

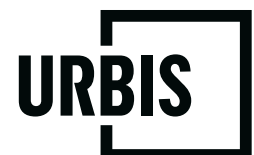


DRAFT SOCIAL IMPACT ASSESSMENT

Project Apollo Data Centre
4-10 Talavera Road, Macquarie Park

Darug Country

Prepared for
GOODMAN
4 DECEMBER 2024



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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Project Code	P0052941
Report Number	Draft, Version 1

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

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CONTENTS

Executive Summary	6
Report purpose and scope	6
Methodology	6
Potential positive and negative social impacts.....	6
Proposed mitigation, enhancement and management measures	7
1. Introduction	8
1.1. Report purpose and scope	8
1.2. Report structure	9
1.3. Proposal overview.....	9
1.3.1. Proposed generator maintenance testing regime	12
1.4. SIA requirement	12
1.5. SIA Guidelines review questions and responses	13
1.6. Authorised and SIA Declaration.....	15
1.6.1. Authors	15
1.6.2. Declaration	15
2. Methodology	17
2.1. Approach and scope	17
3. Social Baseline	18
3.1. Site and surrounds.....	18
3.1.1. Local Context.....	18
3.1.2. Regional Context	18
3.2. Policy Context	22
3.3. Demographic Profile	24
3.3.1. Population and age.....	24
3.3.2. Culture and diversity	24
3.3.3. Education and qualifications	25
3.3.4. Workforce and employment	25
3.3.5. Income	25
3.3.6. Housing and homelessness	26
3.3.7. Advantage and disadvantage	26
3.3.8. Health, wellbeing and disability	26
3.3.9. Crime and safety	27
4. SIA Field Study	28
4.1. Approach and summary of SIA field study and engagement activities	28
4.2. City of Ryde Council consultation summary of Findings	29
4.3. North Ryde Early Learning Centre Consultation Summary of Findings	30
4.4. Community survey summary of findings.....	30
4.5. Key implications of SIA field study findings	31
5. Social locality	32
6. Social Impact Assessment	33
6.1. Assessment approach	33
Scoping and assessment of social impacts	34
6.2. Community	36
6.2.1. Lack of contribution to the activation of Macquarie Park.....	36
6.3. Culture	38
6.3.1. Impacts on Aboriginal culture and heritage	38
6.4. Health and wellbeing.....	40
6.4.1. Noise impacts	40
6.4.2. Air quality impacts	43
6.4.3. Access to worker amenities and services	45
6.5. Cumulative impacts.....	46

6.5.1.	Cumulative construction impacts.....	47
6.5.2.	Cumulative impacts related to supporting the digital economy	47
6.5.3.	Cumulative visual change impacts	47
6.5.4.	SIA recommendation/s for cumulative social impacts.....	48
7.	Mitigation, Enhancement and management.....	49
7.1.	Summary of proposed mitigation, enhancement and management of social impacts	50
7.2.	Further SIA recommendations	54
	Construction management.....	54
	Collaboration and engagement.....	54
	Design	54
	Operation management	54
	Recommendations for potential cumulative social impacts	54
References		55
	Demographic, crime and health data	55
	Policy documents	55
	Technical studies prepared for this proposal	55
	Other	56
Disclaimer.....		57
	Proposed Data Centre at 4-10 Talavera Road, Macquarie Park – Social Impact	
	Survey	61
	About the proposal.....	61
	What is a Social Impact Assessment (SIA)?	61
	About this survey	61
	Questions	62

Appendix A SIA Consultation Materials

FIGURES

Figure 1 SIA categories	8
Figure 2 Proposal 3D visualisation	10
Figure 3 Lower ground floor (including street entry from Talavera Road).....	10
Figure 4 Level 1 floor plan (typical data hall level)	11
Figure 5 Landscape master plan	11
Figure 6 Site context.....	19
Figure 7 Transport Map	20
Figure 8 Site photos.....	21
Figure 9 Letterbox distribution area	29
Figure 10 Social locality	32
Figure 11 Community newsletter	59

PICTURES

Picture 1 Existing commercial building at 6-10 Talavera Road, Macquarie Park from Talavera Road.....	21
Picture 2 Existing commercial building at 4 Talavera Road, Macquarie Park from Lane Cove Road	21
Picture 3 Existing commercial building at 4 Talavera Road, Macquarie Park from Talavera Road.....	21
Picture 4 Talavera Road adjacent to the site looking north west	21
Picture 5 Talavera Road and Lane Cove Road intersection looking north east.	21
Picture 6 Lane Cove Road looking south west.....	21

TABLES

Table 1 Proposed generator testing regime	12
Table 2 SEARs item	12
Table 3 Guideline review questions and responses	13
Table 4 Methodology overview	17
Table 5 Key social themes from policy review	22
Table 6 Engagement methods and activities.....	28
Table 7 Community identified potential positive impacts, negative impacts, and opportunities.....	31
Table 8 Significance matrix	33
Table 9 Likelihood levels	33
Table 10 Magnitude levels.....	34
Table 11 Dimensions of social impact magnitude	34
Table 12 Concurrent development projects.....	46
Table 13 Summary of proposed mitigation, enhancement and management of social impacts.....	50

EXECUTIVE SUMMARY

Urbis Ltd (Urbis) was engaged by Goodman (the proponent) to prepare a Social Impact Assessment (SIA) for proposed 'Project Apollo' data centre at 4-10 Talavera Road, Macquarie Park (the site). The SIA is to inform a State Significant Development Application (SSDA) on the site for the construction, fit out and operation of five-storey, 135 megavolt-amperes (MVA) data centre.

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 following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

METHODOLOGY

A SIA social baseline, field study, impact scoping and assessment was undertaken to complete this report. A detailed methodology is included in Section 2. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2023).

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.

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.

Impact category	Impact description	Mitigated assessment	Recommendations provided
Community	Contribution to the activation of Macquarie Park	Medium negative	Yes. See Section 7.2.
Culture	Impacts on Aboriginal culture and heritage	High positive	Yes. See Section 7.2.
Health and wellbeing	Noise impacts	Medium negative (construction) Low negative (operation)	Yes. See Section 7.2.
	Air quality impacts	Neutral – low negative (construction) Neutral (operation)	No

Impact category	Impact description	Mitigated assessment	Recommendations provided
	Access to worker amenities and services	High positive	Yes. See Section 7.2.
Cumulative social impacts	<p>A discussion on cumulative social impacts is outlined in Section 6.5. This includes the following cumulative social impacts:</p> <ul style="list-style-type: none"> ▪ Cumulative construction impacts ▪ Cumulative impacts related to supporting the digital economy ▪ Cumulative visual change impacts. 		Yes. See Section 7.2.

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 provided in Section 7 of the report.

1. INTRODUCTION

Urbis Ltd (Urbis) was engaged by Goodman (the proponent) to prepare a Social Impact Assessment (SIA) for proposed 'Project Apollo' data centre at 4-10 Talavera Road, Macquarie Park (the site). The SIA is to inform a State Significant Development Application (SSDA) on the site for the construction, fit out and operation of five-storey, 135 megavolt-amperes (MVA) data centre.

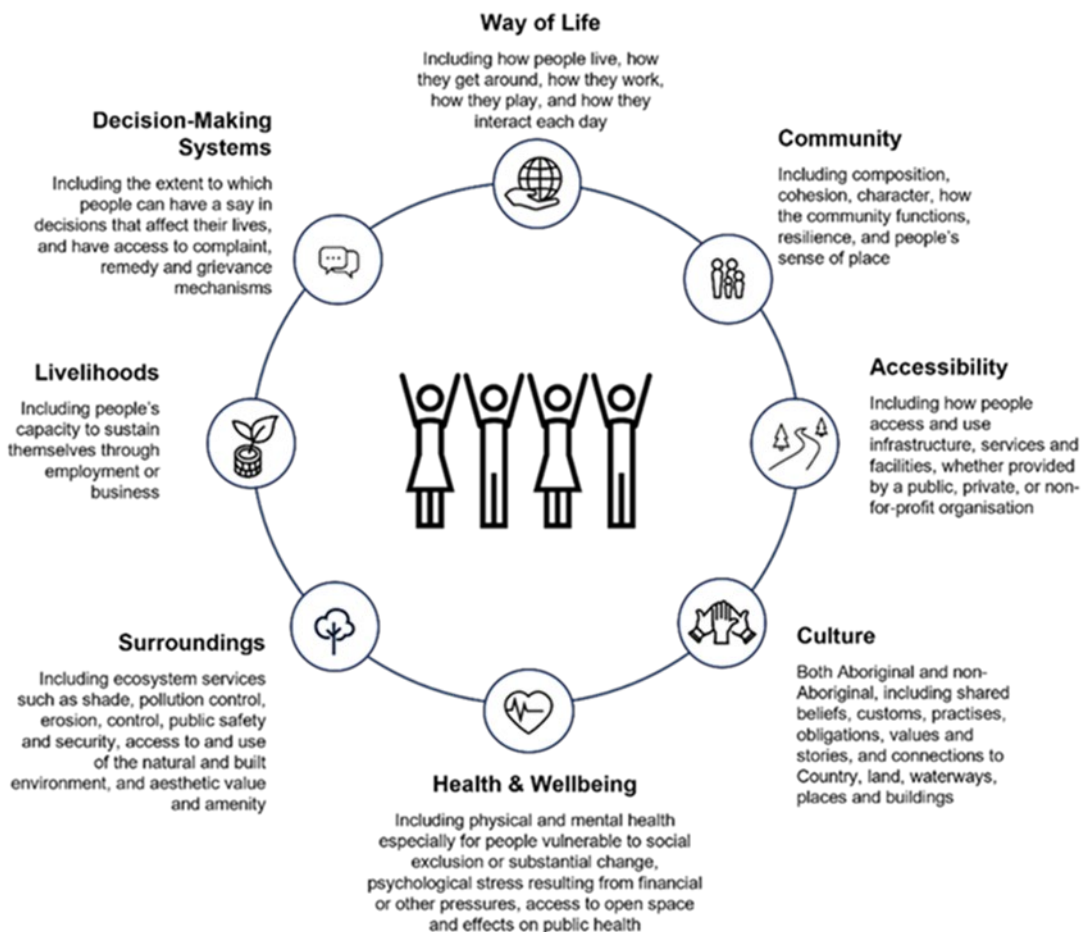
1.1. REPORT PURPOSE AND SCOPE

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 following social elements of value to people.

Figure 1 SIA categories



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

1.2. REPORT STRUCTURE

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 context, 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** identifies and provides details on the proposal's social locality.
- **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.

1.3. PROPOSAL OVERVIEW

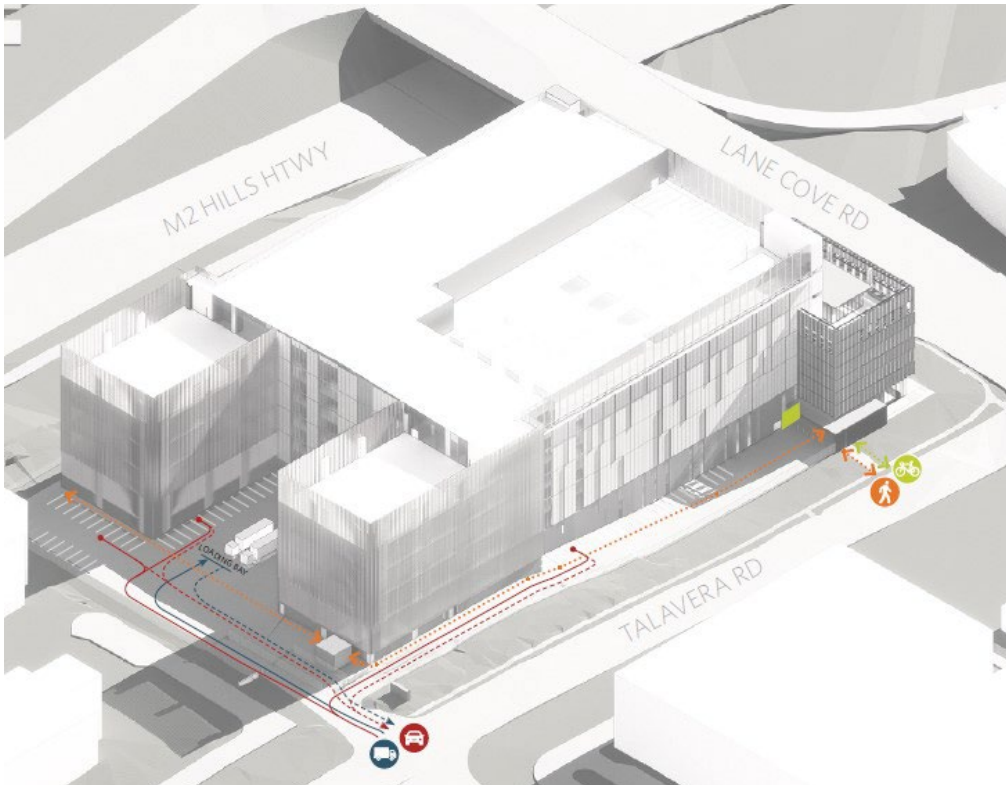
A State Significant Development Application (SSDA) has been prepared in support of a data centre at 4-10 Talavera Road, Macquarie Park. The site comprises four individual allotments totalling approximately 25,211m² in area, is zoned E3 Productivity Support.

