



SOCIAL IMPACT ASSESSMENT

S4 Data Centre at 3-5
Johnston Crescent, Horsley
Park

Cabrogal Country

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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EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared by Urbis Ltd (Urbis) on behalf of NEXTDC Limited (the proponent) to accompany a detailed State Significant Development Application (SSDA) for the development of a data centre (S4 Data Centre) 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 proposal (SSD-63741210) on 27 October 2023, specifying a SIA be prepared.

REPORT PURPOSE AND SCOPE

A SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers physical and intangible impacts, direct and indirect impacts, short term (construction) and long term (operational) impacts.

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2023) states that a SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

METHODOLOGY

The following provides a summary of the stages included in the process to prepare this SIA:

- Stage 1 – Inception and social baseline
- Stage 2 – SIA field study
- Stage 3 – Impact scoping
- Stage 4 – Assessment and reporting.

A detailed methodology, including the individual tasks associated with each stage, is included in Section 2. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2023) and the Fairfield Citywide Development Control Plan (DCP) 2013 Clause 2.5.13: Social Impact Assessment.

The potential social impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain). This risk assessment methodology has been applied from the DPHI SIA Guideline: Technical Supplement (2023) and is outlined in Section 6 of this report.

SITE CONTEXT

The proposal site currently comprises vacant land which has been cleared of vegetation and does not contain any existing built form structures. Bulk earthworks are currently underway on the site. The surrounding locality comprises industrial and extractive activities to the north of the site, rural-residential land uses to the east, industrial zoned land and natural bushland to the south, and proposed industrial/employment land to the west.

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 (WSI) airport. It is located within the Fairfield LGA, close to the Penrith LGA boundary.

The site is within a developing employment precinct, which includes 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, Wetherill Park and Mamre Road West to the north-west and Wetherill Park to the east.

POTENTIAL POSITIVE AND NEGATIVE SOCIAL IMPACTS

A summary of the potential positive and negative social impacts identified are provided in the table below, presented by impact significance. The full assessment is provided in Section 6.

SIA Category	Positive social impacts	Unenhanced	Enhanced
Livelihoods	<ul style="list-style-type: none"> Cybersecurity related to tenants and users 	High positive	High positive
Livelihoods	<ul style="list-style-type: none"> A diversity of local and regional employment and training opportunities during operation 	Medium positive	High positive
Livelihoods	<ul style="list-style-type: none"> Contributions to the delivery of economic opportunities for the Western Sydney community 	Medium positive	Medium positive
Livelihoods	<ul style="list-style-type: none"> Employment and training opportunities during construction 	Medium positive	Medium positive
Health and wellbeing	<ul style="list-style-type: none"> Providing a healthy work environment 	Medium positive	Medium positive
	Negative social impacts	Unmitigated	Mitigated
Surroundings	<ul style="list-style-type: none"> Change to visual amenity and privacy 	Very high negative	High negative
Community	<ul style="list-style-type: none"> Impact to local character 	Medium negative	Medium negative
Health and wellbeing	<ul style="list-style-type: none"> Noise and vibration impacts during construction and operation 	High negative (construction) Very high negative (operation)	Medium negative (construction) Low negative (operation)
Surroundings	<ul style="list-style-type: none"> Resilience and sustainability related to resource use and environment 	Medium negative	Low negative
Decision-making systems	<ul style="list-style-type: none"> Opportunities for the local community to have a say on development in the area 	Low negative	Low negative
Accessibility	<ul style="list-style-type: none"> Increase in traffic on the local road network 	Low negative	Low negative
Culture	<ul style="list-style-type: none"> Potential disruption to sites of Aboriginal and historical significance 	Low negative	Low negative to neutral
	Cumulative social impacts		
	<ul style="list-style-type: none"> Potential impacts on accessibility and surroundings during construction Potential impacts on community, livelihood and decision-making systems during operation 		

PROPOSED MITIGATION, ENHANCEMENT AND MANAGEMENT MEASURES

A consolidated list of measures to enhance positive social impacts and mitigate negative social impacts identified throughout this report and summarised in the table above is provided in Section 7 of this report. Additional SIA recommendations to further enhance positive impacts and mitigate negative impacts are also summarised in Section 7 of the report.

1. INTRODUCTION

This Social Impact Assessment (SIA) has been prepared by Urbis Ltd (Urbis) on behalf of NEXTDC Limited (the proponent) to accompany a detailed State Significant Development Application (SSDA) for the development of a data centre (S4 Data Centre) at 16 Johnston Crescent, Horsley Park ('the proposal'). 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 proposal (SSD-63741210), specifying a SIA be prepared.

The application seeks consent for construction and operation of a data centre development and includes site preparation including bulk earthworks, staged construction and operation of five data centre buildings, associated and ancillary facilities, and landscaping. A full description of the proposal is included in Section 1.3.

1.1. REPORT PURPOSE AND SCOPE

A SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention of that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers physical and intangible impacts, direct and indirect impacts, short term (construction) and long term (operational) impacts.

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2023) states that a SIA should consider the likely changes to the social elements of value to people identified in Figure 1.

Figure 1 SIA categories



Source: SIA Guideline (DPHI 2023, p. 19)

1.2. SIA GUIDELINES AND REQUIREMENTS

This SIA aligns with the best practice methods contained within the DPHI’s SIA Guideline (2023). The DPHI SIA Guideline (2023) provides a framework to identify, predict and evaluate likely social impacts and helps to provide greater clarity and certainty for proponents and the community.

This SIA also considers the guidance contained in and the Fairfield Citywide DCP 2013 Clause 2.5.13: Social Impact Assessment.

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 (SSD-63741210). Specifically, this report has been prepared to respond to the SEARS outlined in Table 1 below.

Table 1 SEARs item

Social Impact Assessment
<ul style="list-style-type: none">21. Social Impact – provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.

Source: SEARs issued for the proposal, issued 27 October 2023 (DPHI 2023)

1.3. PROPOSAL OVERVIEW

The proposal 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 at Figure 2. A full description of the site location and context is provided in Section 3.1.

Figure 2 Site Aerial Photograph



Source: Nearmap (2023)

The proposal seeks to provide a new data centre which is at the hyperscale, which supports thousands of individual servers that operate via high-speed internet connectivity and can scale appropriately in response to increased workload demands. Unlike typical data centre developments, the proposal provides for a variety of employment generating land uses including a significant component of ancillary office and innovation space. These spaces are designed to cater for the employees of NEXTDC and tenants of the facilities.

The key components of the proposal are listed in Table 2. The proposed site plan (Figure 3), North and South elevation (Figure 4), East and West elevation (Figure 5) and landscape plan (Figure 6) are also provided below.

Table 2 Proposal details

Descriptor	Project Details
Project Area	The site has a total area of 8.206 hectares. The entire site will be disturbed by the Project.
Use and Activities	Data centre with ancillary office and innovation floor space and café
Project Summary	<ul style="list-style-type: none"> ▪ Site preparation works including bulk earthworks. ▪ Staged construction and operation of five data centre buildings comprising a total gross floor area (GFA) of 63,654m² including 52,916m² of technical data hall floor space and 10,738m² of ancillary office and innovation floor space, including 'front of house' meeting and function spaces, and a café. ▪ Ancillary development including on-site parking for 200 cars, business identification signage (pylon and elevation signage), civil and stormwater works. ▪ Delivery of 232 megawatts of power, including a 330kV substation and a 33kV switching station, plus above ground diesel storage tanks and above ground water tanks for industrial water and fire water.
Gross Floor Area (GFA)	Total GFA of 63,654m ² , broken down as follows: <ul style="list-style-type: none"> ▪ Data halls/technical: 52,916m². ▪ Mission critical (MCX) office, innovation and admin floor space: 10,738m². ▪ Total number of data houses: 34 data houses
Maximum Height	<ul style="list-style-type: none"> ▪ Building A – 32 metres over three storeys ▪ Buildings B, C, D and E – 39 metres over four storeys
Floor Space Ratio	0.78:1
Deep Soil Area	9,900m ² (12.1% of site area)
Car Parking	200 car spaces including 6 DDA spaces and 10 EV spaces
Motorbike Parking	5 spaces
Bicycle Parking	24 spaces

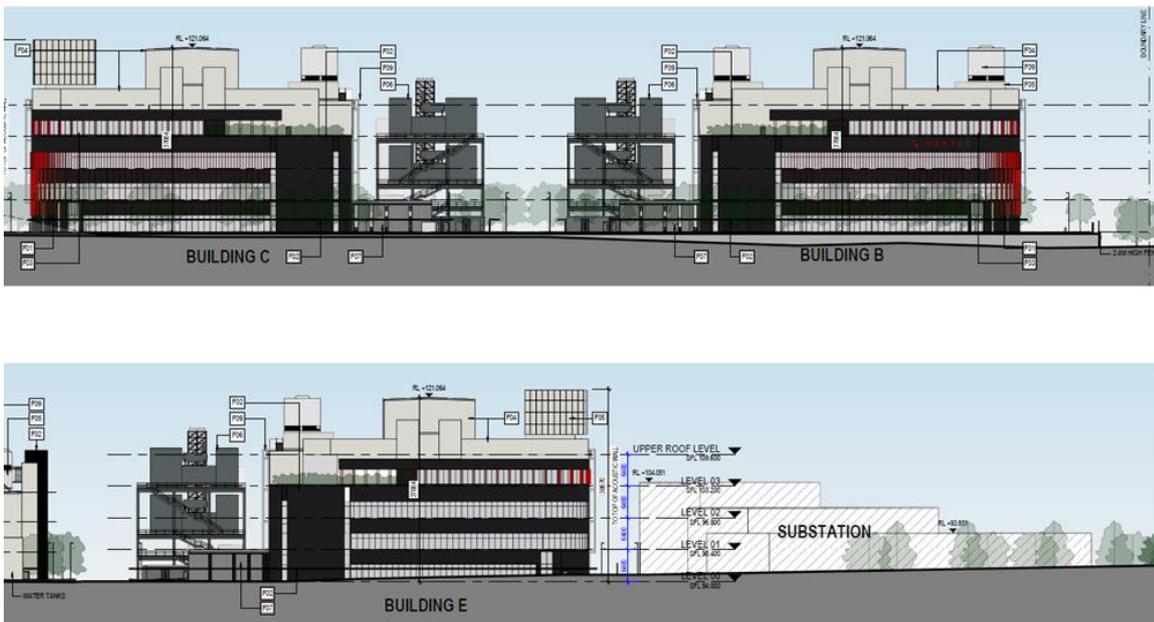
Descriptor	Project Details
Utilities	Provision of required utilities: <ul style="list-style-type: none"> ▪ Building A Utilities including: <ul style="list-style-type: none"> - Above ground diesel storage tanks (10 x 25kL each) - Above ground water tanks for industrial water (4 x 170kL each) ▪ Building B Utilities including: <ul style="list-style-type: none"> - Above ground diesel storage tanks (10 x 65kL each) - Above ground water tanks for industrial water (4 x 580kL each) ▪ Building C Utilities including: <ul style="list-style-type: none"> - Above ground diesel storage tanks (10 x 65kL each) - Above ground water tanks for industrial water (4 x 580kL each) ▪ Building D Utilities including: <ul style="list-style-type: none"> - Above ground diesel storage tanks (10 x 65kL each) - Above ground water tanks for industrial water (4 x 580kL each) ▪ Building E Utilities including: <ul style="list-style-type: none"> - Above ground diesel storage tanks (14 x 65kL each) - Above ground water tanks for industrial water (6 x 580kL each) Fire Water Storage Tanks: <ul style="list-style-type: none"> ▪ Above ground water tanks for fire water (6 x 340kL each) Substation: <ul style="list-style-type: none"> ▪ 330kV substation plus a 33kV switching station on site (subject to separate approval).
Power Consumption	232 megawatts
Operations and Management	The facility would be constructed and operated by NEXTDC. The site would be operated on a 24-hour, 7 day a week basis.
Existing Services and Infrastructure	Existing services and infrastructures will be extended, adapted and augmented to meet the demands of the Project.
Staging/Phasing	The Project will be constructed in three stages: <ul style="list-style-type: none"> ▪ Stage 1 = Buildings A, B, C, and substation ▪ Stage 2 = Building D ▪ Stage 3 = Building E
Jobs	Construction: Approximately 1,111 full-time equivalent employees. Operation: Approximately 411 specialist and related full-time roles.

Figure 3 Proposed site plan



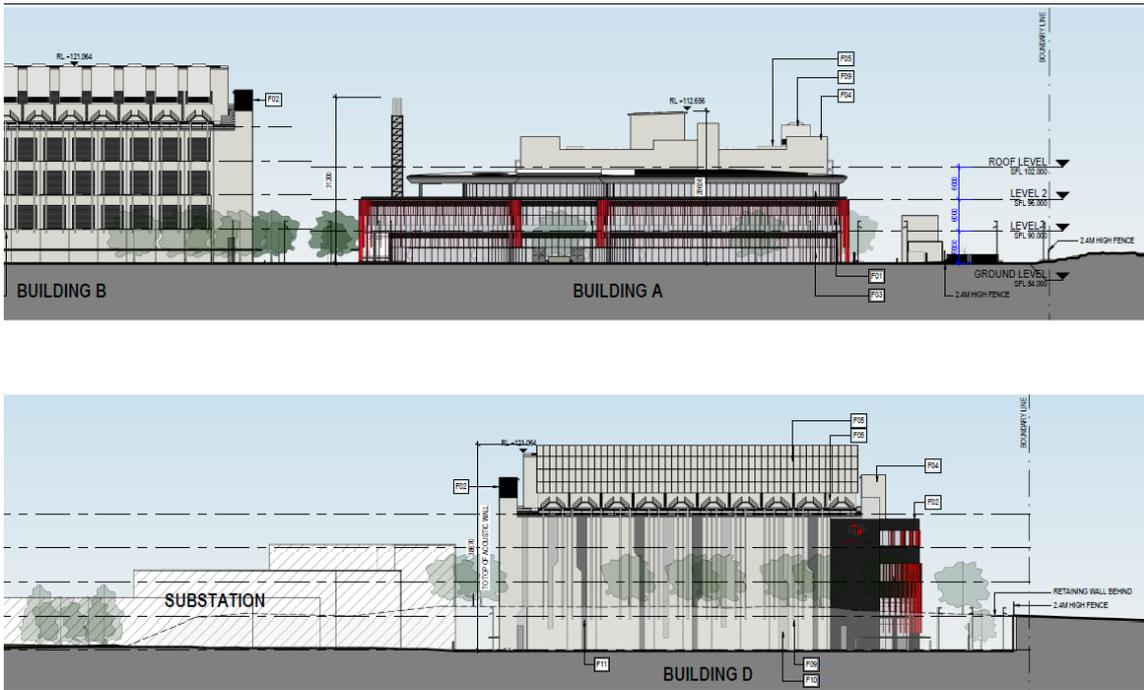
Source: HDR, 2024

Figure 4 Proposed North and South elevation



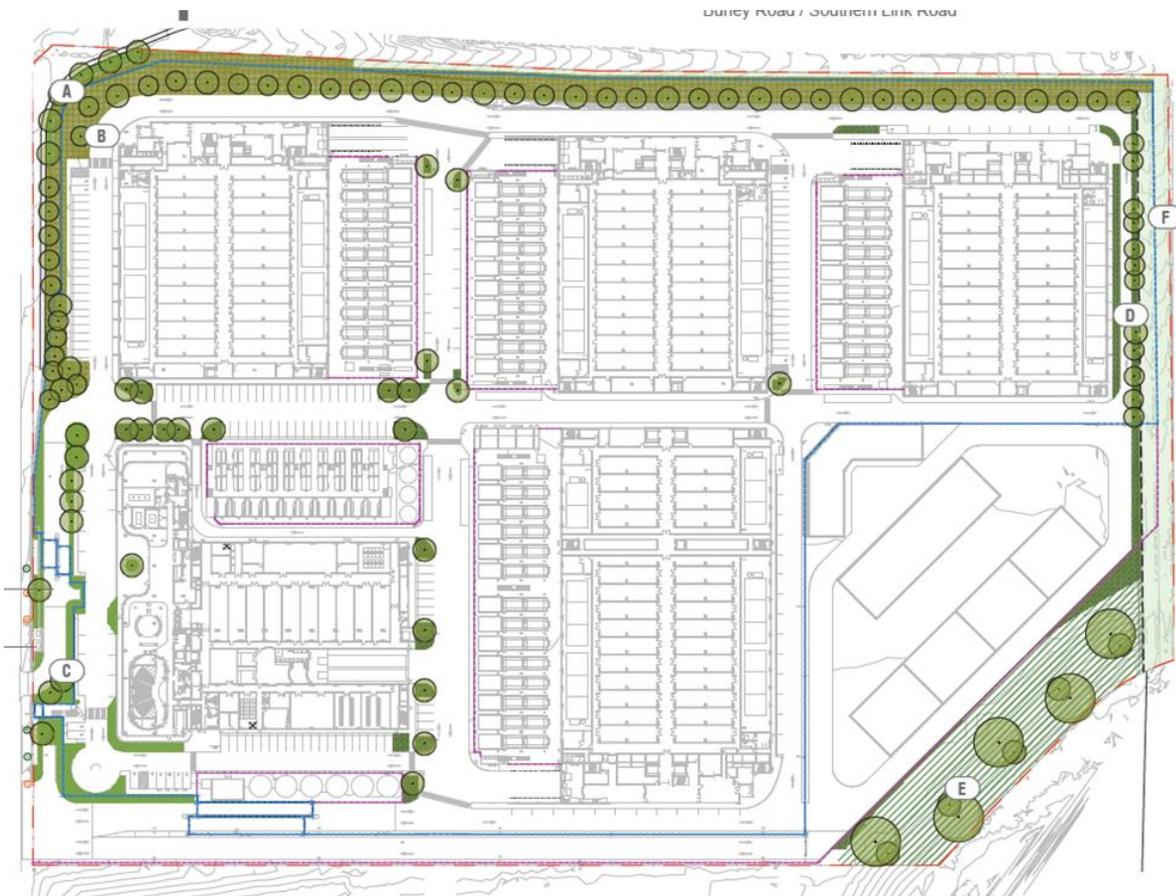
Source: HDR, 2024

Figure 5 Proposed West and East Elevation



Source: HDR, 2024

Figure 6 Landscape Master Plan



Source: Site Image, 2024

1.4. AUTHORSHIP AND SIA DECLARATION

The authorship SIA Declarations for this report are provided in the following sections.

