



S4 HORSLEY PARK DATA CENTRE SSDA

Community and Stakeholder
Engagement Outcomes Report

Prepared for
NEXTDC
17 June 2024



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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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1. EXECUTIVE SUMMARY

This Community and Stakeholder Engagement Outcomes Report (report) has been prepared by Urbis Ltd (Urbis) on behalf of NEXTDC Limited to accompany a detailed State Significant Development Application (SSDA) for the S4 data centre proposal at 16 Johnston Crescent, Horsley Park. The site is legally described as Lot 305 in Deposited Plan 1275011.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-63741210). In February 2024, Urbis delivered an engagement program to provide the local community and stakeholders with information about the SSDA and encourage feedback.

Key themes of feedback received during the consultation period across all engagement activities included:

- Concern related to the changing character of Horsley Park as a result of industrial land uses
- Concern related to potential visual impacts
- Concern that public feedback will not influence the proposal.

This report details the community and stakeholder engagement undertaken from March 2022 to March 2024, as well as key themes of feedback provided and the project's response to this feedback.

2. INTRODUCTION

This report has been prepared to accompany a detailed SSDA for the proposed S4 data centre development at 16 Johnston Crescent, Horsley Park (SSD-63741210).

The project seeks consent for construction and operation of a data centre development and includes site preparation works, bulk earthworks and infrastructure, and construction of the buildings, ancillary facilities, and associated site works.

Specifically, the project comprises the redevelopment of the site as summarised below:

- Site preparation works including earthworks, excavation and retaining walls
- Construction and operation of a data centre development comprising:
 - Five data centre buildings with the following indicative maximum heights:
 - ‘Hyperscale 1 Typical Building’ = 39 metres
 - ‘Hyperscale 2 Typical Building’ = 39 metres
 - ‘Enterprise Building’ = 32 metres
- Vehicle access via Johnston Crescent
- On-site car parking and loading within at-grade hardstand areas
- Meeting and function spaces, and a café
- On site 33kV substation plus 33kV switching station.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 27 October 2023 issued for the SSDA. Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 SEARs compliance

SEARs item	Project response
26. Engagement	
<p>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:</p> <ul style="list-style-type: none"> ▪ The relevant Department assessment team. ▪ Any relevant local councils. ▪ Any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). ▪ 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. 	<p>This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ Engagement and Communications Outcomes Report ▪ EIS.

2.1. THE SITE

The site is located at 16 Johnston Crescent, Horsley Park within the Fairfield Local Government Area (LGA). The site is legally described as Lot 305 in Deposited Plan 1275011.

An aerial photograph of the site is provided in Figure 1 below. The site comprises vacant land which has been cleared of vegetation and does not contain any existing built form structures. Bulk earthworks approved under DA-893-201 are currently underway on the site.

The site will be well serviced by infrastructure. The signalised intersection of Lenore Drive and Old Wallgrove Road at Eastern Creek is approximately 2 kilometres to the north, providing access to Wallgrove Road and the Westlink M7 Motorway to the east and Erskine Park Road and Mamre Road to the west. Each of these roads provides access to the M4 Motorway to the north and M5 Motorway to the south. A utilities and site services report will accompany the Environmental Impact Statement (EIS).

The site is located approximately 35 kilometres west of the Sydney Central Business District (CBD), 17 kilometres west of the Parramatta CBD and 10 kilometres north-east of the future Western Sydney International airport.

The site is within a developing employment precinct, including the ESR Horsley Logistics Park, Oakdale Central, Oakdale South and Horsley Park Employment Precinct. It is also close to other established and emerging employment-generating precincts, including Eastern Creek to the north, Huntingwood to the north-east, Mamre Road to the west and Wetherill Park to the east.

Figure 1 Site aerial photograph



Source: Nearmap 2023

3. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered during February and March 2024 to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed by and are consistent with the NSW Department of Planning, Housing and Infrastructure (DPHI's) *Undertaking Engagement Guidelines for State Significant Projects*.

3.1. PURPOSE OF ENGAGEMENT

The community and stakeholder engagement program aimed to:

- Provide accurate information about the proposed concept plans
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the planning and development of the proposal
- Invite proactive engagement on key community issues and concerns.

