



Social Impact Assessment

**105 and 113 Hollinsworth Road, Marsden Park State
Significant Development**



About Astrolabe Group

Astrolabe Group are the recognised experts in urban growth and change management with a uniquely empathetic approach to client and community.

This report was prepared for Canberra Data Centres Pty Ltd.

In preparing the report, Astrolabe has made every effort to ensure the information included is reliable and accurate. Astrolabe is unable to accept responsibility or liability for the use of this report by third parties.

Acknowledgement of Country

In the spirit of reconciliation, Astrolabe Group Acknowledges the Traditional Owners of Country throughout Australia and their continuing connections to land waters and community.

We show our respect to elders past and present. We acknowledge that we stand on Country which was and always will be Aboriginal Land.

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I confirm the date on which the SIA was completed (front page) and that all relevant information is included. I understand my legal and ethical obligation and confirm that none of the information in the SIA is false or misleading based on the inputs provided to us for the assessment.	Signed: 





Executive Summary

Canberra Data Centres Pty Ltd (CDC) are seeking to develop a new data centre at 105 & 113 Hollinsworth Road, Marsden Park. This Social Impact Assessment (SIA) will inform the State Significant Development Application (SSDA) Environmental Impact Statement (EIS) process for the subject application (SSD-70889211).

Astrolabe Group has prepared this SIA in line with the requirements set out in the Secretary's Environmental Assessment Requirements (SEARs), which were issued on 11 June 2024.

The data centre will consist of six four-storey buildings, each containing 24 data halls, 40 generators and ancillary office space with a total power consumption of 504 megawatts (MW). In addition to the data centre, the proposed development includes a new hardstand, circulation areas, security fencing, landscaping, earthworks and a 720MW substation on site.

The proposal is aligned with key state and local government strategic directions for employment opportunities in the Marsden Park Industrial Precinct and providing physical data storage infrastructure to facilitate digital transformation.

This SIA has found that there are no potential negative social impacts of a transformational magnitude related to the proposal. Potential negative social impacts that have been identified include:

- **Way of life** – Additional private and heavy vehicle traffic during peak hours which has the potential to increase congestion and delays at the Richmond Road intersection.
- **Health and wellbeing** – Cumulative noise impacts from construction and operation of the facility may cause discomfort.
- **Surroundings** – Embodied and operational greenhouse gas emissions associated with the development will contribute towards climate change. The development will also result in visual impacts to the surrounding area. The proposed development will require a significant amount of water for operations, which may impact the use and availability of water resources.

Additionally, a number of potential positive social impacts arising from the development have been identified, including:

- **Way of life** – Reduced localised urban heat island effect due to shading from brush box tree planting in car park areas.
- **Livelihoods** – Temporary and permanent employment associated with the development.

Recommended mitigation measures have been provided for all social impacts throughout the SIA, as identified in the relevant technical reports.

Glossary

Term	Meaning
ABS	Australian Bureau of Statistics
APZ	Asset Protection Zone
BAR	Bushfire Assessment Report
CDC	Canberra Data Centres
CNVMP	Construction Noise and Vibration Management Plan
CNVR	Construction Noise and Vibration Report
CR	Contamination Report
EIS	Environmental Impact Statement
ESD	Ecologically Sustainable Development
GGAMP	Greenhouse Gas Assessment and Mitigation Plan
HRM	Hazard and Risk Memorandum
HVAC	Heating, Ventilation and Air Conditioning
IWMS	Integrated Water Management Strategy
LGA	Local Government Area
MPIP	Marsden Park Industrial Precinct
MW	Megawatts
NML	Noise Management Level
PHRM	Preliminary Hazard and Risk Memorandum
PUE	Power Usage Efficiency
RAP	Remediation Action Plan
SA2	Statistical Area 2
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SIA	Social Impact Assessment
SSDA	State Significant Development Application
TIA	Traffic Impact Assessment
VIA	Visual Impact Assessment
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design



1. Introduction

1.1 Report purpose

Astrolabe Group were commissioned to deliver a Social Impact Assessment (SIA), for a proposed data storage centre at 105 & 113 Hollinsworth Road, Marsden Park.

The SIA supports the State Significant Development Application (SSDA) (SSD-70889211) with the Department of Planning and complies with requirements in preparation of the Environmental Impact Statement (EIS).

1.2 Secretary's Environmental Assessment Requirements

This Social Impact Assessment has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs). The SEARs for the proposal outline the social impact assessment to be undertaken as part of the Environmental Impact Statement (EIS). Table 1 outlines the relevant SEARs addressed in this report.

Table 1 Planning Secretary's Environmental Assessment Requirements

SEARs Item	SEARs	Response
Key Issues	Social – provide a social impact assessment in accordance with the Department's <i>Social Impact Assessment Guidelines for State Significant Projects</i> that is targeted and proportionate to the development's context and likely impacts.	This report: • Section 2 Methodology overview in accordance with the Department's Guidelines • Section 5 Potential social impacts



1.3 Project overview

The proposed development is for a data centre facility in Marsden Park. The site, shown in Figure 1, is located within the Blacktown Local Government Area at 105 & 113 Hollinsworth Road, Marsden Park, legally described as Lot 10 DP 1262052 and Lot 11 DP 1262052. The title comprises approximately 20.91 hectares and is within an industrial area zoned IN2 – Light Industrial under the provisions of SEPP (Precincts—Central River City) 2021.