1.4.1. Authors

This report has been prepared by a suitably qualified and experienced lead author and reviewed and approved by a suitably qualified and experienced co-author, who hold appropriate qualifications and have relevant experience to carry out the SIA for this proposal. The following introduces each author:

Les Hems	Quality assurance
Position	Director
Qualifications	Master of Business Administration, Bachelor of Arts (Honours) Human Geography, University College of Wales
Affiliations	Member, Australian Evaluation Society Founding Member, Social Impact Measurement Network of Australia
Experience	Experience of reviewing and quality assurance of SIA reports in the context of the NSW SIA Guideline and best practice in social research, evaluation, and social impact measurement.
Sarah Braund	Review and quality assurance
Position	Associate Director
Qualifications	Master of Policy Studies, University of New South Wales Bachelor of Landscape Architecture, University of New South Wales
Experience	Experience in writing SIA reports for industrial and employment projects in the context of the SIA Guideline (DPHI 2023) and best practice social research, evaluation and impact assessment.
Amanda Micallef	Co-author and review
Position	Senior Consultant
Qualifications	Bachelor of Arts (International Development), University of Guelph (Canada) Master of Development Practice, University of Queensland
Experience	Experience in writing SIA reports for industrial and employment projects in the context of the SIA Guideline (DPHI 2023) and best practice social research, evaluation and impact assessment.
Sarah Nectoux	Co-author
Position	Consultant
Qualifications	Master of Geography, Planning, Environment and Development, University of Franche-Comte (France) Master of Research (Institute for Culture and Society), Western Sydney University
Experience	Experience in writing SIA reports for industrial and employment projects in the context of the SIA Guideline (DPHI 2023) and best practice social research, evaluation and impact assessment.

1.4.2. Declaration

The authors declare that this SIA report:

- Was completed on 18 April 2024.
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the DPHI's (2023) SIA Guideline
- Contains all reasonably available Project information relevant to the SIA
- As far as Urbis is aware, contains information that is neither false nor misleading.



Sarah Nectoux
 Consultant, Community Planning
 18 April 2024



Les Hems
 Director, Community Planning
 18 April 2024

1.5. SIA GUIDELINE REVIEW QUESTIONS AND RESPONSES

The review questions outlined by the SIA Guideline (2023) are designed to confirm that the requirements of the SIA Guideline have been fulfilled when considering the scale of social impacts associated with the proposed development. Table 3 below outlines these review questions and indicates how they have been addressed in this SIA.

Table 3 SIA Guideline review questions and responses

SIA Review questions	Addressed by report (yes/no), relevant section
Does the lead author meet the qualification and experience requirements?	Yes – Section 1.3
Has the lead author provided a signed declaration?	Yes – Section 1.3.2
Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Yes – Section 2
Project's social locality and social baseline	
Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes – Section 3, 4
Does the SIA report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes – Section 3, 4, 5
Does the SIA report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes – Section 3, 4
Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of view and likely experiences?	Yes – Section 3
Does the social baseline study demonstrate social-science research methods and explain any significant methodological data or limitations?	Yes – Section 2, 3

SIA Review questions	Addressed by report (yes/no), relevant section
Identification and description of social impacts	
Does the SIA report adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA report been detailed?	Yes – Section 3, 4, 5, 6
Does the SIA report apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Yes – Section 3 (3.4.8), 4, 5, 6
Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Yes – Section 2, 3, 4
Community engagement	
Were the extent and nature of engagement activities appropriate and sufficient or canvass all relevant views, including those of vulnerable or marginalised groups?	Yes – Section 4, 5
How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Yes – Section 3, 4, 5, 6
Predicting and analysing social impacts	
Does the SIA report impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes – Section 4, 5, 6
Does the SIA report analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will lose from the project?	Yes – Section 6
Does the SIA report identify its assumptions, and include sensitivity analysis and alternate scenarios? (including ‘worst-case’ and ‘no project’ scenarios where relevant?)	Yes – Section 2, 6
Evaluating significance	
Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes – Section 3, 4, 5, 6
Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes – Section 3 (3.4.8), 4, 5, 6
Responses, monitoring and management	

SIA Review questions	Addressed by report (yes/no), relevant section
Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Yes – Section 6, 7
Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	Yes – Section 6, 7
Does the SIA report demonstrated how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Yes – Section 6, 7

1.6. STRUCTURE OF THIS REPORT

This SIA has seven chapters as summarised below:

- **Chapter 1** (this chapter) introduces the proposal, purpose and scope of this report.
- **Chapter 2** outlines the legislative requirements and methodology applied to complete this SIA.
- **Chapter 3** provides a social baseline of the study area including the site’s locality, social and demographic characteristics, and policy context.
- **Chapter 4** provides an overview of the field study undertaken to inform the SIA, including an overview of the key findings.
- **Chapter 5** provides a summary of the community identified values, strengths, and vulnerabilities which emerged through sections 3 and 4.
- **Chapter 6** assesses the positive and negative social impacts of the proposal, including with and without mitigation and enhancement measures.
- **Chapter 7** outlines the mitigation, enhancement, and management measures of the assessed impacts.

2. METHODOLOGY

The methodology undertaken to prepare this SIA is outlined in the table below. The methodology was informed by the SIA Guideline and Technical Supplement (DPHI 2023) and Fairfield Citywide DCP 2013 Clause 2.5.13: Social Impact Assessment.

Table 4 Methodology overview

Stage	Activities
Stage 1: Inception and social baseline	<ul style="list-style-type: none"> ▪ Site visit of surrounding land uses and site. ▪ Review of relevant state and local policies and strategies to understand potential social implications. ▪ Analysis of relevant data sets to understand the existing community profile and community values, strengths and vulnerabilities. ▪ Identification of the proposal's area of social influence and likely impacted groups. ▪ Early identification of potential social impacts (positive and negative) based on research tasks undertaken.
Stage 2: SIA field study	<p>As specified in the DPHI Guideline, SIAs require community and stakeholder engagement to be undertaken to develop an understanding of impacts on communities and people as a result of a proposal. Community and stakeholder engagement also provides the opportunity for potentially impacted people and groups to provide feedback and input into a proposal. To achieve this, the following engagement activities were conducted:</p> <ul style="list-style-type: none"> ▪ Engagement with the local community through a door knock, online community survey, and community newsletter distribution ▪ Consultation with Fairfield City Council ▪ Analysis of field study data and identification of key themes.
Stage 3: Impact scoping	<ul style="list-style-type: none"> ▪ Review of social baseline and SIA field study outcomes ▪ Review of proposal plans, documentation and relevant technical assessments ▪ Identification and scoping of potential social impacts (positive and negative), mitigation and enhancement measures. ▪ Identify potential opportunities for additional measures to be incorporated into the proposal.
Stage 4: Assessment and reporting	<ul style="list-style-type: none"> ▪ Assessment of social impacts (positive and negative) with and without mitigation and enhancement measures. ▪ Provision of recommendations to further reduce negative social impacts and enhance positive social impacts. ▪ Preparation of draft and final SIA reports.

2.1. APPROACH TO ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The Technical Supplement of DPHI's SIA Guideline highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the magnitude of an impact against the likelihood of the impact occurring.

The DPHI's risk assessment methodology has been applied in this SIA and is outlined in Section 6.

3. SOCIAL BASELINE

This chapter provides a social baseline of the study area, including the site's location, defined social locality, policy context, demographic characteristics, and identified vulnerable groups.

3.1. SITE LOCATION

3.1.1. Local context

The site is located at 16 Johnston Crescent, Horsley Park within the Fairfield LGA (see Figure 7). The site was formerly used for quarrying and manufacturing. However, the site currently comprises vacant land which has been cleared of vegetation and does not contain any built structures. Bulk earthworks approved under DA-893-2013 are currently underway on the site. The surrounding locality is described below:

- **North:** The land to the north of Burley Road and Johnston Crescent accommodates industrial and extractive industry activities, Oakdale East Industrial Estate (which is still under construction, with future development planned to the north and east) and Oakdale Central Industrial Estate (which has been completed). Burley Road is unsealed and has a gate restricting access.
- **East:** The land to the east along Burley Road accommodates rural-residential land use activities.
- **South:** The area immediately south of the site, part of proposed Lot 306, comprises industrial zoned land as well as natural bushland zoned C2 Environmental Conservation which is required to be retained and managed. The land further to the south comprises rural-residential land use activities.
- **West:** Johnston Crescent runs along the western boundary of the site. The land on the opposite side of the road is proposed to be developed for industrial/employment purposes. The Jacfin land and Oakdale South Industrial Estate are located further to the west.

Johnston Crescent, Old Wallgrove Road and Burley Road provide vehicular and pedestrian access to the site.

Figure 7 Site context map



Source: Urbis 2023

Figure 8 Site photos



Picture 1 View of eastern site boundary and nearby residences from Burley Road (currently closed to vehicle access)



Picture 2 View of northern site boundary and Burley Road (currently closed to vehicle access)



Picture 3 View across the site from north-east corner



Picture 4 View of north-west corner of the site from Johnston Crescent and Burley Road



Picture 5 View of western site boundary from Johnston Crescent (looking north)

Source: Urbis, 2024



Picture 6 View of western site boundary from Johnston Crescent and Burley Road (looking south)

3.1.2. Regional context

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 (WSI) airport.

The site is within a developing employment precinct, which includes 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, Wetherill Park and Mamre Road West to the north-west and Wetherill Park to the east.

The site will be well serviced by transport 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.

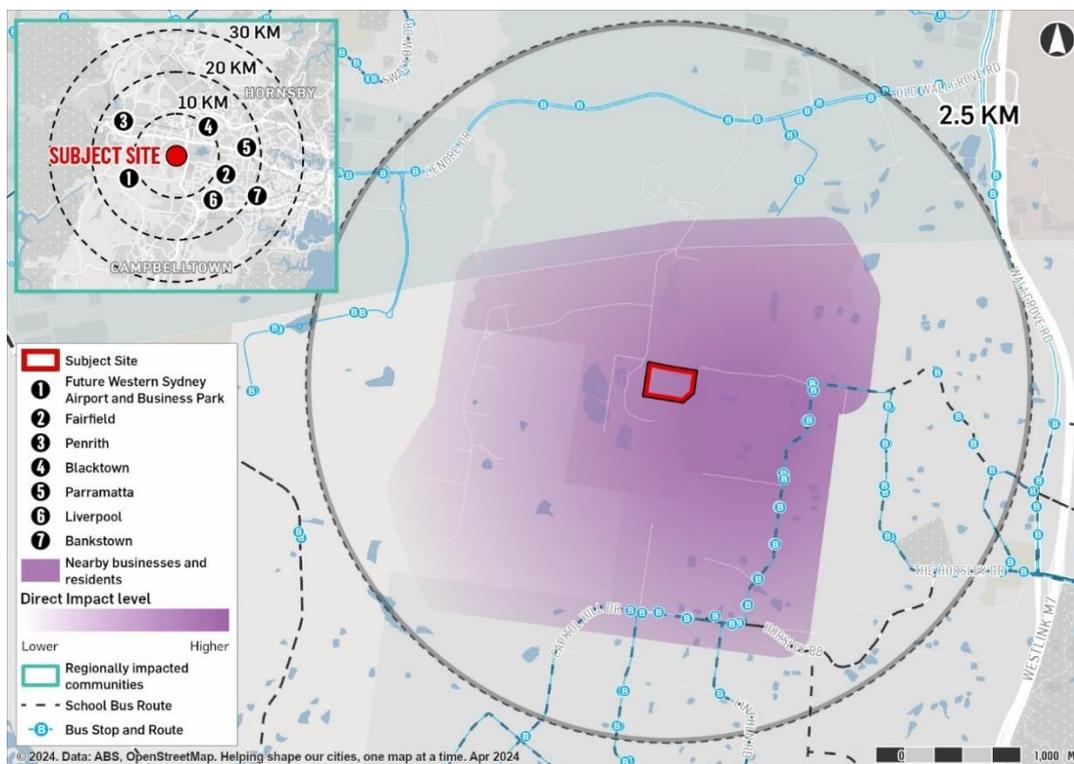
3.2. SOCIAL LOCALITY

A social locality helps to identify the scale and nature of the proposal's likely social impacts, as well as the likely impacted groups.

This proposal's likely social locality (shown in Figure 9) was determined based on a review of the proposal, surrounding context and consultation outcomes. The social locality considers three key areas and likely impacted groups. These include:

- **Immediate social locality:** This area includes communities that may be directly impacted by the proposal, including nearby residents and businesses surrounding the site. These communities may experience localised impacts such as visual, noise, dust and changes to the traffic and pedestrian network.
- **Regional social locality:** This area includes communities that may be indirectly or less severely impacted by the proposal. The regional social locality comprises key centres and areas within and across the Western Sydney region. This would include residents, businesses, workers and services that operate across this area.

Figure 9 Social locality



Source: Urbis, 2024

3.3. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts (positive and negative). This included:

State

- Australian Digital Economy Strategy 2030 (2021)
- NSW 2040 Economic Blueprint (2019)
- A Metropolis of Three Cities (2018)
- Staying Ahead: State Infrastructure Strategy (SIS) 2022-2042 (2022)
- Smart Western City Program (2021)
- Western Sydney Growth Infrastructure Compact (GIC) Analysis Report (2019)
- Western Sydney Employment Area State Environmental Planning Policy (SEPP) 2009

Local

- Fairfield City 2040: A Land Use Vision – Shaping a Diverse City (2020)
- Fairfield City Plan 2022-2032 (2022)
- The Fairfield City Economic Development Strategy 2019 Update (2019)
- Fairfield Citywide Development Control Plan (DCP) 2013 (2013)
- Fairfield Local Environmental Plan (LEP) 2013 (2013)
- Fairfield Local Housing Strategy 2022 (2022)

The key social themes from the policy review are summarised in Table 5 below.