The proposal will include:

- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing and bulk earthworks
- Construction, fit out and operation of five-storey, 135MVA data centre tower with a maximum building height of 45m and total gross floor area of approximately 29,668m² comprising:
 - 60 at-grade parking spaces
 - Two (2) loading dock spaces
 - Four (4) levels of technical data hall floor space with two (2) data halls per floor
 - Ancillary office space and amenities on Lower Ground Level
 - Offices and amenities located from Mezzanine Level to Level 5
- Provision of required utilities including:
 - Eleven (11) in-ground diesel storage tanks
 - Five (5) above-ground water tanks
 - Three (3) 33kV switch-rooms on site
- Vehicle and pedestrian access provided via Talavera Road
- Associated landscaping and site servicing
- Installation of site services and drainage infrastructure
- A floor space ratio of approximately 1.18:1.

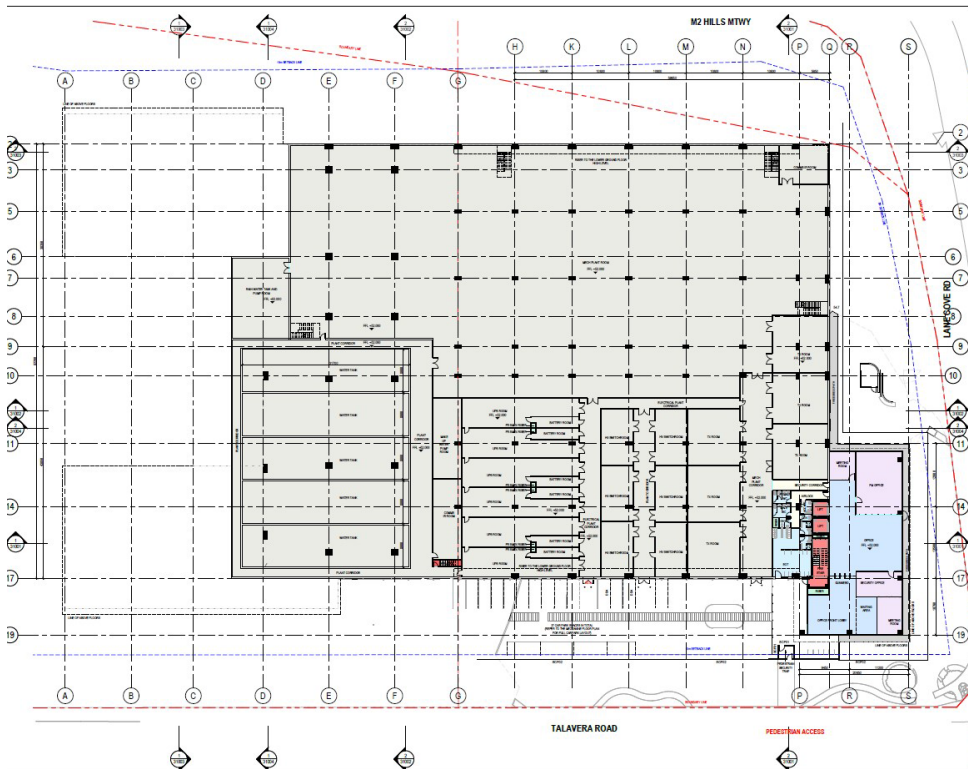
Key architectural and landscape plans are shown in the figures on the following pages. For a full set of plans, refer to the architectural package prepared by HDR and the landscape package prepared by Geoscapes Landscape Architects which are provided as part of the SSDA submission.

Figure 2 Proposal 3D visualisation



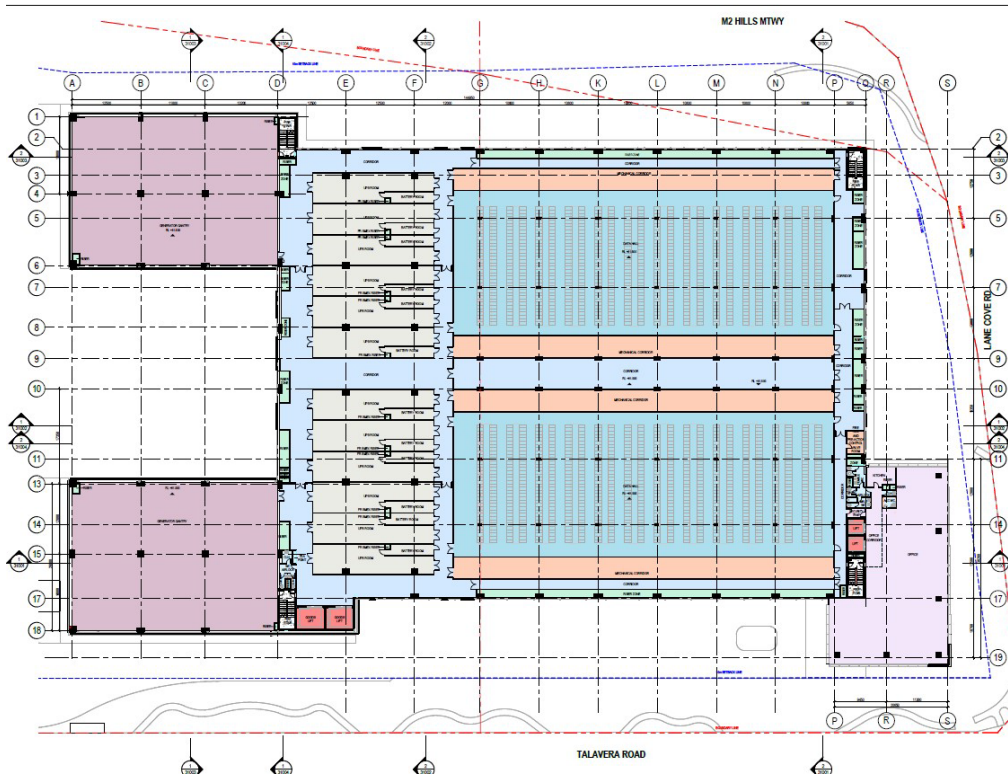
Source: HDR 2024

Figure 3 Lower ground floor (including street entry from Talavera Road)



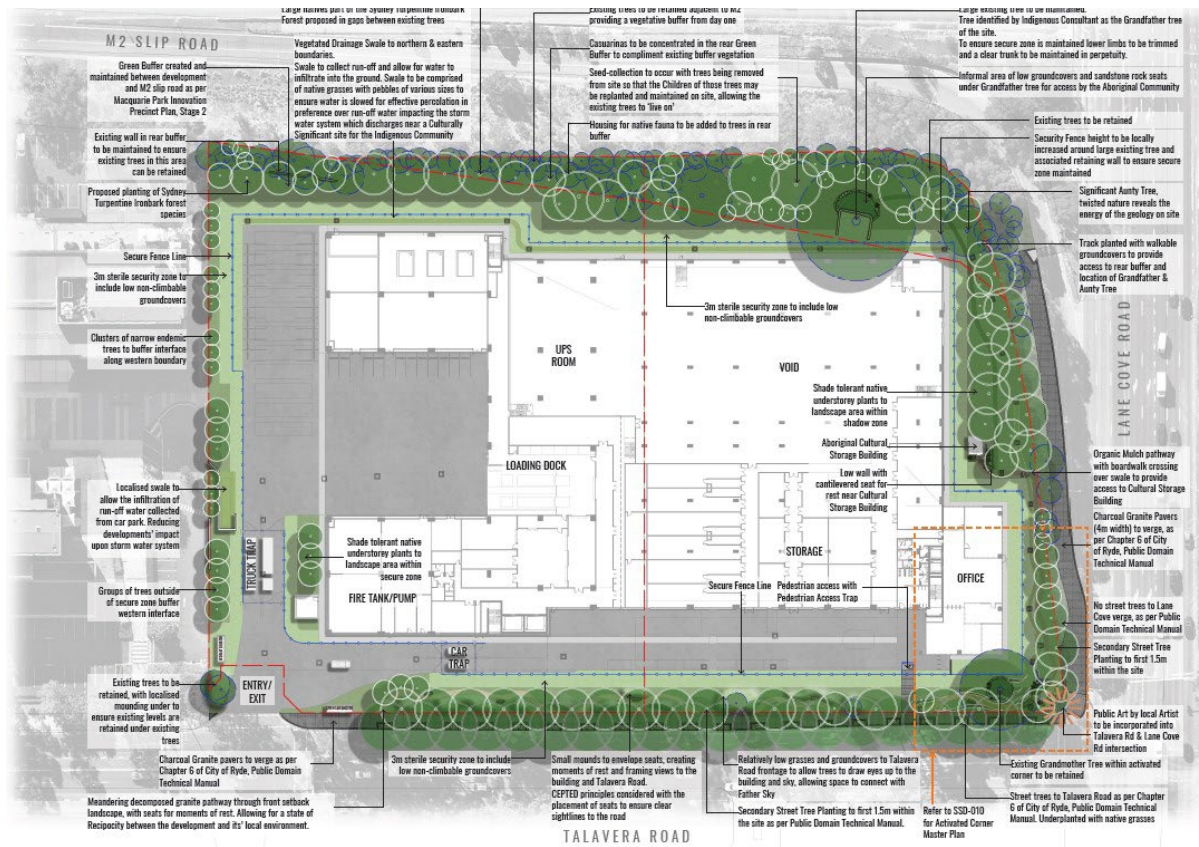
Source: HDR 2024

Figure 4 Level 1 floor plan (typical data hall level)



Source: HDR 2024

Figure 5 Landscape master plan



1.3.1. Proposed generator maintenance testing regime

Standby generators are required to provide power in the event of an unexpected interruption of mains grid electricity for more than a few minutes. In general, power interruptions may last from a few seconds to a few hours and therefore even when required, the generators would only operate for a relatively short time.

Testing of generators is proposed to be conducted for up to 60 minutes between 07:00 am and 5:00 pm, Monday to Friday. No more than two generators will be tested per day and the generators may be tested concurrently – **to be confirmed with the final air quality assessment**. It is noted that the time spent testing more than one generator concurrently would be counted once, i.e. not hours multiplied by number of generators running. The total test time for all generators is estimated to be 198 hours per year.

The proposed generator testing regime is shown in Table 1 below.

Table 1 Proposed generator testing regime

Parameter	Value
No. of generators	66
Test frequency per generator	Quarterly
Run time per test	45 minutes
No. of generators per test	One
No. of tests per day	Up to 2 To be confirmed with final Air Quality Assessment
Testing schedule	Monday to Friday (7:00 am to 5:00 pm)
Total testing time for all generators	198 hours / annum

Source: Air Quality Impact Assessment, p. 11 (SLR Consulting 2024)

1.4. SIA REQUIREMENT

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 has been prepared to satisfy the Secretary’s Environmental Assessment Requirements (SEARs) for the proposal issued on 2 August 2024. The individual SEARs item relevant to this SIA is outlined in Table below.

Table 2 SEARs item

Item	SEARs requirement
21	<p>Social Impact</p> <ul style="list-style-type: none"> ▪ Provide a Social Impact Assessment that: <ul style="list-style-type: none"> – is prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. – is targeted and proportionate to the project’s context and likely impacts.

Source: SEARs issued for the proposal, issued 2 August (DPHI 2024)

1.5. SIA GUIDELINES 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 below outlines these review questions and indicates how they have been addressed in this SIA.

Table 3 Guideline review questions and responses

SIA Review questions	Addressed in report?
Does the lead author meet the qualification and experience requirements?	Yes. See Section 1.6
Has the lead author provided a signed declaration?	Yes. See Section 1.6
Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Yes
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. See Section 3
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. See Section 3
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. See Section 3
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. See Section 3
Does the social baseline study demonstrate social-science research methods and explain any significant methodological data or limitations?	Yes. See Section 3
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. See Section 6 SIA report not undertaken for scoping
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. See Section 6
Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Yes. See Sections 6 and 7 for recommendations on project design.

SIA Review questions	Addressed in report?
	Targeted SIA engagement activities were designed and undertaken in alignment with general community and stakeholder engagement activities.
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. See Section 4
How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	See Sections 3-6
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. See Section 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. See 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?)	'Worst case' and 'no project' scenarios are discussed in the EIS.
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. See Section 6
Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes. See Section 6
Responses, monitoring and management	
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. See Section 6
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. See Section 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. See Section 7

1.6. AUTHORISED AND SIA DECLARATION

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

1.6.1. 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:

Revise table based on team members who worked on the report and their role on the proposal.

Les Hems	Review and quality assurance
Position	Director
Qualifications	Master of Policy Studies, University of New South Wales Bachelor of Landscape Architecture, University of New South 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.

Gilbert Elliott	Co-author
Position	Senior Consultant
Qualifications	Bachelor of City Planning (Honours), University of New South Wales
Affiliations	Full Member, Planning Institute of Australia
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.

Lara Ball	Co-author
Position	Assistant Planner
Qualifications	Bachelor of Laws / Bachelor of City Planning (Honours), University of New South Wales (current)
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.

