



APPENDIX D ENGAGEMENT SUMMARY TABLE

Table 1 Engagement Summary

Stakeholder	How this group was consulted	Feedback	Project Response
DPHI			
Planning and Assessment Team	<p>NEXTDC and Urbis Planning met with DPHI on 24 March 2022 to discuss the Proposal.</p> <p>A follow up meeting with DPHI was held on 31 August 2023 prior to the lodgement of the SEARs request to provide information about the Proposal and seek initial feedback.</p> <p>Urbis Planning submitted a SEARs request letter to DPHI for Industry specific SEARs on 15 October 2023.</p>	DPHI issued Industry-specific SEARs on 27 October 2023.	<p>NEXTDC has considered the feedback provided by DPHI's Planning and Assessment Team throughout the preparation of the SSDA.</p> <p>NEXTDC will continue to consult and provide project updates to the Planning and Assessment Team and offer the opportunity to comment and provide feedback on plans.</p>
Environment and Heritage Team (E&H Branch)	Urbis Planning provided information about the Proposal to the Environment and Heritage Branch in February 2024, and issued a Biodiversity Development Assessment Report (BDAR) waiver request.	The Environment and Heritage Branch issued a BDAR waiver on 29 February 2024.	NEXTDC has included a biodiversity statement as part of the EIS.
Local Councils			

Stakeholder	How this group was consulted	Feedback	Project Response
Fairfield City Council	<p>Planning team</p> <p>Urbis Planning and NEXTDC met with Fairfield City Council on 10 November 2023 to discuss the project.</p> <p>Civil and structural engineer consultants, Taylor Thomson Witting (TTW), met with Fairfield City Council on 22 November 2023 to discuss the Proposal.</p>	<p>Council acknowledged the required technical documents outlined in the SEARs issued by NSW DPHI (dated 27 October 2023), and requested the proponent also address the following matters as part of the EIS package:</p> <ul style="list-style-type: none"> ▪ Compliance with Council's Development Control Plan (DCP) ▪ Potential impacts to amenity for the adjoining rural-residential area ▪ Visual Impact Assessment ▪ Air Quality and Odour Assessment ▪ Noise Impact Assessment ▪ Community Engagement Plan ▪ Environmental Management Plans ▪ Plan of Management ▪ Traffic and Parking Impact Assessment ▪ Landscaping and biodiversity. <p>Council also advised that as part of the EIS, the design must comply</p>	<p>Noted.</p> <p>Council's feedback has been addressed and requested assessments have been included in the EIS.</p> <p>Stormwater quantity and quality design has been developed in accordance with the site specific DCP rather than the Fairfield City Council DCP.</p>

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		with the site specific 327-335 Burley Road, Horsley Park Development Control Plan (DCP) 2016.	
	<p>Social planner</p> <p>Invitation (issued via email on 12 December 2023) to meet with Urbis' Community Planning team to discuss the local community context and potential social impacts of the project, to inform the SIA.</p>	A response to the invitation was received via email on 22 January 2024. Council advised that their Social Planning Team does not currently have capacity to discuss the social impacts for SSDAs; and will provide advice when the SIA is on public exhibition.	Noted
Blacktown City Council	<p>Urbis Engagement emailed the Development Assessment Manager on 2 February 2024.</p> <p>This email provided information about the Proposal, including ways to provide feedback. The community newsletter was attached to the email.</p>	A reply was received seeking clarification on the Proposal. No feedback on the Proposal was received.	NEXTDC will continue to inform Blacktown City Council as plans progress.
Penrith City Council	<p>Urbis Engagement emailed the Development Assessment Coordinator on 2 February 2024.</p> <p>This email provided information about the Proposal, including ways to provide feedback. The community newsletter was attached to the email.</p>	To date, no response has been received.	NEXTDC will continue to inform Penrith City Council as plans progress.

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Relevant agencies			
Transport for NSW (TfNSW)	TTW emailed TfNSW on 18 December 2023 to request Pre-DA advice on the Proposal and seek feedback on potential traffic or access impacts. TTW requested information related to the Southern Link Road Corridor Project and offered a pre-development meeting.	<p>TfNSW advised that a staged approach to traffic modelling should be taken. They requested that specific traffic modelling scenarios be included in the Traffic Impact Assessment (TIA) and indicated that an Agreement in Principle would be required if the Proposal involves the creation of a traffic control signal.</p> <p>To date, no response to the predevelopment meeting invitation or follow-up email has been received.</p>	TTW has included the requested modelling scenarios in the TIA for the EIS.
Sydney Water	NEXTDC applied for a Section 73 Compliance Certificate from Sydney Water in July 2023. This Certificate certifies that there is adequate access to water and wastewater services for the Proposal.	<p>Sydney Water advised current planned infrastructure could not accommodate peak load demands for water services.</p> <p>Sydney Water is completing further modelling of the network to evaluate options to enable final capacity of the Proposal.</p>	<p>NEXTDC has engaged water and hydraulic specialists, Warren Smith Consulting Engineers (WSce), who will coordinate further engagement with Sydney Water.</p> <p>WSce will work with Sydney Water to develop capacity solutions for the Proposal.</p>
Lumea and TransGrid	<p>NEXTDC, Lumea and TransGrid met monthly from February 2022 to February 2024 to discuss the development of the Proposal.</p> <p>NEXTDC held specialist meetings regarding commercial and</p>	Lumea and TransGrid have issued NEXTDC with Australian Energy Market Operator (AEMO) requirements for 'Large Customers'.	NEXTDC will continue to meet with TransGrid to determine whether to proceed with the Designated Network Asset option offered by Lumea.