Table 5 Key social themes from policy review

Theme	Summary of findings
Building the foundations of Greater Sydney's future economy 	<ul style="list-style-type: none"> ▪ The State Infrastructure Strategy (SIS) and the Australian Digital Economy Strategy 2030 aspire for NSW to become a leader in digital technology. The SIS characterises data as a critical asset. The SIS demonstrates that building the foundations of Greater Sydney's future economy requires high-speed, reliable digital connectivity. However, the report identifies inconsistent access, affordability, quality and reliability of access and connectivity across NSW. ▪ The A Metropolis of Three Cities Plan and the NSW Economic Blueprint 2040 recognise digital technologies as a major economic driver supporting economic and social growth, particularly in government services, health care and education. As discussed in the A Metropolis of Three Cities plan, advanced manufacturing is expanding in Australia, characterised by significant investment in innovation, research, development and technology use. The strategy identifies Western Parkland City as a manufacturing leader in NSW. A Metropolis of Three Cities identifies the need to adapt to new technologies such as artificial intelligence, quantum computing and big data, robotics, autonomous vehicles, 3D printing and nanotechnology.
Supporting the Western Parkland City as a highly connected, innovative and	<ul style="list-style-type: none"> ▪ The Western Sydney City Deal is comprised of the Australian and New South Wales governments and the eight Western Parkland City councils, including Fairfield. The Western Sydney City Deal developed the Smart Western City Program which is the first of its kind to be listed on the Infrastructure Australia High Priority List in 2021. As showcased in the Smart Western City Program, the list claims that digital infrastructure is critical in the adoption of technologies to reduce travel times, resource use and emissions, improve health and better engage communities.

Theme	Summary of findings
<p>liveable future-focused city</p> 	<ul style="list-style-type: none"> ▪ The State Infrastructure Strategy 2022-2042 notes that competitive high-speed digital connectivity is fundamental to economic and social outcomes. ▪ A Metropolis of Three Cities' Objective 21 aims to have internationally competitive health, education and research precincts supported in part by technology, such as in the health sector (eHealth). ▪ The Western City District Plan identifies the Fairfield/Penrith Rural Lands Urban Investigation Area (UIA), in which Horsley Park is located, as a potential area for urban development. Due to the UIA's proximity to the Western Sydney Airport and Aerotropolis, the area is a potential catalyst for significant transformation and provision of major infrastructure to service growth in Fairfield and the Western City. ▪ The Fairfield City Economic Development Strategy 2019 intends for the Western Sydney Employment Area in Horsley Park to be an essential area for supplying industrial and employment activities, particularly with the proposed Western Sydney Freight Line connecting the Western Sydney Airport through the Wetherill Park to Villawood industrial corridor. ▪ As identified in the Fairfield City Economic Development Strategy 2019, the Western Sydney Airport and Badgerys Creek Aerotropolis are key economic drivers for the area, with focused investments in aerospace and defence, advanced manufacturing, agricultural technology and a range of knowledge-intensive and population-serving industries.
<p>Creation of job opportunities</p> 	<ul style="list-style-type: none"> ▪ A Metropolis of Three Cities recognises that while digital advancement can reduce demand for certain types of job, it also enables innovation, new knowledge-intensive jobs and business opportunities. The NSW Digital Economy Strategy 2030 estimates that digitalisation of the economy could benefit Australia by as much as \$315 billion over the next decade, with the potential to create up to a quarter of a million new jobs by 2025. ▪ The Western City Deal aims for the creation of 20,000 jobs in the Western Parkland City enabled through the future Western Sydney Airport and Badgerys Creek Aerotropolis and investments in aerospace and defence, advanced manufacturing, agricultural technology and education infrastructure. ▪ As of 2021, Fairfield has a level of unemployment higher than the state and national average. The Fairfield City Plan 2022-2032 (CSP) identifies the creation of job opportunities as a key priority. In particular, job opportunities for young people is a focus due to even higher levels of unemployment within this cohort. This places increased importance on access to education and training, flexible employment opportunities, and additional industries of employment. The Fairfield Local Strategic Planning Statement (LSPS) aspires for a strong and resilient economy by maximising the LGA's strategic location between Western Sydney Airport and Parramatta. Council identifies the Horsley Park and surrounding area a key opportunity to leverage more employment opportunities. The LSPS anticipates that the proximity to the Western Sydney airport will diversify its strong industry sector and provide a new range of urban services, especially those focused on the new economy.
<p>Promoting a clean, healthy and resilient place</p> 	<ul style="list-style-type: none"> ▪ As discussed in the LSPS, Fairfield has a proud history of environmental initiatives. Its past efforts and investments in revegetating the City's extensive creek line corridors and cleaning its waterways has resulted in new green corridors and habitats that promote the vision for the Western Parkland City. The LSPS maintains the vision of Fairfield as a place of green corridors. It notes the importance of preserving and enhancing the character and environment as change occurs. According to the LSPS, the amenity and liveability of the City's many diverse places is a primary consideration for new development, particularly where major infrastructure projects are proposed. The LSPS identifies Horsley

Theme	Summary of findings
	<p>Park and Mount Vernon UIA as the only area in which greenfield opportunities are permitted.</p> <ul style="list-style-type: none"> Fairfield City Council has an ongoing program to reduce its carbon emissions and improve water efficiency. Water security and resilience to floods and fires are also identified as priorities by the Fairfield CSP and NSW SIS. Accordingly, the Fairfield Local Environment Plan (LEP) 2013 clause 6.5 Terrestrial Biodiversity aims to maintain the protection, conversation and recovery of native fauna and flora and their habitats in lands defined as 'Biodiversity' areas, which includes Horsley Park. Several local and regional plans, including A Metropolis of Three Cities and Fairfield City Plan, aim to support healthy lifestyles for communities by encouraging exercise and social connectivity. A Metropolis of Three Cities aspires to prioritise opportunities for people to use active and public transportation. A key theme in the Fairfield City Plan is 'Community Wellbeing', and goal is 'Healthy and Active Community'.
<p>Promoting safety and security</p> 	<ul style="list-style-type: none"> The SIS identifies that future threats in cyber security are expected to be more automated, intelligent, disruptive and destructive. The SIS, Australian Digital Economy Strategy 2030, A Metropolis of Three Cities and the Smart Western City Program calls for building stronger cyber resilience. The Australian Digital Economy Strategy 2030 claims that businesses and people will only embrace digital opportunities to the maximum extent if they are confident in the technology they use. Community safety is identified as key priority in the Fairfield City Plan, included under the city's vision: "Fairfield City is a vibrant, safe, connected and inclusive City, celebrating and embracing our diversity."

3.4. DEMOGRAPHIC PROFILE

A demographic profile identifies the demographic and social characteristics of a proposal's likely social locality. This is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

A demographic profile has been developed based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPHI Population Projections (2022). SA1 12702151801 (the 'immediate community') and Horsley Park – Kemps Creek SA2 ('Horsley Park – Kemps Creek') have been used to develop the profile. The demographic characteristics of the regional area (captured by the combined Fairfield LGA, Blacktown LGA and Penrith LGA), Greater Sydney and NSW have been used, where relevant, to provide a comparison.

Table 6 Overview of baseline study area

Study area	Geographic area	ABS data category	Referred to in report as:
Immediate community	SA1 12702151801	SA1	Immediate community
Local area	Horsley Park – Kemps Creek	SA2	Horsley Park – Kemps Creek
Regional area	City of Fairfield City of Blacktown City of Penrith	LGA	Regional area

Study area	Geographic area	ABS data category	Referred to in report as:
Greater Sydney	Greater Sydney	GCCSA	Greater Sydney
State of New South Wales	State of New South Wales	New South Wales STE	NSW

3.4.1. Population and age



In 2021, there were **364 people living in the immediate community** and **4,344 people living in Horsley Park – Kemps Creek**, representing less than 1% of the residents of the regional area of Fairfield LGA, Blacktown LGA and Penrith LGA.

The immediate community has a **lower proportion of young adults** (aged 25 to 34 years old) (8.0%) compared to Horsley Park – Kemps Creek (14.5%), Fairfield LGA (13.0%), Blacktown LGA (14.9%) and Penrith LGA (15.0%). Horsley Park – Kemps Creek (21.4%) has a significantly **higher proportion of people older than 70 years** compared to the immediate community (13.4%), Fairfield LGA (11.3%), Blacktown LGA (7.3%) and Penrith LGA (9%).

The immediate community (43 years) and Horsley Park – Kemps Creek (44) have a **higher median age** than Fairfield LGA (39), Blacktown LGA (34) and Penrith LGA (35), as well as NSW (39) and Greater Sydney (37).

Horsley Park – Kemps Creeks is expected to have a population of **4,905 by 2041**. In 2041, it is forecast that the population of Fairfield LGA will be 247,803, Penrith LGA will be 270,477, and Blacktown LGA will be 492,241. Between 2021 and 2041, Horsley Park – Kemps Creek is expected to have a **smaller population growth rate** of 0.2% compared to 1.3% in Blacktown LGA, 0.8% in Fairfield LGA and 1.1% in Penrith LGA.

3.4.2. Culture and diversity



There is a **smaller proportion of Aboriginal and/or Torres Strait Islander people** in the immediate community (2.5%), Horsley Park – Kemps Creek (1.5%) and the regional area (2.9%) compared to NSW (3.4%). There is comparable proportion of Aboriginal and/or Torres Strait Islander people in the immediate community (2.5%) and the regional area of Fairfield LGA, Blacktown LGA and Penrith LGA (2.9%).

The immediate community (33.8%) and Horsley Park – Kemps Creek (34.3%) have a smaller proportion of people born overseas compared to Fairfield LGA (61.4%) and Blacktown LGA (49.6%), but a higher proportion than Penrith LGA (28.7%).

A **high proportion of residents in the immediate community** (49.5%) and **Horsley Park – Kemps Creek** (51.6%) **speak a language other than English at home** compared to Greater Sydney (42.0%) and NSW (29.5%), indicating **high linguistic diversity**. The top three languages other than English in the immediate community are: Maltese, Assyrian Neo-Aramaic and Italian. The top three languages other than English in Horsley Park – Kemps Creek are: Italian, Arabic and Assyrian Neo-Aramaic.

3.4.3. Education and qualifications



The immediate community (13.1%) and Horsley Park – Kemps Creek (13.7%) have very **low proportions of higher education attainment** (Bachelor Degree level and above) compared to the regional area (19.9%), Greater Sydney (33.3%) and NSW (27.8%). In the regional area, Blacktown LGA has the highest proportion of people with high educational attainment (29.2%) compared to Fairfield LGA (13.3%) and Penrith LGA (17.3%).

The immediate community (15.8%) and Horsley Park – Kemps Creek (18.5%) have a **higher proportion of residents with a Certificate level III or IV** compared to the regional area (average of 14.1%), Greater Sydney (11.8%) and NSW (15%).

The immediate community (28.4%) and Horsley Park – Kemps Creek (19.2%) have a **higher proportion of managers** compared to the regional area – Fairfield (8.5%), Blacktown (11%), and Penrith (11.3%) – and NSW (14.6%). There is a **smaller proportion of professionals** in the immediate community (14.2%) and Horsley Park – Kemps Creek (15.9%) compared to Greater Sydney (29.3%) and NSW (25.8%). The top three occupations in the immediate community and Horsley Park – Kemps Creek are: **Managers, Clerical and Administrative Workers and Professionals.**

No data can be found for the top field of study in the immediate community. The top highest non-school qualification fields in Horsley Park – Kemps Creek are **Management and Commerce, Engineering and Related Technologies** and **Architecture and Building**. The top three in Penrith LGA, Blacktown LGA and Fairfield LGA are Management and Commerce, Engineering and Related Technologies, and Society and Culture.

3.4.4. Workforce and employment



The immediate community (45.3%), Horsley Park – Kemps Creek (52.0%) and Fairfield LGA (40.8%) have a **lower percentage of people over 15 years in the labour force** compared to Blacktown LGA (60.6%), Penrith LGA (62.4%), Greater Sydney (60.0%) and in NSW (58.7%).

In the immediate community the unemployment rate is 0%. Unemployment in Horsley Park – Kemps Creek (1.9%) is lower than in the regional area of Fairfield LGA (8.7%), Blacktown LGA (5.8%) and Penrith LGA (4.6%). A **high proportion of unemployed people over 15 years** in Horsley Park – Kemps Creek are **under 34 years old** (96.1%).

Fairfield LGA (8.7%) has a considerably higher unemployment rate than Greater Sydney (5.1%) and NSW (4.9%).

The top three industries of employment in the immediate community are: **Building and Other Industrial Cleaning Services, Accounting Services and Poultry Processing**. The top industry of employment in Horsley Park – Kemps Creek is also Building and Other Industrial Cleaning Services. It is followed by Road Freight Transport and Non-Residential Building Construction. The top industries of employment in the immediate community and Horsley Park – Kemps Creek differ with the regional area which has a prevalence of Hospital and Supermarket and Grocery Stores.

3.4.5. Housing and income



Median personal income is similar in the immediate community (\$725/week) and Horsley Park – Kemp Creek (\$779/week). However, the immediate community (\$1,775/week) **has a much lower median household income** than Horsley Park – Kemps Creek (\$2,372/week). In Horsley Park – Kemps Creek, **median weekly household income is higher** compared to the regional area, Greater Sydney and NSW. However, within the regional area, Fairfield LGA has a significantly lower level of personal (\$485/week) and household (\$1,390/week) income compared to Blacktown LGA (\$2,107/week), Penrith LGA (\$1,903/week), Greater Sydney (\$2,077/week) and NSW (\$1,829/week).

A **larger proportion of residents own their home outright** in the immediate community (44.4%) and Horsley Park – Kemps Creek (51.7%) compared to the regional area (average of 25.5%). The **regional area has a below average level of home ownership** (25.5%) compared to Greater Sydney (27.8%) and NSW (31.5%).

There are significantly **more households with mortgage repayments above 30% of their income** in the immediate community (43.3%) compared to both Horsley Park – Kemps Creek (26%), the regional area (average of 20.1%), Greater Sydney (19.8%) and NSW (17.3%).

3.4.6. Health and wellbeing



There is a **higher proportion of people with long-term health conditions** in the immediate community (45.1%) and Penrith LGA (40.5%) compared to Fairfield LGA (35.6%), Blacktown LGA (34.6%), Greater Sydney (34.9%) and NSW (39.0%).

The most predominant types of long-term health conditions in the immediate community are: **Arthritis** (9.9%), **Diabetes** (9.3%) and **Asthma** (6.3%). In Horsley Park – Kemps Creek, the most predominant long-term health conditions are: **Arthritis** (9.5%), **Diabetes** (6.4%) and **Heart Disease** (5.2%).

3.4.7. Crime and safety

As part of the demographic profile, data from the NSW Bureau of Crime Statistics and Research was also analysed to understand the crime and safety context around the site. This data is accurate as of 30 October 2023. BOCSAR data did not include data relative to the immediate community and Horsley Park suburb due to the low population. As a result, data for the nearby Kemps Creek suburb and Fairfield LGA were analysed to identify potential future crime.

Kemps Creek has generally higher rates of crime compared to Fairfield LGA, Blacktown LGA, Penrith LGA and NSW averages. Fairfield LGA, in which the immediate community is located, has generally lower rates of crime compared to NSW.

However, rates for crime types relevant to the proposal are summarised below. Crime rates are per 100,000 population:

- Break and enter non-dwelling in Kemps Creek: 141.2 (compared to 43.1 in Fairfield LGA, 54.5 in Blacktown LGA, 94.5 in Penrith LGA and 99.2 in NSW).
- Motor vehicle theft in Kemps Creek: 847.1 (compared to compared to 133.5 in Fairfield LGA, 170.1 in Blacktown LGA, 192.6 in Penrith LGA and 162.9 in NSW).
- Steal from motor vehicle in Kemp Creek: 847.1 (compared to 282.7 in Fairfield LGA, 402.5 in Blacktown LGA, 499 in Penrith and 347.7 in NSW).

Trespass however was at a lower rate in Kemps Creek (47.1) compared to Fairfield LGA (108.6), Blacktown LGA (104.1), Penrith LGA (137.3) and NSW (143.4).