1.6.2. Declaration

The authors declare that this SIA report:

- Was completed on 4 December 2024
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the DPHI's SIA Guideline (2023)
- Contains all reasonably available Proposal information relevant to the SIA
- As far as Urbis is aware, contains information that is neither false nor misleading.



Gilbert Elliott
Senior Consultant, Social Planning
4 December 2024



Les Hems
Associate Director, Social Planning
4 December 2024

2. METHODOLOGY

2.1. APPROACH AND SCOPE

A SIA social baseline, field study, impact scoping and assessment was undertaken to complete this report. A detailed methodology is included in Table 4. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2023).

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.

Table 4 Methodology overview

Stage	Activities
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 likely impacted groups and communities.
SIA field study	<ul style="list-style-type: none"> ▪ Engagement with representatives from City of Ryde Council via in-depth interview ▪ Engagement with representatives from North Ryde Early Learning Centre via in-depth interview ▪ Engagement with the local community through an online community survey. ▪ Analysis of field study data and identification of key themes.
Impact scoping	<ul style="list-style-type: none"> ▪ Review of social baseline and SIA field study outcomes. ▪ Review of proposal plans, proposal documentation and relevant technical assessments. ▪ Identification of the proposal’s social locality and likely impacted groups. ▪ Identification and scoping of potential social impacts (positive and negative), mitigation and enhancement measures. ▪ Identification of potential opportunities for additional measures to be incorporated into the proposal.
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.

3. SOCIAL BASELINE

This chapter provides a social baseline of the site and surrounding area. This includes a review of the site location, policy context and demographic profile. The findings from the social baseline have been used to inform the approach to consultation, scoping of initial impacts and the formation of the site's social locality (as described in Section 5).

3.1. SITE AND SURROUNDS

3.1.1. Local Context

The site is located on Darug Land with its street address being 4-10 Talavera Road, Macquarie Park. The site is bound by Talavera Road (primary frontage), Lane Cove Road to the east (secondary frontage), the Macquarie Technology Park to the west and the M2 Motorway to the north. The site has a frontage of approximately 205m to Talavera Road, 100m to Lane Cove Road to the east and 200m to the M2 Motorway to the north. The site has a common boundary with 12-38 Talavera Road to the west of approximately 150m.

The site is currently occupied by two warehouse buildings with ancillary offices space that are utilised for storage and distribution purposes. The surrounding development to the east, west and south of the site is characterised by a mix of commercial uses with some light industrial development. The land 100m north of the M2 Motorway comprises a residential neighbourhood and various green spaces. The site context is shown in Figure 6 below.

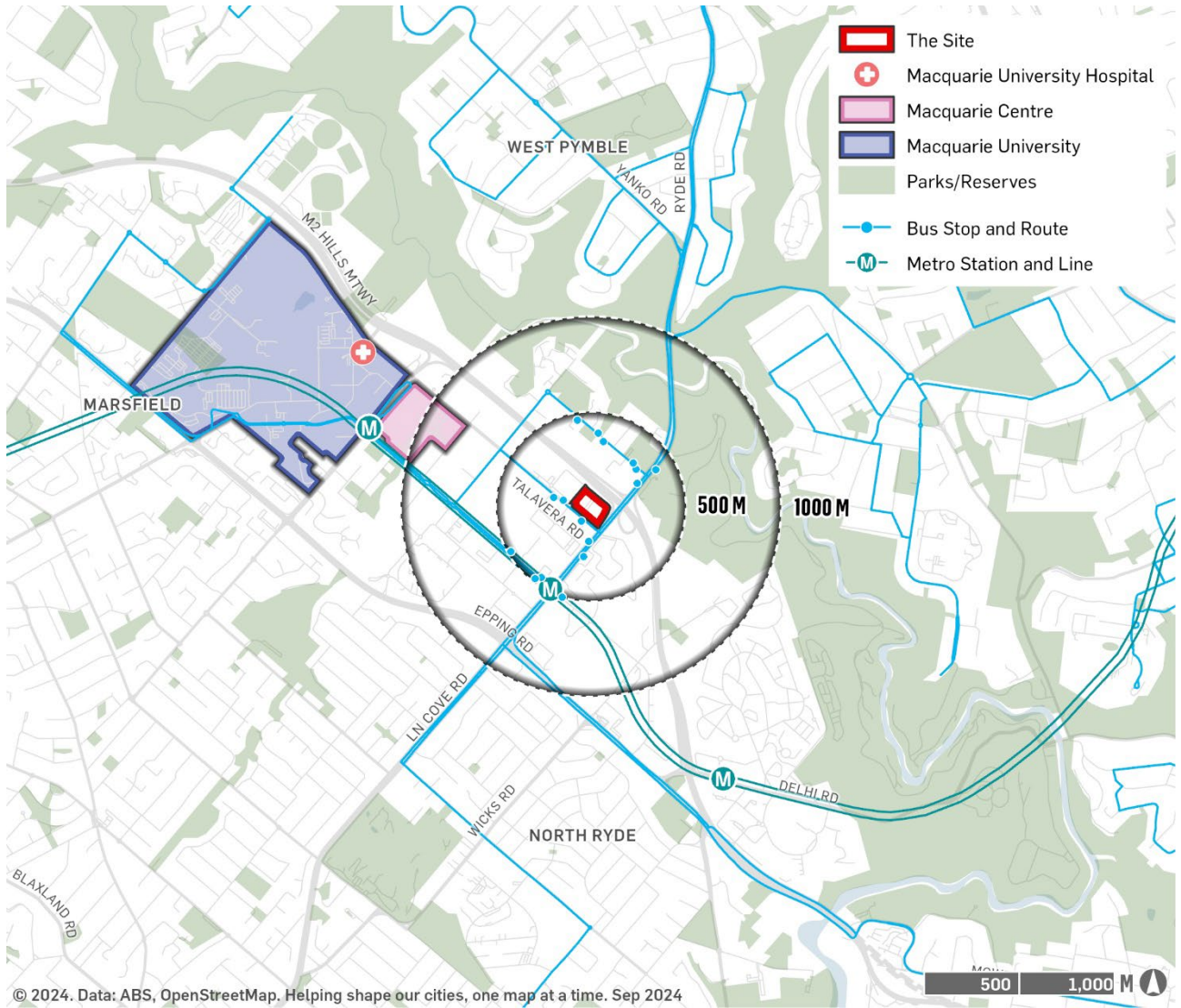
The area is serviced by the City and Southwest Metro, which connects Macquarie Park to Tallawong and Sydney CBD. The site is also serviced by several bus routes, including 506 (Macquarie University to City Domain via East Ryde), 562 (Gordon to Macquarie University), 565 (Chatswood to Macquarie University), 572 (Turrumurra to Macquarie University via South Turrumurra and West Pymble), 575 (Hornsby to Macquarie University via Turrumurra), 197 (Mona Vale to Macquarie University via Gordon), and 292 (Marsfield to City Erskine St via Macquarie Park, Lane Cove North and Freeway).

3.1.2. Regional Context

The site is located in the Ryde Local Government Area (LGA) and is within the Macquarie Park Innovation Precinct, an established employment precinct which focuses on business, research, entrepreneurship, and education. Macquarie Park is a nationally significant research and employment centre, and includes the head offices for several prominent companies, including Foxtel, Optus, and Siemens. The site is approximately 1.5km southeast of Macquarie University and 650m from Macquarie Shopping Centre.

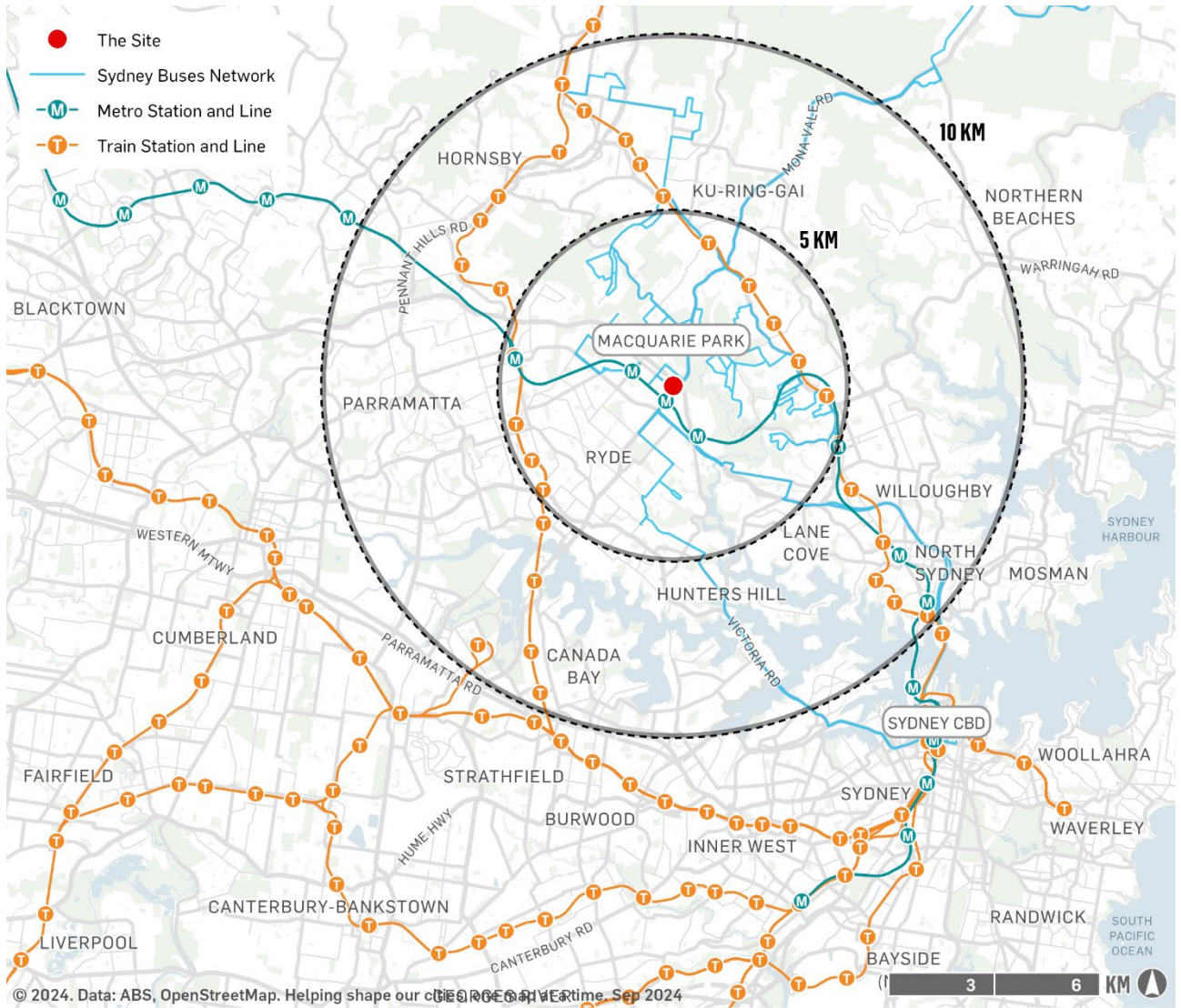
Macquarie Park is the northern anchor of the Eastern Economic Corridor, which spans from Macquarie Park to Sydney Airport. The corridor accounts for a third of all jobs in Greater Sydney. Macquarie Park has experienced rapid economic growth. It is one of Australia's largest non-CBD office markets (Greater Cities Commission 2022), contributing \$9.1 billion to the NSW economy in 2013 (City of Ryde 2018). State and local policy directions envisage ongoing growth, and transformation and establishment of the area as a prominent health and education precinct and innovation district. There is also a focus on placemaking and creation of an 18-hour city that will attract more workers and investment.

Figure 6 Site context



Source: Urbis 2024

Figure 7 Transport Map



Source: Urbis 2024

Figure 8 Site photos



Picture 1 Existing commercial building at 6-10 Talavera Road, Macquarie Park from Talavera Road



Picture 2 Existing commercial building at 4 Talavera Road, Macquarie Park from Lane Cove Road



Picture 3 Existing commercial building at 4 Talavera Road, Macquarie Park from Talavera Road



Picture 4 Talavera Road adjacent to the site looking north west



Picture 5 Talavera Road and Lane Cove Road intersection looking north east.