Figure 1 Site location in local context

The SSDA seeks approval for the construction and operation of a data centre campus with an operational capacity of 504 megawatts (MW), comprising six (6) four (4) storey data centre buildings, ancillary office space, generators, substation, diesel storage, hardstand and landscaping. The facility will operate 24 hours a day, 7 days a week. In summary, approval for the following is sought:

- Minor site preparation works and the installation of services to enable the construction of the data centre campus;
- Staged construction of six (6) x four (4) storey data centre buildings, each containing: 12 data halls, 12 battery rooms, 40 generators (20 double stacked), loading docks, ancillary office space and associated mechanical, electrical and water infrastructure;
- The proposed development will have a typical height of 35m above ground and a maximum height of 37.515m;
- Construction of 12 two-storey skybridges linking the data centres;



- Provision for a dedicated 720MVA substation at the northern boundary with direct access to Hollinsworth Road, to serve the data centre campus in its entirety, subject to future detailed design;
- Construction of an internal road network to enable vehicular circulation around the campus, loading areas and on-site car parking;
- Removal of four (4) trees to facilitate the creation of Asset Protection Zones;
- Landscaping works, including the retention of a landscaped buffer along the southern and eastern boundary of the site and the introduction of a landscaped buffer along the northern and western boundaries of the site; and
- Construction of a 3m high security fence along the perimeter of the site.

Several of these features are outlined in the indicative site plan, shown in Figure 2 below.

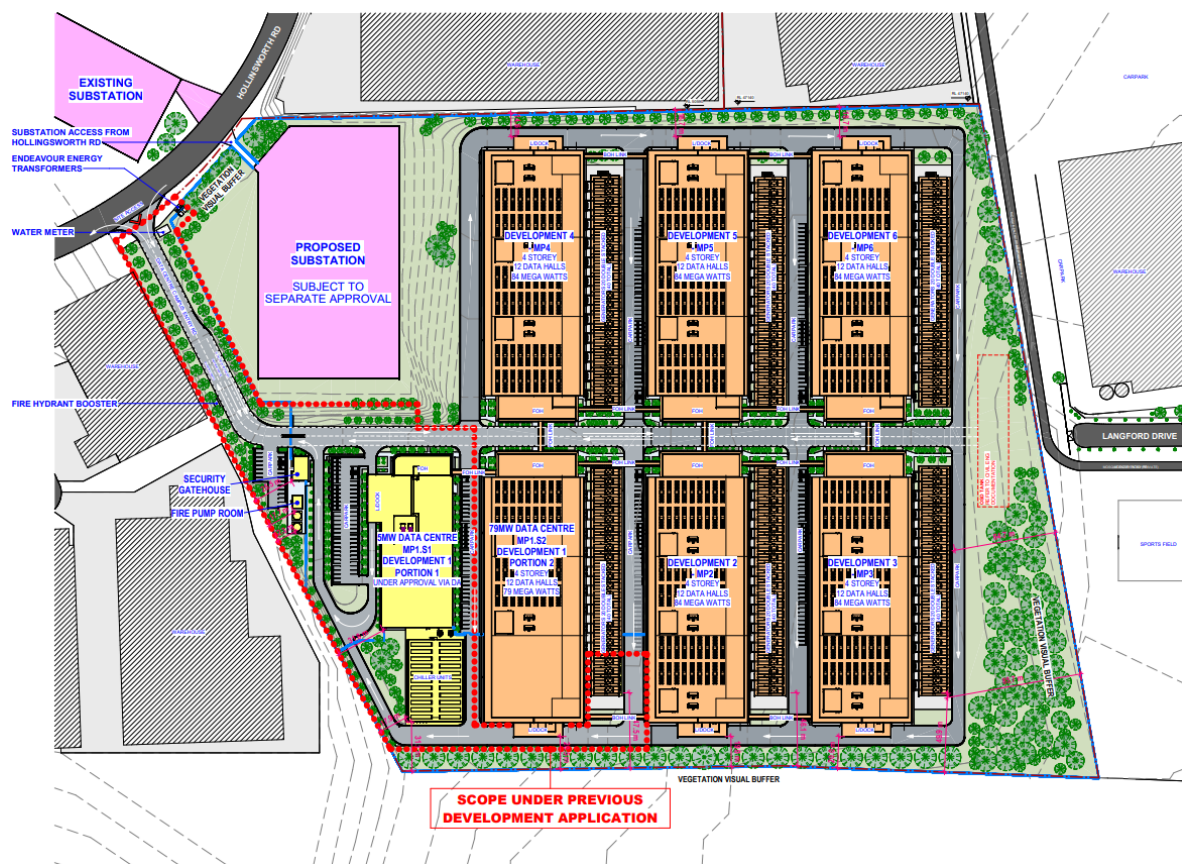


Figure 2 Indicative site plan (Source: EJE Architecture)



1.4 Report structure

The content of this report is set out across five sections, as shown below:

- **Section 1:** Report purpose and requirements, and a project overview
- **Section 2:** Methodology used for the social impact assessment
- **Section 3:** Overview of the strategic need of the proposal, and alignment with government policy documents
- **Section 4:** Defines the social baseline against which potential social impacts will be assessed
- **Section 5:** Potential social impacts

2. Methodology

This Social Impact Assessment has been prepared in accordance with the *Social Impact Assessment Guideline* (the Guideline) (Department of Planning and Environment, 2023), which outlines how impacts are to be identified and assessed.