3.4.8. Vulnerable groups

There are several potentially vulnerable groups within the study area, including socio-economically disadvantaged groups, elderly people, people with disability (need for assistance), and people experiencing homelessness. The following sections provide further detail on key vulnerable groups.

3.4.8.1. SEIFA

According to the 2021 Socio-Economic Indexes for Areas (SEIFA), there is some variation in terms of socio-economic advantage and disadvantage between communities within the local area and regional area.

- **The immediate community is in the top 40% of SA1s** within NSW for relative socio-economic advantage and disadvantage. This indicates that the area has more households with high incomes, higher levels of qualification, or more people in skilled occupations compared to other SA1s across NSW. Alternatively, it may reflect that it has fewer households with low incomes, more households with low qualifications, and more unskilled workers. The immediate community ranks **high for economic resources** within NSW (decile of 8) but ranks **relatively low for education and occupation** (decile of 4).
- **Horsley Park – Kemps Creek is in the top 30%** of SA2s in NSW for socio-economic advantage and disadvantage, but has an average ranking for **education and occupation (decile of 5)**.
- **Fairfield LGA is within the bottom 10% of LGAs** within NSW for relative socio-economic advantage and disadvantage, while **Blacktown is in the top 20% of LGAs** and **Penrith LGA is in the top 30%** of LGAs for relative socio-economic advantage and disadvantage.

3.4.8.2. Disability

- No data is available for the immediate community regarding core activity need for assistance or for people providing unpaid assistance to someone with an identified need for assistance.
- However, Fairfield LGA, which includes the immediate community, has a total of 5.5% of residents with a need for assistance due to disability, old age or long-term health condition, similar to NSW (5.8%).
- There is similar proportion of people providing unpaid assistance in Fairfield LGA (11.0%) and NSW (11.5%).
- In Horsley Park - Kemps Creek, 7.0% of residents are in need for assistance compared to 5.7% in NSW.
- 10.6% of residents in Horsley Park – Kemps Creek are providing unpaid assistance compared to 5.8% in NSW.

3.4.8.3. Homelessness

Data on the estimated levels of homelessness according to the ABS 2021 Estimating Homelessness: Census is only available at a regional level, and has been gathered for Fairfield LGA, Blacktown LGA and Penrith LGA. Rates are per 10,000 population.

In summary, in 2021, there were no individuals living in improvised dwellings, tents, or sleeping out in Fairfield LGA and lower rates of individuals experiencing this type of homelessness in Blacktown and Penrith LGAs compared to NSW. Rates of people in supported homelessness accommodation and temporarily residing in another household were also very low in Fairfield LGA and low in Blacktown and Penrith LGAs compared to NSW.

In Fairfield LGA however, there were high rates of people living in crowded dwellings (143.9) and severely crowded dwellings (63.7) compared to Blacktown LGA (50.2; 25.5), Penrith LGA (34.6; 15.8) and NSW (75.2; 36.7).

4. SIA FIELD STUDY

As specified in the DPHI Guideline, SIAs require community and stakeholder engagement to be undertaken to develop an understanding of impacts on communities and people as a result of a project. Community and stakeholder engagement also provides the opportunity for potentially impacted people and groups to provide feedback and input into a project. To achieve this, Urbis' Social Planning and Engagement teams developed and undertook an integrated SIA field study and engagement program which was supported by the relevant expertise within each of the teams to inform the nature of the conducted SIA field study and activities, including the outcomes of the social baseline (see Section 3), to identify stakeholders and methods.

A door knock of surrounding residents (conducted by representatives from the Urbis Social Planning and Urbis Engagement teams) and a community survey (administered online) were used to engage and consult the community and key stakeholders regarding the Project.

The methods of engagement and consultation with community and key stakeholders and details of participation are provided in Table 7.

Additional communication and engagement activities were also undertaken by representatives from the Urbis Engagement team with nearby landholders and other agencies. These activities are detailed in full in the Engagement Outcomes report.

Table 7 Summary of community and stakeholder engagement activities

Method	Administered	Timeframes	Invited	Participated
Door knock of surrounding residents	In person	7 February 2024	Approximately ten residents on Burley Road	Five residents
Community survey	Online via community newsletter See community newsletter distribution area in Figure 10	29 January to 18 February 2024	Community newsletter was distributed to 81 properties within the marked area in Figure 10	Six participants
Consultation with Fairfield City Council	Online via videoconference	10 November 2023	Fairfield City Council representatives	Fairfield City Council representatives

4.1. DOOR KNOCK SUMMARY OF FINDINGS

As part of this SIA, a door-knock was conducted of properties close to the site on the 7 February 2024. The purpose of this door-knock was to inform, consult and answer questions from surrounding landowners and occupiers. The door-knock comprised approximately ten properties on Burley Road.

These ten residences were identified as critical stakeholders, due to potential direct impacts as a result of the proposal (see Section 3.2 - Social locality). The broader community outside of this area was assessed as experiencing lower potential impacts, and was informed and invited to provide feedback through a community newsletter distribution including online survey (see Section 4.2).

Of these properties, Urbis spoke with five people. 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. One resident followed-up with an email to the contact provided in the newsletter. Table 8 below contains the summary of findings.

Table 8 Summary of close neighbours' door knock outcomes

Theme	Summary of feedback received
Supporting development to meet changing and growing population needs	Two residents noted that while the local character of the area is shifting substantially to industrial uses, new developments are required to meet the needs of the changing population related to demand for infrastructure, services and general way of life.
Change to community character and sense of place	<p>Most residents commented that they had been living in the area for more than 25 years, with some residents having lived in this location for up to 50 years. They explained that they originally moved to the Horsley Park area for its tranquillity provided by the rural character of the area, and the natural areas. They observed a significant change in the area over the years with substantial development and transition from rural to industrial uses. One resident was interested to understand the reasons for developing a data centre near a residential area. In addition, a resident commented that the area could consider housing and public amenities such as a park or places for animals instead.</p> <p>One resident noted a substantial loss of wildlife, emphasising the strong value placed on natural areas. Another resident mentioned that the changes are particularly significant for the older generation who have lived in this location for a significant amount of time and have seen the major land use changes taking place.</p> <p>When discussing changes to the character of the community and sense of place, residents specifically spoke about this in relation to cumulative impacts from ongoing land use change, rather than specifically in reference to the proposal.</p>
Change to visual environment	One resident expressed concern about potential visual impacts as a result of the proposal. Similarly, another resident was interested to understand the potential visual impact of the proposed buildings, especially regarding their height.
Noise and light	A resident expressed concern about potential noise impacts, as they currently experience impacts from surrounding developments (warehouses, factories, etc.) at all hours, including throughout the night (specifically identifying noise impacts between 2am and 4am which disrupts their sleep). Additionally, a resident raised concern about potential impacts on nearby residents from lighting, associated with the proposal's 24/7 operations.
Traffic	A resident noted that a section of Burley Road bordering the northern side of the site had been closed a few years ago. They expressed concerns about potential increases in traffic as they have observed trucks and trailers along Burley Road becoming blocked and encountering difficulties accessing the laneways.
Decision-making systems	Three residents mentioned feeling helpless in relation to the decision-making process for new developments. They expressed feelings of being unheard,

Theme	Summary of feedback received
	<p>overlooked and frustrated, for example when raising concerns about noise disturbance.</p> <p>One participant mentioned that residents in the area generally opposed additional development, noting the recent Optus 5G Cell Tower. A petition against the Optus Tower was mentioned by two other residents, who raised this in the context of not feeling they are able to have their say and contribute to shaping the local area, despite voicing their concerns.</p>

4.2. COMMUNITY SURVEY SUMMARY OF FINDINGS

A community survey was developed to understand the potential social impacts of the proposal, and to identify potential mitigation measures (for negative impacts) and enhancement measures (for positive impacts). A quick-response (QR) code and online link for the survey were included in the community newsletter distributed to local residents in January 2024. The survey was open between 29 January 2024 and 18 February 2024.

The community newsletter was distributed to 81 properties within the marked area in Figure 10.

These included properties on:

- Burley Road
- Delaware Road
- Johnston Crescent
- Walworth Road
- Wallgrove Road
- Old Wallgrove Road
- Horsley Road
- Arundel Road

A copy of the newsletter and community survey is included in the Appendix A of this report.

Figure 10 Community newsletter distribution area



Six people provided answers to the online community survey. Four survey participants described themselves as nearby residents (living within 500m of the site), one participant was a resident of another Fairfield, Blacktown or Penrith suburb, and one participant selected 'other'.

Of the six respondents, one respondent anticipated that the proposal would impact the community in a positive way, one anticipated that the proposal would have neither positive nor negative impacts, and three anticipated the proposal would result in negative impacts, and one respondent did not answer. Table 9 below provides a summary of the survey feedback received.

Table 9 Community survey summary of feedback

Theme	Summary of feedback received
Change of character	Most respondents noted that they particularly appreciate the tranquillity and quiet character of the area. They mentioned that residents were the most likely to be impacted by the proposal, especially in consideration to the cumulative impacts of development in the area resulting in the nature and land uses in the area shifting from rural residential to industrial.
Building height and change to visual environment	Proposed building heights were a concern for respondents. They mentioned potential impacts on privacy and lighting at nighttime. In addition, a participant raised concerns about potential impacts to their property value in relation to potential visual impact.
Traffic	A respondent noted that the proposal could add additional traffic to the area.

4.3. CONSULTATION WITH FAIRFIELD CITY COUNCIL

Urbis' Statutory and Strategic Planning Team undertook an online meeting with representatives from Fairfield City Council on 10 November 2023 to discuss key issues required to be addressed in the Environment Impact Statement (EIS).

Representatives from Fairfield City Council provided letter correspondence on 22 November 2023 in response to Urbis seeking Council advice on the SEARs requirements for the proposal. Council acknowledged the relevant technical documents required outlined in the SEARs issued by NSW DPHI dated 27 October 2023, and requested the proponent to also address several matters as part of the EIS package.

The following provides a summary of the discussion points that relate to potential social impacts of the proposal:

- Sufficient consideration for potential amenity impacts due to the site's proximity to the surrounding RU4 zone, including visual impacts to the rural residential interface to the east of the site, potential noise impacts associated with data centre operation on adjoining sensitive land uses, and associated complaints procedures.
- Safety considerations associated with data centre operation, including management of diesel fuel tanks, dealing with electricity outages, and potential spills.
- Daily operation of the site, including numbers of onsite staff and visitors and front of house operations.
- Potential traffic generation and parking impacts of the proposal on the adjoining road network and nearby signalised intersections, and potential construction traffic impacts.
- Appropriate landscaped setbacks to the east of the site from the Managed Ecological Zone, and appropriate planting nearby.

Urbis' Social Planning team contacted representatives of Fairfield City Council on 12 December 2023 to invite relevant Council officers to attend a meeting to discuss the local context, community and potential social impacts to inform the SIA. A response to the invitation was received via email on 22 January 2024. Council representatives advised that their Social Planning team have responded back and advise that they

did not have the capacity to discuss the social impacts for SSD applications. Council representatives advised they would provide advice when the SIA is on public exhibition. Urbis issued a follow-up email on 5 February 2024 acknowledging the limited capacity of Council’s Social Planning Team, providing a copy of the community newsletter and invitation to provide feedback via the online community survey or email.

4.4. SUMMARY OF SIA FIELD STUDY FINDINGS

This section outlines the key social impacts identified by participants throughout the SIA field study and previous engagement. All consultation sought to understand how participants viewed their community, and to identify how the proposal may impact their community. Participants identified both positive and negative impacts, as well as opportunities to mitigate or enhance these potential impacts, shown in Table 10.

Table 10 Community identified potential positive impacts, negative impacts, and opportunities

Positive impacts	Negative impacts	Opportunities
<ul style="list-style-type: none"> ▪ Meeting growing and changing population needs through development that contributes to infrastructure, service and general way of life demand. 	<ul style="list-style-type: none"> ▪ Contribution to cumulative and ongoing change to community character and sense of place in Horsley Park. ▪ Increases in traffic on the local road network. ▪ Noise and light disturbance, particularly during nighttime hours. ▪ Contribution to cumulative perceptions by local residents that they cannot contribute to the local planning decision-making process. 	<ul style="list-style-type: none"> ▪ Use buffers and other mitigations measures to reduce visual impacts on nearby residents. ▪ Provide nearby residents with clear channels of communication to raise issues and effectively determine acceptable solutions for both parties (e.g., issues related to potential noise impacts).

5. SUMMARY OF VALUES, STRENGTHS AND VULNERABILITIES

The following table summarises the values, strengths, and vulnerabilities experienced in the local and surrounding area, as identified in Sections 3 and 4.

Table 11 Values, strengths, and vulnerabilities

Values	Strengths	Vulnerabilities
<ul style="list-style-type: none"> ▪ Preserving and enhancing biodiversity in Horsley Park. ▪ Living in a tranquil and quiet environment. ▪ Safety is one of the key priorities identified in the Fairfield City Plan. ▪ Supporting the Western Parkland City as a highly connected, innovative and liveable future-focused city. 	<ul style="list-style-type: none"> ▪ Strategic location in Western Sydney for industry and employment close to the future Western Sydney International Airport and Aerotropolis. ▪ A high proportion of people in the workforce. 	<ul style="list-style-type: none"> ▪ Low proportion of people with higher educational attainment. ▪ High proportion of people with long-term health conditions. ▪ Neighbouring Kemps Creek has higher rates of crime compared to Fairfield LGA, Blacktown LGA, Penrith LGA and NSW averages. Break and enter non-dwelling is a particularly prominent crime type in the local area. ▪ Noise disturbance from surrounding developments already impact some residents, particularly during the night. ▪ Frustration and feelings of being overlooked are prevalent among residents adjacent to the site, who express significant discontent with changes to the local area and feelings their opinions and concerns are disregarded.

6. SOCIAL IMPACT ASSESSMENT

This chapter provides an assessment of the identified social impacts of the proposal. It is structured by the social impact categories outlined in the SIA Guideline (DPHI 2023).

Each impact is assessed in accordance with the risk assessment methodology applied in the SIA Guideline Technical Supplement, whereby the significance of potential social impact is assessed by comparing the magnitude of the impact against the likelihood of the impact occurring. This methodology is outlined below.

Table 12 Significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPHI, 2023, SIA Guideline: Technical Supplement, p. 13

Table 13 Likelihood levels

Level	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Possible	High probability
Unlikely	Medium probability
Possible	Low probability
Very unlikely	Improbable or remote probability

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 12)

Table 14 Magnitude levels

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.

Magnitude level	Meaning
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 13)

Table 15 Dimensions of social impact magnitude

Dimension	Explanation
Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g., near neighbours, local, regional, future generations).
Duration	When is the social impact expected to occur? Will it be time-limited (e.g., over particular project phases) or permanent?
Intensity or scale	What is the likely scale or degree of change? (e.g., mild, moderate, severe)
Sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
Level of concern / interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 12)

Mitigation and enhancement measures

Social impacts are assessed before and after the implementation of mitigation measures (for negative social impacts) and enhancement measures (for positive social impacts). These measures can take different forms and may be incorporated in the design, planning, construction, or operational stage of the proposed development.

6.1. WAY OF LIFE

Based on the current information available and stage of development, social impacts in relation to way of life were not identified as part of the impact scoping for the proposal.

6.2. COMMUNITY

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the community as a consequence of the proposal.

6.2.1. Impact to local character – Unmitigated

Affected stakeholders: Immediate neighbours, residents of Horsley Park	Duration: Operation
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Overtime, Horsley Park has evolved from a rural area known for its agriculture to a suburb with a mix of agricultural, residential, and increasingly industrial and commercial activities. A Metropolis of Three Cities plan identifies Horsley Park as a strategic employment and industrial development land. However, while the area is experiencing a significant growth in industrial development, rural uses are still present.

The site is located within a light industrial zoning bordering residential and rural areas. The site was formerly used for quarrying and manufacturing. Currently, the site comprises vacant land without any built form structure and vegetation. Bulk earthworks on the site, approved under DA-893-2013, are currently underway. As such, the current site does not include any tree canopy, and there is limited tree canopy along the street frontage along Johnston Crescent.