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	<p>engineering aspects of the Proposal between May 2023 and February 2024.</p> <p>Executive leadership meetings between all parties were held in October 2023.</p> <p>Aurecon met with Lumea and TransGrid on 22 November 2023 to discuss the connection models for the S4 power supply.</p> <p>Aurecon continued to meet with Lumea and TransGrid on a fortnightly basis to agree on the proposed substation layout and design.</p>	<p>Lumea has offered a Designated Network Asset as a potential option to meet capacity requirements.</p>	<p>NEXTDC will continue to meet with Lumea and TransGrid to discuss AEMO Large Customer requirements in line with Customer Performance Standards (CPS).</p> <p>Engagement with Lumea and TransGrid for planning, layout and design is ongoing.</p>
<p>Western Parkland City Authority</p>	<p>Urbis Engagement emailed the Western Parkland City Authority on 14 March 2024.</p> <p>This email provided information about the Proposal along with the community newsletter.</p>	<p>To date, no response has been received from the Western Parkland City Authority</p>	<p>NEXTDC will continue to inform the Western Parkland City Authority as plans progress.</p>
<p>Fire and Rescue NSW (FRNSW), including the:</p> <ul style="list-style-type: none"> ▪ Special Hazards Unit ▪ Fire Safety Unit. 	<p>Fire engineering consultants, CORE Engineering, met with FRNSW on 30 January 2024</p>	<p>FRNSW advised that a Fire Safety Study report should be prepared and included in the EIS, as well as a Fire Engineering Brief Questionnaire (FEBQ).</p>	<p>A Fire Safety Study report has been prepared and is included in the EIS.</p> <p>Once the Fire Safety Study has been reviewed by DPHI as part of the SSDA, NEXTDC will prepare a FEBQ for FRNSW.</p>

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Aboriginal stakeholders			
Deerubbin Local Aboriginal Land Council (DLALC)	As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Urbis Heritage consulted the DLALC as required to determine the cultural significance of objects and/or places on and surrounding the site.	To date, no responses have been received from the DLALC.	<p>Further details about consultation with DLALC are provided in the ACHAR.</p> <p>NEXTDC used the ACHAR to inform the Proposal's approach and understand the potential impacts affecting this community.</p> <p>Urbis Heritage and NEXTDC will continue to engage and provide project updates to the DLALC, offering the opportunity to comment and provide feedback should the Proposal change.</p>
Registered Aboriginal Parties (RAPs)	<p>As part of the ACHAR, Urbis Heritage consulted the RAPs as required to determine the cultural significance of objects and/or places on and surrounding the site.</p> <p>A total of 24 RAPs registered for the project. One RAPs engaged with the process closely and was invited to attend a site inspection on 1 February 2024.</p>	<p>It was established that there are no Native Title claimants or Indigenous Land Use Agreements associated with the subject area.</p> <p>The consultation process identified that the subject area has social and cultural value for the Aboriginal community due to its connection to the broader landscape around the subject area, particularly around waterways.</p> <p>The ACHAR methodology and recommendations have been generally endorsed by all parties.</p>	<p>The ACHAR established that there is very low potential for Aboriginal objects and/or sites within the subject area due to high levels of historical disturbance.</p> <p>Further details about the consultation process, feedback from the RAPs and the project response are provided in the ACHAR.</p> <p>NEXTDC used the ACHAR to inform the Proposal's approach and understand the potential impacts affecting this community.</p>