Social impacts have been assessed by:

- Understanding the surrounding community, including residents and businesses by analysing data – Social and economic data used in this Social Impact Assessment has been collected from the Australian Bureau of Statistics (ABS) 2011 and 2021 Censuses. Data was primarily collected by Statistical Area 1 (SA1) using the ABS TableBuilder tool. ¹ Supplementary Census data was collected using ABS QuickStats. ²
- Identifying local community values through engagement activities and the strategy and policy landscape – Engagement opportunities were offered through several avenues. Including an online survey, a phone message line and virtual briefing session. Data used to inform community sentiment was primarily gathered using the online survey method.
- Identifying potential social impacts and how they will be distributed, in consideration of supporting technical studies.

Impacts have been assessed by category, as outlined in the Guideline. These categories are:

- **Way of life**, including how people live, how they get around, how they work, how they play, and how they interact each day
- **Community**, including composition, cohesion, character, how the community functions, resilience, and people's sense of place
- **Accessibility**, including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation

¹ TableBuilder, <https://www.abs.gov.au/statistics/microdata-tablebuilder/tablebuilder>.

² Search Census data, <https://www.abs.gov.au/census/find-census-data/search-by-area>.



- **Culture**, both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings
- **Health and wellbeing**, including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health
- **Surroundings**, including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
- **Livelihoods**, including people's capacity to sustain themselves through employment or business
- **Decision-making systems**, including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

The process of assessment involves a standardised matrix approach that considers likelihood and magnitude of potential impacts (Table 2). The following dimensions were considered in assessing potential impacts (in alignment with the *Technical Supplement: Social Impact Assessment Guideline for State Significant Projects*):

- **Likelihood** – ranging from very unlikely to almost certain
- **Extent** – who will be affected (directly, indirectly, or cumulatively), including vulnerable people? What is the geographic extent of these impacts, and will they be generational?
- **Duration** – when are the impacts likely to occur?
- **Intensity or scale** – what is the likely scale or degree of change?
- **Sensitivity or importance** – how sensitive/vulnerable or adaptable/resilient people are to the impact? How do they value the matter being impacted?
- **Level of concern/interest** – how concerned or interested are people?

Table 2 Impact significance matrix (Source: Department of Planning and Environment, 2023)

	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



2.1 Social locality

The social baseline outlined in this assessment has been developed in consideration of the social locality, which is defined by a collection of Statistical Area 1 (SA1) areas as listed in Table 3 below and show in Figure 3.

Table 3 Statistical Area 1s used for social locality

Suburb	Marsden Park	Hassall Grove	Colebee
Statistical Area 1	• 11602162912 • 11602162926	• 11603131518 • 11603131519 • 11603131529 • 11603131530 • 11603131531 • 11603131532 • 11603131533 • 11603131540	• 11602163107 • 11602163113 • 11602163115