During the SIA field study, local residents expressed concern about the overall changing character of Horsley Park, as the area continues to shift from rural to industrial and employment uses. Several participants expressed that they valued the rural character of the local area including the ‘tranquillity’, ‘peace and quiet’ and ‘open air’. They were particularly concerned about the loss of local flora and fauna resulting from past and ongoing development.

While the nature of development of the area aligns with several regional and local plans for the area (refer Section 3), local residents, in particular long-term residents, are feeling loss and dissatisfaction in relation to the changing character of the area, of which the proposal will contribute. It is noted that the development of the site will not result in a loss of rural or residential uses. However, the introduced built form and associated landscape will result in a significantly different visual landscape.

The contribution of the proposal to the changing character of the local area and to residents’ connection to place, in the context of planned and ongoing development of the area and with consideration of the previous use of the site, the unmitigated impact is assessed as a **medium negative**, given the minor magnitude and likely likelihood.

6.2.2. Impact to local character – Mitigated

With consideration of the current cleared state of the site, proposed landscaping, including native trees (which will mature over time) and plant species, around the buildings and on rooftops, will assist to add greenery, soften the visual impact of the built form, add texture and visual interest and assist the site to better integrate into the surrounding environment. Locally sourced materials and materials that connect to the site’s history will also be prioritised. The SIDA Architectural Design Statement proposes use of reds and ochres in the building façade and the ground plan as a design and visual link to convict bricks to reference the former land use of quarrying activities and manufacturing.

The incorporation of native trees and plantings and design features referencing the historical use of the site will likely reduce the impact of the proposal on local character. However, given the scale of the development this will likely be a minimal reduction. The mitigated impact therefore is likely to remain as **medium negative**, given the minor magnitude and likely likelihood.

The following recommendations are proposed to further mitigate the impact of the proposal.

SIA recommendation/s

- 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).

6.3. ACCESSIBILITY

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the accessibility as a consequence of the proposal.

Affected stakeholders: Immediate neighbours, residents and businesses in Horsley Park

Duration: Construction and operation

6.3.1. Increase in traffic on the local road network – Unmitigated

During the SIA field study, two residents expressed concern the proposal will generate additional traffic in the area. Changes to the traffic network such as increased congestion can increase commute times and impact the ability of residents to access their local area. This can reduce people's accessibility to key activities, result in longer times away from home and impact on important day-to-day activities. This is likely to be particularly relevant for residents in areas with a lack of public transport and distances requiring vehicular travel to local centres, shops and services.

In relation to traffic impacts during construction, the Preliminary Construction Traffic Management Plan (PCTMP) prepared by TTW (2024) found that routes utilised by construction vehicles are likely to experience only minor impacts due to the presence of additional truck movements, with the number of daily vehicles expected to be minimal in comparison to the total volumes of daily traffic on local roads. These truck movements are not expected to cause delays on local roads or create flow-on impacts to other streets, with local traffic patterns during construction expected to remain consistent with the existing conditions. All deliveries and construction works are likely to take place on site, with no Works Zone, lane closures or other traffic impacts. Traffic will flow as per the existing scenario, with all lanes generally operating at full capacity. However, there may be an increase in local parking congestion during construction as a result of construction workers accessing the site.

In relation to traffic impacts during operation, the Traffic Impact Assessment (TIA) prepared by TTW (2024) found that the impact of additional vehicle trips generated by the proposal on the local road network will be 'insignificant'. The Signalised Intersection Design and Research Aid (SIDRA) modelling projects there will be 'favourable level of service'. Intersection modelling found that circulation at the intersection by 2026 will range from free flow (level of service A) to near free flow (level of service C).

The proposed data centre will be located in the Western Sydney Employment Area (WSEA), subject to the WSEA Road Network Strategy, which proposes additional road connections and road widening. The strategy proposes a new secondary road, the future Southern Link Road (SLR), to the north of the site, and two interchanges in the north-east and south-east of the site (Westlink M7). Further details about the future SLR are provided in the TIA report. In 2036, the introduction of the SLR is projected to bring an unsatisfactory level of service at planned intersections near the site pending detailed intersection layout design and signal timing and phasing parameters. However, the TIA considers that this unsatisfactory level of traffic will be produced through an anticipated overall growth in traffic volumes in the area, including through the development of the SLR drawing significant regional traffic as an important arterial east-west link. The assessment reports that Transport for NSW (TfNSW) did not provide Strategic Traffic Forecasting Model (STFM) data, and therefore additional information is needed to better understand future traffic volumes by 2036. Moreover, the layout design of the future road network in the WSEA is still in development and subject to change. The TIA explains that the road network to the north of the planned SLR (along Old Wallgrove Road) is projected to continue satisfactory operation in 2036.

Therefore, the modelling shows that the operation of the site is not anticipated to have a significant impact on the traffic in the local area. The traffic is expected to operate under satisfactory conditions until 2026. In 2036, traffic is anticipated to increase due to the change in the road network around the site.

In consideration to the above elements, the unmitigated impact (during construction and operation) is assessed as **low negative**, given the minor magnitude and unlikely likelihood of the operation of the proposal on local traffic.

6.3.2. Increase in traffic on the local road network – Mitigated

The PCTMP identifies that once a contractor has been engaged a finalised Construction Traffic Management Plan shall be prepared to manage traffic during the construction period. This will include, but is not limited to, detailed identification of construction staging, identification of expected vehicle and worker numbers, a site establishment plan detailing vehicle access and movement, and traffic control plans.

During construction, workers will be encouraged to carpool or use more sustainable methods of transport to decrease reliance on single occupancy private vehicle trips. Site employees will be encouraged to make use of carpooling options and nearby public transport facilities as part of being inducted into the site.

The TIA includes some additional recommendations during operation, but these predominately relate to improving traffic flow and safety onsite, therefore the impact assessment rating (during construction and operation) remains as **low negative**.

The following recommendations are proposed to further mitigate the impact of the proposal.

SIA recommendation/s

- In consideration of the duration of the project construction period and anticipated increase in traffic by 2036 due to the development of the SLR, undertake ongoing consultation with TfNSW to continue to monitor and discuss potential traffic issues and access for future workers and local residents.

6.4. CULTURE

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the culture as a consequence of the proposal.

Affected stakeholders: Local Aboriginal communities, local communities	Duration: Construction and operation
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6.4.1. Potential disruption to sites of Aboriginal and historical significance – Unmitigated

The construction of any urban development should consider impacts on Aboriginal objects, the landscape or the spiritual connection Aboriginal people have with Country. There is particular risk that sites of Aboriginal significance could be disturbed during construction and operation. These impacts would disproportionately affect the Aboriginal community, who make up 2.5% of the immediate community and 1.5% of the Horsley Park – Kemps Creek community.

To inform the Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Urbis (2024), community consultation was conducted with the relevant Aboriginal people, Registered Aboriginal Parties (RAPs) and organisations who may hold cultural or local heritage knowledge. A letter containing the project details and the ACHARs proposed methodology was sent to all relevant stakeholders on 20 November 2023 by Urbis.

The ACHAR found that there are no known Aboriginal objects within the site, and it is unlikely that any as yet unknown Aboriginal objects are retained anywhere on the site. As such, construction on site is unlikely to cause either direct or indirect harm to Aboriginal objects or negatively impact inter-generational equity. The report assesses the Aboriginal archaeological potential of the entire site to be very low.

Additionally, the Statement of Heritage Impact (SoHI) prepared by Urbis (2024) found that the site has low potential for retaining historical relics. As such, no further historical archaeological assessment is recommended for the site.

Given the findings of the ACHAR and SoHI, the unmitigated impact is assessed as a **low negative**, given the moderate magnitude and very unlikely likelihood.

6.4.2. Potential disruption to sites of Aboriginal and historical significance – Mitigated

Both the ACHAR and SoHI assess the potential disruption to sites of Aboriginal significance and heritage significance to be unlikely due the absence of known Aboriginal objects and places and the high ground disturbance within the site. As such, no further mitigation measures are mentioned throughout these reports.

However, in the unlikely case of discovery of archaeological deposits or features, both the ACHAR and SoHI note that all works should stop, and proposed procedures be implemented to ensure the appropriate protection and management of any found deposits or features, in accordance with NSW Police and Heritage NSW directions. This includes implementation of an unexpected Archaeological Finds procedure and human remains procedure as relevant.

Assuming the directions and procedures proposed in the ACHAR and SoHI are followed, the mitigated impact is assessed as **low negative to neutral**, given the unlikely likelihood and minor magnitude.

SIA recommendation/s

- No further recommendations are proposed at this time.

6.5. HEALTH AND WELLBEING

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the health and wellbeing as a consequence of the proposal.

6.5.1. Noise and vibration impacts during construction and operation – Unmitigated

Affected stakeholders: Immediate neighbours and nearby residents (see higher impacted area in immediate social locality in Section 3.2)

Duration: Construction and operation

Concerns about noise disturbance were raised by various residents during SIA engagement activities, with some residents explaining that they are already impacted by noise associated with the operation of surrounding industrial warehouses and land uses.

In relation to impacts during construction, the Noise and Vibration Assessment (NVIA) report, prepared by Aurecon (2024), identifies that noise and vibration impacts are likely to be high in the immediate residential area. Activities that will exceed typical vibration levels include the use of vibration rollers, excavators, compactors and pile drivers. Regarding noise impacts, construction activities are anticipated to significantly exceed noise management levels for the site as defined in the NSW Interim Construction Noise Guideline and therefore will impact neighbouring residents for a notable timeframe, with the construction period anticipated to be around three years for Stage 1 (Building A + B + C), with additional time required for construction of Stage 2 and Stage 3 (not yet determined).

In relation to impacts during operation, the NVIA notes that vibration impacts are not anticipated. Noise is anticipated to be generated by the daily maintenance testing of the back-up power system, other operational equipment within the data centre, and from the rooftop (including from substation transformers). The NVIA found that during the worse-case nighttime operational scenarios, noise levels without mitigated measures could surpass project noise trigger levels (PNTL) (i.e., levels that, if exceeded, would indicate a potential noise impact on the community and so 'trigger' a management response) by more than 30dB, which would significantly impact surrounding residents for an indefinite time period.

Based on the findings of the NVIA and considering feedback from the SIA engagement activities:

- The unmitigated impact during the construction period is assessed as a **high negative**, given the moderate magnitude and almost certain likelihood.

- The unmitigated impact during the operation period is assessed as a **very high negative**, given the major magnitude and almost certain likelihood.

6.5.2. Noise and vibration impacts during construction and operation – Mitigated

The NVIA report includes requirements and recommendations to mitigate and manage potential impacts during construction and operation.

Construction

The NVIA recommends that a Construction Noise and Vibration Management Plan (CNVMP) shall be developed to reduce impacts of noise and vibration at nearby residential properties. It notes that all relevant feasible and reasonable work practices, and appropriate noise and vibration control measures should be implemented. Mitigation measures during construction identified in the NVIA report include (but are not limited to):

- Carrying out high noise and vibration generating activities in continuous blocks, not exceeding three hours each, with a minimum respite period of one hour between each block.
- Scheduling deliveries during specific nominated hours only.
- Carrying out fabrication work off- site, then transporting to the proposal site.

Refer to the NVIA for details on mitigation and management measures. The NVIA does not provide an assessment of construction traffic noise. The NVIA however anticipates that only a few deliveries will occur during the day, and therefore the likelihood of significant noise impact from construction traffic is low.

Operation

Mitigation measures during operation identified in the NVIA report include (but are not limited to):

- Installing fire walls of at least ten metres in height around the transformer for safety reasons. These walls will also provide some acoustic screening to the local residents.
- Installing a nine metre noise wall above the chiller plant on the Eastern side of Buildings C, D & E to block the line of sight between the cooling towers and the eastern residential receivers. Installing discharge attenuators on all fans from cooling towers.
- Installing 1.2 metre long rectangular attenuators to attenuate noise breakout from ventilation openings at the chiller rooms and intake louvers.
- Including a parapet of five metres on the rooftop of the eastern side of Building 5.

The NVIA concludes, with the implementation of proposed mitigation measures, operational noise impacts are predicted to remain below project trigger levels and amenity levels.

Assuming the mitigation measures identified at this stage are implemented:

- The mitigated impact during the construction period is assessed as a **medium negative**, given the possible magnitude and moderate likelihood.
- The mitigated impact during the operation period is assessed as a **low negative**, given the unlikely likelihood and minor magnitude.

The following recommendations are proposed to further mitigate the impact of the proposal.

SIA recommendation/s

- Prepare a detailed Construction Management Plan (CMP), including a CNVMP, prior to the issuing of the construction certificate. The CMP should consider amenity impacts associated with construction, such as changes to noise (as well as air quality and the pedestrian environment). It should also identify and assess any cumulative amenity impacts with other nearby developments. Consider developing a construction Community Engagement Strategy as part of the CMP, which includes the implementation of formal complaints mechanisms and procedures during construction to ensure effective and ongoing communication with affected residents.

- Prepare a Plan of Management (PoM) that includes an Operational Noise and Vibration Management Plan (ONVMP), prior to the issuing of the construction certificate. The NVMP should assess operational noise impacts that cannot be assessed at this stage. It should also identify and assess any cumulative noise impacts with other nearby developments. Consider developing an Operational Community Engagement Strategy as part of the PoM, which includes the implementation of formal complaints mechanisms and procedures to ensure effective and ongoing communication with affected residents.

6.5.3. Providing a healthy work environment – Unenhanced

Affected stakeholders: Future on-site workers

Duration: Operation

As discussed in the Policy context (Section 3.3), several local and regional plans and strategies prioritise the wellbeing and health of the community. Delivering a healthy workplace can benefit employees in terms of physical, mental and social wellbeing, by encouraging social connection and supporting employees to make healthier choices, such as exercise or prioritising active transport. In addition, the Australian authority for work health and safety, and workers' compensation (Comcare) notes that supporting employees' wellbeing and safety contributes to creating a more engaged, motivated and efficient workforce.

The SSDA Architectural Design Statement prepared by HDR (2024) describes the proposal as being 'more than a data centre' through the inclusion of high-quality workspaces, learning, amenity and respite areas to create a 'people-centric technology campus.' Amenities proposed include a café, concierge, auditorium, kitchens, leisure and respite spaces inside and outside (roof terrace), and meeting and training rooms. The proposed office building design includes a central gathering place to foster social connectivity and collaboration.

Some design features are aimed specifically at supporting the health and wellbeing of future staff. These include:

- Low or ultra-low volatile organic compounds (VOC) and formaldehyde finishes.
- Outside landscaping spaces visible through the office windows.
- Rooftop facilities including a BBQ and seating area.
- 24 bicycle parking spaces with enclosed and secure bicycle storage rooms and end of trip (EOT) facilities.

The Green Travel Plan (GTP), prepared by TTW Structural Civil Traffic Façade (2024), notes that the site is in proximity to cycling routes, and expects cycling to be a suggested travel mode for future workers on site, supported by data centre facilities.

The GTP recommends prominent signage for bicycle storage areas to assist with awareness and wayfinding, as well as measures during operation to promote and support active transport and physical activity including:

- Developing and distributing a Transport Access Guide (TAG) providing information on bus routes and active transport facilities near the site, and distributing other relevant information, such as health and activity leaflets, to future workers.
- Monitoring and maintaining appropriate standards for bicycle storage and EOT facilities and expanding facilities if demand increases.
- Holding events to encourage active transport, such as the Ride2Work Day.

With consideration of design inclusions and assuming GTP measures are implemented, the unenhanced impact is assessed as **medium positive**, given the minor magnitude and possible likelihood.

6.5.4. Providing a healthy work environment – Enhanced

NEXTDC has advised that they will also implement programs to encourage and support physical and mental health, including:

- A Health and Wellbeing Program (HWP) to encourage future staff to engage with healthy lifestyle choices. HWPs are described by the Australian Government as a way to address physical and mental

health of staff focusing on lifestyle practices, organisational change, and occupational health and safety factors (Australian Government 2010).

- Providing access to confidential counselling services or employee assistance programs (EAPS).
- Conducting regular mental health awareness training, workshops or events.