3.2. STAKEHOLDERS

Figure 2 below outlines the stakeholders that are included in the SEARs: specifically, local councils, DPHI, relevant agencies, Aboriginal stakeholders, and the community. Based on levels of impact and/or interest, we have separated stakeholders into five categories.

Figure 2 Stakeholder categorisation



3.2.1. DPHI

NEXTDC and Urbis Planning were responsible for engagement with DPHI.

As identified in the SEARs, engagement was required with the relevant Department assessment teams. This included the Planning and Assessment team and the Environment and Heritage team.

3.2.2. Fairfield City Council

NEXTDC and Urbis Planning were responsible for engagement with Fairfield City Council.

As identified in the SEARs, engagement with relevant Councils was required for this project. The site is within the Fairfield LGA.

3.2.3. Penrith City Council

Urbis Engagement was responsible for engagement with Penrith City Council.

Although the site does not sit within the Penrith LGA, given its location close to the LGA border, engagement with Penrith City Council was undertaken.

3.2.4. Blacktown City Council

Urbis Engagement was responsible for engagement with Blacktown City Council.

Although the site does not sit within the Blacktown LGA, given its location close to the LGA border, engagement with Blacktown City Council was undertaken.

3.2.5. Relevant agencies

NEXTDC, Urbis Planning and other relevant technical consultants were responsible for engagement with relevant government agencies.

The relevant agencies included Transport for NSW, Transgrid, Sydney Water and the Western Parkland City Authority.

3.2.6. Aboriginal stakeholders

Urbis Heritage was responsible for engagement with Aboriginal stakeholders.

As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the proposal, Urbis Heritage consulted with the Metropolitan Local Aboriginal Land Council and other registered Aboriginal parties as required to determine the cultural significance of objects and/or places on and surrounding the site.

Feedback from this consultation is included in the ACHAR.

3.2.7. Community

Urbis Engagement was responsible for engagement with the community.

As described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or likely to be affected by the project. Therefore, the community outlined in Figure 3 below was identified due to their proximity to the site and/or likely impact or interest during construction and operation.

For community stakeholders, potential impacts identified included:

- Visual impacts
- Construction and operational impacts, including traffic, noise and air quality
- Opportunities to provide feedback
- Potential impacts to the nearby C2 environmental conservation area and proposed management measures
- Bushfire management measures.

Surrounding landowners and occupiers

Error! Reference source not found. shows the site and surrounding community. This includes surrounding landowners and occupiers who may be impacted by construction and operation of the S4 data centre.

Community and representative groups

A thorough search of Council’s website and additional desktop research was undertaken, and no relevant community or representative groups were identified.

Figure 3 The site and surrounding community



- Project site
- Surrounding community

3.3. ENGAGEMENT ACTIVITIES

Engagement activities included a letterbox drop of a community newsletter, a door knock, and enquiry management throughout February 2024.

Table 2 Summary of engagement activities

Engagement activity	Target stakeholder	Reach
Letterbox drop of community newsletter	Surrounding landowners and occupiers	<p>The community newsletter was distributed to 81 properties within the marked area in Figure 3.</p> <p>These included properties on:</p> <ul style="list-style-type: none"> ▪ Burley Road ▪ Delaware Road ▪ Johnston Crescent ▪ Walworth Road ▪ Wallgrove Road ▪ Old Wallgrove Road ▪ Horsley Road

Engagement activity	Target stakeholder	Reach
		<ul style="list-style-type: none"> Arundel Road. <p>The newsletter provided information about the proposal, including any potential impacts to surrounding residences, and invited feedback via the 1800 number or enquiry email. It also included a QR code to the Social Impact Assessment (SIA) survey. A copy of the newsletter is included in Appendix A and a copy of the newsletter distribution area is included in Appendix B of this report.</p>
Door knock	Near neighbours (landowners and occupiers)	<p>Urbis Engagement door knocked 10 residences on Burley Road on 7 February 2024.</p> <p>In cases where a resident was not present or available to speak to the project team, a 'Sorry We Missed You' card was left in the letterbox, along with a copy of the newsletter.</p>
Enquiry management	All stakeholders	To date, five emails and no phone calls have been received from stakeholders and the community.
E-newsletter	Surrounding community stakeholders	<p>An e-newsletter was emailed to the following on 14 February 2024.</p> <ul style="list-style-type: none"> TAFE NSW – Wetherill Park St. Narsai Assyrian Christian College. <p>Each stakeholder also offered an individual online briefing.</p>

4. ISSUES RAISED

The following table outlines the issues raised by the community and stakeholders and the project response. Key themes that arose during the consultation period included concerns related to:

- The height of the proposed facility and associated privacy impacts for residents
- 24/7 operation of the facility, including light spill and noise impacts
- Changing character of Horsley Park as a result of industrial land uses.