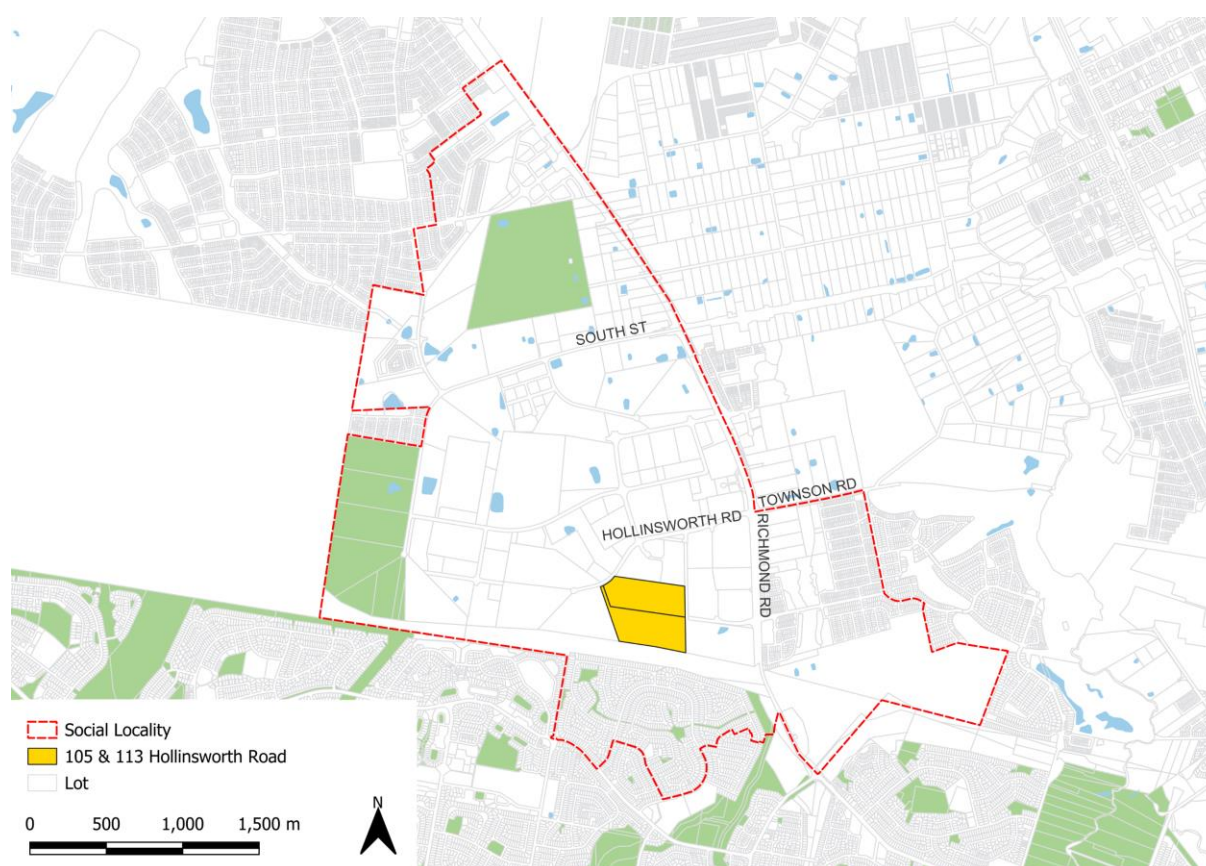


Figure 3 Marsden Park Social Impact Assessment – Social Locality



While the proposed data centre is expected to serve a catchment larger than the social locality, due to the nature of operations, the social impacts will be largely confined to this locality. Thus, the social locality has been selected as it ensures that impact assessment is commensurate with the context and scale of potential impacts. The locality also aligns with the approximate 750 metre engagement catchment, and encompasses key local institutions such as the Bait-ul-Huda Mosque.

The social locality is in the north of the Blacktown Local Government Area (LGA), bound by a freeway reservation to the south and Richmond Road to the east. The proposed development is within a business park bound in the north and west by South Street, which acts as a man-made border to the surrounding industrial and commercial uses.

Residential areas to the east of Richmond Road have been included to provide a comprehensive analysis of the surrounding area, however, the potential social impact of the development on these locations is expected to be minimal due to the presence of significant physical barriers between the site and these areas, including existing commercial land uses and the Richmond Road corridor.

The closest residential area is approximately 120m from the southern end of the site and is separated by a pre-existing freeway reservation.

3. Policy context

3.1 Strategic need for project

Digital technology will increasingly shape economic development activities across NSW. According to the *NSW Economic Blueprint 2040 (NSW Treasury 2019)*, the state is well-positioned to take advantage of ongoing technological transformations. However, as part of this transformation, data and data infrastructure are becoming increasingly important, particularly for government activities and for the promotion of innovation activities across the state.

The physical infrastructure associated with data storage and management is one key component of facilitating this digital transformation. Further, the NSW Government has acknowledged the importance of data centre development in the state's COVID-19 economic recovery efforts, particularly for facilitating e-commerce, technology development and job creation.³

³ State significant development warehouses and data centres, <https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/ssd-warehouses-and-data-centres>.



3.2 Policy review

This section presents a summary of relevant state and local policies and outlines how the proposal aligns with their directions and contributes to meeting targets.

Table 4 Policy review and project alignment

Policy/strategy	Key directions/priorities	Project alignment
Greater Sydney Region Plan: A Metropolis of Three Cities (2018)	The Greater Sydney Region Plan provides a comprehensive 40-year strategic vision for the future planning and development of Greater Sydney. The plan acknowledges the importance of developing urban services in business parks and the value of these facilities beyond the number jobs they provide in enabling city functions. To address the growing need for digital connectivity across Sydney, the plan outlines a number of directions and supporting objectives, including: • Objective 1. Infrastructure supports the three cities • Objective 3. Infrastructure adapts to meet future needs • Objective 6. Services and infrastructure meet communities' changing needs • Objective 23. Industrial and urban services land is planned, retained and managed.	The proposed development supports the plan by delivering valuable digital infrastructure which will service the changing needs of Greater Sydney as technological transformation takes place.



Central City District Plan (2018)	The Central City District Plan provides a 20-year plan for economic, social and environmental planning across the Central City district, including Marsden Park. The plan recognises a need for industrial and urban services land to address changing urban services needs across Sydney. The plan contains a number of relevant planning priorities, including: • N1. Planning for a city supported by infrastructure • N10. Growing investment, business opportunities and jobs in strategic centres.	The proposed development supports the plan by providing a key urban service compatible with the relevant industrial area, providing investment and job opportunities in the Marsden Park strategic centre.
State Infrastructure Strategy 2022-2042	The State Infrastructure Strategy provides a 20-year vision for future infrastructure development across NSW, including key trends, opportunities and challenges. The strategy notes the need for cheaper and more sophisticated data processing and storage infrastructure, including data centres, to address the ongoing technology transformation across the state.	The proposed development supports the strategy by delivering sophisticated physical data storage infrastructure, which will help facilitate the state's digital transformation.
Our Blacktown 2041 - Community Strategic Plan	The Blacktown Community Strategic Plan provides a 20-year vision for Council operations in the Blacktown LGA based on community needs and desires. The plan outlines a target to decrease the amount of undeveloped land in employment areas, such as Marsden Park, and for further investment and employment opportunities in the area.	The proposed development supports the plan by developing employment land in Marsden Park and providing additional employment opportunities for local residents.
Blacktown Local Strategic Planning Statement 2020	The Blacktown Local Strategic Planning Statement provides a 20-year vision for land use planning across Blacktown.	The proposed development supports the statement by providing employment opportunities in Marsden Park



The plan envisions Marsden Park providing employment opportunities in knowledge intensive industries for residents in established and growing areas within the Blacktown LGA. Key planning priorities include:

- LPP3: Providing services and social infrastructure to meet people's changing needs
- LPP8: Growing mixed use, investment, business and job opportunities in Strategic Centres

and providing key enabling digital infrastructure to support the changing needs of the population.