Assuming the above enhancement measures are followed, the enhanced impact is assessed as **medium positive**, given the minor magnitude and likely likelihood.

The following recommendations are proposed to further enhance the positive impact of the proposal.

SIA recommendation/s

- 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 providing exercise classes (e.g., yoga) in respite rooms before work or during breaks to foster future employee's physical health.

6.6. SURROUNDINGS

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the surroundings as a consequence of the proposal.

6.6.1. Change to visual amenity and privacy – Unmitigated

Affected stakeholders: Immediate neighbouring residents	Duration: Operation
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The visual environment is an important component of people's surroundings. Changes to the visual environment can impact on the amenity within a place, influence a person's sense of place, and impact perceived or actual privacy.

The Visual Impact Assessment (VIA) prepared by Urbis (2024) found that the visual impact for assessed viewpoints ranges from low to medium. Clear views of the proposal are possible from dwellings immediately east of the site, along a residential access road off Burley Road. However, visibility of the proposal from dwellings further east decreases due to intervening vegetation and topography. Where views from dwellings east of the site are possible, they do not include the proposal and scenic or highly valued features in the same composition. The NVIA also found that the proposal is visually compatible with the anticipated and likely visual character of the site and surrounding context.

During the SIA field study, it was found that nearby residents highly value the rural amenity of this local area. Furthermore, several nearby residents raised significant concerns about the height and scale of the proposal. This was related to the proposal operating 24/7, resulting in visual disturbance from lighting at night, and potential impact of privacy. Although the VIA found that view impacts caused by the proposed development are considered to be reasonable and acceptable, the changes to visual amenity for the nearby residents who have historically experienced rural visual amenity as well as industrial land uses with lower building heights, are anticipated to be significant.

As such, the unmitigated impact to immediate neighbouring residents is assessed as **very high negative**, given an almost certain likelihood and major magnitude.

6.6.2. Change to visual amenity and privacy – Mitigated

The proposal incorporates several architectural and landscape features, techniques and elements that will soften the visual appearance and impact of the proposal.

The SSSA Architectural Design Statement (HDR 2024) suggests the red and black hues of the façade and pockets of greenery for the administration office blocks will enhance visual interest. Light-coloured façade elements at the roof are also proposed to alleviate the building's bulk.

The Landscape SSDA report prepared by Site Image Landscape Architects and HDR (2024), proposes native canopy trees and massed understory planting to soften the scale of the retaining walls and building facades and add texture and interest to the site entry. The proposal will also significantly increase tree canopy and landscaping across the site to improve amenity for users and assist to integrate the proposal into the surrounding landscape. The proposed landscaping will also include planting along the eastern boundary, to provide a buffer to adjacent residences, as well as the creation of a protective vegetation buffer between the development site and the biodiversity exclusion zone.

These mitigation measures are expected to reduce the magnitude of visual change for the receivers immediately surrounding the site, most notably nearby residences located on the eastern site boundary. However, immediately neighbouring residents will still experience a notable change in their visual outlook.

Considering the above, the overall magnitude of the impact to immediate neighbouring residents is expected to be lessened to moderate, with the likelihood expected to remain as almost certain, resulting in a **high negative** mitigated impact.

The following recommendations are proposed to further mitigate the impact of the proposal.

SIA recommendation/s

- Increase tree canopy and density of vegetation along the eastern boundary of the site and Burley Road frontage to further buffer potential visual impacts.

6.6.3. Resilience and sustainability related to resource use and environment – Unmitigated

Affected stakeholders: Immediate neighbours, local community	Duration: Operation
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Environmental sustainability is a key priority for Fairfield City Council. The Fairfield LSPS emphasises the importance of carbon emissions reduction and water efficiency. The Fairfield CSP also identifies water security and resilience to floods and fires as priorities. In addition, the SIA engagement activities revealed that many local residents highly value the natural environment and wildlife.

While data centres have an impact on the environment including in energy and water consumption, the proposal’s design aims to achieve net zero emissions. This includes energy and water management through sustainable design, as well as offsets.

The Ecologically Sustainable Development Report (ESDR) prepared by Aurecon (2024), indicates that the proposal will be designed to align with Stage One of the NSW Government Net Zero Plan that targets net zero emissions by 2050. Accordingly, the site will comprise several initiatives aimed at net zero emissions including minimising energy use (e.g. high efficiency chillers and energy efficient lighting) and installing solar loads and conductive heat transfer through the façade to reduce operational energy. However, this cannot be applied to the data halls as these facilities do not have windows and as operation cannot stop, they will always be requiring cooling heat transfer through the envelope.

The proposal also incorporates water saving initiatives, including rainwater harvesting tanks, repurposing of water collected from the cooling towers, and water-efficient fixtures.

The ESDR highlights the site’s location in Western Sydney places it at greater and growing risk of impacts from extreme temperate and bushfires. The Bushfire Protection Assessment (BPA) prepared by Australian Bushfire Protection Planners (2024), mentions that part of the site borders Category One Bushfire Prone Vegetation as per the Fairfield Council Bushfire Prone Land Map.

Industrial areas can significantly contribute to the urban heat island effects due to the high concentration of buildings and paved surfaces that absorb and retain heat, exacerbating local temperature increases. This not only increases the energy required for colling processes, but also impacts the comfort and health of workers and local residents. The SSDA Architectural Design Statement prepared by HDR (2024) notes that the inclusion of light-coloured elements at the roof will assist in mitigating the building’s heat absorption. Tree canopy and plantings proposed will also assist to mitigate urban heat.

In consideration of both the proposed nature of the site and the sustainable design proposed, the unmitigated impact is assessed as a **medium negative** impact given its likely likelihood and minor magnitude.

6.6.4. Resilience and sustainability related to resource use and environment – Mitigated

Several mitigation measures are proposed to address the potential impacts to a healthy and sustainable environment for local workers and residents, and associated local environmental values. As described above, the proposal includes design measures to address these potential impacts, including related to water and energy use. The ESDR suggests further mitigations, including:

- Optimising the thermal envelope of the data halls during detailed design to balance energy needs with peak energy consumption and minimising annual energy usage.
- Installing lighting motion sensor control to limit lighting in unoccupied space.
- Selecting water fixture in future design stages that adhere to Government Resource Efficiency Policy (GREP) and Green Star requirements.
- Implementing water sensitive urban design to further minimise water consumption.

The ESDR proposes the following additional measures to mitigate risks associated with urban heat effects and bushfires:

- Considering extreme heat and risks of bushfire in plant selection, in peak mechanical plant sizing, and overall design.
- Selecting Heating, Ventilation, and Air Conditioning (HVAC) suitable for the predicted increase in temperature and high Solar Reflectance (SRI) Roofing to mitigate extreme weather conditions, in line with Green Star urban heat island requirements.
- Increasing the frequency for HVAC monitoring schedule to ensure timely filter replacement to maintain fresh airflow in conditioned areas as a measure for bushfire smoke.

Furthermore, the Bushfire Protection Assessment suggests the provision and maintenance of 'defendable space' to the southeast of the Building No.E and to the north of Building No. B, Building No. C and Building No. D. This measure is intended to increase the buildings' resistance to the effects of radiant heat and ember attack on the exterior of the buildings. Additionally, the assessment advises adhering to specific bushfire construction standards to Building No. E, B, C and D. Recommendations extend to ensuring adequate access and water for firefighting operations, bushfire hazard management such as upkeep of lawns or pavements near buildings, the use of non-flammable materials, and emergency management planning.

Assuming these mitigation measures are followed, the mitigated impact is assessed as a **low negative** impact given its unlikely likelihood and minor magnitude.

SIA recommendation/s

- No further recommendation is proposed at this time.

6.7. LIVELIHOODS

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the livelihoods as a consequence of the proposal.

6.7.1. Contribution to the delivery of economic opportunities for the Western Sydney community – Unenhanced

Affected stakeholders: Local and Western Sydney businesses, workers and service providers

Duration: Operation

As discussed in Section 3.3, the State Infrastructure Strategy (SIS) and the Australian Digital Economy Strategy 2030 aim to position NSW as a frontrunner in digital technology. Both the Greater Sydney Region Plan (GRSP) and the NSW Economic Blueprint 2040 acknowledge the pivotal role of digital technologies in driving economic and social growth, particularly in sectors such as government services, healthcare, and education. The SIS highlights the necessity of establishing robust digital connectivity as the foundation for Greater Sydney’s future economy. However, the report identifies challenges in terms of inconsistent access, affordability, and the quality and reliability of connectivity across NSW.

The Smart Western City Program, which is part of the planning for the Western Parkland City (comprising eight LGAs including Fairfield), identifies digital infrastructure as critical infrastructure to advance connectivity, liveability and innovation (see Section 3.3 Policy context).

Data centres are important digital infrastructure. They contain hardware that enable cloud computing services, web hosting and data storage that businesses, governments, organisations, and individuals rely on for their operations. They are essential for various sectors including education, health, agriculture, defence, entertainment and business. Data centres facilitate innovation and economic development through supporting the storing, processing, and analysis of extensive datasets, to enable organisations to improve practices and make informed decisions (Faist 2023, Mandala 2023). Data centres also support more flexible living and access to services including remote work, e-learning and telemedicine.

Hyperscale cloud technology is crucial for Australian businesses, delivering approximately \$6.3 billion in benefits per annum (Mandala 2023). Research demonstrates that data centres contribute to both direct and indirect economic benefits which flows through the wider economy (for example, multiplier effects of 1.57 in Ireland) (Grant Thornton Ireland 2018).

The presence of advanced data centres that offer secure, reliable, and efficient data storage and processing capabilities, can play a key role in attracting investment. Geographical distances contribute significantly to the network latency (i.e., the amount of time it takes data to arrive at its destination). It is therefore beneficial for data centres to be close to their users, to reduce the risk of connection issues. Given Horsley Park is identified as growing industrial precinct in State, regional and local strategic plans, data storage in this precinct is critical to the operation of these businesses. It is also strategically located near the aerotropolis. By being located in close proximity, it reduces the risk of connectivity issues to these high technology dependent businesses.

The proposed S4 data centre is well-located to support business, organisations and individuals in the surrounding regional area. It will play a role in the delivery of the greater economic vision for the Western Parkland City, that will significantly benefit the broader Western Sydney community by providing a diversity of new jobs, services, and other opportunities closer to home.

As the proposal represents a minor component of the cumulative benefit of economic development in the region, the impact is assessed as **medium positive**, given the likely likelihood and minor magnitude.

6.7.2. Contribution to the delivery of economic opportunities for the Western Sydney community – Enhanced

As discussed above, the unenhanced impact of the proposed S4 data centre is assessed as medium positive by the nature of the proposal itself. No further enhancement is proposed, and the enhanced impact remains **medium positive**.

SIA recommendation/s

- No further recommendation is proposed at this time.

6.7.3. Employment and training opportunities during construction – Unenhanced

Affected stakeholders: Construction workers in the local and regional areas	Duration: Construction
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As identified in Section 3.4, Fairfield LGA has a considerably higher unemployment rate compared to Greater Sydney, indicating the creation of job and training opportunities in the area has the potential to be particularly impactful.

The proposal's construction workforce will consist of approximately 1,111 direct full-time equivalent workers. As previously noted, the construction programme for Stage 1 (Building A + B + C) is estimated to be 36 months, with additional time required for construction of Stage 2 and Stage 3 (yet to be determined). Various construction roles will be necessary for the project, including surveyors, electricians, plumbers, carpenters, bricklayers, roofers, riggers, concreters, engineers, architects, supervisors, plasterers, pipefitters, metalworkers, among others. These roles will demand a range of qualifications, from TAFE certifications including apprenticeships, certificate level, and diploma level qualifications, to degree qualifications in construction, civil, or engineering. As discussed in Section 3.4, there is a high proportion of residents with a Certificate level III or IV in the Horsley Park – Kemps Creek area and the regional area. Construction is also among the top industries of employment in the Horsley Park – Kemps Creek area and the regional area, with 31.1% of employed people over the age of 15 in Horsley Park – Kemps Creek and 33.0% in the regional area occupied as technicians and trades workers, labourers and machinery operators and drivers (ABS 2021). This suggests, jobs in construction are relevant, and therefore of high value, to local and regional community.

The engaged construction lead has advised that the significant majority of the construction workforce is anticipated to be sourced from the Sydney basin including key trades such as earthworks, structure, cladding, services and landscaping, with a large portion of the construction workforce anticipated to be sourced within a 25km radius of the project.

Due to the size of the workforce required for the construction phase of the proposal over at least 36 months, the anticipated sourcing of workers from the regional area, and the alignment of employment opportunities to local and regional needs, the unenhanced impact is assessed as **medium positive**, given a possible likelihood and minor magnitude.

6.7.4. Employment and training opportunities during construction – Enhanced

The project contractor (construction lead) will implement several workforce strategies to enhance local and regional employment and training benefits, including:

- Increasing Aboriginal economic participation in construction by exceeding the NSW Government's Aboriginal Procurement Policy.
- Compliance with NSW Governments Training Management Guidelines for skills, training and diversity in Construction, July 2020 (to be developed).
- Implementation of workforce rostering arrangements to provide flexibility to staff to better meet individual, team and business needs while the site operates for 6 days, including a diversity and flexibility program recognised by the Diversity Council of Australia as an exemplar of change management programs addressing the underlying issues that limit diversity.
- Maximising local workforce engagement through local and regional supply chains.

Assuming these enhancement measures are implemented, the enhanced impact is assessed as **medium positive**, given an almost certain likelihood and minor magnitude.

The following recommendations are proposed to further enhance the positive impact of the proposal.

SIA recommendations

- 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.

6.7.5. A diversity of local and regional employment and training opportunities during operation – Unenhanced

Affected stakeholders: Students, graduates, and workers in fields related to the cloud, IT and data centres in the regional area	Duration: Operation
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The operational workforce for the S4 data centre is projected to comprise approximately 411 direct FTE specialised and related full-time roles. This workforce will be essential for the effective functioning of the facility, covering a diverse range of responsibilities. Among the crucial roles to be filled during operation are positions in facility management, security, customer service, IT professionals, and general business functions.

As discussed in Section 3.3, various local and regional policies focus on the creation of job opportunities in the Western Sydney region, including related to technological innovation and new knowledge-intensive jobs and business opportunities.

To meet the demands of these roles, key qualifications will be necessary for operational staff. These qualifications encompass trade and engineering qualifications, information technology (IT) qualifications, security qualifications, and expertise in project management. As discussed in Section 3.4, Management and Commerce, and Engineering and Related Technologies are the top fields of study in the Horsley Park – Kemps Creek area and across Fairfield LGA, Penrith LGA and Blacktown LGA. In addition, professionals are among the top occupations in the regional area. As such, the direct employment opportunities anticipated to be generated by the proposal are generally aligned with the existing skill set of residents in the local and regional area.

NEXTDC has advised that it has historically drawn upon the local talent pool for its operational workforce, and this trend is expected to continue with the proposed data centre. With a substantial portion of NEXTDC's current operational workforce originating from Western Sydney, it is anticipated that the operational staff for the proposal will also be primarily sourced within the Western Sydney region. This presents a notable opportunity for the creation of local and regional employment opportunities, thereby contributing to the economic development of the Western Sydney area.

The proposal will deliver direct employment opportunities align with Council and State aspirations for the area. The unenhanced impact is therefore assessed as **medium positive** given a possible likelihood and minor magnitude.

6.7.6. A diversity of local and regional employment and training opportunities during operation – Enhanced

Unlike typical data centre developments, the proposal provides for a variety of employment generating land uses including a significant component of ancillary office and innovation space designed to cater for the employees of NEXTDC and tenants of the facilities.

NEXTDC has noted their commitment to enhancing the skills and career development of their staff at their operational facilities across Australia. This commitment translates into a range of initiatives aimed at providing valuable opportunities for professional growth. NEXTDC offers formal programs designed to hone leadership skills, complemented by tailored coaching and training initiatives. An educational assistance program is also in place to support employees seeking to undertake qualifications or courses to further their professional development, ranging from Diplomas and Graduate Diplomas to Bachelors and MBA programs.

