arrangement are extremely low meaning the generators will rarely be used. Generators will include specific emissions control measures and will be Tier 2 certified to Australian EPA requirements. 	
Aboriginal Cultural Heritage	Unexpected finds	<p><u>Unexpected Finds Protocol</u></p> <p>The following unexpected archaeological finds procedure should be followed in the unlikely event that any archaeological materials, or suspected archaeological materials, are uncovered during any works within the subject area:</p> <ul style="list-style-type: none"> ▪ All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impacts to the finds. The find must not be moved ‘out of the way’ without assessment. 	Section 6.2 Appendix U

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> <li data-bbox="822 229 1742 331">▪ The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. <li data-bbox="822 363 1742 651">▪ The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and registration of the find with the Aboriginal Heritage Information Management System (AHIMS). Any management measures should be decided upon consultation with the RAPs. <li data-bbox="822 683 1742 785">▪ Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. <li data-bbox="822 817 1742 880">▪ Reporting may need to be prepared regarding the find and approved management strategies. <li data-bbox="822 912 1742 976">▪ Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. <li data-bbox="822 1008 1742 1110">▪ The following human remains procedure should be followed in the unlikely event that any human remains, or suspected human remains, are uncovered during any works within the subject area. <li data-bbox="822 1142 1742 1206">▪ Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. <li data-bbox="822 1238 1742 1302">▪ The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555). <li data-bbox="822 1334 1742 1398">▪ The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist. 	

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ Management recommendations are to be formulated by the NSW Police, Heritage NSW, site representatives and the RAPs. ▪ Works are not to recommence until the find has been appropriately managed. 	
Non-Aboriginal Cultural Heritage	Unexpected finds	<p><u>Unexpected finds protocol</u></p> <p>Although the likelihood of the subject area retaining any historical relics is low, it is recommended that unexpected finds and human remains procedures be implemented as harm mitigation measures.</p> <p>If any archaeological deposits or features are unexpectedly discovered during any site works, the following steps must be carried out:</p> <ul style="list-style-type: none"> ▪ All works within the vicinity of the find must immediately stop. The find must not be moved 'out of the way' without assessment. The find must be cordoned-off and signage installed to avoid accidental impact. ▪ The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. ▪ The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and notification of the discovery of a relic to Heritage NSW in accordance with S.146 of the Heritage Act 1977. ▪ Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. 	Section 6.2 Appendix V

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ Reporting may need to be prepared regarding the find and approved management strategies. ▪ Works in the vicinity of the find would only recommence upon receipt of approval from Heritage NSW. ▪ In the unlikely event that human remains are uncovered during any site works, the following must be undertaken: ▪ All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact. ▪ The site supervisor or other nominated manager must notify the NSW Policy and Heritage NSW (Enviroline 131 555). ▪ The find must be assessed by the NSW Policy, which may include the assistance of a qualified forensic anthropologist. ▪ Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives. ▪ Works are not to recommence until the find has been appropriately managed. 	
Contamination	Asbestos Clearance	<p>The contamination and remediation status letter recommends the following:</p> <ul style="list-style-type: none"> ▪ The findings of the review are confirmed on the completion of the earthworks for the proposed data centre development. As a minimum, following completion of earthworks associated with the proposed development, an asbestos clearance inspection should be undertaken, and a clearance certificate issued by SafeWork NSW Licensed Asbestos Assessor (LAA) confirming that no asbestos is visible at the surface. 	Section 6.2 Appendix T
Ecologically Sustainable	Energy efficiency and emissions	The Ecologically Sustainable Development Report recommended the following mitigation measures:	Section 6.2 Appendix N

SEARS	Potential Impact	Mitigation Measure	Reference
Development (ESD)		<p><u>Energy and Carbon – Energy Use</u></p> <p><u>Efficient lighting:</u></p> <ul style="list-style-type: none"> ▪ It is proposed that new lighting provided will be LED type luminaire fittings which provide efficient lighting along with motion sensor controls for occupied spaces. <p><u>Design optimisation for reducing operational energy consumption:</u></p> <ul style="list-style-type: none"> ▪ The mechanical system is proposed to utilise high efficiency chillers supplying high temperature chilled water to data hall cooling plant to maximise energy efficiency when chillers run, reducing energy consumption. <p><u>Integrated Water Management – Water Use:</u></p> <p><u>Water efficient fixtures and appliances:</u></p> <ul style="list-style-type: none"> ▪ It is proposed that fixture selection in future design stages must adhere to GREP and Green Star requirements for flow efficiency. <p><u>Rainwater harvesting and cooling tower reuse:</u></p> <ul style="list-style-type: none"> ▪ Rainwater from the roof will be collected in rainwater harvesting tanks and also to provide tanks to collect cooling tower discharge water for reuse. <p><u>Resources – Sustainable Materials and Construction Waste:</u></p> <p><u>Design strategies implementation to lower embodied carbon:</u></p> <ul style="list-style-type: none"> ▪ Strategies to reduce embodied carbon as discussed in the integrated design workshop to be implemented in the design. <p><u>Construction and demolition waste management planning</u></p>	