4. Social baseline

4.1 Local context

A community profile provides an overview of the demographic make-up of the area most likely to experience social impacts as a result of the proposed development. A profile is useful in determining who may experience the greatest impact and how any negative impacts may be mitigated.

The community profile has been developed using Australian Bureau of Statistics (ABS) 2011 and 2021 Census data. The areas referenced include the SA1s which constitute the project social locality, Blacktown LGA and Greater Sydney, as defined by the ABS.

The social locality is increasingly becoming a destination for young families. In 2021, the social locality had a population of 5,995 people. There are 169 Aboriginal or Torres Strait Islander people living in the social locality, representing approximately 3.0% of the total population. The median age of Marsden Park is 33, which is lower than the Blacktown LGA median of 34 and the Greater Sydney median of 37.

The population pyramid in Figure 4 below demonstrates that there has been a proportional increase in the number of 25-34 year olds and 0-4 year olds in the social locality. Further, family households make up 80% of all households in the social locality. This data indicates that there is a significant number of young families moving into the area.



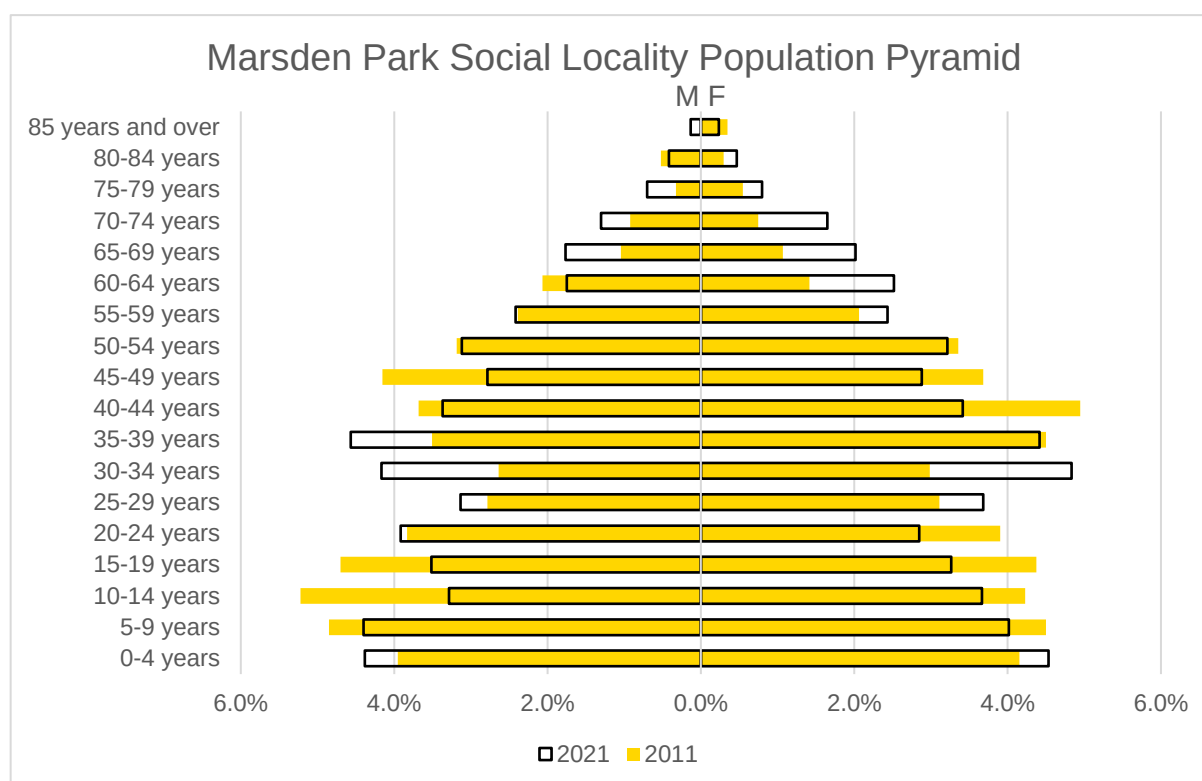


Figure 4 Marsden Park population pyramid.⁴ Showing population percentages for relevant Statistical Area 1 boundaries. Source: ABS Census 2011 & 2021.

The social locality has a relatively moderate level of linguistic diversity. Approximately 50% of its residents speak only English at home, which is lower than the Greater Sydney average of 57%. Tagalog (6%), Arabic (5%) and Hindi (5%) were the three most popular spoken languages in the social locality apart from English.

Australia is the most common country of birth for residents within the social locality (53%). Apart from Australia, the three largest countries of birth are the Philippines (10%), India (9%) and Fiji (2%).

The social locality is primarily a low-medium density area. Approximately 97% of dwellings in the social locality are separate, detached houses, with only 41 out of 1947 dwellings being semi-detached. The proportion of detached dwellings is significantly higher than Greater Sydney, where 55% of dwellings are separate houses. Out of all typologies in the social locality, 70% of dwellings are owned in some capacity, with the majority of these being owned with a mortgage (71%).

Households in the social locality are relatively large. The average number of people per household is 3.2, which is higher than the Greater Sydney average of 2.7.

Housing costs in the social locality are relatively moderate. The median weekly rent range in the locality is \$425-\$449, which is lower than the Greater Sydney median (\$470) and higher than

⁴ SA1 boundaries differ slightly between 2011 and 2021 due to development within the past decade. These boundary changes have a negligible impact upon the population comparison.



the Blacktown LGA median of \$400. The median mortgage repayment range is \$2,400-\$2,599, which aligned with the Greater Sydney median of \$2,427.