Table 2 Stakeholder matrix

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>

<p>Environment and Heritage Team (E&H Branch)</p>	<p>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.</p>	<p>The Environment and Heritage Branch issued a BDAR waiver on 29 February 2024.</p>	<p>NEXTDC has included a biodiversity statement as part of the EIS.</p>
<p>Local Councils</p>			
<p>Fairfield City Council</p>	<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 	<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>

		<ul style="list-style-type: none"> ▪ 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 with the site specific 327-335 Burley Road, Horsley Park Development Control Plan (DCP) 2016.</p>	
	<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>	<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.</p>	<p>Noted.</p>
<p>Blacktown City Council</p>	<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</p>	<p>A reply was received seeking clarification on the proposal. No feedback on the proposal was received.</p>	<p>NEXTDC will continue to inform Blacktown City Council as plans progress.</p>

	community newsletter was attached to the email.		
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.
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 pre-development 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	Sydney Water advised current planned infrastructure could not	NEXTDC has engaged water and hydraulic specialists, Warren Smith Consulting Engineers (WScE), who

	<p>Certificate certifies that there is adequate access to water and wastewater services for the proposal.</p>	<p>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>will coordinate further engagement with Sydney Water.</p> <p>WSce will work with Sydney Water to develop capacity solutions for the proposal.</p>
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<p>Lumea and Transgrid</p>	<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 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 and Transgrid have issued NEXTDC with Australian Energy Market Operator (AEMO) requirements for 'Large Customers'.</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 Transgrid to determine whether to proceed with the Designated Network Asset option offered by Lumea.</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>
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Western Parkland City Authority	<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>	To date, no response has been received from the Western Parkland City Authority.	NEXTDC will continue to inform the Western Parkland City Authority as plans progress.
<p>Fire and Rescue NSW (FRNSW), including the:</p> <ul style="list-style-type: none"> ▪ Special Hazards Unit ▪ Fire Safety Unit. 	Fire engineering consultants, CORE Engineering, met with FRNSW on 30 January 2024.	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>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>
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</p>

			and provide feedback should the proposal change.
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> <p>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.</p>
Community			
<p>Residents and businesses on streets bounded by:</p> <ul style="list-style-type: none"> Burley Road 	<p>A community newsletter was distributed on 2 February 2024 to 81 residences and businesses in the Horsley Park area. The</p>	<p>Visual impacts</p> <p>One neighbour expressed concern related to the proximity of the site to residential neighbours, and in</p>	<p>The height of the proposal is within the permissible limits.</p> <p>Potential visual impacts resulting from construction and operation of</p>

<ul style="list-style-type: none"> ▪ Delaware Road ▪ Johnston Crescent ▪ Walworth Road ▪ Wallgrove Road ▪ Old Wallgrove Road ▪ Horsley Road ▪ Arundel Road. 	<p>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 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>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>Changing character and environmental concerns</p> <p>Several residents expressed concern about the perceived ongoing changing character of Horsley Park. Many long-term</p>	<p>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 incorporates the topography of the site, further reducing the visual impact to residential neighbours on Burley Road.</p> <p>The proposal site is zoned for industrial purposes, which permits developments such as data centres, industrial manufacturing sites, factories and warehouses.</p>
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	<p>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 houses or parks in their plans to increase amenity and create habitats for displaced flora and fauna.</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>
	<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>
	<p>Consultation</p> <p>Several residents expressed frustration about the extent to which public feedback will be considered as part of the planning</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>

	<p>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>	<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 Road had recently exacerbated this issue.</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 operating at full capacity. This is expected to have minimal impact on the local road network due to:</p> <ul style="list-style-type: none"> ▪ Parking availability on-site

			<ul style="list-style-type: none"> ▪ 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 community newsletter and offer of a one-on-one briefing.</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.

5. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

NEXTDC welcomes feedback on the proposal. NEXTDC 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 potential impacts, and the approval process
- Enabling the community to seek clarification about the project through the two-way communication channels.