Source: Urbis 2024



Picture 6 Lane Cove Road looking south west

3.2. 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

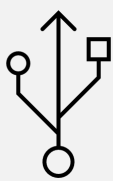
- Greater Sydney Region Plan: A Metropolis of Three Cities (2018)
- North District Plan (2018)
- Future Transport Strategy 2056
- State Infrastructure Strategy 2022-2042
- Australian Digital Economy Strategy 2030
- Macquarie Park Innovation Precinct Place Strategy (2022)





Local

- City of Ryde: Community Strategic Plan (2018)
- Local Strategic Planning Statement (2019)
- City of Ryde: Economic Development Strategy (2020)
- City of Ryde: Sustainable Transport Strategy (2022)
- City of Ryde: Development Control Plan (DCP) 2014
- Ryde Local Environmental Plan (LEP) 2014

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
<p>Key innovation precinct</p> 	<p>The Macquarie Park Innovation Precinct Place Strategy (MPIPPS) outlines six ‘big moves’ to shape the future of the area, including to ‘drive the transformation of Macquarie Park into an innovation precinct’. In relation to digital and telecommunications, the MPIPPS notes that existing projects such as the cyber security hub at Macquarie Park University enables security related research and training across multiple disciplines, reflecting the priority to increase innovation and collaboration. 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, and 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. Council’s Economic Development Strategy (EDS) also aims to support the development of digital infrastructure to ensure the City of Ryde becomes a desired location for small to medium enterprises (SMEs) and high-tech start-ups and scale ups, whilst ensuring job availability aligns with local talent.</p>
<p>Leading employment centre</p>	<p>The MPIPPS identifies Macquarie as the fourth largest employment centre in Greater Sydney, and the largest non-CBD office market in Australia. Similarly, the City of Ryde Development Control Plan (DCP) aims to reinforce the importance of the economic function of the Macquarie Park Innovation Precinct, and to facilitate employment growth now and into the future. The Northern</p>

Theme	Summary of findings
	<p>District Plan notes that Macquarie Park is the largest non-CBD office market in Australia, with 854,254sqm of office space as of January 2014. As part of its transformation into an innovation precinct, Macquarie Park is anticipated to attract top businesses from around the world, contributing to the creation of up to 20,000 jobs and 7,650 new homes. Specifically, jobs are expected to grow from around 58,500 in 2016, to 79,000 by 2036. Student places are expected to grow from 32,500 to 55,000 by 2030, making it the third largest concentration of jobs and students in NSW, as discussed in the EDS.</p>
<p>Improving workers work condition and residents' lifestyle through place activation</p> 	<p>Council's Local Strategic Planning Strategy (LSPS) and Community Strategic Plan (CSP) aspire for Macquarie Park to become an 18-hour city that offers services, employment and lifestyle opportunities comparable to a 24-hour city. Specifically, the LSPS and CSP note that surveys of local workers and community members indicate that they would like to see more meeting places, parks, lifestyle activities, night life and entertainment. The City of Ryde's Sustainable Transport Strategy notes that every new development is responsible for maximising its contribution to creating a more liveable, accessible, and sustainable environment for the broader community within its area, including existing and future residents, workers, and visitors.</p>
<p>Promoting health and wellbeing through sustainable travel and pedestrian amenity</p> 	<p>The Economic Development Strategy (EDS) notes that a key challenge for reducing car usage in Macquarie Park is the lack of pedestrian infrastructure and other related amenities. The CSP found that traffic is the number one issue for the community and that all major roads in the City of Ryde are at or near capacity during peak times. Traffic, congestion and availability of parking limit access to centres and reduce liveability. The LEP aims to improve access to the city, minimise vehicle kilometres travelled, facilitate the maximum use of public transport, and encourage walking and cycling. Similarly, another of the six 'big moves' outlined by the MPIPSS is to 'prioritise and enrich the pedestrian experience' by improving the quality of natural features and attributes of Country and how people move around. As discussed in the CSP, Council aims to improve connectivity across the City of Ryde and improve accessibility to suburbs, centres, open spaces and places. Relieving traffic congestion, reducing car use and increasing public transport, pedestrian and cyclist access to destinations across the city are key priorities. Further, the DCP aims to create a more permeable access network with greater connectivity, and a safe and convenient pedestrian environment that encourages public transport use and social interaction.</p>
<p>Connection to, and celebration of, Darug Country</p> 	<p>The MPIPSS explains that Country-centred design is part of the vision for Macquarie Park with the aim of embedding an understanding of Country and its people in the natural and built environment, to help reconnect Macquarie Park with local traditional culture. The MPIPSS recognises the importance of making Darug culture more visible by exploring the integration of Darug language and symbols on signage, wayfinding, building names, new street names and public art.</p>


3.3. DEMOGRAPHIC PROFILE

A demographic profile identifies the demographic and social characteristics of a proposal’s likely impacted groups and communities. 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 for Macquarie Park (Suburb and Locality) ('local area') based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPPI (2022). The demographic characteristics of the Ryde LGA ('regional area') and Greater Sydney have been used, where relevant, to provide a comparison.

The tables below detail the datasets used in analysing the local area, regional area and Greater Sydney area:

3.3.1. Population and age

	<p>In 2021, there were 11,071 people living in Macquarie Park, representing 8.6% of the residents in the Ryde LGA.</p>
	<p>The young workforce (people aged 25 to 34) is the dominant age group in Macquarie Park (22%).</p>
	<p>Macquarie Park has a younger median age (31 years) compared to Ryde LGA and Greater Sydney (both 37).</p>
	<p>The population of Macquarie Park is expected to increase significantly over the next 20 years, growing by 1.6% annually for a total of 35,396 people in 2041, compared to a growth rate of 1% annually across NSW in the next 20 years. This growth reflects an additional 24,263 people, 42% of which are anticipated to move to Macquarie Park by 2026.</p>

3.3.2. Culture and diversity

	<p>Macquarie Park has a small Aboriginal and/or Torres Strait Islander community, comprising 0.7% of the population. This is comparable to Ryde LGA (0.5%), but smaller compared to Greater Sydney (1.7%), and considerably smaller compared to NSW (3.4%).</p>
	<p>A high proportion of Macquarie Park residents were born overseas (70.0%), compared to Ryde LGA (53.0%), Greater Sydney (43.2%) and NSW (34.6%). The top countries of birth include China (16.7%) India (10.2%) and the Republic of South Korea (4.0%).</p>
	<p>Macquarie Park is home to a large proportion of households who speak a language other than English at home (68.1%), compared to Ryde LGA (53.7%), Greater Sydney (42.0%) and NSW (29.5%), indicating high linguistic diversity. The top three non-English languages spoken are Mandarin (18.4%), Cantonese (6.6%) and Hindi (5.0%).</p>

3.3.3. Education and qualifications



More than half of Macquarie Park residents have completed a bachelor's degree or above (58.5%), compared to Ryde LGA (46.4%), Greater Sydney (33.3%) and NSW (27.8%), indicating a high level of educational attainment. The top fields of study in Macquarie Park are **management and commerce** (34.3%), **followed by engineering and related technologies** (13.9%), and Information Technology (13.3%). **Engineering and related technologies** is also the second top field of study across Ryde LGA (12.8%), while **information technology** was the fourth top field (8.8%).

A higher proportion (15.6%) of Macquarie Park residents completed year 12 as their highest educational achievement, compared to 14.8% in Ryde LGA and 14.5% in NSW. This is comparable to Greater Sydney (15.9%).

A high proportion of Macquarie Park residents are **professionals** (43.6%), compared to Ryde LGA (37.0%), Greater Sydney (29.3%) and NSW (25.8%). The second top occupation is **managers** (12.6%), compared to Ryde (15.8%) and NSW (14.6%), and **clerical and administrative workers** (12.6%), compared to Ryde (14.1%) and NSW (13.0%).

An additional 4.5% of Macquarie Park residents have a Certificate Level IV or III as their highest level of educational attainment. This is a lower proportion than Ryde LGA, which has 8.2% of people aged 15 and over with a Certificate level IV or III.

3.3.4. Workforce and employment

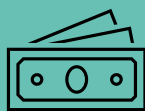


Macquarie Park has a **high level of participation in the labour force** (68.8%), compared to both Ryde LGA (63.8%), Greater Sydney (60.0%) and NSW (58.7%).

There is a **high rate of unemployment** in Macquarie Park (7.8%), compared to Ryde LGA (5.2%), Greater Sydney (5.1%) and NSW (4.9%). **Unemployment is particularly high amongst young people** in Macquarie Park (14.7%) compared to Ryde LGA (10.0%), Greater Sydney (10.1%) and NSW (9.8%).

The top three industries of employment in Macquarie Park are **Computer System Design and Related Services (7.4%)**, Higher Education (4.1%), and Banking (3.5%). These top industries of employment are consistent across the Ryde LGA, with the addition of Hospitals as the second top industry (3.7%).

3.3.5. Income



The median personal income in Macquarie Park (\$970/week) is higher than the medians in Ryde LGA (\$967/week), Greater Sydney (\$881/week) and NSW (\$813/week). Weekly household income rates are lower in Macquarie Park at \$1,886, compared to Ryde LGA at \$2,098 and Greater Sydney at \$2,077, but comparable to NSW at \$1,829.

3.3.6. Housing and homelessness



The majority of Macquarie Park residents live in flats or apartments (89.5%), a notably higher proportion than across Ryde LGA (44.6%), Greater Sydney (30.7%) and NSW (21.7%). There are no households in Macquarie Park who reside in separate houses, compared to 40% of households in Ryde LGA, 55.8% in Greater Sydney and 65.6% in NSW.

Within the suburb, 36.8% of households have rent payments greater than 30% of their household income, representing a similar proportion to the proportion in Ryde LGA (35.6%), Greater Sydney (35.3%) and NSW (35.5%).

The proportion of households in Macquarie Park who experience mortgage repayments greater than 30% of the household income (29.1%) is higher than in Ryde LGA (22.7%), Greater Sydney (19.8%) and NSW (17.3%). **This indicates high levels of mortgage stress in Macquarie Park and Ryde LGA.**

ABS homelessness data are not available at the Suburbs and Localities level. As such, the Western Parkland City has been chosen as an alternative. Analysis of the data for the Ryde LGA indicates rates for all type of homelessness (people living in improvised dwellings, tents, or sleeping out; people residing in supported accommodation for the homeless; and people temporarily residing in another household) were notably lower than across NSW. **This indicates homelessness is not a prominent issue in the Ryde LGA at present, compared to other areas.**

3.3.7. Advantage and disadvantage



Macquarie Park is within the top 10% of suburbs and localities within NSW for relative socio-economic advantage and disadvantage, though it ranks in the bottom 10% on the Index of Economic Resources (IER). **This indicates that Macquarie Park has many households with high incomes, higher levels of qualifications, or more people in skilled occupations. Alternatively, it may reflect that it has few households with low incomes, low qualifications, and unskilled workers.**

Ryde LGA is within the top 10% of LGAs within NSW for relative socio-economic advantage and disadvantage, and top 20% in the Index of Economic Resources (IER). **This suggests that the Ryde LGA is also home to a high number of households who have high income levels, higher levels of qualifications, or work in skilled occupations.**

3.3.8. Health, wellbeing and disability



There is a lower proportion of people with long-term health conditions in Macquarie Park, with 25.7% of the total population identified as having a long-term health condition, compared to Ryde LGA (30.8%), Greater Sydney (34.9%) and NSW (39.0%).

Of the Macquarie Park residents with long term health conditions, 6% (603 people) identified as having a **long-term respiratory health condition**, including asthma and other lung conditions.

Additionally, 5.7% of Macquarie Park residents reported having a **mental health condition**, including depression and anxiety.

Of the total population of Macquarie Park, 3.7% (410 people) identified as having a **need for assistance, whether due to disability, old age, or a long-term health condition**, a lower proportion compared to the Ryde LGA (4.7%) and Greater Sydney (both 5%).

Further, 5.7% of the population identified as having **provided unpaid assistance to a person with an identified need for assistance**, a slightly lower proportion compared to the Ryde LGA (10.1%) and Greater Sydney (10.6%).

3.3.9. Crime and safety



Crime data from BOCSAR indicates that the Macquarie Park suburb experiences generally **lower rates of crime** compared to Ryde LGA and NSW averages.

Macquarie Park may be more susceptible to **opportunistic and theft crimes**, given the suburb's higher rates of theft incidences.

4. SIA FIELD STUDY

This section provides an overview of the community and stakeholder consultation undertaken as part of this SIA. Consultation is critical to understanding what is important to people and how they feel they may be impacted by the proposal.

In some cases, what people may expect to feel may not be what eventuates as part of the proposal. The consultation summary below does not distinguish between this and summarises the consultation as it was heard to provide an accurate sentiment of people’s thoughts, feelings and feedback. The assessment of social impacts (Section 6) considers the outcomes from consultation against the details of the proposal and other technical report findings.

4.1. APPROACH AND SUMMARY OF SIA FIELD STUDY AND ENGAGEMENT ACTIVITIES

Urbis’ Social Planning Engagement teams developed and undertook an integrated SIA field study and engagement program to accompany the proposal. These activities are detailed in full within the Community and Stakeholder Outcomes Report (2024). The outcomes from these activities have also been reviewed as part of the SIA and have informed relevant social impacts in Section 6.

The field study was informed by the outcomes of the social baseline (see Section 3) to identify the potentially impacted community and appropriate engagement methods. Activities were focused on individuals and groups within the immediate social locality (see Section 5, Figure 10), as well as key stakeholders.

The methods of engagement and consultation with community and key stakeholders are provided in Section 4. A copy of relevant engagement material is provided in Appendix A. 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 Community and Stakeholder Engagement Outcomes Report.