The most popular resident industry of employment in the social locality is health care and social assistance. This represents 406 workers or 15% of employed residents. The second largest industry is retail trade (11%), while the third largest is transport, postal and warehousing (9%).

Most residents living in the social locality are in the labour force. Approximately 69% of working age residents are in the labour force. Most workers are employed full-time, representing 88% of the workforce.

Most residents living in the social locality travel to work by car. Of residents who did not work from home and went to work, 89% travelled to work as either as driver or passenger in a car for at least one leg of the journey.

4.2 Community values

This section presents key findings identified during community engagement for the EIS. Detailed engagement outcomes can be found in the Engagement Report submitted alongside the EIS. These findings will be considered when assessing the proposal's impacts, particularly in identifying the level of concern or interest from the community.

Table 5 Key findings from community engagement

Theme	Key concerns
Additional traffic and congestion	• There is concern that the existing infrastructure cannot handle existing vehicle and population numbers, and that the proposal will worsen local traffic conditions • There is concern that the Traffic Management Plan will not adequately allow for safe vehicle movements or adequate access for existing residents and businesses in the area
Concern about proximity to facilities	• There is a concern about the proximity of the development near to residential areas, where residents do not know how it will affect them • There are concerns about too many residents living near the proposed substation
Noise from construction and operations	• Residents are concerned about noise impacts upon elderly residents in the nearby retirement village during construction and due to an increase in heavy vehicle traffic • There is concern that the facility's cooling units will result in noise generation without compensation for residents
Visual impact of the development	• There is concern that the visual impact of the development will negatively affect the experience of surrounding residents
Environmental impact	• Residents are concerned about potential negative environmental impacts from the development, including loss of flora and local species habitats



5. Potential social impacts

5.1 Negligible impacts

This section outlines impacts that are anticipated to have negligible social impact once the identified mitigations are implemented, therefore these impacts have not been considered for further assessment. These impacts have been grouped by categories in alignment with the Department of Planning and Environment's Social Impact Assessment Guideline.

Way of life

- Mud tracking from vehicles leaving the site during construction activities has the potential to create hazardous conditions for drivers on local roads. This will be mitigated through a shaker grid or truck wash zone on the construction site, which will wash down vehicles and remove spoil prior to entry onto the road network.

Health and wellbeing

- There is potential for legionella outbreaks during facility operation, which will result in negative health outcomes for workers exposed to the disease. This will be mitigated through the adoption of an air-based heating, ventilation and air condition (HVAC) system within buildings, minimising the potential for legionella outbreaks, in line with industry standards.
- The proposed development will contain 2,304 tonnes of lithium-ion batteries, which may result in negative health outcomes in the case of exposure to interior battery components. However, the Preliminary Hazard and Risk Memorandum (PHRM) identifies that the proposed development is compliant with all relevant standards pertaining to lithium-ion battery storage and thus the proposal does not require a Preliminary Hazard Analysis.
- A detailed site investigation found that in certain areas of the site, bonded asbestos is present in the soil which has the potential to negatively impact the health of site users. The Contamination Report (CR) notes that this will be managed during construction through a Remediation Action Plan (RAP) and under SafeWork NSW guidelines.

Surroundings

- Sediment and other pollutants in runoff generated during construction activities may wash into existing stormwater drains and block upstream stormwater drainage or contaminate downstream properties and into water bodies. This will be mitigated through installation of a stormwater treatment network, including sediment fences, traps and a basin during the construction phase to prevent undesired outflow and erosion, as well as remove pollutants from water.
- There are potential flooding concerns in the south-east of the site, which is flood prone under a 100-year storm event. The Integrated Water Management Strategy (IWMS) notes that floodwater drainage on the site will be designed to minimise localised flooding in this area, and that development will not impact upon flood extent. A Flood Emergency Response Plan is not required as all operations on the site will exist outside of the flood prone area.
- The site contains Category 1 vegetation and is thus considered bushfire prone. The Bushfire Assessment Report notes that the development Asset Protection Zone (APZ) is compliant, and that ongoing vegetation management will ensure the development is not subject to unacceptable radiant heat levels.



- There is potential for general waste generated through construction and operation activities, such as concrete waste or water rinse, to enter into the surrounding environment. The Waste Management Plan (WMP) suggests mitigation measures to minimise the amount of waste produced and ensure appropriate handling and disposal of waste. These measures include considering waste reduction through site design, implementing an effective procurement policy in consideration of material waste, segregating waste materials on site, monitoring and reporting of waste management practices, and washing down of vehicles prior to leaving the site.
- During construction, if not drained adequately, wet clay subgrade may make the area untraffickable. The Geotechnical Report recommends careful planning of earthworks and providing adequate site drainage to facilitate runoff and reduce ponding, enabling access across the site during construction.
- Four trees will be removed as part of construction works covered by the scope of works in this SSDA. The removal of these trees will be mitigated by additional tree planting on the site and in the eastern Asset Protection Zone (APZ), which will contribute towards canopy cover and privacy screening on the site, as noted in the Landscape Masterplan.
- Vibration intensive works during construction have the potential to cause human discomfort or cosmetic damage to nearby buildings. The Construction Noise and Vibration Report (CNVR) establishes minimum working distances for different activities to reduce the potential for any damage or discomfort occurring during construction. The CNVR recommends monitoring vibrations when working distances cannot be complied with to mitigate potential exceedances.