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			Urbis Heritage and NEXTDC will continue to engage and provide project updates to the RAPs, offering the opportunity to comment and provide feedback should the Proposal change.
Community			
<p>Residents and businesses on streets bounded by:</p> <ul style="list-style-type: none"> ▪ Burley Road ▪ Delaware Road ▪ Johnston Crescent ▪ Walworth Road ▪ Wallgrove Road ▪ Old Wallgrove Road ▪ Horsley Road ▪ Arundel Road. 	<p>A community newsletter was distributed on 2 February 2024 to 81 residences and businesses in the Horsley Park area. The newsletter provided information about the Proposal, including any potential impacts to surrounding residences, and invited feedback via the 1800 number or enquiry email.</p> <p>The newsletter can be found in Appendix A, and the newsletter distribution area can be found in Appendix B.</p> <p>Urbis Engagement also conducted a door knock of the site's ten closest residential neighbours along Burley Road on 7 February 2024.</p> <p>Seven neighbours were engaged during this door knock. For the residences with nobody home, Urbis Engagement left a copy of the</p>	<p>Visual impacts</p> <p>One neighbour expressed concern related to the proximity of the site to residential neighbours, and in particular, concern about potential visual impacts due to building height and light spill due to 24/7 operation of the facility. The resident requested further clarification around the height of the Proposal, including whether any of the storeys would be built underground to mitigate potential visual impacts, and expressed concern about privacy.</p>	<p>The height of the Proposal is within the permissible limits.</p> <p>Potential visual impacts resulting from construction and operation of the proposed facility have been addressed in the EIS.</p> <p>Should the Proposal be approved, an Operational Management Plan will be prepared, and will outline how NEXTDC will manage the site whilst minimising potential operational impacts. NEXTDC does not expect any impacts due to light spill.</p> <p>Building setbacks and landscaping buffers have been included in the design to reduce potential visual and privacy impacts.</p> <p>The site slopes downwards from the south-east to the north-west corner, with a fall of approximately 10 metres. The Proposal design</p>

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	<p>newsletter along with a 'Sorry We Missed You' slip.</p> <p>Community enquiries were received and managed via the dedicated email and 1800 phone number throughout the entire consultation period.</p>		<p>incorporates the topography of the site, further reducing the visual impact to residential neighbours on Burley Road.</p>
		<p>Changing character and environmental concerns</p> <p>Several residents expressed concern about the perceived ongoing changing character of Horsley Park. Many long-term residents expressed having seen the area change because of industrial land uses and were particularly concerned about the loss of local flora and fauna due to development in the area.</p> <p>One resident suggested that NEXTDC should consider including</p>	<p>The Proposal site is zoned for industrial purposes, which permits developments such as data centres, industrial manufacturing sites, factories and warehouses.</p> <p>There are currently no plans to include residential or recreational spaces like parks in the Proposal.</p> <p>NEXTDC has included a biodiversity statement as part of the EIS.</p>

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		houses or parks in their plans to increase amenity and create habitats for displaced flora and fauna.	
		<p>Noise impacts</p> <p>Several residents expressed concern related to potential noise impacts, indicating compounding effects due to noise associated with the operation of existing industrial warehouses.</p>	<p>An assessment of potential noise impacts related to the construction and operation of the proposed data centre has been included in the EIS.</p> <p>Should the Proposal be approved, an Operational Management Plan will be prepared, and will outline how NEXTDC will manage the site whilst minimising potential operational impacts.</p>

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		<p>Consultation</p> <p>Several residents expressed frustration about the extent to which public feedback will be considered as part of the planning process for the Proposal. Many residents pointed to a recent project on Burley Road, stating that it was approved despite strong community opposition.</p> <p>Residents also expressed frustration around their views failing to be captured in the planning and delivery of the development in this area, stating that in previous experiences they have tried to speak to somebody to raise their concerns and have not felt heard or considered.</p>	<p>NEXTDC will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:</p> <ul style="list-style-type: none"> ▪ Continuing to engage with the community about the project, its potential impacts, and the approval process including opportunities to provide feedback. ▪ Enabling the community to seek information about the project through the two -way communication channels.
		<p>Traffic</p> <p>One resident expressed concern related to the existing traffic conditions around the site, and particularly the safety of surrounding laneways given the number of heavy vehicles travelling along Burley Road. This resident indicated that the closure of one section of Burley</p>	<p>An assessment of the potential traffic impacts has been submitted as part of the EIS, including the expected number of vehicle movements generated by the proposed development.</p> <p>The proposed development is projected to generate up to 260 vehicle trips in the morning and afternoon peak hours, once</p>

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		Road had recently exacerbated this issue.	operating at full capacity. This is expected to have minimal impact on the local road network due to: <ul style="list-style-type: none"> ▪ Parking availability on-site ▪ Site access provided with satisfactory queueing space ▪ Adjacent road networks which have capacity for expected demands.
		<p>Other</p> <p>One resident noted that there was a need for new infrastructure in the area.</p>	Noted
TAFE NSW – Wetherill Park	<p>Urbis Engagement emailed the Wetherill Park campus on 14 February 2024.</p> <p>This email provided information about the Proposal along with the community newsletter and offer of a one-on-one briefing.</p>	To date, no response has been received from TAFE NSW.	NEXTDC will continue to inform TAFE NSW – Wetherill Park as plans progress.
St. Narsai Assyrian Christian College	<p>Urbis Engagement emailed St. Narsai Assyrian College on 14 February 2024.</p> <p>This email provided information about the Proposal along with the</p>	To date, no response has been received from St. Narsai Assyrian Christian College.	NEXTDC will continue to inform St. Narsai Assyrian Christian College as plans progress.

Stakeholder	How this group was consulted	Feedback	Project Response
	community newsletter and offer of a one-on-one briefing.		