Table 6 Engagement methods and activities

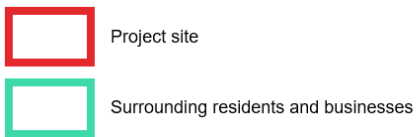
Method	Administered	Timeframes	Invited	Participated
SIA field study activities				
In-depth interview with City of Ryde Council	Online, via Microsoft Teams	25 September 2024	Council staff across multiple teams	Council staff across multiple teams
In-depth interview with North Ryde Early Learning Centre	Online, via Microsoft Teams	30 September 2024	2 representatives	2 representatives
Community survey	Online	Available between 29 August 2024 and 20 September 2024.	Distributed via community newsletter.	5 responses
Engagement activities				
Community newsletter distribution	In-person	Distributed on 29 August 2024	3,569 residences and 505 businesses (see Figure 9).	One community member raised concerns via email in relation to the volume of data centres in the

Method	Administered	Timeframes	Invited	Participated
				area, potential environmental impacts, and a lack of public spaces in Macquarie Park including cafes and green/open space.

Figure 9 Letterbox distribution area



Source: Nearmap.



4.2. CITY OF RYDE COUNCIL CONSULTATION SUMMARY OF FINDINGS

An online meeting with Council was held on Wednesday 24 September 2024. The meeting was attended by representatives from:

- Council, including officers with expertise in planning, traffic and transport, landscaping, engineering, open space, urban design and economic development
- Goodman
- Urbis' Social Planning, Engagement and Urban Planning teams.

The purpose of the meeting was to provide Council officers with a briefing of the project and understand key areas for consideration. The key areas for consideration, relevant to social impacts are outlined below. All Council feedback has been captured in the Engagement Outcomes Report (Urbis 2024) and the relevant technical studies prepared for the proposal.

- Council has prohibited data centres in the commercial core of Macquarie Park. While the site is not within the commercial core and data centres are permissible, Council representatives queried whether other uses (such as warehousing) could be provided. It was acknowledged that the site was not appropriate for residential development, given its location on the eastern edge of Macquarie Park and proximity to major roads including the M2 Motorway and Lane Cove Road.
- Any upgrades to the public domain should be in accordance with the Council's Public Domain Technical Manual
- Council's Macquarie Park Place Strategy (2022) identifies a target of 4,000 jobs over the next 20 years in the North Park / Ngalawala (where the site is located) and envisions Macquarie Park to have an 18 hour economy.
- Queries in relation to how the proposed data centre would encourage street activation
- Queries in relation to how urban heat would be mitigated across the site, noting that metal and reflective surfaces are conducive to heat.
- Council has a target of 3 for 1 tree planting replacement across the site. If this cannot be achieved, Council may request contributions.
- Queries in relation to how Connecting with Country (CwC) opportunities would be incorporated into the proposal.
- Cumulative impacts, particularly with other data centres, should be considered.

4.3. NORTH RYDE EARLY LEARNING CENTRE CONSULTATION SUMMARY OF FINDINGS

Urbis' Social Planning team held an online interview with representatives from G8 Education (which operates North Ryde Early Learning Centre) on 30 September 2024. The purpose of the interview was to provide an overview of the proposal and to obtain feedback on potential social impacts on staff and students at the North Ryde Early Learning Centre. Key insights from the interview include:

- The North Ryde Early Learning Centre is currently operating at 80% occupancy.
- Access to public transport in parts of Macquarie Park is challenging and has contributed to difficulties finding staff.
- Noise and dust impacts on the childcare centre during construction should be considered, particularly as the centre has an outdoor area. Overshadowing and solar amenity impacts during operation should also be considered.
- The redevelopment of the existing commercial buildings on the site would have a negative impact on the commercial viability of the North Ryde Early Learning Centre given the lower employment generation associated with data centres.

4.4. COMMUNITY SURVEY SUMMARY OF FINDINGS

An online survey was developed to understand the potential social impacts of the proposal from the perspectives of the local community. A link to the survey was provided in the community newsletter. The survey was open between 29 August 2024 and 20 September 2024.

The SIA survey received 5 total responses, with 1 completed in full. A summary of themes raised by respondents is provided below.

- Local residents appreciated the convenience and amenity of the location, in addition to the low-rise environment and proximity to bushland.
- A respondent recognised that the generation of employment during the construction and operation of the data centre would be a positive impact of the proposal.

- A respondent was concerned about the possible impact of noise, light, and air pollution on local residents' enjoyment of the area.

4.5. KEY IMPLICATIONS OF SIA FIELD STUDY FINDINGS

This section outlines the key social impacts identified by participants throughout the SIA field study and engagement activities. 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 7.

Table 7 Community identified potential positive impacts, negative impacts, and opportunities

Positive impacts	Negative impacts	Enhancement and mitigation opportunities
<ul style="list-style-type: none"> ▪ Supporting worker needs through proximity to childcare, food and beverage outlets and open space ▪ Supporting the digital economy and people's digital connectivity. 	<ul style="list-style-type: none"> ▪ Noise and air quality impacts during construction and operation ▪ Misalignment with broader vision of Macquarie Park as an activated precinct ▪ Reduced long term employment opportunities on the site. 	<ul style="list-style-type: none"> ▪ Contribution to planned open spaces within Macquarie Park ▪ Incorporation of Connecting with Country design principles ▪ Strategies to encourage active and public transport.

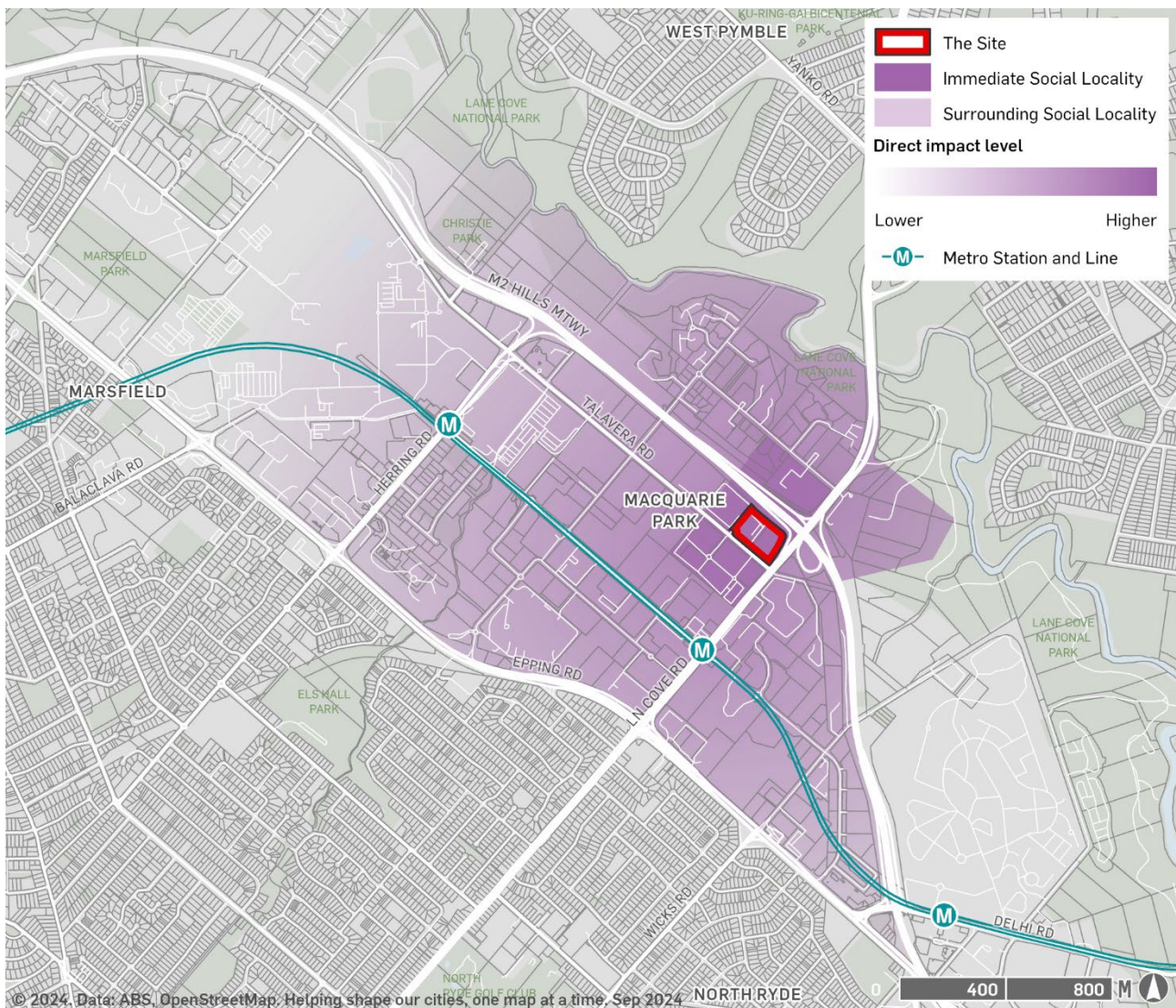
5. SOCIAL LOCALITY

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 10) was determined based on a review of the proposal, surrounding context and consultation outcomes. The social locality considers two 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, services and businesses surrounding the site. This includes the residential area across the Motorway 2, the Courtyard Sydney-North Ryde Hotel, Catholic Healthcare, Macquarie Data Centre Campus and North Ryde Early Learning Centre. These communities may experience localised impacts such as visual, noise, dust and changes to the traffic and pedestrian network during construction and operation.
- **Broader social locality:** This area includes communities that may be either directly or indirectly impacted by the proposal. It includes residents, businesses, workers and services that operate across this area. Key sites that might be impacted include WISE Specialist Emergency Clinic, Macquarie Veterinary Hospital and Doggy Daycare, Holiday Inn Express Sydney Macquarie, Meriton Suite North Ryde and Macquarie University.

Figure 10 Social locality



Source: Urbis, 2024

6. SOCIAL IMPACT ASSESSMENT

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

6.1. ASSESSMENT APPROACH

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 and associated parameters are outlined below.

Table 8 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 9 Likelihood levels

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

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

Table 10 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.
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 11 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)

Scoping and assessment of social impacts

SIA scoping was undertaken for this proposal. This involved a detailed review of the proposal, surrounding context, community and stakeholder outcomes and technical studies. Based on this review, social impacts affecting community, culture and health and wellbeing for people in the immediate and broader social localities were identified.

A proposal may cause a range of direct and indirect social impacts which can have a positive or negative impact on the existing and future community. A SIA should assess the expected and perceived impacts

which are considered to have the most significant impacts on the community, from the perspectives of likely affected people and the outcomes from technical assessments. In accordance with the DPHI SIA Guidelines, the level of assessment should be scalable to the level of expected impact from the project.

Significant social impacts are assessed in detail from Section 6.2 onwards. These impacts were identified during the scoping as more likely to have a perceived or actual impact on people. Significant 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.

6.2. COMMUNITY

6.2.1. Lack of contribution to the activation of Macquarie Park

Affected stakeholders	Duration of impact
<ul style="list-style-type: none"> ▪ Existing and future residents, workers and visitors in the immediate and broader social localities 	<ul style="list-style-type: none"> ▪ Construction and operation
<p>Assessment – without mitigation: High negative</p>	
<p>As discussed in Section 3.1.2 , the site is located on the north eastern boundary of the Macquarie Park Innovation Precinct. The precinct comprises a mix of commercial, health, education and retail uses, and accommodates two metro stations: Macquarie University and Macquarie Park.</p> <p>The site currently comprises two multi-storey commercial buildings comprising three and five storeys respectively. Information provided by Goodman as of October 2024 indicates 4 Talavera Road is 100% occupied and 6-10 Talavera Road is 48% occupied.</p> <p>The policy context (Section 3.3) outlines the strategic intent for Macquarie Park to become a lively and vibrant centre that is a desirable place to live and work. As outlined in the Macquarie Park Innovation Precinct Place Strategy (2022), the proposal is located in the North Park (Ngalawala) neighbourhood, which is intended to be:</p> <p><i>A commercial neighbourhood with a new activity hub supported by the Metro station and a diversified local centre. A restored Industrial Creek will provide a focus to connect quality open spaces. A new cluster of public uses will encourage places for gathering and meeting. (page 37)</i></p> <p>The MPIPSS proposes 4,000 new jobs, an 18-hour economy and no residential population for the neighbourhood. The Plan proposes a commercial core / activity hub at the intersection of Talavera Road and Khartoum Road (approximately 600m west the site), which is intended to deliver a greater intensity of employment uses.</p> <p>Representatives from the City of Ryde Council confirmed Council has prohibited data centres in the commercial core and confirmed they are permissible on the site’s E3 zone. While the representatives acknowledged the site would not be suitable for residential uses due its location on the fringe of the Macquarie Park Innovation Precinct and proximity to major roads including Lane Cove Road and the M2 Motorway, they queried whether higher employment generating uses which could facilitate greater street activation could be provided on the site.</p> <p>A similar sentiment was expressed by representatives from the North Ryde Early Learning Centre, who noted that the lower employment generation associated with data centres would create less demand for childcare places, potentially impacting the childcare’s commercial viability.</p> <p>According to the Estimated Development Cost Report prepared by Linesight (2024), the proposal will generate approximately 450 short term construction jobs and 60 long term direct operational jobs in data engineering and operations roles. While the construction of the data centre will help to create street activation around the site and within Macquarie Park in the short-term, the proposal will not provide an operational employment mass comparable to a commercial building of a similar size.</p> <p>However, it is noted that one of existing buildings on the site is 48% occupied, which aligns with broader trends of historical high commercial office vacancies in Macquarie Park (20.1% as of 2023) (Knight Frank</p>	

2024). This suggests demand for commercial office space is declining, particularly given the increasing preference for working from home.