5.2 Low to very high impacts

The following sections present details on the assessment of low to very high social impacts once recommended mitigations are implemented. These impacts have been grouped by categories in alignment with the methodology outlined in Section 2.

Overview

The following tables provide a summary of the impact ratings by relevant social impact category. These ratings are separated into potential impacts during the construction and operation phases of the development.

There is a relatively broad range of potential social impacts associated with the development, ranging from high negative way of life impacts to high positive livelihood and way of life impacts. Most impacts can be managed adequately through mitigation measures outlined by relevant technical reports.



Table 6 Construction phase social impact assessment

Social impact category	Likelihood of impact	Magnitude of impact	Overall impact rating
Construction			
Health and wellbeing	Likely	Minimal	Low negative
Surroundings	Likely	Minimal	Low negative

Table 7 Operation phase social impact assessment

Social impact category	Likelihood of impact	Magnitude of impact	Overall impact rating
Operation			
Way of life – Planting	Likely	Minor	Medium positive
Way of life – Additional traffic	Likely	Moderate	High negative
Health and wellbeing	Likely	Minimal	Low negative
Surroundings – Water and power usage	Likely	Minimal	Low negative
Surroundings – Visual impact	Likely	Minimal	Low negative
Livelihoods	Likely	Moderate	High positive



Table 8 below provides a summary of suggested impact mitigation measures, and the residual social impact once implemented.

Table 8 Social impact mitigation measures

Purpose	Measures	Residual Impact
Way of life		
Reduce private vehicle travel to the site to alleviate traffic issues	Implementation of site-specific measures outlined in the Green Travel Plan: • Provision of a Travel Access Guide to residents and staff • Providing public transport information • Promoting car-sharing, bicycle use and carpooling through provision of facilities or otherwise encouraging staff to use alternative travel methods • Promoting ride or walk to work days • Providing a regular newsletter about sustainable travel initiatives in the area.	Potential for minor reduction in private vehicles travelling to the site during peak hours. Expected to have minimal impact on the likelihood or magnitude.
Health and wellbeing		
Mitigate noise and vibration impacts during construction	Development of a Construction Noise and Vibration Management Plan, with specific mitigations including: • Liaising with community about planned noisy activities • Using quieter equipment and ensuring it is maintained • Adopting noise reduction processes on site • Scheduling noisy activities at less sensitive times • Reduce vehicle reversing and truck idling on site • Educating staff about quiet work practices • Ongoing monitoring of noise and vibration levels.	Potential for the magnitude of expected health and wellbeing impacts from noise and vibration to be reduced from minor to minimal. Overall impact to be low negative.
Surroundings		
Reduce embodied carbon	Seeking out opportunities for building materials with lower embodied carbon, including low embodied carbon steel or concrete products.	Expected to have minimal impact on the



Purpose	Measures	Residual Impact
		likelihood or magnitude.
Minimise the impact of water usage on site	Implementing water saving initiatives, such as: • Having 50% recycled water in all concrete during construction • Using high-efficiency equipment to balance water and energy usage • Monitoring water usage across the site • Using sub-soil irrigation to reduce water demand • Development of a Climate Change Adaptation Plan (currently under way).	Expected to have minimal impact on the likelihood or magnitude.
Address energy consumption of facilities and further assess climate risks	Development of a Climate Change Adaptation Plan (currently under way).	A Climate Change Adaptation Plan has the potential to reduce energy related emissions, however it is expected to have minimal impact on the likelihood or magnitude.
Improve integration of the new buildings with the surrounding area	Additional landscaping, and alterations to building material and lighting.	Additional screening and visual impact mitigations have the potential to reduce impact magnitude from minor to minimal. Expected to reduce impact from medium negative to low negative.



Impacts

Way of life

The social impact of the project on way of life is expected to be **high positive** regarding planting, and **high negative** regarding the impact of additional traffic. The table below presents a description of the potential impacts, impacted groups and any identified mitigations.

Impact description and mitigation measures	Potentially impacted groups
Operation	
Brush box planting in carpark areas will provide shade to vehicles and workers on the site, providing for a more comfortable experience and reducing the localised urban heat island effect. Planting at the site boundary and retention of existing vegetation will provide screening for privacy.	Local community, workers
The development is estimated to result in approximately 133 extra vehicles on the road during peak hours. This additional traffic is anticipated to contribute to congestion and delays at the intersection of Richmond Road, Hollinsworth Road and Townsend Road, though the existing poor performance of the intersection is a result of multiple factors such as high volume of existing traffic and trips generated by surrounding developments. It is anticipated that Transport for NSW's planned upgrade of the Richmond Road/Hollinsworth Road intersection may address performance issues at the intersection.	Local community, residents, workers

Impact assessed	Likelihood	Magnitude	Impact
Way of life – Planting	Likely	Minor	Medium positive
Way of life – Additional traffic	Likely	Moderate	High negative



Health and wellbeing

The social impact of the project on health and wellbeing is expected to be **medium negative** in both the construction and operation phases. The table below presents a description of the potential impacts, impacted groups and any identified mitigations.