NEXTDC actively sponsors employees pursuing additional accreditations relevant to their roles. This support extends to certifications such as Cert III in Project Management, Customer Engagement, Business, or Telecommunications Technology, as well as a Certificate IV in Telecommunications Engineering Technology. NEXTDC has advised of a commitment to fostering a skilled and proficient workforce capable of meeting the demands of their cutting-edge facilities.

NEXTDC also advised of their dedication to diversity and inclusion. NEXTDC has collaborated with the Women Rising Program to provide emerging female leaders with valuable opportunities for leadership development. This initiative serves both experienced and emerging female leaders, aiming to assist exploration of career paths and development of leadership strengths. NEXTDC has set a goal of achieving a

gender-balanced workforce (40% women, 40% men, and 20% flexibility to ensure inclusivity for non-binary team members) by 2030.

NEXTDC has advised these workforce practices will be implemented during the proposal's operation to enhance local and regional workforce outcomes. Assuming these enhancement measures are implemented, the enhanced impact is assessed as **high positive** given the likely likelihood and moderate magnitude.

The following recommendations are proposed to further enhance the positive impact of the proposal.

SIA recommendation/s

- Consider exploring partnerships with local universities 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). For example, exploring partnership with Western Sydney University to support students attending Fairfield Connect (a recently launched innovative study hub). This is relevant given the high levels of youth unemployment in this area (see Section 3.4).
- Consider exploring partnerships with local schools to provide opportunities to introduce students and young people to the field of IT, such as the NEXTDC program provided in FY23 which included several Year 10 interns spending the week at NEXTDC to gain insight and experience of data centre operations.
- Consider operation of the proposed café by a social enterprise organisation to provide training and employment experience opportunities, possibly for vulnerable groups.

6.7.7. Cybersecurity related to tenants and users – Unenhanced

Affected stakeholders: Clients, tenants and users of the proposal	Duration: Operation
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Data centres house critical data that is essential for the operation of many businesses, organisations and government services. This data can provide valuable and private information. Providing robust safety measures against cyberattacks and physical attacks is therefore important.

As shown in academic research published by Oxford Academy (2018), cyberattacks can lead to the theft or compromise of sensitive information, disrupt services, and damage community trust in digital systems. Physical security is also important, as unauthorised access and trespassing could result in tampering with hardware, data theft, or acts of vandalism that could stop operation (ISA, 2020). Ensuring surveillance and access control measures can help prevent trespassing and deter potential intruders. Additionally, advanced cybersecurity measures are critical to protect against intrusion that could jeopardise the integrity, availability and confidentiality of data and operations.

The Fairfield CSP identifies community safety as a priority, including cybersecurity. Cybersecurity is also a focus within the Australian Digital Economy Strategy, A Metropolis of Three Cities and the Smart Western City Program. The Australian Digital Economy Strategy 2030 mentions that businesses and people will only embrace digital opportunities to the maximum extent if they are confident in the technology they use.

NEXTDC advised of several established security risk management measures implemented at its data centres. Centres are protected by six layers of security comprising anti-scale perimeter security, front of house secure access, anti-clone biometric fingerprint technology, ballistic rated security, elite security operations, digital access management, and risk and compliance management. This includes:

- Security Construction and Equipment Committee (SCEC) zoned areas and access control / anti-tailgating measures.
- SCEC physical security zone (PSZ) relevant selection of doors, walls, door hardware, door framing and penetration treatments.
- Comprehensive electronic surveillance including internet protocol (IP) cameras in and around the facility monitoring all common areas as well as monitoring exit / entry points into every key space in the facility.
- Biometric controls and self-managed electronic rack locking.
- 24/7 onsite security monitoring and security operations centres, with integrated surveillance and access management backed by NEXTDC-employed security and customer service teams.

In addition, NEXTDC will provide security-specific training to security personnel on a regular basis, as well as formal training at a minimum of once per year. NEXTDC also runs an Operational Excellence program that includes exercises to test their environments. In addition, all NEXTDC employees receive security awareness training.

NEXTDC tenants also deploy their own IT, networking and often security access control systems to control their intellectual property.

NEXTDC advised their data centres are secure to the highest level of certification (Certified Strategic) under the Commonwealth Government's Hosting framework. A Certified Strategic Service Provider offers additional protections to government compared with other level of certification. These include increased security controls.

With consideration of NEXTDC's established security risk management measures for its data centres and certification contributing to high-quality data security for tenants and users, the unenhanced impact is assessed as a **high positive**, given the likely likelihood and moderate magnitude.

6.7.8. Cybersecurity related to tenants and users – Enhanced

No additional mitigation measures are proposed, therefore the mitigated impact is assessed as **high positive**, given the likely likelihood and moderate magnitude.

SIA recommendation/s

- No further recommendations are proposed at this time.

6.8. DECISION-MAKING SYSTEMS

This section provides a detailed assessment, unmitigated and mitigated and unenhanced and enhanced, of the matters that significantly impact the decision-making systems as a consequence of the proposal.

6.8.1. Opportunities for the local community to have a say on development in the area – Unmitigated

Affected stakeholders: Local residents

Duration: Construction and operation

As noted in Section 4, several local residents involved in the field study expressed frustration and concern regarding the changing environment in Horsley Park. They noted they did not feel as though they have a say about development happening around them. As mentioned in previously identified social impacts related to changes to community character and sense of place (see Section 6.2), residents expressed frustration at the changing environment. They expressed feeling helpless and overlooked within the decision-making process, feeling that their views failed to be reflected. Examples provided by residents include inaction in response to complaints about noise generated by nearby developments, and the recent installation of an Optus 5G Cell Tower despite strong community opposition.

Outcomes from the SIA field study found that there is a significant lack of trust within the local community due to negative perceptions of decision-making systems, given stakeholders' previous experiences with planning and approval processes for other developments within the area. This has resulted in a cumulative impact related to planning policy at the local and State levels facilitating ongoing development in this area.

However, this cumulative impact may be further exacerbated by the proposal if the community continues to feel as though they are not heard, their concerns are not addressed, and they experience further impacts. During the EIS process, several opportunities were provided for the local community and stakeholders to provide feedback to inform the proposal and contribute to decision-making systems (see Section 4 of this report and the Engagement Outcomes Report) as per the requirements of the NSW SIA and Engagement Guidelines. NEXTDC has advised that they will continue to undertake appropriate, effective and transparent communication with the local community during and following assessment and decision-making processes for the proposal.

With consideration of the existing sentiments of the community, regional and local plans for the area guiding development, and the cumulative nature of this decision-making impact, the unmitigated impact is assessed as **low negative** given its minimal magnitude and possible likelihood.

6.8.2. Opportunities for the local community to have a say on development in the area – Mitigated

No mitigation measures are proposed therefore the impact remains as **low negative** given the minimal magnitude and possible likelihood, recognising the cumulative nature of this impact and the limited contribution of the proposal.

There is however potential to increase community trust by adopting transparent practices, developing connections and implementing initiatives that provide benefits to the local community.

The following recommendations are proposed to mitigate the impact of the proposal.

SIA recommendation/s

- Prepare a detailed CMP including Community Engagement Strategy which includes the implementation of formal complaints mechanisms and engagement procedures during construction, to ensure effective and ongoing communication with affected residents.
- Prepare a PoM including an operation Community Engagement Strategy as part of the PoM which includes the implementation of formal complaints mechanisms and engagement procedures during operation, to ensure effective and ongoing communication with affected residents.
- Consider providing a direct contact line to local residents to enable them to voice their concerns during pre-construction, construction and operation. This should be documented in the proposal’s Plan of Management.
- NEXTDC has developed a Corporate Social Responsibility Program (‘Live to Give’) which supports charities and the community by providing donations, holding internal fundraising events and encouraging volunteering. This includes the opportunity for employees to make use of paid volunteer days to give back 1% of their time to communities. Consider utilising the program 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).

6.9. CUMULATIVE IMPACTS

Cumulative impacts are the result of incremental, sustained and combined effects of human action and natural variations over time and can be both positive and negative (DPHI 2022, p.4). They can be caused by compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current, and future activities as they arise (ibid, p.4).

There are several state significant and local projects operating or intended to operate in and around the social locality which may contribute to cumulative impacts to the proposal. These are summarised in Table 16 below.

Table 16 Approved and likely future developments

DA Reference	Development Description	Current Status
MP10_0130 MOD 1	Jacfin Horsley Park Project (Stage 1) for the subdivision of Lot A DP 392643 to create Lots 100 and 101 DP 392643 and development of warehousing, light industry and distribution on Lot 100.	Approved 28 October 2013
SSD-10436 6 Johnston Crescent, Horsley Park	Construction, fit-out and operation of eight warehousing and distribution tenancies in four buildings with a total gross floor area of 95,679 m ² , loading docks, hardstand areas, truck and car	Approved 31/03/2021 Last Modified 22/05/2023

DA Reference	Development Description	Current Status
	parking spaces, landscaping, infrastructure and signage.	
SSD-21190804 8 Johnston Crescent, Horsley Park.	Fit-out and operation of warehouse 1 of Lot 201 in the ESR Horsley Logistics Park for Jalco Home Care Manufacturing Facility producing, storage, and distribution of household cleaning and disinfection products.	Approved 29/07/22 Last modified 13/04/2023
SSD-7491	Construction and operation of Dangerous Goods Facility that will operate on a 24 hour, 7 day basis. The proposal seeks consent for a total of 36,635sqm of GFA	Approved 16/09/2016 Last modified 28/06/2017
MP08_0065 Oakdale Central Industrial Estate	Major Project Approval MP08_0066 consists of a project approval for the establishment of two warehouse distribution facilities for DHL on land known as Site 1A and Site 2A in the Central precinct of the Oakdale Estate. The subject DHL Logistics Hub MP08_0066 was approved concurrently with the Oakdale Central Concept Plan MP08_0065 by the Minister on 2 January 2009.	Approved 16 September 2016 Last modified 28 June 2017

Source: Major Projects (DPHI 2024)

Given the concurrent and proposed projects nearby the site, there is a possibility for cumulative social impacts associated with noise, visual disturbance, and traffic disruption during the construction phase to occur. However, it is difficult to assess these impacts as the timing for construction of the proposed development on the site and the construction of proposed developments on surrounding sites is not known at this stage. The communities that would be most impacted by potential cumulative social impacts associated with construction would be nearby residents and employees within existing businesses immediately surrounding the site, including those along Burley Road and Johnston Crescent.

It is recommended both the construction contractor and the proponent consult with surrounding future developments to understand expected construction timelines and activities. This should then be reflected in the detailed CMP to ensure potential disturbances are minimised.

Other potential cumulative negative impacts during the operation phase associated with other industrial development in the area include:

- Overall traffic volumes in the area, as assessed in Section 6.3.1 and 6.3.2.
- Changes to sense of place and community character, as assessed in Section 6.2.1 and 6.2.2.
- Local community sentiments towards development in the area, their ability to have a say and level of trust in approval bodies and processes, as assessed in Section 6.8.1 and 6.8.2.
- Contributions to delivery of economic opportunities in the Western Sydney community, as assessed in Section 6.7.1 and 6.7.2.
- Contributions to a diversity of local and regional training and employment opportunities, as assessed in Section 6.7.5 and 6.7.6.

The mitigation measures identified throughout Section 6 of this report should be adopted to ensure the individual impacts of the proposed development (and in turn any contribution to potential cumulative social impacts) are minimised.

7. MITIGATION, ENHANCEMENT AND MANAGEMENT

This section provides a summary of:

- Identified positive and negative social impacts,
- Corresponding unmitigated and mitigated risk rankings, and
- Proposed mitigation, enhancement and management measures.

To inform the implementation of the proposed mitigation and enhancement strategies, key potential stakeholder and/or partners have been identified. The involvement and participation of these key stakeholders and/or partners in the monitoring and management of social impacts and social benefits will improve the outcomes of the proposed mitigation and management strategies.

Not all potential impacts will be the responsibility of the proponent to mitigate or manage. In some cases, their role may be to cooperate or inform the mitigation, provide data and information to future tenants. In other cases, they may have direct responsibility for mitigation and management of the identified potential social impacts and the opportunity for partnerships.

A summary of the identified social impacts and benefits, risk ratings and proposed mitigation, enhancement and management strategies are provided in Table 17.

Table 17 Summary of proposed mitigation, enhancement and management of social impacts

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Community	Impact to local character	Medium negative	Medium negative	<ul style="list-style-type: none"> The Landscaping Design Report recommends inclusion native tree and plant species, around the buildings and on rooftops, to add greenery, soften the visual impact of the built form, add texture and visual interest and assist the site to better integrate into the surrounding environment. The Architectural Design Statement recommends that locally sourced materials and materials and colours that connect to the site's history will be prioritised. <p>SIA Recommendations:</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>NEXTDC</p> <p>Project landscape architect</p> <p>Project architect</p>	<p>Local community organisations</p> <p>Local residents</p>
Accessibility	Increase in traffic on the local road network	Low negative	Low negative	<ul style="list-style-type: none"> The PCTMP recommends that once a contractor has been engaged a finalised Construction Traffic Management Plan shall be prepared to manage traffic during the construction period. The PCTMP recommends that during construction, workers will be encouraged to carpool or use more sustainable methods of transport to decrease reliance on single occupancy private vehicle trips. Site employees will be encouraged to make use of carpooling options and nearby public transport facilities as part of being inducted into the site. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> In consideration of the duration of the project construction period and anticipated increase in traffic by 2036 due to the development of the SLR, undertake ongoing consultation with TfNSW to continue to monitor and discuss potential traffic issues and access for future workers and local residents. 	<p>NEXTDC</p> <p>Project contractor</p> <p>TfNSW (related to SLR)</p>	<p>Project transport consultant</p> <p>TfNSW</p> <p>Fairfield City Council</p>
Culture	Potential disruption to sites of Aboriginal and historical significance	Low negative	Low negative to neutral	<ul style="list-style-type: none"> The ACHAR and SoHI recommend that in the unlikely case of discovery of archaeological deposits or features all works should stop, and proposed procedures be implemented to ensure the appropriate protection and management of any found deposits or features, in accordance with NSW Police and Heritage NSW directions. This includes implementation of an unexpected Archaeological Finds procedure and human remains procedure as relevant. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 	<p>NEXTDC</p> <p>Project contractor</p>	<p>Project archaeologist</p> <p>Local Aboriginal Community</p> <p>RAPs</p>
Health and wellbeing	Noise and vibration impacts during construction	<p>During construction: High negative</p> <p>During operation:</p>	<p>During construction: Medium negative</p>	<ul style="list-style-type: none"> During construction, the NVIA recommends that a Construction Noise and Vibration Management Plan (CNVMP) shall be developed to reduce impacts of noise and vibration at nearby residential properties. It notes that all relevant feasible and reasonable work practices, and appropriate noise and vibration control measures should be implemented. 	<p>NEXTDC</p> <p>Project contractor</p>	<p>Project acoustic consultant</p>

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
	and operation	Very high negative	During operation: Low negative	<ul style="list-style-type: none"> ▪ Mitigation measures during construction identified in the NVIA report include (but are not limited to): <ul style="list-style-type: none"> – Carrying out high noise and vibration generating activities in continuous blocks, not exceeding three hours each, with a minimum respite period of one hour between each block. – Scheduling deliveries during specific nominated hours only. – Carrying out fabrication work off- site, then transporting to the proposal site ▪ During operation, the NVIA recommends several mitigation measures, including (but not limited to): <ul style="list-style-type: none"> – Installing fire walls of at least ten metres in height around the transformer for safety reasons. These walls will also provide some acoustic screening to the local residents. – Installing a nine metre noise wall above the chiller plant on the Eastern side of Buildings C, D & E to block the line of sight between the cooling towers and the eastern residential receivers. Installing discharge attenuators on all fans from cooling towers. – Installing 1.2 metre long rectangular attenuators to attenuate noise breakout from ventilation openings at the chiller rooms and intake louvers. – Including a parapet of five metres on the rooftop of the eastern side of Building 5. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> ▪ Prepare a detailed Construction Management Plan (CMP), including a CNVMP, prior to the issuing of the construction certificate. The CMP should consider amenity impacts associated with construction, such as changes to noise (as well as air quality and the pedestrian environment). It should also identify and assess any cumulative amenity impacts with other nearby developments. Consider developing a construction Community Engagement Strategy as part of the CMP, which includes the implementation of formal complaints mechanisms and procedures during construction to ensure effective and ongoing communication with affected residents. ▪ Prepare a Plan of Management (PoM) that includes an Operational Noise and Vibration Management Plan (ONVMP), prior to the issuing of the construction certificate. The NVMP should assess operational noise impacts that cannot be assessed at this stage. It should also identify and assess any cumulative noise impacts with other nearby developments. Consider developing an Operational Community Engagement Strategy as part of the PoM, which includes the implementation of formal complaints mechanisms and procedures to ensure effective and ongoing communication with affected residents. 		
Health and wellbeing	Providing a healthy work environment	Medium positive	Medium positive	<ul style="list-style-type: none"> ▪ NEXTDC has advised that they will implement programs to encourage and support physical and mental health, including: <ul style="list-style-type: none"> – A Health and Wellbeing Program (HWP) to encourage future staff to engage with healthy lifestyle choices. HWPs are described by the Australian Government as a way to address physical and mental health of staff focusing on lifestyle 	NEXTDC	Green Travel Plan consultant Health and wellbeing providers