In summary, while the proposal is permissible under the site's zoning and is located approximately 600m from the planned activity hub at the intersection of Talavera and Khartoum Road Roads, it is unlikely to contribute to Council's broader goals of activating Macquarie Park when compared to other higher employment generating uses on the site (i.e. commercial office space). However, recent data suggests that large commercial office spaces may not be feasible for landowners, and therefore the proposal represents one viable option for redevelopment.

With consideration above, the unmitigated impact associated with contribution to the activation of the Macquarie Park is assessed as **high negative**, given the **likely likelihood** and **moderate magnitude**.

Assessment – with mitigation: Medium negative

The proposal contains 1,816 sqm of GFA of ancillary office floorspace which will accommodate staff of the future data centre tenant(s). As discussed in the Design Report, the office component is orientated toward the Talavera Road and Lane Cove Road intersection to activate both roads and connect workers to Macquarie Park Station and food and beverage uses along Lane Cove Road.

The Landscape Plans also indicate that seating will be provided between the building fence line and Talavera Road. This will provide opportunities for workers of the proposal and the public to socialise and rest, which will help to activate the public domain.

Based on the inclusion of office floorspace and outdoor seating, the mitigated impact associated with contribution to the activation of the Macquarie Park is assessed as **medium negative**, given the **possible likelihood** and **moderate magnitude**.

SIA recommendations – additional social mitigations

- Continue to collaborate with the landscape architect during the detailed design phase to provide high quality embellishments for the outdoor seating along Talavera Road.

6.3. CULTURE

6.3.1. Impacts on Aboriginal culture and heritage

Affected stakeholders	Duration of impact
<ul style="list-style-type: none"> ▪ Future workers on the site and Aboriginal people in the immediate and broader social localities 	<ul style="list-style-type: none"> ▪ Construction and operation
<p>Assessment – without mitigation: Neutral</p>	
<p>The construction of any new development should consider impacts on Aboriginal objects, the landscape or the spiritual connection Aboriginal people have with Country.</p> <p>The Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Artefact (2024) involved consultation with relevant Aboriginal people representatives, Registered Aboriginal Parties (RAPs) and organisations pertinent to the local area. The report found that the proposal is unlikely to impact on Aboriginal heritage, predominantly due to extensive disturbance over many years. The Aboriginal Heritage Information Management System (AHIMS) did not identify any Aboriginal sites on the site and no previously unrecorded Aboriginal sites or objects were identified within site during the site inspection.</p> <p>Based on this, the ACHAR considers that further assessment is not required, however significant design changes which extend outside of the current site would require additional assessment in consultation with the RAPs.</p> <p>The ACHAR includes mitigation measures to manage unexpected impacts during construction. This includes:</p> <ul style="list-style-type: none"> ▪ An unexpected finds policy. If potential objectives are uncovered, all work in the vicinity should cease immediately. A qualified archaeologist should be contacted to assess the find and Heritage NSW and the Metropolitan Local Aboriginal Land Council must be notified. ▪ A human remains policy. If human remains are found, all work in the vicinity should cease, the site should be secured, and the NSW Police and Heritage NSW should be notified. <p>The ACHAR recommends that ongoing consultation with RAPs is undertaken throughout the project.</p> <p>With consideration of the AHCAR findings and assuming proposed procedures for unexpected finds are implemented, the unmitigated impact is assessed as neutral.</p>	
<p>Assessment – with enhancement: High positive</p>	
<p>New developments also provide opportunities to acknowledge and reflect Aboriginal culture and heritage.</p> <p>The Design Report prepared by HDR (2024) outlines the four Designing with Country principles which have been considered in the proposal: connection, water and movement, biophilic response and materiality. The following CwC design inclusions are outlined in the Design Report:</p> <ul style="list-style-type: none"> ▪ Provision of a perforated metal screens with open sections around the office block façade to create shimmering effect which changes with the movement of the sun ▪ Utilising building materials inspired by the texture of the ironbark turpentine forest and to the site’s connection to white ochre 	

- Indicative artwork by B Hardy, a Gamilaraay & Dharug woman on the Talavera Rd building façade and on windows and glazed areas throughout the building.
- An Indigenous cultural shed used for storage of Dharug items and artefacts located within a landscaped area on eastern boundary of the site.

The Landscape Report prepared by Geoscapes Landscape Architects (2024) also confirms that a large existing tree identified as a 'Grandfather tree' by the Indigenous consultant will be retained.

Based on the Connecting with Country design inclusions, the enhanced impact is assessed as **high positive**, given the **likely likelihood** and **moderate magnitude**.

SIA recommendations – additional social mitigations

- Continue to collaborate with B Hardy during the detailed design and during operation phase to integrate Indigenous artwork into the proposal.
- As recommended in the ACHAR, continue engagement with RAPs and other Aboriginal stakeholders during the proposal's construction and detailed design stages to identify further opportunities for Connecting with Country inclusions.

6.4. HEALTH AND WELLBEING

6.4.1. Noise impacts

Affected stakeholders	Duration of impact
<ul style="list-style-type: none"> ▪ Future workers and visitors on the site and Macquarie Park residents, workers and visitors in the immediate and broader social localities 	<ul style="list-style-type: none"> ▪ Construction and operation
<p>Assessment – without mitigation: High negative (construction), Medium negative (operation)</p>	
<p>The proposal will generate noise during the demolition and construction phase, and during the operational phase. Noise can impact the ability for individuals to conduct certain activities, such as sleep, or activities that require high levels of concentration, including study and work. This can impact a person’s health and wellbeing.</p> <p>The Noise Impact Assessment (NIA) prepared by SLR (2024) assesses noise impacts on the following identified nearby sensitive receivers:</p> <ul style="list-style-type: none"> ▪ Residential receivers at 35-39 Fontenoy Road, 1-15 Fontenoy Road, 37 Khartoum Road, 35 Waterloo Road (100 – 330m north and north west of the site) ▪ Educational receivers at Excelsia College at 69-71 Waterloo Road (310m south west of the site) and North Ryde Early Learning Centre at 12/24 Talavera Road (80m west of the site) ▪ Hotel receivers at Courtyard by Marriott Sydney at 7/11 Talavera Road (130m south of the site) ▪ Commercial receivers on Talavera Road (5m west of the site). <p>As discussed in Section 4, concerns about noise were raised by community members and North Ryde Early Learning Centre during consultation activities.</p> <p>A summary of the unmitigated construction and operation assessment in the NIA is provided below.</p> <p>Construction</p> <p>The NIA identifies the key noise generating activities during construction to be vegetation clearing; demolition; earthworks; excavation of hard rock; construction of pads and hardstands; and construction of structures and equipment installation.</p> <p>The NIA applies a ‘worst-case’ assessment of noise levels where the equipment in each activity is working concurrently at the nearest location to each receiver. The NIA notes that actual noise levels would frequently be lower than the worst-case levels presented.</p> <p>The NIA predicts that construction noise levels will result in exceedances to the noise management levels at most sensitive receivers during certain noisy works. Exceedances are expected to occur throughout all construction activities at North Ryde Early Learning Centre, Excelsia College, Courtyard by Marriott Sydney and the adjacent commercial buildings on Talavera Road.</p> <p>The highest impacts are predicted during ‘vegetation clearing’ when a chainsaw/chipper is in use, and during ‘demolition’ and ‘excavation of hard rock’ when a rockbreaker is in use. No residential receivers are predicted to be ‘highly noise affected’ (≥75 dBA) during any of the construction phase.</p> <p>Based on the findings of the NIA, the unmitigated noise impact during construction is assessed as high negative, given the likely likelihood and moderate magnitude.</p>	

Operation

The NIA expects the main sources of operational noise to include rooftop cooling towers and other externally located items associate with the mechanical plant, testing of backup generators, on-site light and heavy vehicle movements, loading dock activities, and off-site vehicle movements.

The assessment considers that operation noise is expected to comply with noise criteria at all tested receivers during typical operation and during generator maintenance/testing. The exception to this is the commercial buildings adjacent to the site on Talavera Road where an exceedance of 2 dB is predicted during generator testing. However, the NIA notes that exceedances of ≤ 2 dB considered negligible and would not be discernible by most people. The NIA also considers the proposal is expected to comply with sleep disturbance screening levels at all residential receivers.

The NIA provides the expected noise levels during emergency scenarios when with all generators operating concurrently at full capacity, however it does not compare this to noise criteria, noting it is not considered reasonable for this scenario to be required to meet the operational noise criteria. While the noise levels are expected to exceed typical operational noise criteria at most sensitive receivers, the authors of this SIA recognises that the likelihood of an emergency scenario where backup generators are required is highly unlikely.

Based on the findings of the NIA, the unmitigated noise impact during operation is assessed as **medium negative**, given the **possible likelihood** and **minor magnitude**.

Assessment – with mitigation: Medium negative (construction), Low negative (operation)

Construction

The NIA notes the use of standard mitigation measures is sufficient to control most construction noise impacts. The NIA also indicates that a Construction Noise and Vibration Management Plan (CNVMP) will be implemented prior to construction works commencing. The CNVMP would reassess the potential noise and vibration impacts from the proposal, identify any additional mitigation measures, detail any compliance monitoring requirements and outline complaints handling procedures.

As the NIA does not reassess the construction noise impacts with mitigation measures applied, it is uncertain at this stage whether noise impacts can be adequately managed. However, assuming a CNVMP is prepared prior to the construction certificate containing evidence that mitigation measures can reduce predicted noise impacts, the mitigated impact is assessed as **medium negative**, given the **unlikely likelihood** and **moderate magnitude**.

Operation

The NIA indicates the following mitigation measures have already been incorporated in the proposal design to help reduce noise emissions:

- Solid rooftop plant room screening the cooling towers from receivers to the north
- Generator enclosures and exhaust silencers
- Inclusion of a recessed loading dock which minimises line of site to residential receivers
- Optimisation of the site layout to minimise noise emissions from the site including appropriate location of the mechanical plant.

The NIA also recommends that the following mitigation measures are applied once the site is operational:

- Encouraging use of broadband and/or ambient sensing alarms on heavy vehicles where they are required to reverse during the night-time.
- Keeping roller doors closed when not in use for loading/unloading.

The NIA indicates the requirement for additional mitigation will be reviewed during detailed design based on the final equipment and layout for the proposal.

In relation to the predicted exceedance at the commercial building adjacent to the site on Talavera Road, the NIA notes that a 30 dB silencer is included for all generator exhausts, however if additional mitigation is required, using a 40 dB silencer for the nearest generator exhausts is predicted to reduce noise levels below noise thresholds at this receiver.

Based on the inclusion of mitigation measures and considering the additional mitigation measures are applied during detailed design and operation, the mitigated operational noise impact is assessed as **low negative**, given the **unlikely likelihood** and **minor magnitude**.

SIA recommendations – additional social mitigations

- Prepare a construction noise and vibration management plan (CNVMP) prior to issue of the construction certificate. The CNVMP should reassess all construction noise on sensitive receivers based on the confirmed construction methods, including potential cumulative impacts, and provide appropriate mitigation measures. It should also contain complaint handling procedures and detail any compliance monitoring requirements.
- As recommended in the NIA, prepare an Operational Noise Management Plan (ONMP) prior to issue of the operation certificate. The ONMP should detail the measures that could be used by future tenants to minimise general noise emissions from the site.