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ A construction and demolition waste management plan to be developed in the next phase to inform regarding major waste streams generated, including disposal and diversion rates. <p><u>Climate Change:</u></p> <p><u>Appropriate HVAC plant selection for increasing average temperatures</u></p> <ul style="list-style-type: none"> ▪ Plant selection will be based off the energy modelling analysis with climate change factors incorporated in the design. <p><u>High SRI Roofing for higher frequency of extreme temperatures</u></p> <ul style="list-style-type: none"> ▪ High SRI roofing materials in accordance with Green Star urban heat island requirements will help lower the heat effect. <p><u>Increased HVAC monitoring for bushfire risk</u></p> <p>Increased HVAC monitoring schedule to ensure filters are replaced frequently to maintain fresh airflow in conditioned areas as a measure for bushfire smoke.</p>	
Flooding	Burley Road access during a flood event	<p>The Flood Risk Assessment Report recommends the following mitigation measure:</p> <ul style="list-style-type: none"> ▪ As flooding is known to cut off access through Burley Rd, a more detailed Flood Emergency Management Plan should be developed for the site to address management strategies for site response and access and egress routes to the site in the event of a PMF event scenario. 	Section 6.2 Appendix Q
Bushfire	Potential impacts on property and safety during bushfire event	<p>The Bushfire Protection Assessment provides the following mitigation measures:</p> <ul style="list-style-type: none"> ▪ The BAL 19 construction standards to the southern and eastern elevations of Building E shall be constructed to comply with Section 3 and Section 6 (BAL 19) of AS 3959-2018- 'Construction of Buildings in Bushfire Prone Areas'. 	Section 6.2 Appendix AA

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> <li data-bbox="824 229 1749 331">▪ The remaining elevations of Building E shall be constructed to comply with Section 3 and Section 5 (BAL 12.5) of AS 3959-2018- 'Construction of Buildings in Bushfire Prone Areas'. <li data-bbox="824 363 1749 501">▪ The BAL 19 construction standards to the northern elevation of Building No. B, No. C & No. D shall be constructed to comply with Section 3 and Section 6 (BAL 19) of AS3959-2018- 'Construction of Buildings in Bushfire Prone Areas'. <li data-bbox="824 533 1749 638">▪ The remaining elevations of Building No. B, No. C & No. D shall be constructed to comply with Section 3 and Section 5 (BAL 12.5) of AS3959-2018- 'Construction of Buildings in Bushfire Prone Areas'. <li data-bbox="824 670 1749 775">▪ Note: The construction of Burley Road will remove of the vegetation in the road corridor and remove the requirement to apply bushfire construction standards to Building No. B, Building No. C & Building No. D. <li data-bbox="824 807 1749 833">▪ The following additional measures also apply to Building No. E: <li data-bbox="824 865 1749 970">▪ Access doors (PA and Vehicle) to the building shall be fitted with seals that seal the bottom, stiles and head of the door against the opening/frame to prevent the entry of embers into the building. <li data-bbox="824 1002 1749 1059">▪ Particular attention shall be given to the gap at the head of the curtain of the roller doors, where mohair type seals shall be used. <li data-bbox="824 1091 1749 1267">▪ Any external vents, grilles and ventilation louvres shall have stainless steel mesh with a maximum aperture of 2mm square fitted to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm. <li data-bbox="824 1299 1749 1404">▪ Fire Appliance access is to be provided along the northern side of Building No. B, Building No. C and Building No. D, to provide continuous fire appliance access to all aspects of the buildings. 	