Impact description and mitigation measures	Potentially impacted groups
Construction	
Conservative noise emissions modelling shows that construction noise is expected to exceed Noise Management Levels (NMLs) in relation to the closest receivers. No residential receivers are predicted to exceed the highly noise affected level of 75dBA. The Construction Noise and Vibration Report (CNVR) suggests the development of a Construction Noise and Vibration Management Plan (CNVMP) with mitigations for noise levels to meet relevant NMLs. Mitigations include: • Liaising with the community about planned noisy activities • Using quieter equipment, ensuring it is regularly inspected and maintained, and locating it as far from sensitive receivers as possible • Adopting processes and equipment and that may be “less noisy” or reduce noise, including distance attenuation, screening and barriers, enclosures, silencing, and switching equipment off when not in use • Scheduling noisy activities during less sensitive times of the day • Promoting one-way traffic to reduce vehicle reversing movements, and ensuring there is no idling of delivery trucks on site • Educating staff and contractors about quiet work practices through signage and inductions • Ongoing monitoring of noise and vibration levels to respond to potential complaints.	Individuals, residents, workers, local community
Operation	
Generators are required to be operated for one hour under an emergency scenario every two years, which will create short term noise impacts to surrounding properties. Under this emergency scenario, noise levels are expected to exceed the established noise level threshold in some instances. The Acoustics Report notes that noise impacts from chiller operation will be mitigated through the implementation of noise mitigating barriers of varying heights and forms around the chiller plant, including acoustic barriers, chiller stacks and compressor enclosures.	Individuals, residents, workers, local community



Impact assessed	Likelihood	Magnitude	Impact
Health and wellbeing	Likely	Minimal	Low negative

Surroundings

The social impact of the project on surroundings is expected to be **low negative** during the construction phase and in relation to operational water and power usage, and **medium negative** in relation to visual impacts during the operation phase. The table below presents a description of the potential impacts, impacted groups and any identified mitigations.

Impact description and mitigation measures	Potentially impacted groups
Construction	
Embodied and operational greenhouse gas emissions associated with the construction of the development will contribute towards climate change. To reduce embodied emissions the proposal will implement a large-scale compact data centre design to reduce material needs. The Greenhouse Gas Assessment and Mitigation Plan (GGAMP) suggests seeking out opportunities for lower embodied carbon materials, including steel or concrete products.	Broader community
Operation	
The proposed development will require a significant amount of water usage for operations, which may impact the use of and availability of water resources. To address this, the development proposes to utilise rainwater harvesting tanks to be used for irrigation, toilet flushing and washdowns. WELS rated water efficient fixtures and fittings will also be used, as well as native drought tolerant plants and Water Sensitive Urban Design (WSUD). To minimise the impact of water usage on the site, the Ecologically Sustainable Development (ESD) Report suggests: • Having a minimum of 50% recycled water used in all concrete during construction • Using high-efficiency equipment that balances energy and water consumption • Monitoring water withdrawal, consumption and disposal across the site • Using sub-soil irrigation techniques to reduce water demand • Developing a Climate Change Adaptation Plan	Broader community



Impact description and mitigation measures	Potentially impacted groups
The ESD report states that the project's closed-loop cooling system design will result in a nearly 100% improvement when compared to the benchmark market average.	
Energy consumption associated with facility operation will generate greenhouse emissions over the project lifecycle, contributing towards climate change. The ESD and GGAMP reports note that the development will be designed so that: • All energy demand will be met with electricity to minimise fossil fuel usage • The site's Power Usage Efficiency (PUE) will be 19% higher than the industry benchmark for energy efficiency • Various energy efficient systems and installations will be used to reduce operational emissions • Longer-life service equipment will be used to minimise replacement needs. A Climate Change Adaptation Plan is under development to further assess climate risks to be incorporated into the design.	Broader community
There is potential for negative visual impact for residents and businesses as the proposal sits above the vegetation line from several viewpoints. The Visual Impact Assessment (VIA) highlights that the building will be partially screened by vegetation and is consistent with existing and expected built forms. The VIA recommends several minor additional mitigation measures related to landscaping, building materials and lighting to improve integration with the area.	Individuals, residents, local community

Impact assessed	Likelihood	Magnitude	Impact
Surroundings – Construction	Likely	Minimal	Low negative
Surroundings – Water and power usage	Likely	Minimal	Low negative
Surroundings – Visual impact	Almost certain	Minimal	Low negative



Livelihoods

The social impact of the project on livelihoods is expected to be **high positive**. The table below presents a description of the potential impacts, impacted groups and any identified mitigations.

Impact description and mitigation measures	Potentially impacted groups
Operation	
Maintenance and manufacturer contractors will be solicited during construction and operation to maintain on-site stormwater infrastructure at different intervals or as needed. This will provide ongoing economic opportunities for relevant contractors outside of part time and full-time staff employed on site.	Local workforce
The project will generate 265 jobs during operation. This presents a positive impact by providing employment opportunities and increasing people's capacity to sustain themselves.	Local workforce

Impact assessed	Likelihood	Magnitude	Impact
Livelihoods	Likely	Moderate	High positive



Conclusion

The proposal's social impacts range from high negative to high positive. The social impact is generally expected to be minimal due to the development aligning with existing land use of the Marsden Park Industrial Precinct and mitigation measures in place.

The proposal's key negative impacts are the contribution to cumulative traffic issues along Richmond Road, visual impacts during operation, and the health and wellbeing impacts associated with noise generated during construction and operation. Key positive impacts include planting across the site resulting in a positive way of life impact, and livelihood impacts in the form of employment opportunities.

Overall, the proposal addresses the strategic need for physical data storage infrastructure in New South Wales to facilitate the ongoing digital transformation and cater for changing population needs. The proposal will also activate vacant employment lands and provide employment opportunities for local residents, supporting local government employment objectives.