6.4.2. Air quality impacts

Affected stakeholders	Duration of impact
<ul style="list-style-type: none"> ▪ Future workers and visitors on the site and Macquarie Park residents, workers and visitors in the immediate and broader social localities 	<ul style="list-style-type: none"> ▪ Construction and operation
<p>Assessment – without mitigation: Medium negative (construction), Neutral (operation),</p>	
<p>Air quality impacts are likely during the demolition and construction phase, and during the operational phase when the diesel fuelled generators are being tested or used as backup power. If not managed effectively, emissions from dust due to the demolition of existing structures, use of heavy equipment and particulate matter from motor vehicles may have adverse health and wellbeing impacts on individuals and communities. Emissions from use of diesel fuelled back-up generators during operation will also need to be managed.</p> <p>As discussed in Section 4, concerns about possible air pollution were raised by community members during consultation activities.</p> <p>The demographic profile in Section 3.3 demonstrates that more than a quarter of residents in Macquarie Park (26%) have at least one long term health condition. Of those residents with a long-term health condition, 6% identified having a long-term respiratory health condition, including asthma and other lung conditions.</p> <p>The Air Quality Impact Assessment (AQIA) prepared by SLR Consulting (2024) identifies a range of sensitive receivers 1.2km of the site within the Macquarie Park precinct. This includes the sensitive receivers identified in the NIA (see Section 6.4.1).</p> <p>Construction</p> <p>The AQIA identifies the main sources of air emissions during construction to be associated with the demolition, earthworks, construction and track phases.</p> <p>Without mitigation measures, the AQIA indicates there is a ‘low’ risk of adverse dust soiling (the accumulation of dust and other materials on surfaces) and a ‘low’ risk of human health impacts during the earthworks, construction, and trackout phases occurring at the off-site sensitive receiver locations.</p> <p>Based on the findings of the AQIA, the unmitigated air quality impact during construction is assessed as medium negative, given the possible likelihood and minor magnitude.</p> <p>Operation – maintenance</p> <p>The AQIA considers the potential source of air emissions in the maintenance phase to occur during the testing of backup generators. As outlined in Section 1.3.1, testing would occur for up to 45 minutes between 7am and 5pm, Monday to Friday, for an estimated total of 198 hours per year.</p> <p>The AQIA considers the potential sources of air emissions during operation to include particulate matter, carbon monoxide, sulphur dioxide, polycyclic aromatic hydrocarbons and nitrogen dioxide.</p> <p>The AQIA predicted no exceedances of the relevant air quality criteria during the maintenance scenario.</p> <p>Operation – emergency</p> <p>The AQIA also assessed air quality impacts during a ‘worst case’ emergency scenario where all 66 generators are running for 24 hours per day, seven days per week. The AQIA found:</p>	

Affected stakeholders	Duration of impact
<ul style="list-style-type: none"> ▪ No exceedances predicted for carbon monoxide, sulphur dioxide, or polycyclic aromatic hydrocarbon. ▪ Exceedances of nitrogen dioxide at 10 of the 37 receptors modelled. However, assuming the more realistic situation of one emergency operation event lasting 1 hour, occurring once per year (rather than every day), the likelihood of nitrogen dioxide exceedances at this receptor is equivalent to 1 exceedance every 8,760 hours (1 year). ▪ 1 predicted exceedance of PM10 and 26 predicted exceedances of PM2.5. The AQIA considers this to be a 'conservative over estimate as it is extremely unlikely that all diesel generators would be operational for any period of 24-hours'. <p>The AQIA reviewed historical power interruptions for a similar facility in Eastern Creek. Based on this, the AQIA determined that the actual likelihood of an exceedance of air quality criteria at nearby sensitive receivers for the proposal is 'negligible'.</p> <p>Based on the findings of the AQIA, the unmitigated air quality impact during operation is assessed as neutral.</p>	
<p>Assessment – with mitigation/ enhancement: Neutral – low negative (construction), Neutral (operation)</p>	
<p>Construction</p> <p>The AQIA outlines a range of standard mitigation measures that are either 'highly desirable' or 'recommended' for the demolition, earthworks, construction phases and trackout phases. These mitigations are outlined in full in the AQIA. With these mitigation measures applied, the AQIA assesses the mitigated impact of dust soiling and human health 'negligible' for both.</p> <p>Based on the findings of the AQIA and assuming the mitigation measures are applied, the mitigated air quality impact during construction is assessed as neutral – low negative, given the unlikely likelihood and minor magnitude.</p> <p>Operation</p> <p>The AQIA does not outline mitigation measures for the operation phase as it considers operational air quality impacts to be negligible. The impact rating therefore remains as neutral.</p>	
<p>SIA recommendations – additional social mitigations</p>	
<p>No recommendations proposed at this stage.</p>	

6.4.3. Access to worker amenities and services

Affected stakeholders	Duration of impact
<ul style="list-style-type: none"> ▪ Future workers on the site in the immediate social locality 	<ul style="list-style-type: none"> ▪ Operation
<p>Assessment – without enhancement: High positive</p>	
<p>Worker amenities and services can have a direct positive impact on the physical, mental and social wellbeing of future workers. Worker amenities and services, such as break out areas and end of trip facilities, support employees to make healthier choices and encourage social connection. As noted by the Australian Authority for Work Health and Safety Compensation (ComCare), supporting employee wellbeing and safety contributes to creating a more engaged, motivated and efficient workforce.</p> <p>The Architectural Plans prepared by HDR (2024) details the worker amenities accessible to future workers of the proposed data centre. These include:</p> <ul style="list-style-type: none"> ▪ End of trip facilities on the lower ground level ▪ Kitchen facilities adjoining office space on Levels 1-5 ▪ Bathrooms on the mezzanine level (including a separate bathroom designated for drivers) and on Levels 1-6 ▪ A meeting space and outdoor balcony area on Level 5 for lunch breaks and functions. <p>The Landscape Design Report by Geoscapes (2024) provides further detail for the balcony design. The report details high quality embellishments and furnishing, including landscaping, tree coverage, seating and tables.</p> <p>Future construction and data centre workers will also have access to a range of additional services and amenities in the Macquarie Park precinct. The site within walking distance of a childcare centre (North Ryde Early Learning Centre), two cafes, medical services (including a doctor and an emergency clinic), several public transport nodes (including South West Metro and bus services), and public open space (including Macquarie Square and Tuckwell Park).</p> <p>Based on the worker amenities and services included in the proposal, and the site’s proximity to other amenities and services in Macquarie Park, the unenhanced impact is assessed as medium positive, given the almost certain likelihood and minor magnitude.</p>	
<p>Assessment – with enhancement: High positive</p>	
<p>No enhancement measures are proposed at this stage. The impact therefore remains assessed as high positive.</p>	
<p>SIA recommendations – additional social mitigations</p>	
<ul style="list-style-type: none"> ▪ Work with future tenants of the proposal to ensure employees are aware of the amenities available within the building and the surrounding area. 	

6.5. 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 12 below.

Table 12 Concurrent development projects

DA Reference	Development Description	Current Status
1-5 Khartoum Road <u>SSD-63235720</u>	Construction and operation of a 5-storey data centre with a building height of 45m and a capacity of 35MW, diesel storage, part road construction, landscaping, car parking and associated infrastructure.	Prepare EIS
11-17 Khartoum Road <u>SSD-10467</u>	Construction and operation of a data centre comprising: five-storey data storage building with ancillary office space, supporting infrastructure, services and landscaping.	Approved
11-17 Khartoum Road <u>LDA2020/0229</u>	Amending Concept DA to LDA2017/0547 for M_Park masterplan for three commercial building envelopes and one data centre building envelope. Total GFA of 55,129m ² approved across the site with a maximum height of 45m. There are multiple detailed DAs and modifications associated with this Amending DA. These have not been referenced in this table.	Approved
17-23 Talavera Road <u>SSD-24299707 Modification 1</u>	Modification to approved data centre. The modification proposes internal and external alterations. The approved SSDA involved the construction and operation of an expansion to an existing data centre campus.	Under assessment
100-108 Talavera Road <u>LDA2022/0021</u>	Site preparation and tree removal, 5 storey mixed used podium, a 4.5 storey carpark and three residential towers. The above proposal is integrated development under the Environmental Planning and Assessment Act 1979, as the subject site is within 40m of a waterway and within 40m of bushfire prone land. The relevant approval body is Rural Fire Service and Water NSW.	Approved
45-61 Waterloo Road <u>LDA2018/0172</u>	Concept Development Application comprising site layout for commercial buildings (with retail), roads and Catherine Hamlin Park; maximum building envelopes; gross floor area distribution across the site; onsite parking provision and distribution; staging of indicative development; construction of signalised intersection at the southern end of Road 14 and Waterloo Road; partial construction of Road 1.	Approved

DA Reference	Development Description	Current Status
269 Lane Cove Road <u>SSD-63168959</u>	Staged construction and operation of two seven-storey data centre buildings with an office, retail and innovation hub. Total of 93,870m ² GFA and a maximum height of 65m.	Response to submissions
85-97 Waterloo Road and 2 Banfield Road <u>SSD-52604208</u>	Construction of a build-to-rent (BTR) development comprising 66,638m ² GFA including 736 units and community uses across seven buildings with a maximum height of 20 storeys. Retail, recreation a public park and basement parking will also be provided.	Under assessment

Source: Major Projects (DPHI 2024)

6.5.1. Cumulative construction impacts

Given several ongoing and approved SSDAs and local DAs within the Macquarie Park Innovation Precinct, there is a possibility for cumulative impacts to occur during the construction of the proposal. These include cumulative noise and air quality impacts, traffic disruption and changes to pedestrian routes within the public domain. The groups and individuals that would be most impacted by potential cumulative social impacts associated with construction would be generally confined to the social locality.

To minimise potential cumulative impacts during construction, it is recommended the construction contractor and the proponent consult with surrounding landowners of future developments to understand expected construction timelines and activities. This should be reflected in a detailed Construction Management Plan (CMP) which should be prepared prior to the construction certificate.

6.5.2. Cumulative impacts related to supporting the digital economy

The proposal, along with other data centre developments, will deliver an indirect positive social impact to residents in the social locality and across Greater Sydney by supporting people's digital connectivity.

As discussed in Section 3.2, there is a strategic vision to continue to develop Macquarie Park into an innovation precinct. The site is located within the 'North Park- Ngalawala' neighbourhood in the Macquarie Park Innovation Precinct Place Strategy (MPIPPS), which envisions the neighbourhood as dominated by commercial offerings. Additionally, the MPIPPS notes that there are several existing digital and telecommunications projects in the area, which reflects the priority to increase innovation and collaboration.

Further, the State Infrastructure Strategy (SIS) identifies inconsistent access, affordability, quality, and reliability of access and connectivity across NSW, despite noting data as a critical asset. Digital connectivity is required for people's day-to-day activities, such as online banking, online shopping and streaming of music and video content. Data centres are a critical component of this network as they allow organisations to securely house their information, data and critical applications.

6.5.3. Cumulative visual change impacts

The proposal, which has a height of approximately 45m (10 storeys), will contribute to the changing visual character of Macquarie Park. As outlined in the Macquarie Park Innovation Precinct Place Strategy (2022) and the Stage 2 Macquarie Park Innovation Precinct – Transport Oriented Development Precinct Explanation of Intended Effect, increased building heights are proposed to support greater residential and commercial employment within the precinct.

The Visual Impact Assessment (VIA) prepared by Urbis (2024) considers the visual impacts of the proposed development to be acceptable, noting views from the public domain are predominantly limited to transport corridors and the surrounding visual context is characterised by built forms with large floorplates and bulk and scale consistent with commercial and distribution uses.

The VIA also undertook an assessment of potential views from the closest and potentially most affected residential dwellings at Macquarie Gardens residential development. These views were found to be low and acceptable.

As discussed in the Architectural Design Report, a range of measures have been incorporated to reduce the bulk and scale of the development from the public domain and deliver a high quality built form outcome. This includes a 10m setback to both Talavera Road and northern site boundary and 5m setback to Lane Cove Road, and implementing a mix of styles and materials for each building component façade.

6.5.4. SIA recommendation/s for cumulative social impacts

Prepare a Construction Management Plan (CMP) prior to the construction certificate to minimise potential cumulative construction impacts. The CMP should identify and assess potential cumulative construction-related impacts (e.g. noise, vehicle movements, pedestrian safety) associated with other surrounding developments. Mitigation and monitoring measures should be provided for all identified cumulative construction impacts.

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 is provided in Table 13.

7.1. SUMMARY OF PROPOSED MITIGATION, ENHANCEMENT AND MANAGEMENT OF SOCIAL IMPACTS

A summary of the identified social impacts and benefits, risk ratings and proposed mitigation, enhancement, and management measures is provided in Table 13 below.

Table 13 Summary of proposed mitigation, enhancement and management of social impacts

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
Community	Lack of contribution to the activation of Macquarie Park	High negative	Medium negative	<ul style="list-style-type: none"> Inclusion of 1,816 sqm of GFA of ancillary office floorspace. The office component is orientated toward the Talavera Road and Lane Cove Road intersection to activate both roads and connect workers to Macquarie Park Station and food and beverage uses along Lane Cove Road. Inclusion of seating between the building fence line and Talavera Road. This will provide opportunities for workers of the proposal and the public to socialise and rest, which will help to activate the public domain. 	Goodman	Landscape architect
Culture	Impacts on Aboriginal culture and heritage	Neutral	High positive	<ul style="list-style-type: none"> Provision of a perforated metal screens with open sections around the office block façade to create shimmering effect which changes with the movement of the sun. Utilising building materials inspired by the texture of the ironbark turpentine forest and to the site's connection to white ochre 	Goodman	Aboriginal cultural heritage consultant Landscape architect B Hardy

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<ul style="list-style-type: none"> ▪ Indicative artwork by B Hardy, a Gamilaraay & Dharug woman on the Talavera Rd building façade and on windows and glazed areas throughout the building. ▪ An Indigenous cultural shed used for storage of Dharug items and artefacts located within a landscaped area on eastern boundary of the site. ▪ A large existing tree identified as a ‘Grandfather tree’ by the Indigenous consultant will be retained. 		
Health and wellbeing	Noise impacts	<p>Construction: High negative</p> <p>Operation: Medium negative</p>	<p>Construction: Medium negative</p> <p>Operation: Low negative</p>	<p>The NIA indicates the following mitigation measures have already been incorporated in the proposal:</p> <ul style="list-style-type: none"> ▪ Solid rooftop plant room screening the cooling towers from receivers to the north ▪ Generator enclosures and exhaust silencers ▪ Inclusion of a recessed loading dock which minimises line of site to residential receivers ▪ Optimisation of the site layout to minimise noise emissions from the site including 	<p>Goodman</p> <p>Future data centre tenants</p>	Acoustic consultant

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<p>appropriate location of the mechanical plant.</p> <p>The NIA indicates the following mitigation measures will be applied during operation:</p> <ul style="list-style-type: none"> ▪ Encouraging use of broadband and/or ambient sensing alarms on heavy vehicles where they are required to reverse during the night-time. ▪ Keeping roller doors closed when not in use for loading/unloading. 		
	Air quality impacts	Construction: Medium negative	Operation: Neutral	<ul style="list-style-type: none"> ▪ The AQIA outlines a range of standard mitigation measures that are either 'highly desirable' or 'recommended' for the demolition, earthworks, construction phases and trackout phases. These mitigations are outlined in full in the AQIA. 	Goodman	Air quality consultant
	Access to worker amenities and services	High positive	High positive	No enhancement measures are proposed at this stage.	Goodman Future data centre tenants	
Cumulative impacts	<ul style="list-style-type: none"> ▪ Cumulative construction impacts ▪ Cumulative impacts related to supporting the digital economy 				Goodman Future data centre tenants	Air quality consultant Noise consultant

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
						Traffic consultant

7.2. FURTHER SIA RECOMMENDATIONS

The following provides a summary of the recommendations are proposed to further enhance positive impacts and mitigate negative impacts as previously identified in Section 6.