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ The fire-fighting water supply to the proposed building shall comply with the Building Code of Australia (BCA) and Australian Standard AS 2419.1 – 2021. ▪ Electricity and gas supplies will be laid underground and therefore address the performance standard of Chapter 4 of Planning for Bushfire Protection 2019. ▪ The management of Defendable Spaces within the site shall comply with the recommendations of Appendix 4 of Planning for Bushfire Protection 2019 and Standards for Asset Protection Zones. ▪ Management of the Defendable Spaces within the development shall comply with the following: <ul style="list-style-type: none"> ▪ Maintain a clear area of low-cut lawn or pavement adjacent to the buildings; utilise non-flammable materials such as Scoria, pebbles and recycled crushed bricks as ground cover to landscaped gardens in close proximity to building. ▪ Keep areas under shrubs and trees raked and clear of combustible fuels. ▪ Trees and shrubs should be maintained in such a manner that tree canopies are separated by 2 metres and understory vegetation is not continuous [retained as clumps]. 	
Water Management	Excessive water consumption	<p>The following mitigation measures are to be implemented in accordance with the methodology and findings of the Civil Engineering Report:</p> <ul style="list-style-type: none"> ▪ Five (5) on-site stormwater detention tanks to reduce the discharge from the site to below the permissible site discharge as per Fairfield Council’s 327-335 Burley Road, Horsley Park Development Control Plan 2016. 	Section 6.2 Appendix R Appendix S

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ A site wide stormwater pit and pipe network to account for stormwater conveyance for the stage 1 and the ultimate stage of the proposed development. ▪ Water quality treatment measures including proprietary products. ▪ An erosion and sediment control plan to manage stormwater quality and quantity on site during the construction phase of the development. ▪ On site stormwater detention to reduce the rate of discharge of stormwater from the site to an acceptable level in accordance with the DCP (2016). ▪ On site stormwater quality treatment to mitigate the impact of the site on downstream water quality. ▪ During the construction stages of the project, an erosion and sediment control plan (ESCP) is to be implemented to prevent sediment laden stormwater from flowing into adjoining properties, bushland, roadways or receiving water bodies. Stormwater controls onsite are detailed in erosion and sediment control plans which is in accordance with relevant regulatory authority guidelines including Landcom NSW's Managing Urban Stormwater, Soils and Construction ("Blue Book"). The proposed Erosion and Sediment Control Plan is included in Appendix A (of the Civil Engineering Report). 	
BCA and Accessibility	Compliance with the relevant provisions of the NCC	<p>The Access Review Report recommends the following:</p> <ul style="list-style-type: none"> ▪ It will be necessary to provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009. ▪ An accessible path of travel between the 5 buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required. 	<p>Section 6.2</p> <p>Appendix I</p> <p>Appendix BB</p>

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required. 	
<p>Social Impact</p>	<p>Potential negative social and community impacts</p>	<p><u>Local Character</u></p> <ul style="list-style-type: none"> ▪ Increase tree canopy and density of vegetation along the eastern boundary of the site and Burley Road frontage to further buffer and reduce the visual impact of the development for nearby residents. ▪ Investigate opportunities to sponsor or provide funding to community organisations and groups to utilise for community building activities to develop and strengthen connections with the local community (e.g. community events, programs or other initiatives that benefit the local community). <p><u>Traffic Provisions</u></p> <ul style="list-style-type: none"> ▪ Undertake ongoing consultation with TfNSW to continue to monitor and discuss potential traffic issues and access for future workers and local residents. <p><u>Noise and Vibration</u></p> <ul style="list-style-type: none"> ▪ Prepare a detailed Construction Management Plan (CMP), including a CNVMP, prior to CC issue which considers amenity impacts associated with construction (e.g. noise, air quality, etc). It should identify and assess any cumulative amenity impacts with other nearby developments and provide for a Community Engagement Strategy which responds to formal complaints and procedures during construction. ▪ Prepare a Plan of Management (PoM) that includes an Operational Noise and Vibration Management Plan (ONVMP), prior to CC issue which addresses operational noise impacts that cannot be assessed at this stage. It should identify and assess any cumulative amenity impacts with 	<p>Section 6.2</p> <p>Appendix W</p>