6. DISCLAIMER

This report is dated 17 June 2024 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 NEXTDC (**Instructing Party**) for the purpose of Community and Stakeholder Engagement Outcomes Report (**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 COMMUNITY NEWSLETTER

Figure 4 Community newsletter



New Data Centre proposal: Johnston Crescent, Horsley Park

February 2024

Artist impression of the proposed site (view from Johnston Crescent) – indicative only.

NEXTDC is proposing a new data centre in Horsley Park, called S4 Sydney.

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

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 the cloud, there is a growing need for local data storage.

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

What is being proposed?

NEXTDC is proposing to construct and operate a new data centre at Johnston Crescent, Horsley Park. The proposal includes:

- Five hyperscale buildings, each up to 38 metres high, housing the digital technology infrastructure for NEXTDC's clients.
- One enterprise building, up to 32 metres high, housing several mixed retail and commercial tenants, commercial and office space, and a lobby.

Vehicle access to the proposed data centre will be via Johnston Crescent, and on-site car parking has been included in the proposal.

If approved, the site would operate on a 24-hour, 7-day-per-week basis. The proposal would also create around 250-300 new full-time jobs during construction, and around 160 new ongoing full-time jobs as part of the site's operation.

Delivering the S4 Sydney data centre at Horsley Park means:

-  A new secure location for the storage of data and critical digital infrastructure within the Sydney basin
-  Increased speed of digital access to clients and cloud platforms in Sydney and across NSW
-  Better security of sensitive data
-  An additional location for the backup and redundancy of data stored elsewhere across NSW





Managing potential impacts

NEXTDC is committed to understanding and managing potential impacts during construction and operation of the proposed data centre.

The project team is preparing an Environmental Impact Statement (EIS) which will assess potential impacts and suggest mitigation measures. This will include a Bushfire Risk Management Plan and an Environment Management Plan to minimise potential impacts to the natural bushland zoned C2 Environmental Conservation; as well as assessments of potential traffic, noise, dust, overshadowing and visual impacts.

Should the proposal be approved, NEXTDC will develop and implement an Operational Management Plan which will outline how NEXTDC will manage the site, including ensuring potential operational impacts on our neighbours are minimised.

Next steps

NEXTDC is seeking approval for their S4 Sydney data centre proposal from the NSW Department of Planning, Housing and Infrastructure (DPHI) through the State Significant Development Application (SSDA) process.

WE ARE HERE

The next step is to prepare an EIS. As part of preparing the EIS, NEXTDC is engaging with its neighbours and the community.

FEBRUARY 2024

Community feedback will be collated in a Consultation Outcomes Report and included in the submission to DPHI to inform future planning.

MARCH 2024

Formal SSDA lodgement. Following this, DPHI will publicly exhibit the proposal. At this point, the community can make formal submissions to DPHI.

FOLLOWING 12 MONTHS

NEXTDC is expecting a determination within 12 months of lodging the SSDA.

Provide your feedback

NEXTDC has commissioned Urbis Engagement to collect your feedback and provide further information about the S4 Sydney data centre proposal. Provide your feedback by contacting the team via:



engagement@urbis.com.au 1800 244 863

Urbis is also preparing a **Social Impact Assessment (SIA)** as part of the SSDA. To inform the SIA, we are seeking feedback from the community to better understand the needs of the local area and potential social impacts and benefits of the proposal.

You can provide your feedback response by filling in a short online survey. The survey is open until 5pm on **18 February 2024**.

Scan the QR code with your phone or access the survey here:

urbis.questionpro.com.au/NEXTDCS4

NEXTDC will consider all feedback received as the design of the proposal is finalised.



About NEXTDC

NEXTDC is an ASX 100-listed technology company focusing on data centre outsourcing solutions, connectivity services and infrastructure management software.

They are Australia's largest locally owned and operated data centre provider, providing organisations with the most direct access to the leading public cloud platforms, networks, and IT services infrastructure.

NEXTDC currently operates three data centres in Sydney; two in Macquarie Park (S1 Sydney and S2 Sydney) and one in Artarmon (S3 Sydney). With a focus on sustainability and renewable energy, NEXTDC delivers solutions that prioritise energy efficiency.



APPENDIX B NEWSLETTER DISTRIBUTION AREA

Figure 5 Newsletter distribution map