Construction management

- Prepare a construction noise and vibration management plan (CNVMP) as part of the broader Construction Management Plan prior to issue of the construction certificate. The CNVMP should reassess all construction noise on sensitive receivers based on the confirmed construction methods, including potential cumulative impacts, and provide appropriate mitigation measures. It should also contain complaint handling procedures and detail any compliance monitoring requirements.

Collaboration and engagement

- Work with future tenants of the proposal to ensure employees are aware of the amenities available within the building and the surrounding area.al noise emissions from the site.
- As recommended in the ACHAR, continue engagement with RAPs and other Aboriginal stakeholders during the proposal's construction and detailed design stages to identify further opportunities for Connecting with Country inclusions.

Design

- Continue to collaborate with the landscape architect during the detailed design phase to provide high quality embellishments for the outdoor seating along Talavera Road.
- Continue to collaborate with B Hardy during the detailed design and during operation phase to integrate Indigenous artwork into the proposal.

Operation management

- As recommended in the NIA, prepare an Operational Noise Management Plan (ONMP) prior to issue of the operation certificate. The ONMP should detail the measures that could be used by future tenants to minimise general noise emissions from the site.

Recommendations for potential cumulative social impacts

- Prepare a Construction Management Plan (CMP) prior to the construction certificate to minimise potential cumulative construction impacts. The CMP should identify and assess potential cumulative construction-related impacts (e.g. noise, vehicle movements, pedestrian safety) associated with other surrounding developments. Mitigation and monitoring measures should be provided for all identified cumulative construction impacts.

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

Australian Bureau of Statistics, Census of Population and Housing, 2021, New South Wales, Greater Sydney, Ryde LGA, Macquarie Park suburb data.

Australian Bureau of Statistics, 2021, Socio-Economic Indexes for Areas (SEIFA), Macquarie Park.

Australian Bureau of Statistics, 2021, Estimating Homelessness: Census, Ryde LGA, NSW.

NSW Bureau of Crime Statistics and Research, October 2023, Macquarie Park SAL, Ryde LGA and NSW hotspot maps and crime rates.

NSW Department of Planning, Housing and Infrastructure, 2022, NSW population projections.

Policy documents

City of Ryde Council, 2014, Development Control Plan.

City of Ryde Council, 2018, Community Strategic Plan.

City of Ryde Council, 2019, Local Strategic Planning Statement.

City of Ryde Council, 2020, Economic Development Strategy.

City of Ryde Council, 2022, Sustainable Transport Strategy.

Commonwealth of Australia, 2021, Australian Digital Economy Strategy 2030.

Department of Planning and Environment, 2022, Macquarie Park Innovation Precinct Place Strategy.

Greater Sydney Commission, 2018, Greater Sydney Region Plan: A Metropolis of Three Cities.

Greater Sydney Commission, 2018, North District Plan.

Infrastructure NSW, 2022, State Infrastructure Strategy 2022-2042.

NSW Department of Planning, Housing and Infrastructure, 2021, Social Impact Assessment Guideline for State Significant Proposals.

Ryde Local Environmental Plan 2014 (NSW).

Transport for NSW, 2020, Future Transport Strategy 2056.

Technical studies prepared for this proposal

Artefact Heritage and Environment, 2024, Aboriginal Cultural Heritage Assessment Report.

Ason Group, 2024, Traffic Management and Accessibility Plan.

Geoscapes, 2024, Landscape Design Report.

HDR, 2024, Architectural Design Report.

Linesight, 2024, Cost Summary Report.

SLR Consulting Services, 2024, Air Quality Impact Assessment.

SLR Consulting Services, 2024, Noise and Vibration Impact Assessment.

Urbis, 2024, Engagement Outcomes Report.

Urbis, 2024, Visual Impact Assessment.

Other

Knight Frank, 2024, North Shore Office Market.

NSW Department of Planning, Housing and Infrastructure, 2022, Cumulative Impact Assessment Guidelines for State Significant Projects.

NSW Department of Planning, Housing and Infrastructure, 2023, Social Impact Assessment Guideline and Technical Supplement.

DISCLAIMER

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APPENDIX A SIA CONSULTATION MATERIALS

Figure 11 Community newsletter



NEW DATA CENTRE PROPOSAL: 4-10 TALAVERA ROAD, MACQUARIE PARK

August 2024

Image: Indicative only, subject to detailed design
View from Lane Cove Rd and Talavera Rd

Goodman is preparing a State Significant Development Application (SSDA) for a data centre at 4-10 Talavera Road, Macquarie Park.

Goodman have previously submitted an SSDA with the Department of Planning Housing and Infrastructure (DPHI) for a multi-level warehouse complex on the site.

This newsletter provides an overview of the new proposal and next steps, including information about data centres, how you can provide feedback, and where to find out more information.

What is being proposed?

A new proposal for a data centre has been developed on the site at 4-10 Talavera Road, Macquarie Park. The proposal involves demolition of the existing building on the site and constructing a new data centre. The proposal plan for the data centre includes:

- One four-storey data centre up to 45m, housing digital technology infrastructure for Goodman's clients.
- Ground floor lobby, offices and amenities.
- On-site car parking with 45 car spaces and 2 loading dock spaces.
- Vehicle access via Talavera Road.
- Pedestrian access via Lane Cove Road and Talavera Road.
- Landscaping and green space, activating the street frontage on Talavera Road.
- A high-quality and interesting visual design.

If approved, the site would operate 24-hours a day, seven days per week, and would also create:

- Around 450 new full-time jobs during construction
- Around 50 new going full-time jobs once operational.

What is a data centre?

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

Data centres provide faster and more secure digital connectivity. As technology increasingly transitions into the cloud, there is a growing need for local data storage.

There is currently a lack of data storage space in the Sydney basin. More local data storage through data centres will provide Australian companies and organisations with the opportunity to store their data locally, minimising cybersecurity risks.



For more information on data centres and why they are essential infrastructure, scan the QR code to view a video on Goodman's Youtube channel. (youtu.be/YTw6n00K1jw)

Delivering a new data centre at the proposed Macquarie Park site means:

 A new secure location for the storage of data within the Sydney basin, located within Macquarie Park	 Increased security for sensitive data, avoiding offshore hosting
 Increased speed of digital access to Goodman's clients in Sydney and across NSW	 An additional location for the backup and redundancy of data stored elsewhere across NSW



Managing potential impacts

Goodman is preparing an Environmental Impact Statement (EIS) which will assess the potential impacts of construction and operation of the data centre and suggest mitigation measures. These impacts may include potential traffic, noise, air quality, overshadowing and visual impacts.

Goodman will develop and implement Construction and Operation Management Plans. These plans will outline how the site will be managed, and how potential impacts on neighbours and the community will be minimised.

Next steps

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

- 2 August 2024**
Upon Goodman's request, DPHI issued an Industry- specific SEARs. The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information be addressed within the SSDA.
- We are here**
Goodman is preparing an EIS and engaging with neighbours and the community to provide information and seek feedback on the proposed development.
- September 2024**
Community feedback will be collated in an Engagement Outcomes Report and included in the submission to DPHI to inform future planning.
- October 2024**
A formal SSDA will be lodged. Following this, DPHI will publicly exhibit the proposal. At this point, the community can make formal submissions to DPHI.

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

About Goodman

Goodman is a digital infrastructure company. Goodman owns, develops, and manages high-quality, sustainable properties that provide essential infrastructure for the digital economy.

With approximately 900 professionals working in 26 offices across 14 countries, Goodman has the global reach to meet customers' ever-changing needs and is Australia's largest listed property group.

Goodman focuses on strong design and the development of highly sustainable spaces for the future, and their customers include sectors such as technology infrastructure and data centres, logistics warehousing and distribution, and professional services.

Provide your feedback

Goodman has commissioned Urbis Engagement to collect your feedback and provide further information about the 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, which will be submitted to DPHI. To inform the SIA, we are seeking feedback from the community to better understand the needs of the local area and potential social impacts (positive and negative) of the proposal. You can provide your feedback response by filling in a short online survey.

The survey is open until **5pm on 20 September 2024**.



Scan the QR code with your phone or access the survey here: <https://urbis.questionpro.com.au/t/ARokqZRykK>

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

Proposed Data Centre at 4-10 Talavera Road, Macquarie Park – Social Impact Survey

This survey has been developed to inform a Social Impact Assessment (SIA) for a State Significant Development Application (SSDA) by Goodman for a proposed data centre located at 4-10 Talavera Road, Macquarie Park. The SSDA will be submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

The SIA and this survey are being undertaken by Urbis, a specialist consultancy firm.

About the proposal

Data centres are buildings that organisations use to securely house their information, data, and critical applications. Data centres provide faster and more secure digital connectivity. As technology increasingly transitions into the cloud, there is a growing need for local data storage.

There is currently a lack of data storage space in the Sydney basin. More local data storage through data centres will provide Australian companies and organisations with the opportunity to store their data locally, minimising cybersecurity risks.

The proposal involves demolition of the existing building on the site and constructing a new data centre. The proposal includes:

- One four-storey data centre up to 45m, housing digital technology infrastructure for Goodman's clients.
- Ground floor lobby, offices and amenities.
- On-site car parking with 45 car spaces and 2 loading dock spaces.
- Vehicle access via Talavera Road.
- Pedestrian access via Lane Cove Road and Talavera Road.
- Landscaping and green space, activating the street frontage on Talavera Road.
- A high-quality and interesting visual design.

If approved, the site would operate 24-hours a day, seven days per week, and would also create:

- Around 450 new full-time jobs during construction
- Around 50 new going full-time jobs once operational.

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 development. Social impacts can be understood as the consequences that people (individuals, households, groups, communities and organisations) experience when a new development brings change.

A SIA considers social impacts in relation to people's: way of life; community; accessibility; culture; health and wellbeing; surroundings; livelihoods; and decision-making systems. The SIA process is being guided by DPHI's [SIA 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 survey aims to gather insights from surrounding residents, businesses, workers and other key stakeholders about how this project may impact them in positive and negative ways. Survey responses will also help to identify enhancement measures (for positive impacts) and mitigation measures (for negative impacts) that could be implemented during the design, construction and/or operation of the proposed development.

The survey should take approximately 5 minutes to complete, and all responses will be kept anonymous. This survey will be open until 5pm on 20 September 2024. Thank you in advance for your contribution.

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.

Questions

1. Are you familiar with Goodman's data centre proposal at 4-10 Talavera Road, Macquarie Park?

1.1. Yes

1.2. No

[Tick box – select one](#)

2. Which of the following best describes you?

Please select all that apply.

2.1. Resident of Macquarie Park

2.2. Worker or business owner in Macquarie Park

2.3. Staff member/worker at North Ryde Early Learning Centre

2.4. Family member of child at North Ryde Early Learning Centre

2.5. Regular visitor to the area

2.6. Resident of another nearby suburb

2.7. Other. Please specify: _____

[Question 3.1 is for respondents to 2.1 – 2.3 above only](#)

[Question 3.2 is for respondents to 2.4 and 2.5 above only](#)

3.

3.1. In a few words, what do you like about living and/or working in Macquarie Park?

3.2. In a few words, what do you like about visiting Macquarie Park?

[Comment box](#)

4. In what way do you anticipate the proposed development will mainly impact the community?

4.1. Positively

4.2. Negatively

4.3. Both positively and negatively

4.4. Neither positively nor negatively

4.5. Unsure

[Tick box – select one](#)

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

[Comment box](#)

6. Please describe any positive impacts you anticipate will be generated by the development, and how they could 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 building.

As per DPHI's [SIA Guideline](#) (2023), positive impacts may be in relation to: way of life; community; accessibility; culture; health and wellbeing; surroundings; livelihoods; and decision-making systems.

[Comment box](#)

7. Please describe any negative impacts you anticipate will be generated by the development, 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 building.

As per DPHI's [SIA Guideline](#) (2023) negative impacts may be in relation to: way of life; community; accessibility; culture; health and wellbeing; surroundings; livelihoods; and decision-making systems.

[Comment box](#)

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

8.1. Yes

8.2. No

[Tick box – select one](#)

If yes, please include your preferred contact details:

[Comment box](#)

Thank you for your participation.

Thank you for your participation. 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.