SEARS	Potential Impact	Mitigation Measure	Reference
		<p>other nearby developments and provide for a Community Engagement Strategy which responds to formal complaints and procedures during construction.</p> <p><u>Provision of a Healthy Work Environment</u></p> <ul style="list-style-type: none"> ▪ The future café should focus on provision of healthy food options. This is particularly important given the lack of food outlets in the immediate area. ▪ Implement the recommendations of the GTP to support the health and wellbeing of workers. ▪ Consider the development and implementation of a Health and Wellbeing Program (HWP) to encourage future staff to engage with healthy lifestyle choices. This could include providing exercise classes (e.g. yoga) in respite rooms before work or during breaks. <p><u>Visual Amenity and Privacy</u></p> <ul style="list-style-type: none"> ▪ Increase tree canopy and density of vegetation along the eastern boundary of the site and Burley Road frontage to further buffer potential visual impacts. <p><u>Potential Impact on Environmental Values</u></p> <ul style="list-style-type: none"> ▪ Consider repurposing thermal output by integrating data centres within energy grids. <p><u>Employment and Training Opportunities During Construction</u></p> <ul style="list-style-type: none"> ▪ Consider developing an employment plan which includes measures to encourage the procurement of local construction companies. ▪ Consider establishing ongoing partnerships with local TAFE institutes to connect local apprentices and trainees with placements during construction. 	

SEARS	Potential Impact	Mitigation Measure	Reference
		<p data-bbox="822 229 1630 256"><u>Diverse Local and Regional Employment and Training Opportunities</u></p> <ul data-bbox="822 288 1749 735" style="list-style-type: none"> <li data-bbox="822 288 1749 432">▪ Consider exploring partnerships with local universities such as Western Sydney University to offer support to students studying and pursuing a career in IT, project management, and other relevant fields (e.g. internships, placements, traineeships, mentor programs or other support). <li data-bbox="822 459 1749 603">▪ Consider exploring partnerships with local schools to provide opportunities to introduce students and young people to the field of IT, such as the FY23 programme which included several Year 10 interns spending the week at NEXTDC to gain insight and experience of data centre operations. <li data-bbox="822 630 1749 735">▪ Consider operation of the proposed café by a social enterprise organisation to provide training and employment experience opportunities, possibly for vulnerable groups. <p data-bbox="822 762 1122 790"><u>Community Engagement</u></p> <ul data-bbox="822 821 1749 1268" style="list-style-type: none"> <li data-bbox="822 821 1749 965">▪ Prepare a detailed CMP and PoM including a Community Engagement Strategy to respond to formal complaints and engagement procedures during construction, to ensure effective and ongoing communication with affected residents. <li data-bbox="822 992 1749 1102">▪ Consider providing a direct contact line to local residents to share concerns during pre-construction, construction and operation. This should be documented in the PoM. <li data-bbox="822 1129 1749 1268">▪ Consider utilising NEXTDC’s Corporate Social Responsibility Program (‘Live to Give’) to build relationships with the local community. Consideration should be given to initiatives aligned to local community values (e.g. wildlife rescue and bush care). 	
Tree Removal	Potential impacts on street trees	The AIA recommends the following mitigation measures to protect the retained trees during the construction phase as summarised below:	Appendix NN

SEARS	Potential Impact	Mitigation Measure	Reference
		<ul style="list-style-type: none"> ▪ All tree removal work is to be carried out by an experienced Arborist with minimum AQF Level 3 qualifications in accordance with AS4373-2007 - Pruning of Amenity Trees, Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation. ▪ It is recommended that replacement planting of new street trees is carried out as part of the development works to offset and compensate for the removal of Council Street trees and to provide for future urban forest in line with Fairfield City Council objective to enhance the City's urban canopy. Replacement planting should be directed by Council to ensure compliance with any street tree masterplans. 	
<p>Surface Water, Groundwater and Salinity</p>	<p>Potential impacts related to surface water, groundwater and salinity.</p>	<ul style="list-style-type: none"> ▪ Additional testing of surface water is recommended to assess the quality and provide recommendations for treatment and/or reuse (such as dust suppression) during the construction works. ▪ A specialist contractor must be contacted to design an appropriate water treatment program to facilitate the disposal and/or reuse of the collected surface water. ▪ In the event unexpected conditions are encountered during construction/enabling works that may pose a contamination risk, all works should stop and an environmental consultant should be engaged to inspect the site and address the issue. ▪ In the unlikely event that dewatering of the groundwater is required, treatment of the groundwater will be necessary prior to discharge. ▪ Should the proposed development details change to likely intersect the groundwater table, a detailed assessment and analysis of likely groundwater inflows into excavations will need to be undertaken. ▪ The groundwater is saline and is non-aggressive towards buried concrete and steel. JKE has prepared a Salinity Management Plan (SMP) for the 	<p>Section 6.2 Appendix KK Appendix NN</p>

SEARS	Potential Impact	Mitigation Measure	Reference
		proposed development. Management measures outlined in the SMP are to be implemented during construction.	