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<p>practices, organisational change, and occupational health and safety factors (Australian Government 2010).</p> <ul style="list-style-type: none"> – Providing access to confidential counselling services or employee assistance programs (EAPS). – Conducting regular mental health awareness training, workshops or events. <p>SIA recommendation/s</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 providing exercise classes (e.g., yoga) in respite rooms before work or during breaks to foster future employee's physical health. 		
Surroundings	Change to visual amenity and privacy	Very high negative	High negative	<ul style="list-style-type: none"> ▪ The SSDA Architectural Design Statement (HDR 2024) recommends red and black hues of the façade and pockets of greenery for the administration office blocks to enhance visual interest. Light-coloured façade elements at the roof are also proposed to alleviate the building's bulk. ▪ The Landscape SSDA report proposes native canopy trees and massed understory planting to soften the scale of the retaining walls and building facades and add texture and interest to the site entry. ▪ The proposal will also significantly increase tree canopy and landscaping across the site to improve amenity for users and assist to integrate the proposal into the surrounding landscape. ▪ The proposed landscaping will also include planting along the eastern boundary, to provide a buffer to adjacent residences, as well as the creation of a protective vegetation buffer between the development site and the biodiversity exclusion zone. <p>SIA Recommendations:</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. 	NEXTDC Project landscape architect Project architect	No additional partners are identified at this time.
Surroundings	Resilience and sustainability related to resource use and environment	Medium negative	Low negative	<p>The Ecologically Sustainable Development report recommends several mitigation measures, including:</p> <ul style="list-style-type: none"> ▪ Optimising the thermal envelope of the data halls during detailed design to balance energy needs with peak energy consumption and minimising annual energy usage. ▪ Installing lighting motion sensor control to limit lighting in unoccupied space. ▪ Selecting water fixture in future design stages that adhere to Government Resource Efficiency Policy (GREP) and Green Star requirements. ▪ Implementing water sensitive urban design to further minimise water consumption. ▪ Considering extreme heat and risks of bushfire in plant selection, in peak mechanical plant sizing, and overall design. 	NEXTDC	Project environmentally sustainable design consultant

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<ul style="list-style-type: none"> Selecting Heating, Ventilation, and Air Conditioning (HVAC) suitable for the predicted increase in temperature and high Solar Reflectance (SRI) Roofing to mitigate extreme weather conditions, in line with Green Star urban heat island requirements. Increasing the frequency for HVAC monitoring schedule to ensure timely filter replacement to maintain fresh airflow in conditioned areas as a measure for bushfire smoke. The Bushfire Protection Assessment suggests the provision and maintenance of 'defendable space' and ensuring adequate access and water for firefighting operations, bushfire hazard management such as upkeep of lawns or pavements near buildings, the use of non-flammable materials, and emergency management planning. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 		
Livelihoods	Contribution to the delivery of economic opportunities for the Western Sydney community	Medium positive	Medium positive	<ul style="list-style-type: none"> No further enhancement measures are proposed at this time (the unenhanced impact of the proposal is assessed as medium positive by the nature of the proposal itself). <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 	NEXTDC	NEXTDC clients, tenants and customers.
Livelihoods	Employment and training opportunities during construction	Medium positive	Medium positive	<ul style="list-style-type: none"> The engaged project contractor will implement several workforce strategies to enhance local and regional employment and training benefits, including: <ul style="list-style-type: none"> Increasing Aboriginal economic participation in construction by exceeding the NSW Government's Aboriginal Procurement Policy. Compliance with NSW Governments Training Management Guidelines for skills, training and diversity in Construction, July 2020 (to be developed). Implementation of workforce rostering arrangements to provide flexibility to staff to better meet individual, team and business needs while the site operates for 6 days, including a diversity and flexibility program recognised by the Diversity Council of Australia as an exemplar of change management programs addressing the underlying issues that limit diversity. Maximising local workforce engagement through local and regional supply chains. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> Increase 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. 	Project contractor NEXTDC	TAFEs within the local and regional areas Businesses and suppliers in the local and regional areas

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Livelihoods	A diversity of local and regional employment and training opportunities during operation	Medium positive	High positive	<ul style="list-style-type: none"> Unlike typical data centre developments, the proposal provides for a variety of employment generating land uses including a significant component of ancillary office and innovation space designed to cater for the employees of NEXTDC and tenants of the facilities. NEXTDC has committed to enhancing the skills and career development of their staff through a range of initiatives aimed at providing valuable opportunities for professional growth. NEXTDC offers formal programs designed to hone leadership skills, complemented by tailored coaching and training initiatives, as well as an educational assistance program to support employees seeking to undertake qualifications or courses to further their professional development. NEXTDC actively sponsors employees pursuing additional accreditations relevant to their roles. NEXTDC has advised of a commitment to fostering a skilled and proficient workforce capable of meeting the demands of their cutting-edge facilities. NEXTDC advised of their dedication to diversity and inclusion and has collaborated with the Women Rising Program to provide emerging female leaders with valuable opportunities for leadership development. NEXTDC has set a goal of achieving a gender-balanced workforce (40% women, 40% men, and 20% flexibility to ensure inclusivity for non-binary team members) by 2030. <p>SIA recommendations</p> <ul style="list-style-type: none"> 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). Consider exploring partnerships with local schools to provide opportunities to introduce students and young people to the field of IT, such as the NEXTDC program provided in FY23 which included several Year 10 interns spending the week at NEXTDC to gain insight and experience of data centre operations. Consider operation of the proposed café by a social enterprise organisation to provide training and employment experience opportunities, possibly for vulnerable groups. 	NEXTDC	Local universities, such as Western Sydney University Local secondary schools
Livelihoods	Cybersecurity related to tenants and users	High positive	High positive	<ul style="list-style-type: none"> No additional mitigation measures are proposed at this time (current practices are BAU and exceed operational standards). <p>SIA Recommendations:</p> <ul style="list-style-type: none"> No further recommendation is proposed at this time. 	NEXTDC	No additional partners are proposed at this time.
Decision-making systems	Opportunities for the local community to have a say on development in the area	Low negative	Low negative	<ul style="list-style-type: none"> No further mitigation measures are proposed at this time. <p>SIA Recommendations:</p> <ul style="list-style-type: none"> Prepare a detailed Construction Management Plan (CMP) including Community Engagement Strategy which includes the implementation of formal complaints mechanisms and engagement procedures during construction, to ensure effective and ongoing communication with affected residents. Prepare a Plan of Management (PoM) including an operation Community Engagement Strategy as part of the PoM which includes the implementation of formal complaints 	NEXTDC Project contractor	Local community organisations Local residents

Social impact theme	Matter	Unmitigated / Unenhanced	Mitigated / Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<p>mechanisms and engagement procedures during operation, to ensure effective and ongoing communication with affected residents.</p> <ul style="list-style-type: none"> ▪ Consider providing a direct contact line to local residents to enable them to voice their concerns during pre-construction, construction and operation. This should be documented in the proposal's Plan of Management. ▪ 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). 		

ACRONYMS

Acronym	Term
ACHAR	Aboriginal Cultural Heritage Assessment Report
ABS	Australian Bureau of Statistics
BOCSAR	NSW Bureau of Crime Statistics and Research
CBD	Central Business District
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CSP	Fairfield City Plan 2022-2032
DA	Development Application
DCP	Development Control Plan
DPHI	NSW Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Assessment
EOT	end of trip
ESDR	Ecologically Sustainable Development Report
FTE	Full-time equivalent
GCCSA	Greater Capital City Statistical Area
GFA	Gross Floor Area
GTP	Green Travel Plan
HWP	Health and Wellbeing Program
IT	Information Technology
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MCX	Mission Critical Office Space
NVIA	Noise and Vibration Assessment
PCTMP	Preliminary Construction Traffic Management Plan
PNTL	Project Noise Trigger Levels
PoM	Plan of Management
RAPs	Registered Aboriginal Parties
SAL	Suburbs and Localities
SEARs	Secretary's Environmental Assessment Requirements
SEIFA	Socio-Economic Indexes for Areas
SIA	Social Impact Assessment
SoHI	Statement of Heritage Impact
SIS	State Infrastructure Strategy
SSDA	State Significant Development Application
STFM	Strategic Traffic Forecasting Model
TAG	Transport Access Guide
TfNSW	Transport for NSW
TIA	Traffic Impact Assessment

Acronym	Term
UIA	Urban Investigation Area
VIA	Visual Impact Assessment
VOC	volatile organic compounds
WSEA	Western Sydney Employment Area
WSI	Western Sydney International

REFERENCES

This SIA has been informed by a range of data sources, information and technical studies. The following data sources have been used:

Demographic, crime and health data

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Other sources

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Grant Thornton Ireland, 2018, A study of the economic benefits of data centre investment in Ireland.

Mandala, 2023, Hyperscale Cloud and its benefits to the Australian Economy.

8. DISCLAIMER

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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 SIA consultation materials

Figure 11 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.

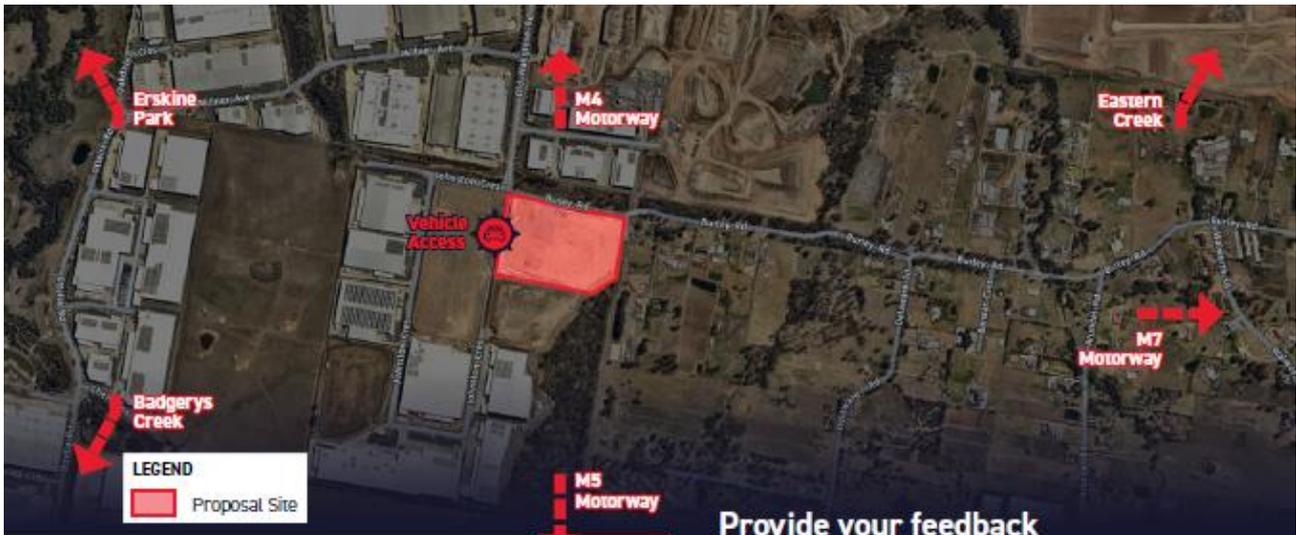
Vehicle access to the proposed data centre will be via Johnston Crescent, and on-site car parking has been included in the proposal.

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.



Figure 12 SIA survey



New Data Centre Proposal: Johnston Crescent, Horsley Park - Social Impact Survey

New Data Centre Proposal: Johnston Crescent, Horsley Park - Social Impact Survey

Urbis has been engaged by NEXTDC to undertake a Social Impact Assessment (SIA) to support a State Significant Development Application (SSDA) for a proposed new data centre called S4 in Horsley Park.

About this proposal

Data centres are buildings that organisations use to securely house their information, data 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.

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

- 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.

NEXTDC is an ASX 100-listed technology company enabling business transformation through innovative 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. With a focus on sustainability and renewable energy, NEXTDC delivers solutions that prioritise energy efficiency.

NEXTDC currently operates three data centres in Sydney; two in Macquarie Park (S1 and S2) and one in Artarmon (S3).

More information is available on the proposal website here:
<https://www.nextdc.com/data-centres/sydney-data-centres/s4-sydney>

What is a Social Impact Assessment (SIA)?

A SIA is an objective independent study undertaken to identify and assess potential positive and negative social impacts associated with a proposed project. Social impacts can be understood as the consequences that people (individuals, households, groups, communities and organisations) experience when a new project brings change.

A SIA considers social impacts in relation to: Way of Life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making Systems. When completing this survey, please consider how each of these elements may be impacted for you or your community.

The SIA process is being guided by the NSW Department of Planning and Environment's [Social Impact Assessment Guideline \(2023\)](#).

The SIA will be available for public viewing during the SSDA exhibition period, during which it will be open to receive public submissions via the NSW Major Projects website: <https://www.planningportal.nsw.gov.au/major-projects>.

About this survey

This Social Impact Survey aims to gather insights from key stakeholders (such as residents, visitors and workers) about how this proposal may impact them in positive and negative ways. Survey responses will also help to identify mitigation or enhancement measures that could be implemented during the design, construction and/or operation of the proposed development to reduce negative impacts and enhance positive impacts.

The survey should take approximately 5 minutes to complete, and all responses will be kept anonymous. This survey will be open until 5pm on **18 February 2024**.

Please contact the Urbis Engagement Team on 1800 244 863 or engagement@urbis.com.au if you have any questions or would like to speak with us directly about the SIA.

Thank you in advance for your contribution.

Q1. Are you familiar with the NEXTDC S4 Data Centre proposal?

- Yes
- No

Q2. Which of the following best describes you?

- Nearby resident (living within 500m from the site)
- Nearby landlord
- Resident of Horsley Park – Kemps Creek area
- Resident of another Fairfield, Blacktown or Penrith suburb
- Regular visitor to the area
- Worker or business owner in the area
- Other

Q3a. In a few words, what do you like about living and/or working in Horsley Park – Kemps Creek area?

Q3b. In a few words, what do you like about visiting Horsley Park – Kemps Creek area?

Q4. In what way do you anticipate the data centre will mainly impact the community?

- Positively
- Negatively
- Both positively and negatively
- Neither positively nor negatively
- Unsure

Q5. Are there any specific groups or members of the community that will be particularly impacted (positively or negatively) by the proposal?

Q6. Please describe any **positive** impacts you anticipate will be generated by the S4 Data Centre, and how they might be enhanced:

These could include impacts to you, other members of the community, short and long term impacts, impacts during construction and/or impacts during the operation of the data centre.

Positive impacts may be in relation to: Way of Life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making Systems

Q7. Please describe any **negative** impacts you anticipate will be generated by the S4 Data Centre, and how they could be mitigated (reduced).

These could include impacts to you, other members of the community, short and long term impacts, impacts during construction and/or impacts during the operation of the data centre.

Negative impacts may be in relation to: Way of Life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making Systems

Q8. Would you like to be contacted by the Urbis team to further discuss the project and potential social impacts?

- Yes
- No

If yes, please include your preferred contact details:
