



# PROJECT MARS DATA CENTRE 12 MARS ROAD, LANE COVE

Appendix JJ - Social Impact  
Assessment

Prepared for  
**GOODMAN**  
17 February 2026



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Report Number	Rev B – Formal Lodgement



## Acknowledgement of Country

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Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming  
Artist Hayley Pigram  
Darug Nation  
Sydney, NSW

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# EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared by Urbis to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 12 Mars Road, Lane Cove West in the Lane Cove Government Area (LGA). The site is legally described as Lot 22 in Deposited Plan 732062.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Mars Data Centre Project (SSD-82052708) dated 10<sup>th</sup> April 2025.

## REPORT PURPOSE AND SCOPE

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

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

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (July 2025) states that an 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

An SIA social baseline, field study, impact scoping and assessment were undertaken to complete this report. A detailed methodology is included in Chapter 2. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2025).

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 is based on the DPHI SIA Guideline: Technical Supplement (2025) and is outlined in Chapter 6 of this report.

## EXISTING ENVIRONMENT

The site is currently occupied by four warehouse buildings, including hardstand, car parking, and landscaping.

## POTENTIAL POSITIVE AND NEGATIVE SOCIAL IMPACTS

A summary of the potential positive and negative social impacts identified is provided in the table below, presented by impact significance. The full assessment is provided in Chapter 66.

Impact category	Impact description	Mitigated assessment	Recommendations provided
Way of life	Contribution to the local community's way of life	Low positive	Yes. Refer to Section 6.2.1

<b>Impact category</b>	<b>Impact description</b>	<b>Mitigated assessment</b>	<b>Recommendations provided</b>
Community	Potential impact on environmental values	Negligible to low positive	Yes. Refer to Section 6.2.2
Community	Potential impact on Blackman Park amenity	Negligible	Yes. Refer to Section 6.2.2
Accessibility	Potential traffic and parking impacts	Construction: Negligible Operation: Low positive	Yes. Refer to Section 6.2.3
Accessibility	Potential pedestrian access impacts	Negligible	Yes. Refer to Section 6.2.3
Culture	Potential impact on Aboriginal culture and heritage	Low positive	Yes. Refer to Section 6.2.4
Health and wellbeing	Noise and vibration impact during construction and operation	During construction: Medium negative During operation: Negligible	Yes. Refer to Section 6.2.5
Health and wellbeing	Potential air quality impacts during construction and operation	Construction: negligible Operation: negligible	Yes. Refer to Section 6.2.5
Health and wellbeing	Enhanced access to worker amenities and services for future workers	Medium positive	Yes. Refer to Section 6.2.5
Surroundings	Potential visual impact	Negligible to low positive	Yes. Refer to Section 6.2.6
Livelihoods	Increased local and regional employment opportunities during construction and operation	During construction: High positive During operation: Low positive	Yes. Refer to Section 6.2.7
Livelihoods	Potential impact upon existing site tenants	Negligible	Yes. Refer to Section 6.2.7
Decision-making systems	Opportunities to contribute to decision-making systems	Low positive	Yes. Refer to Section 0

Impact category	Impact description	Mitigated assessment	Recommendations provided
Cumulative social impacts	<ul style="list-style-type: none"> <li>▪ Potential risks and hazards associated with the on-site fuel and lithium battery storage.</li> <li>▪ Safety and security of the community due to the risk of attacks.</li> <li>▪ Cumulative contribution to the digital economy</li> <li>▪ Contribution to urban heat</li> </ul>		Yes. Refer to Section 6.3

## 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 Chapter 7. Additional SIA recommendations to further enhance positive impacts and mitigate negative impacts are also provided in Chapter 77 of this report.

# 1. INTRODUCTION

Goodman Property Services (Aust) Pty Ltd (the Proponent) engaged Urbis Ltd (Urbis) to prepare a Social Impact Assessment (SIA) for 12 Mars Rd, Lane Cove West (the site). The SIA will inform a State Significant Development Application (SSDA) to develop a data centre on the site (the Proposal).

The Proposal will include an approximately 18-metre-tall building with two data hall floors, a roof plant, two levels of associated office space, and car parking. It will operate 24/7. The site area is 33,559 m<sup>2</sup> and is located in an industrial and commercial district within Lane Cove West.

The State Significant Development Application seeks consent for:

- 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 a three-storey data centre building with a total gross floor area of approximately 21,832m<sup>2</sup> comprising:
  - 24 parking spaces
  - 2 loading dock spaces
  - 2 levels of technical data hall floor space
  - 3 level office and amenities building
- Provision of required utilities including:
  - Diesel storage tanks
  - Water tanks
  - Substations of site
- Vehicle and pedestrian access provided via Mars Road
- Associated landscaping and site servicing

## 1.1. REPORT PURPOSE AND SCOPE

An SIA is an independent and objective study that identifies and analyses the potential positive and negative social impacts associated with the Proposal. 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. The SIA process intends to 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. An SIA considers both physical and intangible impacts, as well as direct and indirect impacts, and distinguishes between short-term (construction) and long-term (operational) impacts.

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2025) states that an SIA should consider the likely changes to the following social elements of value to people.

Figure 1 SIA categories



Source: SIA Guidelines (DPHI 2025, p.5)

## 1.2. SIA GUIDELINE AND REQUIREMENTS

This SIA aligns with the best practice methods contained within the DPHI’s SIA Guideline (2025). The DPHI SIA Guideline (2025) provides a framework for identifying, predicting, and evaluating likely social impacts, helping 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 10 April 2025. The individual SEARs item relevant to this SIA is outlined in Table 1 below.

Table 1 SEARs item

Item	SEARs requirement	Relevant section of report
21	<p>Social Impact: Provide a Social Impact Assessment that:</p> <ul style="list-style-type: none"> <li>▪ is prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.</li> <li>▪ is targeted and proportionate to the project’s context and likely impacts</li> </ul>	This report (Chapters 1-7)

Source: SEARs issued for the Proposal, issued 10 April (DPHI 2025)

### 1.3. PROPOSAL OVERVIEW

A State Significant Development Application (SSDA) has been prepared in support of an application for a proposed data centre (SSD-82052708) at 12 Mars Road, Lane Cove West. The site area is 33,559m<sup>2</sup> and is zoned E4 General Industrial.

The State Significant Development Application seeks consent for:

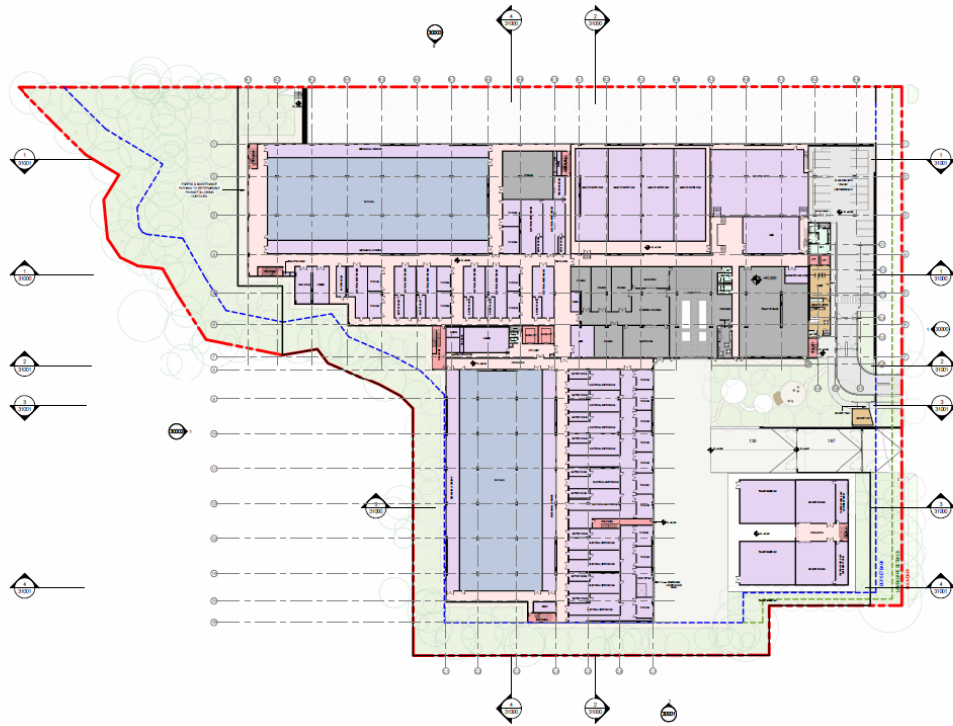
- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing and bulk earthworks.
- Construction, fit-out and operation of a three-storey data centre building with a total gross floor area of approximately 21,832m<sup>2</sup> comprising:
  - 24 parking spaces
  - 2 loading dock spaces
  - 2 levels of technical data hall floor space
  - 3-level office and amenities building
- Provision of required utilities, including:
  - diesel storage tanks
  - water tanks
  - substations on site
- Vehicle and pedestrian access provided via Mars Road
- Associated landscaping and site servicing

Figure 2 Subject site and masterplan



Source: HDR, 2025

Figure 3 Proposed ground floor plan



Source: HDR, 2025

Figure 4 Ground-level and level 1 office floor plans



Source: HDR, 2025

Figure 5 Proposed landscape plan overview



Source: Oculus, 2025

## 1.4. DATA CENTRES OVERVIEW

Data centres are critical infrastructure, essential for supporting communities and driving economic development. The Security of Critical Infrastructure Act 2018 (Cth) classifies data centres as critical infrastructure, in which critical infrastructure is defined as “essential for everyday life, such as energy, food, water, transport, communications, health and banking and finance.”

Data centres are a critical infrastructure that house the computer systems and equipment necessary for storing, processing, and distributing vast amounts of data. They are vital for the seamless operation of many everyday services, including online communication, banking, healthcare, and government functions. A data centre is designed to ensure data is secure, accessible, and well-managed. These facilities are built to be highly dependable, often incorporating backup power supplies, advanced cooling systems, and robust security measures to guarantee continuous operation.

Research indicates that hyperscale cloud technology, powered by data centres, delivers around \$6.3 billion in annual benefits to Australian businesses (Mandala, 2023). Additionally, data centres provide both direct and indirect economic benefits that positively impact the broader economy (Grant Thornton, 2018). JLL's recent research highlights that, even with a 15% growth rate, data centre capacity will struggle to meet increasing demand by 2025, indicating an immediate need for data centres across developed areas. Data centres provide reliable and efficient data storage and processing capabilities, which are crucial for attracting investment. Proximity to users reduces network latency, enhancing connection reliability.

Understanding the social impacts of data centres can be complex, as they function similarly to other critical infrastructure, like roads or bridges. While their benefits may not be immediately apparent, data centres are essential for enabling digital services that support community life. Their strategic importance lies in fostering connectivity, enhancing business productivity, driving innovation, and providing access to essential services, including health and government functions.

Recent research suggests that situating data centres closer to cities can enhance the resilience of critical services and reduce the time it takes for data to travel between users and the data centre. For services

requiring real-time data processing, such as financial transactions, telemedicine, and autonomous driving, lower latency results in faster and more responsive performance.

Urban areas provide the necessary infrastructure for data centres to operate effectively, including reliable power supplies and advanced telecommunications networks with high-capacity fibre optic cables capable of handling large data traffic volumes. This ensures data centres can meet the growing demand for digital services. Moreover, centralising data centres near each other reduces data transfer times, making operations more efficient and cost-effective. Within urban areas, industrial precincts are often ideal locations for data centres, as they are equipped to handle high energy demands and have robust infrastructure and security. However, it is crucial to consider the impact of localised risks and cyberattacks, which can have significant economic and social consequences. Therefore, physical security is paramount for data centres, as unauthorised access and trespassing can lead to hardware tampering, data theft, or vandalism, potentially halting operations.

In emergencies, local data centres are crucial for maintaining essential services, such as emergency response systems and healthcare networks. By storing and processing data locally, the risk of disruptions from distant power outages or natural disasters is minimised.

Data centres can also foster collaboration and innovation among technology companies, attracting skilled workers to the area and boosting local economies by creating jobs in various fields such as IT, engineering, and facility management.

## 1.5. AUTHORSHIP AND SIA DECLARATION

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

### 1.5.1. 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 holds appropriate qualifications and has relevant experience to carry out the SIA for this Proposal. The following introduces each author:

<b>Allison Heller</b>	Project Director
Position	Director
Qualifications	Bachelor of Town Planning, University of NSW Post-Grad Diploma in History of Architecture & Art, University of London
Affiliations	Member of the Planning Institute of Australia Member of Property Council of Australia – Social Sustainability Roundtable
Experience	Allison has deep expertise in impact assessment. She has delivered social impact assessments and evaluated the health and health equity impacts of various state-significant projects and precincts for government and private sector clients.
<b>Liliana Peña</b>	Quality Assurance – Lead Author
Position	Associate Director
Qualifications	Master of Urban Planning, National University of Colombia Bachelor of Social Work, National University of Colombia
Experience	Liliana is a social impact assessment and management specialist with experience in local and large-scale infrastructure projects in the built environment, industrial, and employment sectors. She has delivered social impact assessments for various state-significant projects, adhering to authority standards and best practice guidelines, including the NSW SIA Guideline (DPHI, 2025).

<b>James M. Carey</b>	Report co-author
Position	Senior Consultant
Qualifications	Master of Philosophy (Politics and International Studies), Magdalene College, The University of Cambridge Master of International Relations, The University of Melbourne Bachelor of Arts (Hons.), Monash University
Experience	James has experience writing social value and impact reports for international contexts, as well as best practices in social research, evaluation, and impact assessment.
<b>Lara Ball</b>	Report co-author
Position	Assistant Social Planner
Qualifications	Bachelor of Laws (LLB)/ Bachelor of City Planning (Honours) (current), University of New South Wales
Experience	Experience in writing SIA reports for industrial, data centres and greenfield projects in the context of the SIA Guideline (DPHI 2025) and best practice social research, evaluation and impact assessment.

### 1.5.2. Declaration

The authors declare that this SIA report:

- Was completed on 17 February 2026
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the DPHI's (2025) SIA Guideline
- Contains all reasonably available Proposal information relevant to the SIA
- As far as Urbis is aware, it contains information that is neither false nor misleading.



Liliana Peña  
Associate Director  
17 February 2026



Allison Heller  
Director  
17 February 2026

## 1.6. SIA GUIDELINE REVIEW QUESTIONS AND RESPONSES

The review questions outlined by the SIA Guideline (2025) are designed to confirm that the requirements of the SIA Guideline have been fulfilled when considering the scale of social impacts associated with the Proposal. Table 2 below outlines these review questions and indicates how they have been addressed in this SIA.

Table 2 Guideline review questions and responses

<b>SIA Review questions</b>	<b>Addressed by report (yes/no), relevant section</b>
Does the lead author meet the qualification and experience requirements?	Yes – Section 1.5.2
Has the lead author provided a signed declaration?	Yes – Section 1.5.2
Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous, given the nature of the project?	Yes
<b>Project’s social locality and social baseline</b>	
Does the SIA define and justify the social locality based on the spatial extent of expected impacts?	Yes – Chapters 1 and 5
Does the SIA identify and describe the social context/locality, including different social groups likely to be affected by the project?	Yes – Chapters 1, 1 and 5
Does the SIA identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes – Chapters 1, 1, 5 and 6
Does the SIA 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 – Chapter 1
Does the social baseline study present data relevant to the social impacts, supported by relevant literature and a diversity of relevant views and likely experiences?	Yes – Chapter 1
Does the social baseline study demonstrate applied social-science research methods and explain any significant methodological or data limitations?	Yes – Chapter 1
<b>Identification and description of social impacts</b>	
Does the SIA 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 been detailed?	Yes – Chapter 1 SIA scoping not undertaken
Does the SIA apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Yes – Chapter 6
Does the SIA describe how the preliminary social impact analysis has influenced project design?	Yes – Chapters 6 and 7 for recommendations on project design
<b>Community Engagement</b>	

<b>SIA Review questions</b>	<b>Addressed by report (yes/no), relevant section</b>
Were the extent and nature of engagement activities appropriate and sufficient to canvass views of those most affected, including those of vulnerable or marginalised groups?	Yes – Chapter 1
Have the views, concerns and insights of affected and interested people influenced both the project design and the impact assessment, management and monitoring?	Yes – Chapters 1 - 7
<b>Predicting and analysing social impacts</b>	
Does the SIA impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes – Chapter 6
Does the SIA analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will likely experience greater costs as a result of the project?	Yes – Chapter 6
Does the SIA identify its assumptions and include sensitivity analysis and alternative scenarios? (including ‘worst-case’ and ‘no project’ scenarios where relevant)	<p>The methodology chapter of the report sets out the key assumptions underpinning the assessment (refer to Chapter 1). This includes the assumption that information provided through other technical reports (e.g., traffic and noise) is accurate.</p> <p>The SIA considers alternative Site scenarios from the perspective of the ‘worst case’ scenario (i.e., no technical mitigations), in alignment with the EIS.</p> <p>We note that consideration of alternative Site options (e.g., no development, different types of development) has been considered separately as part of the business case process, which has informed the EIS, and upon which the SIA has drawn. It is the role of the SIA, however, to assess the chosen development scenario at hand, rather than alternative scenarios</p>

SIA Review questions	Addressed by report (yes/no), relevant section
	<p>considered at the business case stage.</p> <p>Therefore, our sensitivity analysis and assessment of 'worst-case' scenarios relate to a 'no mitigation' scenario for the chosen development option. This evidence is clearly assessed as part of the SIA tables in Chapter 66.</p>
<b>Evaluation significance</b>	
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 – Chapter 6
<b>General</b>	
Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes – Chapter 7
<b>Responses, monitoring and management</b>	
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 – Chapter 7
Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	Yes – Chapter 7
Does the SIA demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Yes – Chapter 7

## 1.7. STRUCTURE OF THIS REPORT

This SIA has seven chapters, as summarised below:

- **Chapter 1** (this chapter) introduces this report's Proposal, purpose and scope.
- **Chapter 2** outlines the legislative requirements and methodology 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 Proposal's positive and negative social impacts, including with and without mitigation and enhancement measures.
- **Chapter 7** outlines the assessed impacts' mitigation, enhancement, and management measures.

## 2. METHODOLOGY

The methodology undertaken to prepare this SIA is outlined in Table 3. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2025).

Table 3 Methodology overview

Stage	Activities
Social baseline	<ul style="list-style-type: none"> <li>▪ Site visit and desktop review of surrounding land uses and site.</li> <li>▪ Review of relevant state and local policies and strategies to understand potential social implications.</li> <li>▪ Analysis of relevant data sets to understand the existing community profile and community values, strengths and vulnerabilities.</li> <li>▪ Identification of likely impacted groups and communities.</li> <li>▪ Early identification of potential social impacts (positive and negative) based on research tasks undertaken.</li> </ul>
SIA field study	<ul style="list-style-type: none"> <li>▪ Engagement with stakeholder representatives from Lane Cove Council via online interview.</li> <li>▪ Engagement with the local community through two community swing-by sessions, a community survey and community newsletter distribution.</li> <li>▪ Engagement with Lane Cove Football Club via in-depth interview.</li> <li>▪ Analysis of field study data and identification of key themes.</li> </ul>
Impact scoping	<ul style="list-style-type: none"> <li>▪ Review of social baseline and SIA field study outcomes.</li> <li>▪ Review of Proposal plans, Proposal documentation and relevant technical assessments.</li> <li>▪ Identification of the Proposal’s social locality and likely impacted groups.</li> <li>▪ Identification and scoping of potential social impacts (positive and negative), mitigation and enhancement measures.</li> <li>▪ Identification of potential opportunities for additional measures to be incorporated into the Proposal.</li> </ul>
Assessment and reporting	<ul style="list-style-type: none"> <li>▪ Assessment of social impacts (positive and negative) with and without mitigation and enhancement measures.</li> <li>▪ Provision of recommendations to further reduce negative social impacts and enhance positive social impacts.</li> <li>▪ Preparation of draft and final SIA reports.</li> </ul>

### Approach to assessing social impacts

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

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

## **Assumptions**

- This report is dated 11 December 2025 and incorporates information and events up to that date only, and excludes any information arising, or event occurring, after that date.
- In preparing this report, Urbis was required to make judgments which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.
- All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and based on information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and forecasts set out in this report will depend, among other things, on the actions of others over which Urbis has no control.
- Information provided through other technical reports that have informed the identification and assessment of impacts is assumed to be accurate.
- This report has been prepared with due care and diligence by Urbis. The statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the abovementioned limitations.

## 3. SOCIAL BASELINE

This chapter provides a social baseline of the site and the surrounding area. This includes reviewing the site location, policy context, and demographic profile. The findings from the social baseline have been used to inform the approach to consultation, the scoping of initial impacts and the formation of the site's social locality (as described in Chapter 555).

### 3.1. SITE LOCATION

#### 3.1.1. Local context

The 33,722 sqm site is in an industrial and commercial district in Lane Cove West. Mars Road borders the site to the north and is adjacent to various commercial and industrial developments, including medical supply and distribution companies, to the west. To the east, it neighbours the Lane Cove Community Nursery and Eco Garden, and a densely vegetated green corridor zoned C2 – Environmental Protection. This green corridor extends along the site's southeastern boundary, with Blackman Park located just to the south of it. Additionally, low-density residential dwellings are situated near the east of the site.

Blackman Park, located south of the site and owned by Lane Cove Council, offers extensive community and sports facilities. It features two synthetic fields and two turf fields, accommodating a variety of sports, including soccer, touch football, cricket, rugby (league and union), AFL football, Oztag, Ultimate Frisbee, and a martial arts school. The park is equipped with lights for night games and training sessions. It is also home to the 1st Lane Cove Scout Group and Lane Cove/Longueville Girl Guides, whose facilities are also used by Imagination Dance. Lane Cove Skate Park, UTS Judo, and Lane Cove West Tennis Club are adjoining the park to the northeast.

The site context is shown in Figure 6 overleaf.

#### 3.1.2. Regional context

The site is in the Lane Cove Business Park (Business Park), an established employment precinct in Lane Cove LGA. The Business Park focuses on commercial, warehouse, and industrial businesses.

The site is bounded as follows:

- North: Mars Road. Further to the north is an industrial development.
- South: Significant landscape buffer. Beyond is the Lane Cove Council Depot, for storage of Council vehicles, and the Blackman Park Grounds. Land to the south zoned RE1 – Public Recreation.
- East: Significant landscape setback of approximately 50m, followed by low-density residential development. Land to the east zoned R2 – Low Density Residential.
- West: To the west of the site is existing industrial development.

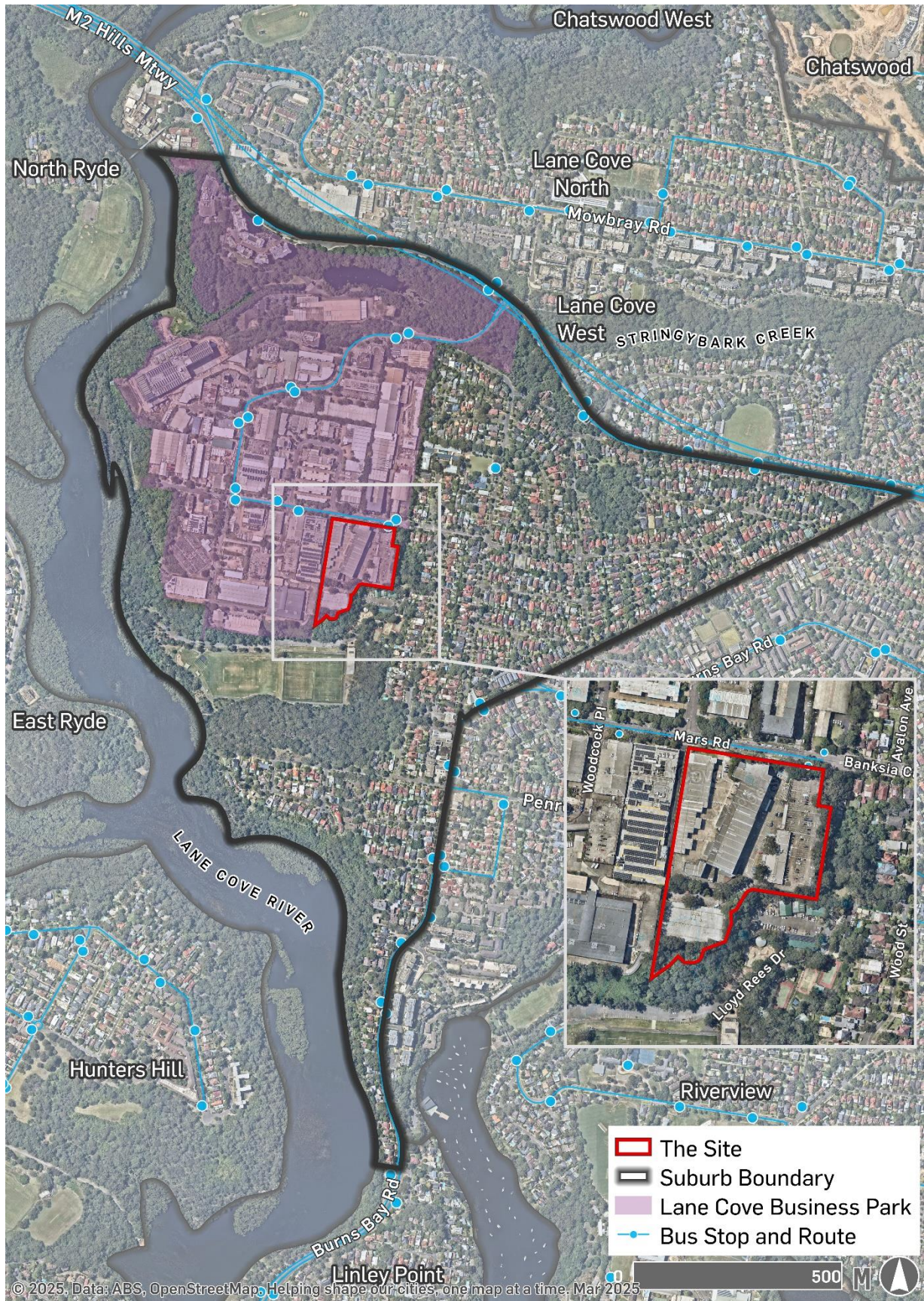
The Lane Cove River borders the Business Park to the west, Epping Road to the north, and Centennial Avenue and Burns Bay Road to the east and southeast. This location provides good access to the national transport network, including the M1 and M2 motorways.

The Business Park is connected by public transport, with bus routes 258 and 285 providing direct links to Wynyard Station and Chatswood Station, which offer train and metro services. Additionally, bicycle lanes connect the Business Park to the Lane Cove West residential area via Mars Road through Banksia Close.

The Business Park is strategically positioned to align with the Greater Sydney Region Plan (GSRP), which envisions a metropolis of three cities: the Western Parkland City, the Central River City, and the Eastern Harbour City. Situated within the Eastern Economic Corridor, part of the Eastern Harbour City, the Business Park benefits from a high concentration of jobs and road and public transport connectivity. This facilitates interaction between businesses and people.

The Proposal's location within the Business Park ensures connectivity for workers to key economic centres, including the Sydney CBD, North Sydney, and Macquarie Park. This further supports the GSRP's vision of a 30-minute city, where residents can easily access jobs, education, and services.

Figure 6 Site context map



Source: Urbis 2025

Figure 7 Site photos



Picture 1 The site, access way to units 1-7 and 20-21



Picture 2 The site, access way to units 8-19



Picture 3 Lane Cove Community Nursery and Eco Garden looking south, the site adjoining to the right



Picture 4 Blackman Park Skate Park looking north west towards the site at rear.



Picture 5 Blackman Park looking north towards the site



Picture 6 Blackman Park looking north west towards Lane Cove Business Park

Source: Urbis, 2025

## 3.2. SURROUNDING SOCIAL INFRASTRUCTURE AND OPEN SPACE

Social infrastructure is crucial in supporting individual and community health and wellbeing, fostering a cohesive community, and promoting economic prosperity. It includes 'hard' infrastructure (facilities, venues, and spaces) and 'soft' infrastructure (activities, events, and programs). Open space comes in various forms, from structured sports fields to parks and natural ecosystems.

This section provides an overview of the social infrastructure within 800 meters of the site. This review, along with the consultation outcomes (see Chapter 11), will help to understand and identify how the Proposal may impact users of the surrounding social infrastructure and open space network.

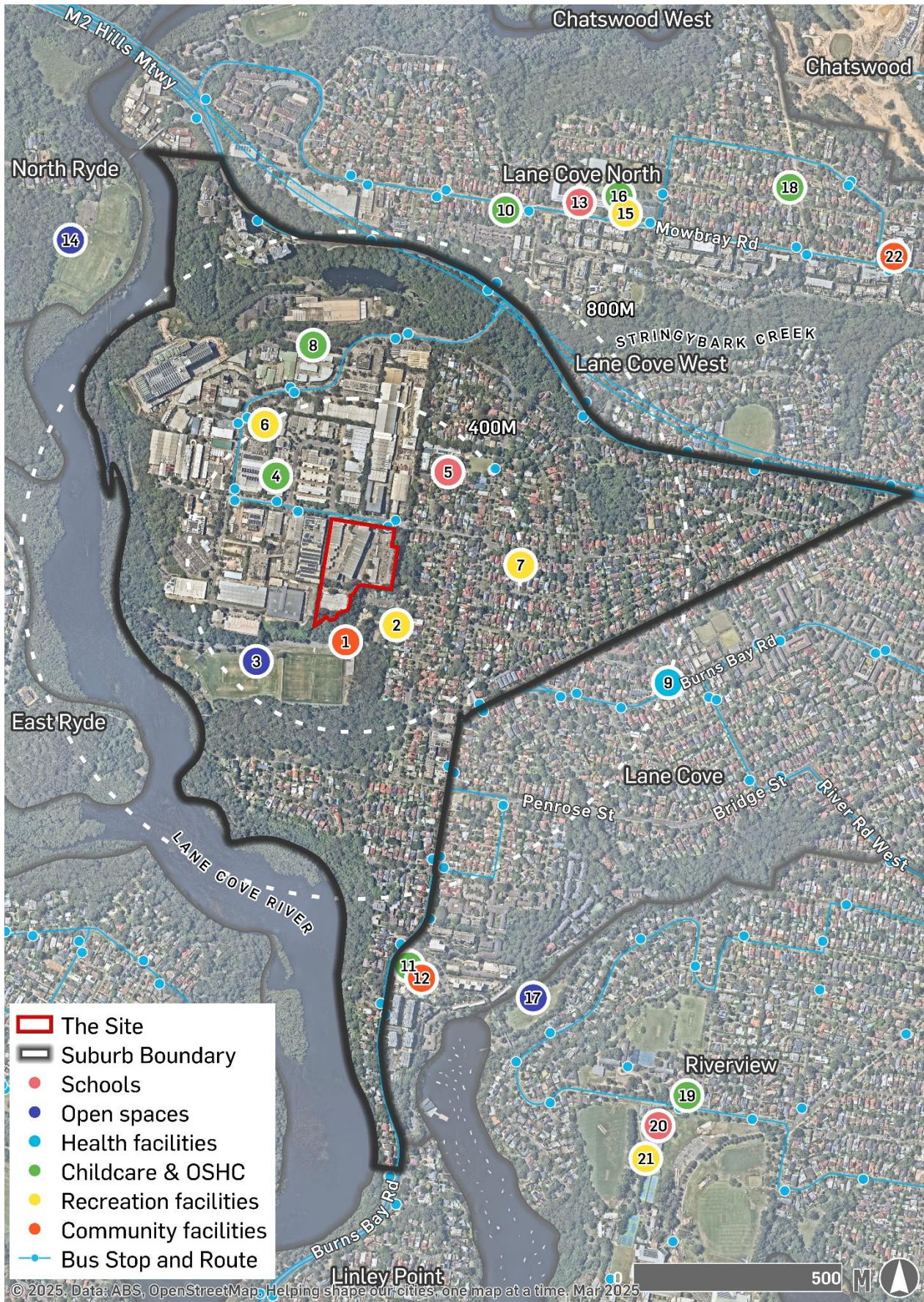
As shown in Figure 8 and listed in Table 4. The site is currently serviced by community facilities, including local infrastructure, childcare, and out-of-school hours care (OSHC), a health facility, a public school, recreation facilities, open spaces, and community facilities.

Table 4 List of surrounding social infrastructure and open space

No.	Facility Type	Facility Name
1	Educational establishment	Lane Cove West Public School
2	Recreation Facilities	Carlile Lane Cove West (swimming pool)
3	Recreation Facilities	Lane Cove West Tennis Club
4	Recreation Facilities	Lead Tennis Academy
5	Open Space	Blackman Park
6	Health Facilities	Burns Bay Medical Centre
7	Community Facilities	1st Lane Voce Scout Hall
8	Childcare and OSHC	MindChamps Early Learning and Preschool Lane Cove
9	Childcare and OSHC	Nicky's Kids Town

Source: Google Maps (Urbis, 2025)

Figure 8 Existing social infrastructure and open space



Source: Urbis, 2025

### 3.3. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the Proposal and any potential impacts. Key strategic plans were reviewed to understand Lane Cove Council's plans for change and growth, reflecting the community's and the Council's aspirations and expectations for the future.

The vision and plans for managing this growth in alignment with the Lane Cove Council's vision and aspirations, as relevant to the Proposal, included the following:

#### State




- Greater Sydney Commission, Greater Sydney Region Plan: A Metropolis of Three Cities (GSRP) (2018)
- Greater Cities Commission, Six Cities Discussion Paper (2022)
- NSW Government, State Infrastructure Strategy 2022-2042 (2022)
- Department of Foreign Affairs and Trade, Australian Digital Economy Strategy 2030 (2022)
- NSW Government, NSW Economic Blueprint 2040 (2019)


#### Local

- Lane Cove Local Environmental Plan 2009 (LEP)
- Lane Cove Development Control Plan 2010 (DCP)
- Lane Cove Council, Sustainability Action Plan 2022-2025 (2022)
- Lane Cove Council, Bike Plan (2019)
- Lane Cove Council, Liveable Lane Cove 2035 Community Strategic Plan (2022) (CSP)
- Lane Cove Council, Disability Inclusion Action Plan 2022-2026 (2022)
- Lane Cove Council, Age Friendly Lane Cove 2024-2029 (2024)
- Lane Cove Council, Local Strategic Planning Statement (LSPS)
- 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
Greater Sydney's Future Economy  	<p>The State Infrastructure Strategy (SIS) and the Australian Digital Economy Strategy 2030 demonstrate the NSW Government's aspirations to create stronger infrastructure foundations for Greater Sydney. Digital connectivity and high-speed data access are critical assets to promoting Greater Sydney's future economy. However, the SIS identifies inconsistent access, affordability, quality, and reliability of access as varying throughout Greater Sydney and NSW.</p> <p>The Metropolis of Three Cities Plan and the NSW Economic Blueprint 2040 recognise digital technologies as a significant economic driver, supporting economic and social growth, particularly in government services, healthcare, and education. As discussed in the Metropolis of Three Cities Plan, advanced manufacturing is expanding in Australia, with significant investment in innovation, research, and the adoption of advanced technologies. The Three Cities Plan identifies the need to adapt to new technologies, including artificial intelligence,</p>

Theme	Summary of findings
	<p>quantum computing, big data, robotics, autonomous vehicles, 3D printing, and nanotechnology.</p> <p>The LSPS acknowledges that embracing technological changes and digital advancements provides opportunities for businesses and supports digital innovation, which can allow more people to work closer to home.</p>
<p>Creation of employment opportunities</p> 	<p>The LEP acknowledges the objectives of industrial zoning as encouraging employment opportunities through the provision of industrial, warehouse, logistics, and other related land uses. It further acknowledges the ability of industrial zoning to support innovative technologies.</p> <p>The Metropolis of Three Cities Plan recognises that while digital advancement can reduce demand for specific job types, it also enables innovation, new knowledge-intensive jobs and business opportunities. The NSW Digital Economy Strategy 2030 estimates that digitalisation of the economy could benefit Australia by as much as \$315 billion over the next decade, potentially creating up to a quarter of a million new jobs by 2025.</p>
<p>Promoting a healthy and liveable environment</p> 	<p>The CSP aims to create an inclusive, interconnected, and active community. This includes utilising the natural environment and open spaces to promote outdoor activities and enhance health and well-being.</p> <p>The CSP further prioritises preserving and regenerating the natural environment, envisioning Lane Cove as a green community that minimises its impact on the local and global environment. The CSP aims to identify and reduce unsustainable energy, water, and waste resource demands.</p> <p>The Sustainability Action Plan identifies the environment, community, and liveability as categories for prioritising sustainability. This includes enhancing the value of open space, waterways, and bushland in the local area. It further promotes liveability for the local community, advocating for connected and liveable communities, an integrated and active transport network, and vibrant and viable commercial precincts that support local shopping.</p>
<p>Promoting safety and security</p> 	<p>The SIS identified that future cybersecurity threats are expected to be more automated, intelligent, disruptive, and destructive. The SIS, Australian Digital Economy Strategy 2023, and Metropolis of Three Cities Plan call for building stronger cyber resilience. The Digital Economy Strategy 2030 asserts that businesses and individuals will only fully leverage digital opportunities if they are confident in the technology they use.</p> <p>The CSP prioritises increasing feelings of personal safety and ensuring Lane Cove is a safe place to live and enjoy community life. This includes incorporating public safety design principles into the planning process.</p>
<p>Accessible and inclusive</p>	<p>The CSP prioritises a well-designed, liveable, and connected area where it is easy for people to travel around. This includes prioritising infrastructure that enables people to use sustainable and active modes of transport, including walking and cycling. Investment in cycling is further promoted in the Bike Plan, which aims to enhance safety, convenience, and mobility for cyclists.</p>

Theme	Summary of findings
	<p>The Sustainability Action Plan envisions a community that is engaged, lives sustainably, and is vibrant, healthy, and safe. It also includes inclusively celebrating cultural tolerance, cultural expression, and diversity. This aligns with the DCP goal of equal access for all residents and visitors.</p> <p>The Disability Action Plan further supports this inclusivity, noting that developing positive community attitudes and behaviours should come alongside the development of liveable communities. The Age-Friendly Lane Cove Plan advocates for outdoor environments that are enhanced by transport access and are accessible to older people. It prioritises the participation of older people in social, recreation, and leisure activities.</p>


### 3.4. DEMOGRAPHIC PROFILE

A demographic profile identifies the statistical and social characteristics of a proposal’s likely social locality. This is an essential tool for understanding how a community currently lives and its potential capacity to adapt to changes arising from a proposal.


A demographic profile has been developed for Lane Cove West (‘local area’) and Lane Cove LGA (‘the LGA’) based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPHI (2022). The demographic characteristics of Greater Sydney have been used, where relevant, to provide a comparison. Transport for NSW’s TZP24 Travel Zone Explorer has been used to identify projected employment in Lane Cove LGA.

The tables below detail the local area, the LGA, and the Greater Sydney area's demographic characteristics:

#### Population and age

	<p>In 2021, <b>3,146 people lived in the local area</b>, representing 8.0% of the residents in the LGA (total population of 39,438).</p>
	<p>The <b>dominant age group</b> in the local area was people aged 35-39 (9.9%), with the smallest group being 85 years and over (1.6%).</p>
	<p><b>The median age of 37</b> was the same across the local area, the LGA, and the Greater Sydney area.</p>
	<p><b>The population of Lane Cove LGA is expected to increase significantly over the next 20 years</b>, growing at a rate of 1.4% annually to 52,598 people by 2041, compared to a projected growth rate of 1% across NSW over the same period. This growth reflects an additional 12,990 people (32.78%) who are anticipated to reside in Lane Cove LGA by 2041.</p>

#### Culture and diversity

	<p>In 2021, Lane Cove West had a <b>small Aboriginal and/or Torres Strait Islander community</b>, comprising 0.3% of the population. This is comparable to the LGA (0.4%) but smaller than Greater Sydney (1.7%).</p>
	<p>A <b>high proportion of local area residents were born in Australia (58.3%), compared to the LGA (39.5%)</b>, but similar to Greater Sydney (56.8%). The top countries of birth, besides Australia, included England (4.6%), China (3.8%), India (3.4%), Iran (3.1%), and New Zealand (1.8%).</p>

The local area included a **large proportion of households where English is spoken at home** (67.6%), which is comparable to that of the LGA (67.9%) but higher than in Greater Sydney (57.3%). The top three non-English languages spoken were Mandarin (3.7%), Persian (3.2%), and Cantonese (3.1%).

## Education and qualifications



**More than half of the local area residents had completed a bachelor's degree or above** (52.1%). This is comparable to the LGA (56.7%) but significantly higher than Greater Sydney (33.3%), indicating a **high level of educational attainment**.

Residents of the local area who completed Year 12 as their highest educational achievement (12.7%) compared to the LGA (12.2%) but are slightly below that of Greater Sydney (15.9%).

An additional **7.2% of local area residents held a Certificate Level IV or III** as their highest educational attainment. This is higher than the 5.8% in the LGA but lower than the 11.8% in Greater Sydney.

## Workforce and employment



The local area had a **comparable level of labour force participation** (69.3%) to the LGA (70.2%), but it was higher than that of Greater Sydney (60.0%).

The local area had a **lower unemployment rate** (2.9%) than the LGA (3.6%) and Greater Sydney (5.1%).

The top three employment industries in the local area were computer system design and related services (5.7%), banking (4.8%), and hospitals (except psychiatric hospitals) (4.6%). **These top industries were consistent with the LGA.**

The top occupations within the local area were professionals (40.2%), Managers (21.9%), Clerical and Administrative Workers (11.8%), Community and Personal Service Workers (7.0%), Technicians and Trades Workers (6.9%), Sales Workers (6.2%), Labourers (3.1%) and Machinery Operators and Drivers (1.1%).

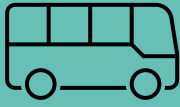
Data from Transport for NSW's TZIP24 Travel Zone Map Explorer indicate that **Employment Projections for Lane Cove Business Park are projected to increase** from 5,403 people in 2021 to 6,057 people (12.10%) by 2041.

Data from Transport for NSW's TZIP24 Employment Projections indicate that in 2041, the top five industries of employment in Lane Cove LGA are likely to be:

- Professional, Scientific and Technical Services
- Health Care and Social Services
- Construction
- Education and Training
- Retail Trade

## Transport

Due to the COVID-19 pandemic, the 2021 Census data regarding motor vehicles and public transport do not accurately reflect current transport use as of 2024. Data from the 2016 and 2021 Censuses have therefore been compared to more accurately reflect transport use in the study area.



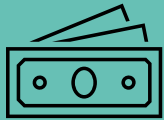
During 2016, **29.8% of residents of the local area used public transport to commute to work**. This was similar to 31.5% of the LGA but higher than 22.8% within Greater Sydney. This was significantly lower in 2021, with 3.0% of the local area and 4.6% of the LGA using public transport to travel to work.

**During 2016, there were slightly fewer people in the local area who travelled to work by car as a driver or passenger than in Greater Sydney (51.2% and 59.8% respectively).** The LGA (49.3%) also demonstrated less car use than Greater Sydney. This was lower in 2021, with 27.6% of the local area, 25.1% of the LGA and 37.8% of Greater Sydney travelling to work by car.

**In 2016, 5.3% of the local area reported working from home**, which was similar to 5.5% of the LGA and 4.4% of Greater Sydney.

This was higher in **2021, with 55.6% of the local area working from home**, 55.7% of the LGA and 38.9% across Greater Sydney.

## Income



The **median personal income in the local area (\$1,293/week) was lower than the median income in the LGA (\$1,424/week)** but higher than that of Greater Sydney (\$881/week).

Weekly median household income rates (\$2,966/week) were higher compared to the LGA (\$2,801/week) and higher than Greater Sydney (\$2,077/week).

## Advantage and disadvantage



**The local area was within the top 10% of suburbs and localities within NSW for relative socio-economic advantage and disadvantage.** This indicates that the local area had many households with high incomes, higher qualifications, or more people in skilled occupations, as well as few households with low incomes, low qualifications, and unskilled workers.

**The LGA was among the top 10% of LGAs in NSW for relative socio-economic advantage and disadvantage, ranking within the top 10% of the Index of Economic Resources (IER) and the Index of Education and Occupation (IEO).** This suggests that the LGA was home to a **high number of households with high income levels, higher levels of qualifications, or work in skilled occupations.**

## Health, wellbeing and disability



The local area and the LGA reported **similar levels of people with long-term health conditions**, at 26.1% and 26%, respectively. This is comparable to the 27.5% observed in Greater Sydney.

Of the local area residents with long-term health conditions, the top three reported conditions were any other long-term health condition (7.2%), asthma (7.1%), and mental health condition (including depression or anxiety) (6.7%).

Of the people aged 15 years and over in the local area, **11.3% reported having provided unpaid assistance to a person with a disability, health condition or due to old age** during the weeks before census night. This is slightly higher than the LGA (10.4%) and Greater Sydney (10.6%).

## Housing and homelessness



Most **residents in the local area lived in separate houses** (54.4%), a notably higher proportion than across the LGA (37.8%) but similar to that of Greater Sydney (55.8%). 35.6% of the local area residents resided in flats or apartments, compared to 56.7% in the LGA and 55.8% in Greater Sydney.

Most **residents within the local area rented their homes** (44.3%), a higher proportion than across the LGA (37.2%) and Greater Sydney (35.9%). In comparison, **25.8% of residents in the local area owned their homes outright**, and 28.9% owned with a mortgage. This is slightly below that of the LGA, where 27.8% are owned outright and 32.7% are owned with a mortgage.

The proportion of households in the local area experiencing rental payments greater than 30% of the household income (30.5%) was slightly higher than in the LGA (27.1%) but lower than in Greater Sydney (35.3%). This indicates **moderate levels of rental stress in the local area**.

The proportion of households in the local area experiencing mortgage repayments greater than 30% of their household income (11.6%) was significantly lower than in the LGA (17.3%) and Greater Sydney (19.8%), indicating **low levels of mortgage stress in the local area**.

ABS 2021 estimating homelessness data are unavailable at the Suburbs and Localities level. This data is only available at the regional level and has been compiled as a combined dataset for Lane Cove LGA. Analysis of the data for the LGA indicates that rates for all types of homelessness (people living in improvised dwellings, tents, or sleeping out; people residing in supported accommodation for people experiencing homelessness; and people temporarily living in another household) were notably lower than across NSW, a total of 76 persons. This indicates that **homelessness was not a prominent issue in the LGA compared to other areas**.

## Crime and safety



Crime data for January 2024 to December 2024, sourced from the NSW Bureau of Crime Statistics and Research (BOCSAR), indicate that the local area generally had lower crime rates **compared to the LGA and NSW averages**.

However, assault (domestic) and malicious property damage were both noticeably higher in the local area than in the LGA.

## 4. SIA FIELD STUDY

This chapter provides an overview of the community and stakeholder consultation undertaken as part of this SIA. Consultation is crucial to understanding what is important to people and how they perceive they may be affected 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 (Chapter 66) considers the outcomes from consultation against the details of the Proposal and other technical report findings.

### Approach and summary of SIA field study and engagement activities

Urbis' Social Planning and Urbis' Engagement team developed and undertook an integrated SIA field study and engagement program to accompany the Proposal. These were aligned based on attendance by the SIA representative at the community swing-by session, the sharing of notes from events, and the identification of potential key stakeholders with whom the Social Planning or Engagement team sought input.

The field study was informed by the outcomes of the social baseline (see Chapter 4111) to identify the potentially impacted communities and determine the most appropriate engagement methods. Activities were focused on individuals and groups within the immediate social locality (see Chapter 5), as well as key stakeholders.

Separate engagement activities were undertaken at the agency level (including with Jemena, Sydney Water, and Ausgrid) to inform the EIS and planning processes. Refer to Chapter 5 of the Engagement Outcomes Report (Urbis, 2025) and Chapter 1 of the Environmental Impact Statement (Urbis, 2025) for a detailed description of all engagement activities undertaken.

The methods of engagement and consultation with the community and key stakeholders to inform this SIA are provided in Table 6 Methods of engagement and consultation. Representatives from the Urbis engagement team also undertook additional communication and engagement activities, which are detailed in full in the Engagement Outcomes report.

A copy of the relevant engagement material is provided in Appendix A

Table 6 Methods of engagement and consultation

Method	Administered	Timeframes	Invited	Participated
SIA field study activities				
In-depth interview with Lane Cove Council	Online via videoconference	15 April 2025	Representatives from Lane Cove Council	Four representatives from the Council's planning team
In-depth interview with Lane Cove Football Club	Online via videoconference	24 April 2025	Representatives from Lane Cove Football Club	One participant from Lane Cove Football Club (the president of the club)
Community swing-by session	In person at Lane Cove Plaza	10 April 2025	Immediate and broader community of Lane Cove	Approximately 25 community members spoke to the project team during the session.

Method	Administered	Timeframes	Invited	Participated
Community survey	Online, distributed via Community Newsletter	Between 3 April 2025 and 27 April 2025	Immediate neighbours and wider community within 500m of the site.	57 responses received
<b>Engagement activities</b>				
Early noise study door knock	In person	17 February and 31 March 2025	Sensitive receivers and near neighbours	Residents of three properties in the local area
Community Newsletter distribution	Distributed via letterbox drop	3 April 2025	Immediate neighbours and wider community within 500m of the site	1,144 properties
e-Newsletter	Sensitive receivers, including community groups and schools	4 April 2025	Project newsletter was emailed to the following surrounding sensitive receivers: <ul style="list-style-type: none"> <li>▪ Lane Cove West Public School</li> <li>▪ 1st Lane Cove Scouts</li> <li>▪ Lane Cove West Tennis Club</li> <li>▪ Imagination Dance – Lane Cove West</li> </ul>	Recipients were invited to attend swing-by sessions.
Community swing-by session	In person	Held on: <ul style="list-style-type: none"> <li>▪ Saturday, 5 April 2025 from 10-12pm (2 hours) at Lane Cove Plaza</li> <li>▪ Thursday, 10 April from 4-6pm (2 hours) at Lane Cove Plaza</li> </ul>	The surrounding community was notified of the session via the project newsletter.	Approximately 45 community members spoke to the project team during the two sessions.

Method	Administered	Timeframes	Invited	Participated
Key stakeholder briefings (as required)	Online		Key stakeholders or community members with a specific interest in the Proposal were invited to participate in a briefing for the Proposal.	There had been no requests at time of writing
Invitation for interview	Online via email	29 August 2025	Representative of Lane Cove West Public School	After attempts to secure a SIA interview with a representative, no response was obtained.

## 4.1. IN-DEPTH INTERVIEWS SUMMARY OF FINDINGS

An online meeting (via Microsoft Teams) was held with representatives at Lane Cove Council on Wednesday, 15 April 2025. The purpose of the meeting was to provide Council representatives with a briefing of the Proposal and understand their insights and perspectives in relation to the local context and community, potential social impacts (positive and negative), and any enhancement measures (for positive impacts) and mitigation measures (for negative impacts). A summary of the consultation is provided in Table 7 below.

Table 7 Council feedback summary

Key themes	Feedback summary
Connection to the surrounding bushland and green space	<ul style="list-style-type: none"> <li>▪ The Council representatives claimed the surrounding bushland is highly valued by the community, with environmental protection and bush regeneration being the foremost concerns of local community groups and residents.</li> <li>▪ The surrounding bushland and Lane Cove Community Nursery host a range of bush care community-led programs run by volunteers in partnership with Council.</li> <li>▪ The Council representatives suggested the community highly values Blackman Park and is well utilised by local sporting groups and schools.</li> <li>▪ Representatives noted the Business Park surrounding the site hosts industrial uses, including warehouses and storage facilities, with parking raised as a key issue across the area.</li> </ul>
Lack of Council involvement in the engagement process	<ul style="list-style-type: none"> <li>▪ Representatives discussed purported tensions amongst community and expressed concern regarding previous community engagement activities which had been undertaken without informing Council. Representatives suggested pausing current engagement and reengaging with the community in partnership with Council.</li> <li>▪ Representatives emphasised the importance of coordinating engagement in partnership with the Council, highlighting the need for a tailored approach which</li> </ul>

Key themes	Feedback summary
Impacts to parking and pressure on local road network	<p>leverages council's existing relationships with the local community to ensure future engagement is effective and transparent.</p> <ul style="list-style-type: none"> <li>▪ Representatives raised concerns that construction could further impact workers and visitors by exacerbating parking issues, which were highlighted as a key existing challenge across the business park.</li> <li>▪ Concerns the construction would place pressure on an already stressed road system were also raised.</li> <li>▪ Construction phases should ensure vehicles avoid residential areas when accessing the site and mitigate impacts resulting from noise-related construction activities.</li> <li>▪ Representatives also discussed potential stormwater impacts, as currently, 12 Mars Road is arranged to collect stormwater.</li> </ul>
Reduced solar access and visual impacts to surrounding residents.	<ul style="list-style-type: none"> <li>▪ Representatives noted the proposed plans include an increased building height and will likely require the removal of important trees, resulting in visual impacts surrounding residents, reduce solar access for the nursery and bushland, and impact the local ecosystem which is highly valued by community.</li> <li>▪ As a result, the community is likely to be unreceptive due to these perceived impacts on Blackman Park and bushland.</li> <li>▪ Representatives proposed screening measures to mitigate these visual impacts and ensure the Proposal aligns with relevant setback controls outlined in Council's Development Control Plan (DCP).</li> </ul>
Reduction in local employment	<ul style="list-style-type: none"> <li>▪ It was noted that, in general, data centres do little in providing direct employment opportunities and, as a result, do not align with the economic directions of the Council.</li> <li>▪ It was acknowledged that project contributions will be a welcome result of development.</li> </ul>
Public benefit opportunities and initiatives	<ul style="list-style-type: none"> <li>▪ Representatives welcomed the opportunity to discuss possible public benefit initiatives and facilitate future engagement activities.</li> <li>▪ Representatives suggested organising an additional community information session coordinated in partnership with Council representatives, allowing the community and Council an opportunity to provide additional feedback and suggest potential contributions to public space upgrades and sponsorships.</li> </ul>

An online meeting (via Microsoft Teams) was held with a representative from Lane Cove Football Club (the Club) on Thursday, 24 April 2025. The Club is the primary sporting club using the Blackman Park sports ground. The purpose of the meeting was to provide Club representatives with a briefing on the Proposal and to gather their insights and perspectives on the local context and community, potential social impacts (both positive and negative), and any enhancement measures (for positive impacts) and mitigation measures (for negative impacts). A summary of the consultation is provided in Table 8 below.

Table 8 Lane Cove Football Club feedback summary

Key themes	Feedback summary
Usage patterns	<ul style="list-style-type: none"> <li>▪ The club's peak usage of the Blackman Park sports ground is during winter (April to August), with less use during summer.</li> <li>▪ Weekly schedule:               <ul style="list-style-type: none"> <li>– Monday, Tuesday, Thursday: 5pm to 10pm</li> <li>– Wednesday: Used by another club</li> <li>– Friday-Sunday: Games all day</li> <li>– School groups use the fields during the day</li> </ul> </li> </ul>
Car parking facilities	<ul style="list-style-type: none"> <li>▪ The Club representative identified parking as a significant problem, especially on Tuesday evenings (5-7pm) and Saturday mornings.</li> <li>▪ The Club representative noted that the council has made it clear that no additional parking will be made available within Blackman Park.</li> <li>▪ Last year, resurfacing of the synthetic fields led to a temporary loss of fields and half of the available parking.</li> <li>▪ The club encourages members to park in the Business Park to ease parking issues at Blackman Park.</li> </ul>
Field conditions and usability	<ul style="list-style-type: none"> <li>▪ The synthetic fields are always open and accessible due to good drainage infrastructure.</li> <li>▪ The grass fields will occasionally be closed due to rain or flooding</li> <li>▪ The existing overshadowing of Blackman Park is perceived to be caused by the steep cliff face on which the Lane Cove Business Park sits, rather than by the Business Park development itself.</li> <li>▪ The Club representative mentioned that the existing vegetation north of Blackman Park, along the cliff face, covers the view of the Business Park but is mainly perceived as scrub and not in great condition. Therefore, the potential loss of this vegetation as part of the Proposal is not seen as a significant issue.</li> </ul>
Access improvements to Blackman Park	<ul style="list-style-type: none"> <li>▪ The Club representative highlighted that the poorly maintained bushwalk track from Sirius Rd to Blackman Park poses a risk for park users parking within the Business Park, especially for children.</li> <li>▪ Suggested improvements include a paved entry walkway from Mars Rd or a paved upgrade of the existing bushwalk track from Sirius Rd.</li> <li>▪ Improvement of parking facilities is highly desired. Some community members would have welcomed the Proposal's car parking to be publicly available.</li> <li>▪ Upgrades to the surrounding road networks, particularly the poorly designed T-intersection near the park, would be beneficial.</li> </ul>

<b>Key themes</b>	<b>Feedback summary</b>
Potential impacts of the Proposal	<ul style="list-style-type: none"> <li>▪ The Club representative believes the Proposal is unlikely to impact field users due to the lack of direct road access.</li> <li>▪ No interference was expected with Blackman Park sports ground if construction access is via Mars Rd/Epping Rd and heavy machinery is kept within the Business Park.</li> <li>▪ Day-time traffic in the Business Park was not a concern due to the club's operating hours. Club members are therefore not likely to park within the Business Park during regular working hours.</li> <li>▪ There is currently no noise impact upon Blackman Park, which is associated with the operation of the Business Park.</li> <li>▪ The Club representative noted that, whilst unlikely, the students/staff at the nearby public school could be the people most impacted by the Proposal.</li> </ul>
Engagement and communication	<ul style="list-style-type: none"> <li>▪ The Club representative wishes to stay updated on the process and engage with developers.</li> </ul>

## 4.2. COMMUNITY SWING BY SESSION SUMMARY OF FINDINGS

On 5 April and 10 April 2025, two community swing-by information sessions were held at Lane Cove Plaza, Lane Cove. The Urbis Engagement Team facilitated the sessions, and a representative from the Urbis Social Planning Team attended the session on 10 April.

A summary of the feedback and questions received during the community information session is provided in Table 9 below.

Table 9 Community feedback summary

<b>Key themes</b>	<b>Feedback summary</b>
Water, electricity and internet utilities	<ul style="list-style-type: none"> <li>▪ Residents described the disruption caused by construction works conducted by Sydney Water in the local area. They understood that this work was to support a proposed data centre at Lane Cove West. They expressed concern that additional data centres would result in further work and disruption to their daily lives.</li> <li>▪ Several residents raised concerns related to whether the Proposal would impact their day-to-day utility usage, such as water, power and internet provision. Some residents raised concerns that the data centre would significantly impact the local network's electricity supply.</li> <li>▪ Concerns were raised as to where the electricity would be sourced from.</li> <li>▪ Questions were raised in relation to water recycling on-site</li> </ul>
A growing number of data centres in Lane Cove	<ul style="list-style-type: none"> <li>▪ Some residents noted that there were other data centres already in the area and asked for justification for the proliferation of data centres in the area.</li> </ul>

Key themes	Feedback summary
Noise and impacts on neighbours	<p>(It should be noted that Microsoft’s proposed data centre on 706 Mowbray Road, Lane Cove North, has been withdrawn. Other data centres in the planning and approval stages are identified in Section 6.3.</p> <ul style="list-style-type: none"> <li>▪ Some residents raised concerns about potential noise impacts from the data centre during construction and operation, including the operation of the diesel generators.</li> <li>▪ Residents who work from home highlighted the potential impact of noise on their ability to work due to disruption.</li> </ul>
Stormwater management	<ul style="list-style-type: none"> <li>▪ Community concerns were raised regarding stormwater management and whether the Proposal would result in increased stormwater run-off to Blackman Park.</li> </ul>
Hazards and Risks	<ul style="list-style-type: none"> <li>▪ Some residents raised concerns related to the risks and hazards of the Proposal’s required fuel and lithium battery storage on site.</li> <li>▪ Some residents raised concerns that the Proposal will emit radiation and/or electromagnetic field (EMF) output, and its potential to impact nearby residents and students/staff at the nearby school.</li> <li>▪ Residents raised concerns related to potential air pollution during operation.</li> <li>▪ Concerns were raised in relation to the potential risks of having multiple data centres within proximity of each other.</li> </ul>
Renewable energy	<ul style="list-style-type: none"> <li>▪ Community feedback on the environmental impact and sustainability of the proposed centre included several suggestions and inquiries. Residents proposed installing solar panels on the roof of the data centre to increase its sustainability.</li> </ul>
Employment	<ul style="list-style-type: none"> <li>▪ Community members enquired as to how many employment opportunities would be created by the Proposal during construction and operation.</li> </ul>
Traffic impacts	<ul style="list-style-type: none"> <li>▪ Concerns were raised in relation to truck movements during construction and operation.</li> <li>▪ Residents enquired about whether the adjoining bus stop would be relocated/removed during construction.</li> </ul>
Impact on home values	<ul style="list-style-type: none"> <li>▪ Community concerns were raised in relation to how the Proposal would impact the value of adjoining residential areas.</li> </ul>
Building design	<ul style="list-style-type: none"> <li>▪ Concerns were raised related to the height, visual impact, and potential for overshadowing of surrounding amenities.</li> </ul>
Community engagement and SSDA process	<ul style="list-style-type: none"> <li>▪ Community members raised questions related to the consultation and SSDA process, with some under the impression that an SSDA is only undertaken to circumvent Council assessment.</li> </ul>

### 4.3. COMMUNITY SURVEY SUMMARY OF FINDINGS

A community Social Impact Assessment (SIA) survey was created and distributed to understand the Proposal’s potential social impacts and how these impacts might be enhanced or mitigated. The SIA survey

was promoted via a community newsletter distributed to nearby residents and businesses on Friday, 4<sup>th</sup> April 2025.

92 responses were recorded, including 57 completed responses. The responses were analysed to identify key themes. As some survey questions were open-ended and did not limit responses, respondents often identified multiple themes per question.

In some cases, perceived impacts may not accurately reflect the development's realised impacts. This analysis of social impacts (Chapter 7) considers the outcomes from consultation in relation to the Proposal's details and other technical report findings.

### **Question One: Which of the following best describes you? Please select all that apply.**

There were 65 responses to this question.

- 52 respondents (or 80.0%) selected that they were a 'resident of Lane Cove West'.
- 7 respondents (or 10.8%) selected that they were a 'regular visitor to the area'.
- 4 respondents (or 6.2%) selected that they were a 'resident of a nearby suburb'.
- 2 respondents (or 3.1%) selected 'other'.
- No respondents selected 'existing user on the site' or 'worker or business owner in a neighbouring or nearby property'.

### **Question Two: What do you like most about living in, working in, or visiting Lane Cove West?**

There were 48 responses to this question. Key themes identified by respondents included:

- Peace and quiet: 29 respondents (or 60.4%) appreciated the peaceful and quiet nature of the local area.
- Access to green space: 25 respondents (or 52.1%) identified access to green space as something they valued about the area, listing sports fields, walks, and local bush and parklands. An additional 10 respondents (or 20.8%) noted the green canopy and green streets as something they valued about the area.
- Community: 19 respondents (or 39.6%) valued the Lane Cove West community. Of these respondents, 3 identified an appreciation for the environmental and sustainable values of the community.
- Infrastructure and amenities: 11 respondents (or 22.9%) valued the infrastructure and amenities in the local area, including public transport, schools, shops, and other amenities and facilities.
- Safety: 5 respondents (or 10.4%) identified a perception of safety as something they valued about the area.
- Other: Other subjects of value included the low development in the area, the clear designation of industrial and residential, and the high quality of life the area provided.

### **Question Three: What are the most significant challenges for the area?**

There were 50 responses to this question. Key concerns identified by respondents included:

- Traffic and parking: 18 respondents (or 36.0%) stated that traffic and parking were significant challenges in the area.
- Noise: 10 respondents (or 20.0%) stated that noise was a challenge that was impeding on the otherwise quiet and peaceful nature of the area. Respondents specifically noted aircraft and construction noise.
- Overdevelopment and inappropriate development: 8 respondents (or 16.0%) thought the area was overdeveloped or was at risk of becoming overdeveloped. An additional 4 respondents (or 8.0%) thought that some development in the area was inappropriate and unsupported by existing infrastructure.

- Public transport: 5 respondents (or 10.0%) identified poor public transport as an issue for the area.
- Other: Other issues identified by respondents included pollution, the industrial park, insufficient housing supply, power outages, devaluation of properties, cost of living, and incorrectly managed bushland.

**Question Four: In what ways do you anticipate the proposed development would impact the community?**

There were 49 responses to this question.

- 42 respondents (or 85.7%) anticipated that the proposed development would negatively impact the community.
- 3 respondents (or 6.1%) were unsure.
- 2 respondents (or 4.1%) anticipated that the proposed development would positively impact the community.
- 1 respondent (or 2.0%) anticipated that the proposed development would both negatively and positively impact the community.
- 1 respondent (or 2.0%) anticipated that the proposed development would neither negatively nor positively impact the community.

**Question Five: Which specific groups or community members would be particularly impacted (positively or negatively) by the proposed development?**

There were 48 responses to this question.

Key groups identified as being negatively impacted were:

- Local residents (34 respondents or 70.8%)
- Users of Blackman Park, including sports clubs, families, walkers, runners and dog owners (18 respondents or 37.5%)
- The local school community, including students and staff (11 respondents or 22.9%)
- Local businesses and workers (5 respondents or 10.4%)
- Other identified groups included the local Scouts, older people, property owners, and people who work from home. Several respondents also raised concerns about the environmental impact and the effect on wildlife.

Key groups identified as being positively impacted were:

- People who use cloud computing and storage (1 respondent or 2.1%)
- People looking for local employment (1 respondent or 2.1%)

**Question Six: Please describe the most significant positive impacts anticipated from the proposed development.**

There were 39 responses to this question. Of these:

- 30 respondents (or 76.9%) stated there would be no positive impact resulting from the proposed development
- 4 respondents (or 10.3%) felt that they were unsure or did not have enough information to comment.
- 4 respondents (or 10.3%) believed the proposal would financially benefit the developer.
- 3 respondents (or 7.7%) believed that the proposal would result in improvements to local technology capabilities for residents and businesses

- 2 respondents (or 5.1%) stated that the proposal could result in local jobs.

**Question Seven: How could these positive impacts be further enhanced?**

- There were 39 responses to this question. Of these:
- 24 respondents (or 61.5%) believed there were no positive impacts.
- 5 respondents (or 12.8%) believed the development should be relocated.
- Other responses included reducing the footprint of the proposal, reducing the environmental impacts, incorporating associated tech businesses as part of the development, providing more information to the community, providing more on-site employment opportunities, managing traffic during construction, and including more green space as part of the development.

**Question Eight: Please describe the most significant negative impacts anticipated from the proposed development.**

There were 46 responses to this question. Key themes identified were:

- Noise impacts: 28 respondents (or 60.9%) identified noise generated by the proposal as an anticipated negative impact.
- Resource use: 10 respondents (or 21.7%) identified the considerable energy and water necessary to power data centres and raised concerns as to how this would affect local residents' access to resources.
- Traffic impacts: 8 respondents (or 17.4%) identified traffic generated by the proposal as a possible negative impact. Several respondents noted that traffic is an existing issue in the local area and were concerned that the proposal would exacerbate this.
- Construction impacts: 8 respondents (or 17.4%) believed that construction of the proposal would result in noise, air quality and traffic impacts.
- Environmental impacts: 8 respondents (or 17.4%) believed that there would be detrimental impacts to the environment resulting from the proposal. Respondents were also concerned about the impacts of the proposal on local wildlife.
- Air quality impacts: 6 respondents (or 13.0%) were concerned about possible impacts to air quality resulting from the proposal. Several respondents noted that they or a family member experienced a respiratory illness, which would put them at risk.
- Perceived health impacts: 4 respondents (or 8.7%) believed that the operation of the data centre could be detrimental to the health of local residents.
- Heat impacts: 3 respondents (or 6.5%) identified the heat generated by the proposal as an anticipated negative impact.
- Hazard: 4 respondents (or 8.7%) believed that the proposal could result in hazard or industrial accident.
- Visual impact: 3 respondents (or 6.5%) believed that the proposal would have a negative visual impact on the surrounding area.
- Other listed concerns included a loss of employment at the site, light pollution, lack of community benefit, the footprint of the proposal, impacts to local businesses, a lack of transparency during the planning process, the disposal of e-waste, and a decline in property values.

**Question Nine: How could these negative impacts be avoided or reduced?**

There were 48 responses to this question. Key themes identified included:

- 22 respondents (or 45.8%) suggested moving the proposal to a different location.
- 10 respondents (or 20.8%) said the proposal should not be approved or built.

- 4 respondents (or 8.3%) believed that effective noise mitigation measures could reduce noise impacts.
- 3 respondents (or 6.3%) believed that effective construction and operation traffic management would mitigate the impacts of the proposal on local traffic and parking.
- 2 respondents (or 4.1%) wanted more transparency as to project information and its possible impacts.
- Other mitigations listed by respondents included informing the local community of construction in the area, mitigate air pollution, use nuclear or renewable power to mitigate environmental impacts. Maintain public transport access, improve electricity supply to the area, and create green spaces.

**Questions Ten: Do you have any additional comments about the proposed development?**

There were 36 responses to this question.

- 17 respondents (or 47.2%) stated that they did not think the data centre should be approved or developed.
- 7 respondents (or 19.4%) wanted more details on the proposal and data centres generally. Respondents were particularly concerned about the noise generated by data centres, the traffic and parking impact, and possible health impacts of living near a data centre.

## 4.4. KEY IMPLICATIONS OF SIA FIELD STUDY FINDINGS

This chapter 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 1010.

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

Positive impacts	Negative impacts	Opportunities
<ul style="list-style-type: none"> <li>▪ Employment opportunities created by the Proposal during construction and operation.</li> <li>▪ Potential positive impact on parking and traffic in the area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Potential to exacerbate existing traffic congestion and limited parking availability around the site.</li> <li>▪ Potential to exacerbate consultation and construction fatigue in the local community.</li> <li>▪ Perceived impact on environmental value in the local area.</li> <li>▪ Potential to disrupt residents access to services (e.g. water, electricity, NBN).</li> <li>▪ Potential for residents and workers to experience disruptive noise during construction and operation.</li> <li>▪ Potential risks and hazards to the local community due to fuel</li> </ul>	<ul style="list-style-type: none"> <li>▪ Possibility for community benefit initiatives.</li> <li>▪ Opportunity to commit to ongoing engagement with the community.</li> </ul>

Positive impacts	Negative impacts	Opportunities
	<p>and lithium batteries stored on site.</p> <ul style="list-style-type: none"> <li>▪ Potential health risks to residents due to decreased air quality during operation.</li> </ul>	

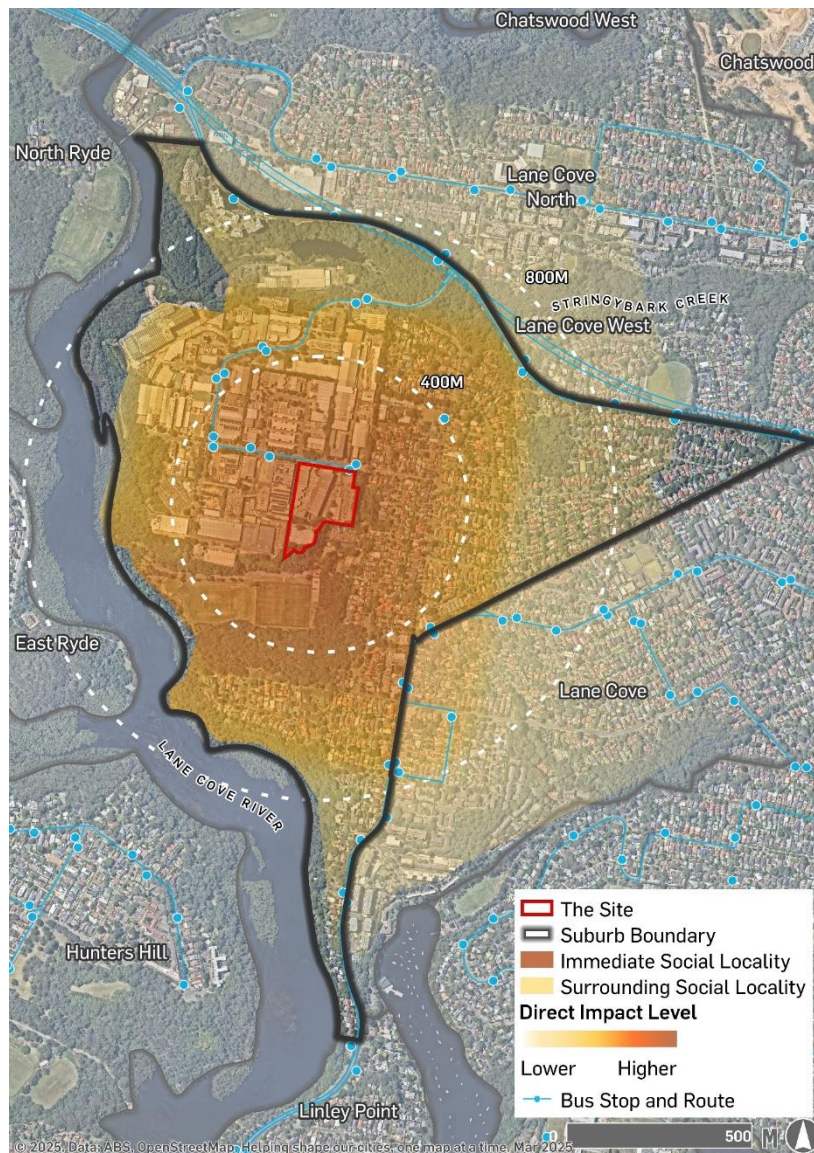
# 5. SOCIAL LOCALITY

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 was determined based on a review of the Proposal, the 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 MindChamps Early Learning and Preschool Lane Cove, northwest of the site, Lane Cove West Public School, northeast of the site, the community nursery and residential area east of the site, Blackman Park and associated community facilities to the south and general Business Park users adjoining the immediate site.
- **Broader social locality:** This area includes communities that may be either directly or indirectly impacted by the Proposal, including in relation to access to new local employment opportunities and impacts to the activation and character of the local area. This area is defined as the nearest residents to the north of Epping Road, as well as residents to the north-east, east and south of the site.

Figure 9 Social locality



Source: Urbis, 2025

## 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 2025), as shown in Table 11 below.

### 6.1. ASSESSMENT APPROACH

Each impact is assessed in accordance with the risk assessment methodology outlined in the SIA Guideline Technical Supplement, which evaluates the significance of each potential social impact by comparing its magnitude against the likelihood of occurrence.

This methodology and associated assessment parameters are outlined in the tables below.

Table 11 Social impact category definitions

Social impact category	Definition
Way of life	including how people live, how they get around, how they work, how they play, and how they interact each day.
Community	including composition, cohesion, character, how the community functions, resilience, and people's sense of place.
Accessibility	including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation.
Culture	both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.
Health and wellbeing	including physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.
Surroundings	including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.
Livelihoods	including people's capacity to sustain themselves through employment or business.
Decision-making systems	including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

Source: SIA Guideline (DPHI 2025, p.13)

Table 12 Significance matrix

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

Source: DPFI, 2025, SIA Guideline: Technical Supplement, p. 17

Table 13 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 (DPFI 2025, p. 16)

Table 14 Magnitude levels

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
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 (DPFI 2025, p. 17)

Table 15 Dimensions of social impact magnitude

<b>Dimension</b>	<b>Explanation</b>
Extent	Which location(s) and people are affected? (e.g. near neighbours, local, regional, future generations). Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people?
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 2025, p. 16)

## Mitigation and enhancement measures

Social impacts are assessed before and after the implementation of mitigation measures (for negative social impacts) and enhancement measures (for positive social impacts). These measures can take various forms and may be incorporated into the design, planning, construction, or operational stages of the proposed development. Mitigation measures, enhancement measures, and SIA recommendations are summarised in Section 7.1 7.1.

## SIA recommendations

SIA recommendations are proposed throughout the impact assessment to enhance positive social impacts further and mitigate negative social impacts. These measures have not been included in the assessment of mitigated or enhanced impacts but have been recommended as additional measures for consideration by the proponent to enhance the social outcomes of the Proposal. Mitigation and enhancement measures, which are committed to and have informed the assessment of mitigated and enhanced social impacts, are detailed in the 'mitigated' and 'enhanced' sections of each social impact throughout this chapter and summarised in Section 7.1. SIA recommendations are identified separately from the mitigated and enhanced assessment for each impact and are summarised in Section 7.27.2.

## 6.2. ASSESSMENT OF IMPACTS ACROSS CATEGORIES

This chapter assesses the proposal's key impacts according to the categories outlined in the SIA Guideline.

### 6.2.1. Way of life

Guideline definition: *Way of life, including how people live, how they get around, how they work, how they play, and how they interact each day.*

#### 6.2.1.1. Contribution to the local community's way of life

Affected stakeholders	Duration of impact
Immediate and surrounding social locality (local businesses, workers and local residents)	Construction and Operation
<b>Assessment – without mitigation: Low Positive</b>	
<p>State strategies, as listed in Section 4.2 of this SIA, recognise the crucial role of data centres in supporting businesses and government agencies in NSW. These strategies address challenges, including inconsistent access, affordability, quality, and reliability of connectivity. The Greater Sydney Region Plan (GSRP) and the NSW Economic Blueprint 2040 highlight the importance digital technologies play in driving economic and social growth, particularly in government services, healthcare, and education.</p> <p>The Proposal is strategically located in the Lane Cove West Industrial Area, within the lower north shore of Sydney, close to business centres, medical and educational facilities, with a high demand for data storage and low-latency connections. It aligns with growth objectives, enhancing local skills, employment, and commercial activity by advancing the area's technological capabilities. It will further integrate the Site into the business park, supporting economic growth and the creation of a diversified set of local jobs, contributing to a more robust and diversified economy.</p> <p>Given its ability to support local and State strategies and potential to create new and diverse job opportunities, the Proposal is expected to contribute to community activation and skills development, aligning with the broader growth envisioned for the region. It may attract diverse businesses, broadening employment opportunities in the area.</p> <p>Considering the above, the proposal's contribution is assessed as <b>low positive</b>, given the <b>possible likelihood</b> and <b>minor magnitude</b>.</p>	
<b>Assessment – with mitigation/ enhancement: Low Positive</b>	
<p>The Proposal's design aligns with the surrounding industrial character and is sensitive to nearby conservation and residential areas. The design aims for minimal environmental impact while maximising site potential and transport efficiency (refer to Section 6.2.6). The Proposal's design includes measures to maintain amenity surrounding the site (refer to Section 6.2.6). Vegetation along the eastern boundary will be retained to enhance amenity and mitigate noise for adjoining residents, thereby ensuring the local community's amenity is maintained while reducing potential impacts to the community's way of life.</p> <p>The Proposal will generate approximately 200 jobs during construction and 26 jobs during operation, potentially attracting families to future local residential communities.</p> <p>Considering the potential provision of jobs, the Proposal's contribution remains assessed as <b>low positive</b>, due to the <b>possible likelihood</b> and <b>minor magnitude</b>.</p>	

### SIA recommendations – additional social mitigations

- Continue stakeholder engagement during construction, to highlight the proposal's associated benefits.
- Consider local employment opportunities to help ensure that some of the benefits of employment associated with construction and operational phases remain in the local community.

## 6.2.2. Community

Guideline definition: *Composition, cohesion, character, how the community functions, resilience, and people's sense of place.*

### 6.2.2.1. Potential impact on environmental values

Affected stakeholders	Duration of impact
Residents, workers and visitors to the immediate social locality	Operation

#### Assessment – without mitigation: Low negative

The natural environment significantly shapes people's sense of place, outlook and mental health. Loss of or changes to remnant vegetation and the environment can influence the community's attachment and sense of place. Participants in the community survey expressed a strong attachment to the area's green spaces and voiced concerns about the potential adverse environmental impacts of the Proposal (refer to Chapter 4).

The protection and enhancement of the environment is highlighted within local strategies and plans. Lane Cove Council's CSP outlines the need to preserve and regenerate the natural environment, including the provision of open space for outdoor activity, and its role in improving health and wellbeing. Lane Cove Council representatives highlighted the community's environmental and sustainability values, emphasising the importance of preserving these aspects (refer to Section 4.1). Further, Lane Cove's local strategy aims to minimise the Council's impact on the local and global environment. This comprises reducing unsustainable demands on energy (refer to Section 3.3 **Error! Reference source not found.**).

The site is situated within a business park, described by the Architectural Design report (HDR, 2025) as having a 'functional and utilitarian character' with simple architecture and design, and minimal ornamentation. The site currently accommodates a predominantly built environment comprising four warehouses and an associated car parking area, while also retaining trees and a low level of vegetation. The surrounding landscaping in the business park is described in the Architectural Design report as 'typically limited', with some new developments incorporating modest green buffers or planted verges to soften their industrial character. The site is bounded by vegetation on its south and east sides, characterised by a mix of forest and rainforest ecological systems.

As established during stakeholder consultations, the site's surrounding bushlands are valued by the community. Furthermore, during stakeholder consultation (refer to Chapter 4), some community members expressed concerns about the energy and water usage associated with the data centre, mentioning that it could affect residents' access to resources (refer to Chapter 11). Participants noted that a way to enhance the positive impacts of the Proposal further would be to mitigate its environmental impacts.

The Biodiversity Development Assessment Report (BDAR) (SLR, 2025) notes that the Proposal has the potential to reduce habitat connectivity on-site with surrounding areas; however, no irreversible impacts are expected.

Some tree removal is required to facilitate the proposed development. However, significant new and additional tree planting will be provided along all site boundaries. Most existing trees within the north-eastern corner, along the eastern boundary and the southern part of the site have been retained.

Considering the above, the unmitigated impact is assessed as **low negative**, given the **possible likelihood** and **minor magnitude**.

#### **Assessment – with mitigation/ enhancement: Negligible to low positive**

The Landscape Report (Oculus, 2025) aims to create a landscape buffer to adjacent residential areas, plant more trees along Mars Road, increase shrub and groundcover planting while retaining existing significant trees and increasing canopy, ensure proposed planting suits existing character with Indigenous planting, increase the percentage of endemic species, and increase biodiversity through variation in planting species. The Landscape report (Oculus, 2025) also indicated that an Arboriculture Impact Assessment will be produced once the design is finalised.

The Landscape report (Oculus, 2025) notes that during construction, fencing to protect existing trees must be installed before machinery or materials are brought to the site. Furthermore, the Landscape Report recommends engaging with the local community and exploring a potential partnership with the community nursery located adjacent to the site.

The BDAR outlines that the proposed design and landscaping are likely to include the retention of native vegetation on the eastern and southern site boundaries, including potential areas containing foraging habitats of threatened species. Further, the BDAR notes that the following committed measures will further minimise the impacts on the biodiversity, including:

- Reducing tree removal
- Landscaping management
- Bushfire management
- Stormwater management
- Flora and Fauna management
- Monitoring of tree protection measures and tree health during construction

Further mitigation measures are included in the BDAR.

The Landscape Report (Oculus, 2025) identified 222 trees on site, with 82 proposed for removal. As part of the proposal, 104 new trees will be planted, supporting landscape renewal and contributing to the site's ecological character. It is expected that the proposed landscaping will enhance the natural character of the site compared to its current use. Specifically, the proposal includes a green buffer on the southeastern side of the site and a regenerated park on the west. This will reinforce the site's integration with its surrounding natural environment while increasing canopy cover through the use of diverse planting species and native trees. The proposed landscaping will also be enhanced onsite with the provision of a new landscaped and shaded outdoor amenity space for employees, which may also positively influence workers' health and wellbeing.

Considering the above measures, which would likely reduce potential impacts on environmental assets valued by the local community, while the proposed landscaping would enhance the natural character of the site compared to its current use, the mitigated impact is assessed as **negligible to low positive**, due to the **possible likelihood** and **minimal magnitude**.

### SIA recommendations – additional social mitigations

No further SIA recommendations.

#### 6.2.2.2. Potential impacts on Blackman Park amenity

Affected stakeholders	Duration of impact
Users of Blackman Park	Construction and operation
<b>Assessment – without mitigation: Low negative</b>	
<p>The Proposal is located adjacent to Blackman Park, an open space that accommodates various organised and informal recreational activities. Blackman Park offers a range of recreational activities through its provision of fields and courts that host soccer, AFL, cricket, and tennis, as well as playgrounds and walking/cycling paths. These spaces are used for local organised sports competitions, school sports, and informal recreation, see Section 4.1 for a summary of feedback from Lane Cove Council.</p> <p>Road access to the Blackman Park sports ground is via Lane Cove West, a low-density residential area. There is no direct vehicle access between Lane Cove Business Park and Blackman Park. However, the pedestrian and bicycle link between the eastern end of Mars Road and Banksia Close provides an active transport link to Blackman Park. A short bush walking track connects Lane Cove Business Park to Blackman Park at the southern end of Sirius Road, which was described as poorly maintained by Lane Cove Football Club representatives in the SIA interview (see Section 4.1).</p> <p>Stakeholder consultation with community groups, including users of the Blackman Park Sporting Ground and local Bushcare user groups, took place and has informed this assessment. During the SIA field study (see Section 4.1) some community members raised concerns that the Proposal would result in increased stormwater run-off onto Blackman Park, thereby impacting its use. The Stormwater Management Report prepared by BG&amp;E (2025) noted no risks to increased stormwater run-off. Furthermore, the Stormwater Management Report prepared by BG&amp;E (2025) noted that there were no risks that could constrain the future development of the park.</p> <p>Some community members raised concerns about the potential overshadowing, which would impact the enjoyment and amenity of the park (see Section 4.1). Shadow diagrams in the Architectural Plans (HDR, 2025) demonstrate minimal overshadowing and do not extend as far as Blackman Park.</p> <p>Representatives of Lane Cove Football Club (see Section 4.1) raised that there are existing issues with parking at Blackman Park, and that people using the fields often park their cars in the Business Park. The Transport Accessibility and Impact Assessment (TAIA) (Ason Group, 2025) found that the operational traffic generated by the Proposal would be significantly lower than the existing traffic levels, indicating that during operation, the Proposal will not impact parking in the Business Park for those attending Blackman Park.</p> <p>The unmitigated impact is assessed as <b>low negative</b>, due to the <b>possible likelihood</b> and <b>minor magnitude</b>.</p>	
<b>Assessment – with mitigation/ enhancement: Negligible</b>	
<p>The TAIA (Ason Group, 2025) indicates that the operational traffic generated by the Proposal will be significantly lower than current levels, and therefore, no mitigation measures are required. Additionally, the Preliminary CTMP (Ason Group, 2025) outlines construction working hours to minimise negative</p>	

impacts, such as noise and dust, on Blackman Park users, as well as the provision of on-site parking for construction contractors and staff.

Due to the site's surrounding topography, the presence of vegetation in the surrounding streets, and the overall built form of the Business Park, the VIA (Urbis, 2025) found the Proposal to have minimal to no visual impacts on Blackman Park; hence, no mitigation measures have been proposed. Technical reports supporting this SSDA found no evidence to suggest that the Proposal will impact the amenity for users of Blackman Park via stormwater runoff, or visual impact through overshadowing.

As such, the mitigated impact is assessed as **negligible**, due to the **unlikely likelihood** and **minimal magnitude**.

#### SIA recommendations – additional social mitigations

Consider implementing communication channels to keep Blackman Park users informed about construction activities, as well as mitigations in place to minimise any potential amenity impact.

### 6.2.3. Accessibility

Guideline definition: *Accessibility, including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation*

#### 6.2.3.1. Potential traffic and parking impacts

Affected stakeholders	Duration of impact
Immediate and surrounding social locality (including future workers associated with the Proposal's construction and operation, surrounding workers, visitors and nearby residents)	Construction and operation
<p><b>Assessment – without mitigation:</b></p> <p><b>Construction: Low negative</b></p> <p><b>Operation: Negligible</b></p>	
<p>Local strategies outline the Lane Cove Council's commitment to enhancing connectivity and liveability, prioritising the minimisation of car reliance and encouraging the use of public and active transport, including creating safe and accessible routes for pedestrians and cyclists. The site benefits from an adjoining bus stop servicing buses 258 and 285, providing direct links to Chatswood Station and Wynyard Station in the Sydney CBD. Additionally, east and westbound on-road bicycle lanes connect the Business Park to the Lane Cove West residential area via Mars Road and Banksia Close.</p> <p>The site's location facilitates workers' access to public transportation, thereby reducing reliance on private vehicle travel. The Preliminary Green Travel Plan (GTP), prepared as part of the Transport Accessibility and Impact Assessment (TAIA) (Ason Group, 2025), found that 87% of commuters within the Business Park commute by car, 11% use public transport, and 2% use active transport modes. The GTP proposes 5-year mode share targets, aiming for 74% of commuters to travel by car, 15% to travel by public transport, and 4% to use active transport modes.</p> <p><b>Construction</b></p> <p>During the SIA field study (Chapter 1), some community members raised concerns about the Proposal's potential to generate traffic during construction, particularly increased traffic volumes on surrounding</p>	

arterial state roads, such as Epping Road and Burns Bay Road/Centennial Avenue. Concerns were also raised regarding the existing bus stop located by the site and whether it would be removed during construction. During consultation with the Council's representatives, car parking within the business park was raised as a significant concern, with specific concerns about construction contractors parking on the streets in the adjoining residential area east of the site and using the pedestrian link between Banksia Close and Mars Road for access.

The Preliminary Construction Traffic Management Plan (CTMP), prepared as part of the TAIA (Ason Group, 2025), notes that traffic generated by the construction works will enter and access the site via Mars Road, Sirius Road, then Orion Road/Sam Johnson Way to Epping Road. The Preliminary CTMP found that the generated traffic during construction is not expected to impact surrounding roads and is anticipated to be accommodated within the broader road network, including traffic generated by staff movements.

The Preliminary CTMP (Ason Group, 2025) concluded that, given the peak traffic expected during development, this will be accommodated without impact within the broader road network, as the current road network has the capacity to manage this traffic load. Therefore, the unmitigated impact is assessed as **low negative**, given the **unlikely likelihood** of impacting traffic and a **minor magnitude**.

### Operation

The TAIA (Ason Group, 2025) found that the Proposal's expected traffic generation during operation would be significantly lower than existing traffic levels. The Preliminary GTP (Ason Group, 2025) found that the Proposal, once completed, is well-connected to the broader active and public infrastructure, with pedestrian paths, bicycle lanes, and bus stops already provided on Mars Road.

To encourage the use of this existing network, the Proposal includes bicycle spaces and End-of-Trip (EOT) facilities for on-site users. The GTP proposes several measures to encourage staff and visitors to utilise public and active transport, ranging from information provision to assisted bicycle purchase schemes. This will assist the Proposal to further align with Council and community members' visions for Lane Cove (Section 4.11 and Section 4.31). The GTP notes that the site's proximity to public and active transport (e.g., bus, cycling infrastructure, pedestrian footpath) presents an opportunity to encourage public transport use.

Given the TAIA assessment that the Proposal is expected to generate lower traffic levels during operation and the site's location close to public and active transport options, the unmitigated impact is assessed as **negligible**, due to the **unlikely likelihood** and **minimal magnitude**.

### Assessment – with mitigation/ enhancement:

Construction: **Negligible**

Operation: **Low positive**

### Construction

The Preliminary CTMP proposes a series of traffic control mitigation measures to address potential implications of construction activities for the Proponent's consideration. Measures include (but are not limited to):

- Provision of a tool drop-off and storage facility for construction workers to encourage public transport use and carpooling to travel to the site.
- Authorised traffic controllers to supervise vehicles entering and exiting the site and support pedestrian and cyclist management.

- Establishing a community strategy prepared by the head contractor that outlines effective communication methods with the surrounding stakeholders to inform them of changes to the construction schedule and road impacts.

A more detailed CTMP will be prepared as part of the Construction Certificate Stage, including details related to on-site car parking availability and anticipated peak hour and daily construction vehicle movements to and from the site.

Suppose the Preliminary CTMP's currently proposed measures are implemented. In that case, regardless of the lack of detailed on-site parking arrangements and the temporary nature of the construction work, the mitigated assessment is assessed **negligible, given the unlikely likelihood and minimal magnitude**.

### Operation

The Preliminary GTP aims to foster sustainable travel and reduce car dependency. It includes public transport information boards, encourages carpooling for staff driving to work, regularly promotes active transport workdays, offers flexible working hours, and distributes a regular newsletter to all staff members with the latest sustainable travel initiatives in the area. The GTP will be developed further as the Proposal progresses.

Assuming the additional measures proposed in the GTP are implemented, the impact is assessed as **low positive**, due to the **possible likelihood** and **minimal magnitude**.

### SIA recommendations – additional social mitigations

- Implement the recommendations of the Green Travel Plan.

### 6.2.3.2. Potential pedestrian access impacts

Affected stakeholders	Duration of impact
Workers and residents in the immediate social locality	Construction
<b>Assessment – without mitigation: Low negative</b>	
<p>Construction activities can restrict access within an area, resulting in temporary disruptions to foot traffic and vehicular access. This can impact the daily functioning of the community, including residents, workers and visitors. This could potentially impact local business revenues by reducing foot traffic.</p> <p>The Proposal is situated within Lane Cove Business Park, an industrial and commercial district in Lane Cove West. In 2021, the area had a residential population of 3,146, excluding the 5,403 workers in the Business Park, who significantly contribute to the area's economy. Projections indicate that this workforce is expected to grow by 12.1% by 2041, reaching 6,057 workers.</p> <p>The number of businesses and services available to workers in Lane Cove Business Park is limited. Among other key amenities are cafes, gyms, and indoor sporting facilities. The residential area located adjacent to the site includes social infrastructure such as Lane Cove Community Nursey &amp; Eco Gardens, Lane Cove Skate Park, Lane Cove West Tennis Club, Imagination Dance – Lane Cove West, and Lane Cove West Public School.</p>	

Access to infrastructure and amenities was identified as valuable to the local community in the SIA engagement activities (see Section 4.3). Further, SIA Survey respondents raised concerns that the proposal would have a negative impact on local businesses and workers.

Pedestrian access from the residential area (Banksia Close) to the business park via Mars Road could potentially be impacted during construction. However, foot traffic is unlikely to be significantly impacted due to the distance of businesses and amenities from the site. Without a detailed assessment of these routes, it is considered unlikely that the impact will be substantial given the distance of these facilities to the site and the absence of a vehicle road directly connecting Mars Road to Banksia Close.

The Preliminary CTMP indicates that vehicle access to the site during construction will be via Mars Road. The report assessed that the traffic created by construction activities will not exceed the busiest traffic times expected once the Proposal is operational. During operation, the traffic generated by the Proposal is expected to be significantly lower than the traffic currently generated for the site's use. Given the evidence in the Preliminary CTMP, it is unlikely that current road conditions in the Business Park will be significantly different from current use patterns.

Given the distance to surrounding amenities, the unmitigated impact is assessed as **low negative**, due to the **possible likelihood** and **minor magnitude**.

#### **Assessment – with mitigation/ enhancement: Negligible**

To minimise potential disruptions to surrounding businesses and services, the Preliminary CTMP includes mitigation measures that will be further refined during the detailed design stage of a future CTMP. This CTMP should be updated to include a more comprehensive list of requirements for the later stages of construction.

At this stage, the Preliminary CTMP includes high-level mitigation measures, including:

- Using the shortest routes for all construction vehicles travelling from and to the site to minimise construction impacts.
- Storing all equipment, materials and waste on site.
- Ensuring that heavy vehicles travel along the approved Restrict Access Vehicle (RAV) routes to mitigate road safety impacts along local roads and heavily pedestrianised areas.
- Designing a Traffic Guidance Scheme (TGS) to minimise vehicle, pedestrian, and cyclist impacts along Mars Road as far as practical.
- Ensuring ongoing monitoring and updating of the CTMP to provide adequate traffic mitigation measures during construction.
- Preparing a community strategy to outline the most effective communication methods to ensure adequate information within the community and deliver changes with minimal disruption to the local road network.

Provided that the proposal adheres to the recommendations of the CTMP, the mitigated impact is assessed as **negligible**, due to the **unlikely likelihood** and **minimal magnitude**.

#### **SIA recommendations – additional social mitigations**

- Implement the recommendations from the Construction Traffic Management Plan.

## 6.2.4. Culture

Guideline definition: *Culture, both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings*

### 6.2.4.1. Potential impact on Aboriginal culture and heritage

Affected stakeholders	Duration of impact
Aboriginal stakeholders and the community within the immediate and surrounding social locality	Construction and operation
<b>Assessment – without mitigation: Negligible</b>	
<p>The Social Baseline (Chapter 3) identified that 0.3% of the population identified as Aboriginal and/or Torres Strait Islander, significantly less than Greater Sydney at 1.7%. A potential disturbance to sites of Aboriginal significance, caused by the proposed project during construction, has the potential to impact local Aboriginal communities and their connection to the area.</p> <p>In 2021, Lane Cove West had a small proportion of the Aboriginal and/or Torres Strait Islander community, comprising 0.3% of the population. This population is, however, vulnerable and may face unique challenges and disadvantages. It is essential to consider their needs and ensure that any development or construction activities do not have a disproportionate impact on them.</p> <p>The Aboriginal Cultural Heritage Assessment Report (ACHAR) (Artefact, 2025) identified several registered Aboriginal sites in the surrounding landforms. However, no recorded Aboriginal objects have been found on the Site itself.</p> <p>Despite this, the archaeological survey, consultation, and background research have identified an area of archaeological potential on-site, known as ‘Mars Rd PAD1’. This area will not be impacted during construction based on the layout of the Proposal, which ensures that the area of archaeological potential remains undisturbed.</p> <p>As such, the unmitigated impact is assessed as <b>negligible</b>, due to the <b>unlikely likelihood</b> and <b>minimal magnitude</b>.</p>	
<b>Assessment – with mitigation/ enhancement: Low positive</b>	
<p>The ACHAR advises implementing several mitigation measures during construction. These include a formal procedure for unexpected finds and the physical protection of PAD1. The ACHAR also advises that consultation with Registered Aboriginal Parties should continue throughout the proposal stages.</p> <p>Furthermore, new developments also provide opportunities to acknowledge and reflect Aboriginal culture and heritage in a positive light.</p> <p>The Connecting with Country (CWC) report (TikaEQ, 2025) provides an initial cultural and conceptual framework to integrate Indigenous values into the Proposal. The framework was developed through consultation with Indigenous Knowledge Owners and included a project cross-disciplinary design team, Walk on Country, and Connecting with Country workshops. Suggested measures include:</p> <ul style="list-style-type: none"> <li>▪ Reflecting Country through landscaping by reflecting the cultural and ecological identity of Cammeraygal Country.</li> <li>▪ Incorporating internal or digital interpretive elements, including signage or digital storytelling features, Aboriginal artworks, inscriptions or visual motifs within entry zones or staff facilities (to be developed in</li> </ul>	

consultation with Cammeraygal Knowledge Holders) and a Country acknowledgement video or narrative within site orientation or induction materials.

- Implementing materiality and form that reflect the values of place and cultural identity.
- Naming, language inclusions, wayfinding and internal storytelling within internal spaces and internal documents to reference the connection to Country.

The Landscape Report (Oculus, 2025) outlines Connection to Country principles as a significant inspiration for landscaping for the Proposal. The stated aims include:

- Create new and strengthen existing cultural relationships, particularly with Turrumburra (the Lane Cove River) and the Cammeraygal middens along the river.
- Improve the site's connection to the land, sky and waterways through a design that is unique of place.
- Utilise endemic species to highlight original ecologies and cultural plant use.
- Incorporation of 'colours of country' and Indigenous thematic references where appropriate.

Due to the potential to positively acknowledge Aboriginal culture and heritage in the Proposal, the mitigated impact is assessed as **low positive**, due to the **likely likelihood** and **minimal magnitude**.

#### SIA recommendations – additional social mitigations

- Where appropriate, the Proponent could consider fostering ongoing engagement with specialist Aboriginal consultants, local artists, and the First Nations Working Group to promote Connecting with Country principles.

## 6.2.5. Health and wellbeing

Guideline definition: *Health and wellbeing, including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health*

### 6.2.5.1. Noise and vibration impact during construction and operation

Affected stakeholders	Duration of impact
Immediate social locality (residents, workers, and Blackman Park sports field users, including users of associated walking tracks)	Construction and operation
<p><b>Assessment – without mitigation:</b></p> <p><b>During construction: High negative</b></p> <p><b>During operation: Low negative</b></p>	
<p>Construction and operational noise generated by the Proposal may impact nearby social infrastructure (Blackman Park and associated sporting fields, local childcare centres, and council-operated community nursery) and residents' and businesses' experience of privacy, peace, and quiet enjoyment of the area, especially if they are affected by increased noise for a prolonged period.</p> <p>The engagement undertaken (Chapter 4) revealed community concerns related to noise impacts on surrounding communities, including those of Blackman Park users. Several residents were concerned that noise generated during both construction and operation would have an adverse impact on their day-to-day</p>	

lives, with some noting that Blackman Park amplifies noise in the local area. Respondents also noted that noise generated by the Proposal may adversely impact Blackman Park users and students at local childcare centres and schools.

The Noise and Vibration Impact Assessment (NVIA) prepared by SLR Consulting (2026) identifies surrounding sensitive receivers as including close residences, Lane Cove West Public School, Lane Cove Community Nursery, Blackman Park, Lane Cove West Business Park, and MindChamps Early Learning and Preschool.

### **Construction**

The Noise and Vibration Impact Assessment (NVIA), prepared by SLR Consulting (2025), identifies that noise and vibration impacts are likely to result in moderate to high exceedances of the Noise Management Levels (NMLs) to near residential receivers when construction works are occurring closest to those receivers. Exceedances are predicted to be generally low to moderate when works are not near the most affected receivers, and at receivers further from the site. The use of vibration-intensive equipment during construction may result in vibration impacts at receivers within the minimum working distances.

As such, the impact is assessed as **high negative**, due to the **likely likelihood** and **moderate magnitude**.

### **Operation**

Noise is anticipated to be generated by rooftop cooling towers and other externally located mechanical items, the testing of backup generators, the internally located mechanical plant, on- and off-site vehicle movements, and loading dock activities.

A substation is proposed to be built in the northeastern area of the site concurrently to construction, which would be subject to a separate authority approval. The cumulative impact of the substation and other cumulative construction and operation noise is addressed at Section 6.3.

As such, the impact is assessed as **low negative**, due to the **possible likelihood** and **minor magnitude**.

### **Assessment – with mitigation/ enhancement:**

**During construction: Medium negative**

**During operation: Negligible**

### **Construction**

The NVIA acknowledges that despite implementing all feasible and reasonable mitigation measures, construction impacts are expected to persist during certain activities at the nearest sensitive receivers. However, the NVIA notes a series of recommendations to mitigate noise and vibration impacts, including:

- The preparation of a Construction Noise and Vibration Management Plan (CNVMP)
- Implementation of community consultation to provide surrounding receivers with information such as the total construction time, what works are expected to be noisy, their duration, and mitigation measures that are being applied to minimise the noise.
- Consultation with nearby sensitive receivers to schedule work outside of particularly sensitive periods where possible.
- Using equipment that is minimum-sized, silenced, or dampened where possible.
- Shielding long-term stationary noise where possible.

The mitigated impact is therefore assessed as **medium negative**, due to the **likely likelihood** and **minor magnitude**.

**Operation**

The operational noise assessment includes feasible and reasonable mitigation measures to minimise potential impacts from the proposal. The measures include rooftop acoustic screening in accordance with the building design, the selection of appropriate mechanical plant during detailed design, and the implementation of operational management measures. With the inclusion of the proposed mitigation, operational noise levels are expected to comply with the trigger levels at the nearest receivers.

Given the noise mitigations identified, the mitigated social impact of noise and vibration during operation is assessed as **negligible**, due to the **unlikely likelihood** and **minimal magnitude**.

**SIA recommendations – additional social mitigations**

- The NVIA recommends the development of a Construction Noise and Vibration Management Plan (CNVMP) to identify sensitive receivers and develop procedures for handling complaints.
- Consider developing and implementing a communication and engagement strategy for the construction period to ensure effective and ongoing communication with the surrounding community beyond the CNVMP.

**6.2.5.2. Potential air quality impacts during construction and operation**

Affected stakeholders	Duration of impact
Immediate social locality (residents, workers, Blackman Park sports field users, and users of walking tracks)	Construction and operation

**Assessment – without mitigation:**

**Construction: Low Negative**

**Operation: Low Negative**

During construction, the Proposal has the potential to impact air quality in the immediate area, thereby affecting the health and wellbeing of the immediate social locality.

Air quality impacts are likely during the demolition, construction, and operational phases. If not managed effectively, emissions from dust due to the demolition of existing structures, use of heavy equipment, and particulate matter from motor vehicles and generators may have adverse health and wellbeing impacts on individuals and the community.

The Demographic Profile (Section 3.4) identified asthma as the second most reported long-term health condition in the local area, affecting 7.2% of the population. Furthermore, concerns about air pollution on people with respiratory illness were raised in the community survey (summarised in Section 4.3).

Several survey respondents raised concerns about air pollution during the construction and operational phases of the Proposal. These concerns specifically identified residents, users of Blackman Park (particularly children who use the park for sports and recreation), and children attending the local school as stakeholders whose health could potentially be affected by air pollution. One respondent posed a question about how the impact of dust and dirt could be minimised.

The Air Quality Impact Assessment (AQIA) (SLR, 2025) stated there are potential health and wellbeing impacts during the construction and operation phase.

### Construction

The AQIA outlined that the primary emissions during construction are likely to be fugitive dust and particulate matter from the movement of vehicles and construction equipment, excavation and rehabilitation, demolition, clearing and grading, truck loading and unloading and wind erosion. This could give rise to nuisance and/or health impacts.

Without mitigation measures, the AQIA found that there was a low risk of adverse health effects occurring at the off-site sensitive receptor locations during construction works.

As such, the unmitigated impact is assessed as having an **unlikely likelihood** and **moderate magnitude**, resulting in a **low negative** rating.

### Operation

The AQIA considers the potential source of emissions in the maintenance phase during operation of the data centre to occur during the testing of backup generators. As outlined in Section 1.4.1, testing would occur between 7:00 a.m. and 5:00 p.m., Monday through Friday, for an estimated total of 155.2 hours per year.

During operation, standby generators are required to provide power in the event of an unexpected interruption of the mains grid electricity for more than a few minutes. This can result in the emission of air pollutants, which, when inhaled, can cause a range of health issues.

The AQIA report predicted no exceedances of the relevant air pollutant criteria during the maintenance scenario.

The unmitigated impact is assessed as having an **unlikely likelihood** and **minor magnitude**, resulting in a **low negative** rating.

### Assessment – with mitigation/ enhancement:

**Construction: Negligible**

**Operation: Negligible**

The AQIA outlines a range of mitigation measures that are either 'highly desirable' or 'recommended' for the demolition, earthworks and construction phases. Assuming the mitigations outlined in the AQIA are applied, the AQIA assessed the mitigated impact of dust soiling and human health as 'negligible'.

Given the temporary nature of impacts and the AQIA finding, the mitigated air quality impact during construction is assessed as having an **unlikely likelihood** and **minimal magnitude**, resulting in a **negligible** rating.

Modelling from the AQIA report, which accounted for worst-case testing conditions, predicted no exceedances of the relevant ambient air quality criteria as a result of the site's operation.

As such, the mitigated impact during operation is assessed as having a **very unlikely likelihood** and **minor magnitude** of impacting air quality, resulting in a **negligible** rating.

### SIA recommendations – additional social mitigations

- Implement the mitigation measures as outlined in the Air Quality Impact Assessment.

### 6.2.5.3. Enhanced access to worker amenities and services for future workers

Affected stakeholders	Duration of impact
Immediate social locality (including future operational site workers)	Operation
<b>Assessment – without mitigation: Medium Positive</b>	
<p>Although the data centre will have a small workforce once operational, its design and construction must still accommodate an ongoing workforce. The external design, including the visual appeal achieved through architecture and landscaping, will also affect the well-being of employees at nearby sites within the Business Park.</p> <p>Creating a healthy workplace directly benefits the physical, mental, and social well-being of workers. Healthy workplaces offer a welcoming, safe, and comfortable environment, which includes adequate aesthetics, natural light, ventilation, and amenities. Additionally, the development and implementation of Workplace Health and Safety (WHS) policies, procedures, and initiatives are essential for promoting well-being.</p> <p>Healthy workplaces can foster social connections and encourage employees to make healthier choices, such as exercising and opting for active transportation. According to Comcare, the Australian authority on work health and safety and workers' compensation, promoting employee wellbeing and safety helps build a more engaged, motivated, and efficient workforce.</p> <p>The Landscape Plans and Report (Oculus, 2025) outline the inclusion of outdoor staff amenities directly adjoining the pedestrian entry and lobby area along the northern site boundary. The amenity design aims to strengthen the link between indoor and outdoor areas, offering new possibilities for use both indoors and outdoors. This approach fosters new opportunities and perspectives by enhancing our connection to the landscape.</p> <p>The Architectural Plans and Design Report (HDR, 2025) outline the amenities planned for workers on-site. The plans do include end-of-trip facilities, as well as two dedicated office spaces situated on levels one and two.</p> <p>As noted in the Social Baseline (Chapter 11) the site benefits from public and active transport infrastructure, as well as proximity to nearby arterial road networks. The location of the Proposal will therefore accommodate the diverse transit needs of future workers, ensuring convenient access to their workplace.</p> <p>Considering transport access and the extent of on-site worker amenities, this impact is assessed as medium positive, given the possible likelihood and moderate magnitude of the impact on worker physical, mental, and social well-being.</p>	
<b>Assessment – with mitigation/ enhancement: Medium Positive</b>	
<p>Measures proposed in the Preliminary GTP (Ason Group, 2025) will assist in supporting worker health and wellbeing by promoting active transport and intended or incidental physical activity. The recommended measures include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Preparation of a travel access guide to provide information on public transport, maps and car share vehicle locations</li> <li>▪ Staff flexibility to commute outside peak periods</li> </ul>	

- Provision of travel passes and car share discounts to staff
- Implementation of initiatives which reward and encourage staff to walk and cycle to and from work.

With consideration of, and the assumption that, the measures proposed in the Preliminary GTP are implemented, and the provision of amenities for workers on-site is maintained throughout the design stages, the enhanced impact would be a **medium positive**, given a likely likelihood and minor magnitude.

**SIA recommendations – additional social mitigations**

- Consider exploring opportunities to support worker health and wellbeing through programs and initiatives, including partnering other stakeholders to provide and promote these offerings in the local area.

## 6.2.6. Surroundings

Guideline definition: *Surroundings, including ecosystem services such as shade, pollution control, and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.*

### 6.2.6.1. Potential visual impact

Affected stakeholders	Duration of impact
Surrounding residents and volunteers in the Community Garden and Nursery	Operation
<b>Assessment – without mitigation: Low negative</b>	
<p>The Visual Impact Assessment (VIA), prepared by Urbis (2025), indicates that the Proposal is situated in a highly urbanised area, with a small and constrained visual catchment due to the presence of significant, mature vegetation on and around the site. The analysis of seven public domain photomontages revealed that the proposal will have nil to low visual effects on most baseline factors. The visual impacts from the assessed viewpoints range from Nil to Low, ensuring that the development does not obstruct views to any heritage items or areas of unique scenic quality.</p> <p>The massing above the 18m height plane is visible in only two of the assessed views, blocking a small section of open sky in both instances. However, the high Physical Absorption Capacity (PAC) within the surrounding context mitigates these visual effects. The proposal is highly compatible with the surrounding visual character, which includes large commercial and warehouse developments within the Lane Cove Business Park. Considering the existing visual context and baseline factors, the visual effects of the proposed development are low and acceptable.</p> <p>Further, the visual impact of a large structure can alter the character of the area, making it less inviting for community members who use these green spaces for leisure and social activities. Survey respondents reinforced and supported their attachment to the area’s green space, including local bush and parklands (refer to Section 4.31). This echoes local strategies which envision Lane Cove as a green community and the protection of green and outdoor spaces (refer to Section 3.3).</p> <p>As such, the impact is assessed as <b>low negative</b>, due to the <b>likely likelihood</b> and <b>minimal magnitude</b>.</p>	
<b>Assessment – with mitigation/ enhancement: Negligible to low positive</b>	
<p>According to the VIA, the residual impacts are minimal and acceptable considering the site's location and surrounding visual context. The proposal aligns well with the contemporary developments to the north and</p>	

west within the Lane Cove Business Park. The intrinsic visual character from viewpoints to the east, south, and west of the Lane Cove River remains unchanged, as shown in the assessed views. Given these outcomes and conclusions, no mitigations are proposed.

As part of the Proposal, 104 new trees will be planted, supporting landscape renewal and contributing to the site's ecological character. It is expected that the proposed landscaping will enhance the natural character of the site compared to its current use. Specifically, the proposal includes a green buffer on the southeastern side of the site and a regenerated park on the west. This will reinforce the site's integration with its surrounding natural environment while increasing canopy cover using diverse planting species and native trees. The proposed landscaping will also be enhanced onsite with the provision of a new landscaped and shaded outdoor amenity space for employees, which may also positively influence workers' health and wellbeing.

Considering the above measures, which would likely reduce potential impacts on environmental assets valued by the local community, while the proposed landscaping would enhance the natural character of the site compared to its current use, the mitigated impact is assessed as **negligible to low positive**, due to the **possible likelihood** and **minimal magnitude**.

#### SIA recommendations – additional social mitigations

No further SIA recommendations.

## 6.2.7. Livelihoods

*Guideline definition: Livelihoods, including people's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.*

### 6.2.7.1. Increased local and regional employment opportunities during construction and operation

Affected stakeholders	Duration of impact
Surrounding residents and workers in the immediate and broader locality	Construction and operation
<p><b>Assessment – without mitigation:</b></p> <p><b>During construction: High positive</b></p> <p><b>During operation: Low positive</b></p>	
<p>The Proposal will generate employment during both the construction and operation phases, benefiting a wide range of jobs. These opportunities could potentially be available to local workers and businesses. This aligns with local and state strategies (refer to Section 3.3) which highlights the importance of creating employment opportunities, including in innovation, and new knowledge-intensive jobs. However, consultation with Council (refer to Section 4) highlighted concerns over local employment opportunities generated by the data centre.</p> <p>Located within Lane Cove Business Park, the site is part of the Eastern Economic Corridor, a key employment area in Greater Sydney. Projections for Lane Cove Business Park estimate a population increase of 12.1% by 2041, growing from 5,403 to 6,057 people. The site itself is home to 22 tenants, employing a total of 210 people onsite. The construction and development of new facilities on-site will</p>	

impact these current workers. However, as noted in Section 6.2.7.2, Goodman intends to offer relocation of the tenants to other Goodman industrial properties.

### Construction

The construction phase is expected to generate around 350 direct full-time positions. This phase will require a variety of construction roles, including surveyors, electricians, plumbers, carpenters, bricklayers, roofers, riggers, concreters, engineers, architects, supervisors, plasterers, pipefitters, and metalworkers. These roles will demand a range of qualifications, from trade certificates to degrees in construction, civil engineering, or related fields. As indicated in the Demographic Profile (refer to Section 3.4), the local area has a strong proportion of technicians, trades workers, labourers, and machinery operators and drivers. These individuals could benefit from the job opportunities created during the construction phase.

In consideration of the employment generated during construction, the impact is assessed as **high positive**, given the **almost certain likelihood** and **moderate magnitude** of the impact upon increasing jobs in Lane Cove that align with local and regional skills.

### Operation

During operation, the Proposal will operate 24 hours a day, 7 days a week. The EIS report estimates that the Proposal will generate 26 jobs during operation. This represents a reduction from the reported 210 employees on-site.

While the proposal will reduce the number of roles at the site, the jobs generated are novel to the business park, including positions in IT management, network engineering, security, and specialised facilities management. These jobs could potentially benefit the high proportion of local and regional workers employed in computer system design and related services.

Indirect employment opportunities are also likely to arise throughout the operational phase. While it is difficult to quantify as part of the Proposal, this could benefit workers in support services, such as maintenance, cleaning, and ongoing technical services, as well as surrounding local services and amenities, including food and beverage retail. Additionally, the availability of data storage and processing in the area will increase the likelihood of business development and investment.

Considering the low proportion of employment during the Proposal's operation in comparison to current use, balanced with the different profile of workforce and the increased likelihood of the Proposal activating other uses, the unmitigated impact during operation is assessed as **low positive**, due to the **likely likelihood** and **minimal magnitude**.

### Assessment – with mitigation/ enhancement:

**During construction: High positive**

**During operation: Low positive**

No mitigations or enhancements recommended.

As such, the impact remains **high positive** during construction, due to the **almost certain likelihood** and **moderate magnitude**, and **low positive** during operation, due to the **likely likelihood** and **minimal magnitude**.

### SIA recommendations – additional social mitigations

- Consider fostering partnerships with local high schools/TAFE institutions to create opportunities for STEM students to tour the Site and engage in educational projects that contribute to learning and work readiness in the regional area.

### 6.2.7.2. Potential impact upon existing site tenants

Affected stakeholders	Duration of impact
Immediate, surrounding and broader social locality (existing building tenants, workers and customers)	Planning and construction
<b>Assessment – without mitigation: Medium Negative</b>	
<p>The site's existing light industrial business tenants include 22 tenants and approximately 210 employees, as per the Proponent's information. The proponent has advised that the site has an occupancy rate of 97.7%.</p> <p>Existing building tenants and workers would be required to relocate before the commencement of the construction period. This relocation may impact existing business owners due to the costs associated with relocation. Workers could also be impacted if the new workplace is further from home or in an area with reduced transportation access or other amenities.</p> <p>In addition to the above-identified impacts, current customers of accessibility and mobility aid businesses could be further impacted by their closure or relocation, potentially resulting in a less accessible location for some customers (refer to Section 6.2.3).</p> <p>As such, the unmitigated impact is assessed as <b>medium negative</b> due to its <b>possible likelihood</b> and moderate <b>magnitude</b>.</p>	
<b>Assessment – with mitigation/ enhancement: Negligible</b>	
<p>The Proponent has advised that existing building tenants were notified of plans to redevelop the site in early 2024, providing them with suitable lead time to source a new tenancy and relocate. The Engagement Report (Urbis, 2025) confirms that Goodman's existing tenancy leases expire in 2025 and 2026, and that tenants do not wish to renew their leases as the building is no longer fit for purpose.</p> <p>As such, the mitigated impact is assessed as <b>negligible</b>, due to the <b>unlikely likelihood</b> and <b>minimal magnitude</b>.</p>	
<b>SIA recommendations – additional social mitigations</b>	
<ul style="list-style-type: none"> <li>Ensure ongoing consultation with existing tenants to address any issues that may arise during the relocation process.</li> </ul>	

### 6.2.8. Decision-making systems

Guideline definition: *Decision-making systems, including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.*

#### 6.2.8.1. Opportunities to contribute to decision-making systems

Affected stakeholders	Duration of impact
Immediate social locality	Construction and Operation
<b>Assessment – without mitigation: Low negative</b>	

As noted in Chapter 4, some residents expressed concerns during the community consultation sessions about the justification for the increasing number of data centres in the area. Additionally, respondents to the SIA survey indicated that they believed the proposal was poorly located and should be developed elsewhere.

Furthermore, Council representatives have highlighted tensions within the community, expressing concerns about community engagement activities conducted by the proponent before Council had been notified of the proposal (see Chapter 4). There was a sentiment expressed that this undermines established channels of communication and can lead to confusion among the community.

As such, the unmitigated impact is assessed as **low negative**, due to the **likely likelihood** and **minimal magnitude**.

#### **Assessment – with mitigation/ enhancement: Low positive**

Effective communication strategies, such as public meetings, information sessions, and online forums, can help ensure that all community members have the opportunity to participate. Additionally, providing clear and accessible information about the development process and its potential impacts can help demystify the Proposal and build trust between the proponent and the community.

The SIA field study (refer to Chapter 4) specifically incorporated community consultation through surveys and joint community swing-by sessions conducted with the Urbis engagement team, as well as interviews with council representatives and stakeholders.

Council representatives emphasised the importance of coordinating engagement in partnership with the Council, highlighting the need for a tailored approach that leverages the Council's existing relationships with the local community to ensure future engagement is effective and transparent. Until then, the Council advised stopping all engagement with the community. Upon gaining this information, Goodman has sought to undertake additional engagement with the community and address concerns around the availability and accessibility of information. According to the Engagement Outcome Report (Urbis, 2025), the re-engagement strategy and implementation were undertaken in response to initial feedback, indicating that the Proponent has responded to the engagement outcomes.

The opportunities to contribute to the decision-making around this Proposal have been considerable. The Proponent's re-engagement activities and re-establishment of processes related to the Proposal, as outlined in the Engagement Report (Urbis, 2025), highlight increased efforts to engage in constructive discussion on the Proposal.

Due to the improved ability of residents to engage in the decision-making process, the mitigated impact is assessed as **low positive**, due to the **likely likelihood** and **minor magnitude**.

#### **SIA recommendations – additional social mitigations**

- Consider providing educational content to the community about data centres, their significance, reasons for location selection, their economic benefits, and how they fit broader strategic planning goals.

## **6.3. CUMULATIVE IMPACTS**

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

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

Table 16 Concurrent development projects

DA Reference	Development Description	Status
<b>SSD Applications</b>		
SSD-80814238	Road 1 Data Centre – 1-5 Khartoum Road, Macquarie Park  Construction and 24/7 operation of a data centre with power capacity of 34.3 megawatts and maximum building height of 72.8m (10 storeys).	Exhibition (closing 8 October 2025)
SSD-67407231	1 Sirius Road and 1 Apollo Place, Lane Cove West  Demolition of existing buildings and construction and operation of a 45-megawatt data centre	Response to submissions
SSD-9741	1 Sirius Road, Lane Cove West  Construction and 24-hour operation of a data centre, comprising: <ul style="list-style-type: none"> <li>▪ A four-storey industrial building for use as a data storage facility</li> <li>▪ Ancillary office space across two levels</li> <li>▪ Supporting infrastructure and services</li> </ul> This application has been modified 3 times.	Approved

Source: Major Projects (DPHI 2025), Development Applications (Lane Cove Council, 2025)

## Cumulative social impacts during construction

Given the number of development projects occurring concurrently within the area, refer to Tab 16, there is likely to be cumulative social impacts that occur during construction. This impact would potentially be compounded by the construction of a substation on-site, which would be subject to a separate authority approval.

Impacts could include people's surroundings, health and wellbeing, as well as accessibility, due to increased noise and traffic, decreased air quality, and changes to the pedestrian network.

Residents and workers within the immediate and surrounding social localities would be the communities most impacted by the cumulative social impacts associated with the construction of the Proposal.

It is recommended that consultation with surrounding future developments continue to be undertaken to understand expected timelines and activities, to mitigate cumulative impacts.

## Cumulative contribution to the digital economy

The Proposal, with other data centre developments, has the potential to deliver indirect benefits to businesses, workers and residents in the social locality and across Greater Sydney by enhancing digital connectivity and supporting the digital economy. Data centres are a vital digital infrastructure. They house hardware that supports cloud computing services, web hosting, and data storage, which businesses, governments, organisations, and individuals rely on for their operations. They are essential for various sectors, including education, health, agriculture, defence, entertainment, and business. Data centres facilitate innovation and economic development by supporting the storage, processing and analysis of extensive datasets, enabling organisations to improve practices and make informed decisions. Data centres also support more flexible living and access to services, including remote work, e-learning, and telemedicine.

As described in Section 3.3, the State Infrastructure Strategy (SIS) and the Australian Digital Economy Strategy 2030 aim to position NSW as a leader in digital technology. Both the Greater Sydney Region Plan (GSRP) and the NSW Economic Blueprint 2040 acknowledge the vital role of digital technologies in driving economic and social growth across sectors such as government services, healthcare, and education. The SIS emphasises the importance of establishing a robust digital economy as the foundation for Greater Sydney's future economic growth. However, the report identifies challenges related to inconsistent access, affordability, and the quality and reliability of connectivity across NSW.

The LSPS acknowledges the benefits of embracing technological changes and digital advancements, including increased opportunities for local businesses and digital innovation, which can enable more people to work closer to home. However, as established in Section 4.1, the Council noted that, generally, data centres provide few direct employment opportunities, which does not align with the Council's strategic economic direction. Nonetheless, the location of the data centre within the local community can have positive impacts for employment, as data centres are enablers for a range of businesses and technologies that would be otherwise unable to consider Lane Cove and nearby suburbs as potential locations.

As stated in Chapter 1, some community members raised questions and concerns as to the necessity of data centres within the city, with some suggesting they would be better located further from residential areas. Furthermore, there may be a perception among residents that data centres have a negative impact on the local community without providing any local benefits. The proximity of users to data centres is crucial, as geographic distances significantly impact network latency, affecting the speed and responsiveness of online services, especially those requiring real-time interactions. While the future operators and users of the proposed data centre have yet to be determined, the potential benefits for residents remain significant. The proposed data centre has the potential to contribute to digital connectivity and the digital economy across Greater Sydney.

## Hazards

As outlined in Chapter 1, some community members raised concerns regarding the potential risks and hazards associated with the on-site fuel and lithium battery storage. These concerns were also discussed in relation to the potential risk of clustering data centres in a specific area and questioning whether the Proposal would emit radiation or electromagnetic fields. The detailed design requirements for the bulk diesel tank, day tanks, and lithium-ion batteries are outlined within the DGR (Riskcon Engineering, 2025). Impacts relating to these potential hazards are assessed in Section **Error! Reference source not found.** It is noted that data centres will operate with highly regulated hazard and risk measures and management procedures to

reduce the likelihood and/or magnitude of potential incidents. It is also noted that the Proposal will not produce significant electromagnetic field (EMF) emissions.

## **Security and safety**

As noted in Chapter 1, consultation also included concerns that the Proposal could be a target for threats or attacks. Data centres require a completely secure site to facilitate their operations. As such, the Proposal will include a 2.4m high palisade fence around the building, which will be set back generally in alignment with the DCP setback line along Mars Road, and along the site boundaries. Additionally, a boom gate, vehicle trap and guard house are located at the vehicle and pedestrian access points to the site to monitor and approve movements into and out from the premises.

## **Contribution to urban heat**

Cumulative increases in urban heat can impact people's health and wellbeing, particularly for vulnerable groups such as the elderly and people with pre-existing medical conditions. The Proposal will contribute to cumulative increases in urban heat in the area, including neighbouring properties, due to its large building footprint, which is typical of industrial developments. However, it is noted that changes to the site's hardstand areas are limited, given that the Proposal's footprint is consistent with the site's original built form. The Proposal also includes the removal of 121 trees, including 7 category A (high retention value) trees, located throughout the car park and along the site peripheries, resulting in the removal of a total of 10.6% of the existing canopy (25.0% of the site).

The Proposal has incorporated a range of mitigation measures on-site to reduce this impact. These include tree planting (contributing 10.3% of the canopy from 104 new trees) to achieve a total canopy cover of 24.7%, retaining a 10m landscaped buffer around the site boundary, and maximising reflectivity while minimising heat absorbance of driveway areas using light-coloured concrete. By implementing these measures, the Proposal would contribute to minimising the urban heat island effect and protecting the health and well-being of future workers and the existing community. However, it is noted that the extent of tree canopy is limited and does not meet the tree canopy target of 35% of the site area for industrial developments under the Lane Cove DCP. Particularly around the Proposal's hard pavement areas, it is understood that the limited tree canopy is due to concerns that trees near the site boundary may compromise site security. Given these factors, it seems unlikely the Proposal will add meaningfully to increased urban heat.

# 7. MITIGATION, ENHANCEMENT AND MANAGEMENT

This chapter 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 stakeholders and/or partners have been identified. The involvement and participation of these key stakeholders and/or partners in monitoring and managing social impacts and benefits will enhance the effectiveness of the proposed mitigation and management strategies.

Not all potential impacts will be the proponent's responsibility to mitigate or manage. In some cases, their role may be to cooperate or inform the mitigation process, providing data and information to future tenants. In other cases, they may have direct responsibility for mitigating and managing the identified potential social impacts, as well as exploring opportunities for partnerships.

## 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 strategies is provided in **Error! Reference source not found.** below.

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

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
<b>Way of life</b>	Contribution to the local community's way of life	Low positive	Low positive	<ul style="list-style-type: none"> <li>The Proponent may consider a local engagement during construction to attract those already in the community to participate in the construction elements of the Proposal. This may assist in ensuring that some of the benefits of the employment associated with construction in the local community.</li> </ul>	Proponent	<p>Council</p> <p>Existing local employment programs</p>
<b>Community</b>	Potential impact on environmental values	Low negative	Negligible to low positive	<ul style="list-style-type: none"> <li>Landscaping management</li> <li>Bushfire management</li> <li>Stormwater management</li> <li>Flora and Fauna management</li> <li>Monitoring of tree protection measures and tree health during construction</li> </ul>	Proponent	<p>Local community</p> <p>Adjacent community nursery</p>
<b>Community</b>	Potential impact on Blackman Park amenity	Low negative	Negligible	<ul style="list-style-type: none"> <li>Engagement with sporting clubs and community groups to update on construction and measures taken to manage parking.</li> </ul>	Proponent	<p>Sporting Clubs and Local community groups</p>

URBIS

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
						Council
<b>Accessibility</b>	Potential traffic and parking impacts	Construction: Low negative  Operation: Negligible	Construction: Negligible  Operation: Low positive	<ul style="list-style-type: none"> <li>▪ Provision of a tool drop-off and storage facility for construction workers to encourage public transport use and carpooling to travel to the site.</li> <li>▪ Authorised traffic controllers to supervise vehicles entering and exiting the site and support pedestrian and cyclist management.</li> <li>▪ Establishing a community strategy prepared by the head contractor that outlines effective communication methods with the surrounding stakeholders to inform them of changes to the construction schedule and road impacts.</li> </ul>	Proponent	Construction Sub-contractors  Engagement consultant
<b>Accessibility</b>	Potential pedestrian access impacts	Low negative	Negligible	<ul style="list-style-type: none"> <li>▪ Using the shortest routes for all construction vehicles travelling from and to the site to minimise construction impacts.</li> <li>▪ Storing all equipment, materials and waste on site.</li> <li>▪ Ensuring that heavy vehicles travel along the approved Restrict Access Vehicle (RAV) routes to mitigate road</li> </ul>	Proponent	Construction Sub-contractors

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<p>safety impacts along local roads and heavily pedestrianised areas.</p> <ul style="list-style-type: none"> <li>▪ Designing a Traffic Guidance Schemes (TGS) to minimise vehicle, pedestrian and cyclist impacts along Mars Road as far as practical.</li> <li>▪ Ensuring ongoing monitoring and updating of the CTMP to provide adequate traffic mitigation measures during construction.</li> <li>▪ Preparing a community strategy to outline the most effective communication methods to ensure adequate information within the community and deliver changes with minimal disruption to the local road network.</li> </ul>		
<b>Culture</b>	Potential impact on Aboriginal culture and heritage	Negligible	Low positive	<ul style="list-style-type: none"> <li>▪ Implement the unexpected finds procedure.</li> <li>▪ Communication of Mars Rd PAD1 to construction staff.</li> <li>▪ Registered Aboriginal Parties consultation.</li> </ul>	Proponent	<p>Aboriginal Cultural Heritage Specialists</p> <p>Local Aboriginal Representatives</p>

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
				<ul style="list-style-type: none"> <li>Reflecting Country through landscaping</li> <li>Incorporation of signage or elements of storytelling.</li> <li>Consider fostering ongoing engagement with Aboriginal consultants.</li> </ul>		
<b>Health and wellbeing</b>	Noise and vibration impact during construction and operation	<p>During construction: Medium negative</p> <p>During operation: Low negative</p>	<p>During construction: Medium negative</p> <p>During operation: Negligible</p>	<ul style="list-style-type: none"> <li>Implementation of Construction Noise and Vibration Management Plan (CNVMP).</li> <li>Development of a communication and engagement strategy for the construction period to ensure effective and ongoing communication with the surrounding community.</li> </ul>	Proponent	<p>Council</p> <p>Local community groups.</p> <p>Engagement consultant</p>
<b>Health and wellbeing</b>	Potential air quality impacts during construction and operation	<p>Construction: Low Negative</p> <p>Operation: low negative</p>	<p>Construction: Negligible</p> <p>Operation: Negligible</p>	<ul style="list-style-type: none"> <li>The AQIA outlines a range of mitigation measures that are either 'highly desirable' or 'recommended' for the demolition, earthworks and construction phases.</li> </ul>	Proponent	<p>Construction subcontractor</p> <p>Future operator</p>
<b>Health and wellbeing</b>	Enhanced access to worker amenities and	Medium positive	Medium positive	<ul style="list-style-type: none"> <li>Preparation of a travel access guide to provide information on public transport, maps and car share vehicle locations</li> </ul>	Proponent	<p>Construction subcontractor</p> <p>Future operator</p>

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
	services for future workers			<ul style="list-style-type: none"> <li>Staff flexibility to commute outside peak periods</li> <li>Provision of travel passes and car share discounts to staff</li> <li>Implementation of initiatives which reward and encourage staff to walk and cycle to and from work.</li> <li>Consider exploring opportunities to support worker health and wellbeing through programs and initiatives, including partnering other stakeholders to provide and promote these offerings in the local area.</li> </ul>		Other businesses in the Lane Cove Business Park
<b>Surroundings</b>	Potential visual impact	Low negative	Negligible to low positive	<ul style="list-style-type: none"> <li>Given the Proposal's alignment to contemporary developments within Lane Cove Business Park, the Visual Impact Assessment notes no further mitigations not already incorporated into the design.</li> </ul>	Proponent	Construction subcontractor
<b>Livelihoods</b>	Increased local and regional employment opportunities during	During construction: High positive	During construction: High positive	<ul style="list-style-type: none"> <li>Consider the implementation of a local employment program</li> <li>Consider fostering partnerships with local high schools and TAFEs.</li> </ul>	Proponent	Future operator Schools TAFEs

Theme	Matter	Unmitigated /Unenhanced	Mitigated /Enhanced	Proposed mitigation, enhancement and management	Responsibility	Potential partners
	construction and operation	During operation: Low positive	During operation: Low positive			
<b>Livelihoods</b>	Potential impact upon existing site tenants and customers	Medium negative	Negligible	<ul style="list-style-type: none"> <li>▪ Continued consultation with existing tenants.</li> <li>▪ Assistance with relocation.</li> </ul>	Proponent	Existing tenants
<b>Decision-making systems</b>	Opportunities to contribute to decision-making systems	Low negative	Low positive	<ul style="list-style-type: none"> <li>▪ Consider providing educational content to the community about the strategic importance of data centres, their economic benefits and how they fit broader urban planning goals.</li> </ul>	Proponent	Council Local community groups
<b>Cumulative impacts</b>	<ul style="list-style-type: none"> <li>▪ Cumulative social impacts during construction</li> <li>▪ Potential risks and hazards associated with the on-site fuel and lithium battery storage.</li> <li>▪ Safety and security of the community due to the risk of attacks.</li> <li>▪ Cumulative contribution to the digital economy</li> <li>▪ Contribution to urban heat</li> </ul>					Future operator Council

## 7.2. FURTHER SIA RECOMMENDATIONS

The following provides a summary of the recommendations are proposed to enhance positive impacts further and mitigate negative impacts as previously identified in Chapter 6. These measures have not been included in the assessment of mitigated or enhanced impacts but have been identified as additional measures for consideration by the proponent to enhance the social outcomes of the Proposal. Mitigation and enhancement measures, which have informed the assessment of mitigated and enhanced social impacts, are summarised in Section 7.1 above.

### Communication

- Continue stakeholder engagement during construction, to highlight the proposal's associated benefits.
- Consider implementing communication channels to keep Blackman Park users informed about construction activities, as well as mitigations in place to minimise any potential amenity impact.
- Ensure ongoing consultation with existing tenants to address any issues that may arise during the relocation process.
- Consider providing educational content to the community about data centres, their significance, reasons for location selection, their economic benefits, and how they fit broader strategic planning goals.

### Design

- Where appropriate, the Proponent could consider fostering ongoing engagement with specialist Aboriginal consultants, local artists, and the First Nations Working Group to promote Connecting with Country principles.

### Construction management

- Consider local employment opportunities to help ensure that some of the benefits of employment associated with construction phases remain in the local community.
- Implement the recommendations of the Green Travel Plan.
- Implement the recommendations from the Construction Traffic Management Plan.
- The NVIA recommends the development of a Construction Noise and Vibration Management Plan (CNVMP) to identify sensitive receivers and develop procedures for handling complaints.
- Consider developing and implementing a communication and engagement strategy for the construction period to ensure effective and ongoing communication with the surrounding community beyond the CNVMP.
- Implement the mitigation measures as outlined in the Air Quality Impact Assessment.
- Consider fostering partnerships with local high schools/TAFE institutions to create opportunities for STEM students to tour the Site and engage in educational projects that contribute to learning and work readiness in the regional area.

### Operation management

- Consider local employment opportunities to help ensure that some of the benefits of employment associated with operational phases remain in the local community.
- Implement the recommendations of the Green Travel Plan.
- Consider exploring opportunities to support worker health and wellbeing through programs and initiatives, including partnering other stakeholders to provide and promote these offerings in the local area.

## 8. ACRONYMS AND DEFINITIONS

Acronyms	Term
ABS	Australian Bureau of Statistics
ACHAR	Aboriginal Cultural Heritage Assessment Report
AFL	Australian Football League
BDAR	Biodiversity Development Assessment Report
BMS	Battery Management System
BOCSAR	NSW Bureau of Crime Statistics and Research
CBD	Central Business District
CMP	Construction Management Plan
CSP	Community Strategic Plan
CTMP	Construction Traffic and Pedestrian Management Plan
CWC	Connecting With Country
DA	Development Application
Data centre	The following land use term for data centres has been added to the Local Environmental Plan Standard Instrument:  <i>data centre means a building or places the principal purpose of which is to collect, distribute, process or store electronic data using information technology.</i>
DCP	Development Control Plan
DGR	Dangerous Goods Report
DPHI	NSW Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Assessment
EOT	End-of-Trip (facilities)
ERP	Emergency Response Plan
FIP	Fire Indicator Panel
FTE	Full-time equivalent
GCCSA	Greater Capital City Statistical Area
GSRP	Greater Sydney Region Plan
GTP	Green Travel Plan

Acronyms	Term
IEO	The Index of Education and Occupation (IEO) is designed to reflect communities' educational and occupational levels. The education variables in this index show either the level of qualification achieved or whether further education is being undertaken. A <b>low</b> score indicates relatively lower general education and occupation status of people in the area. A <b>high</b> score indicates relatively higher education and general occupation status of people in the area.
IER	The Index of Economic Resources (IER) focuses on the financial aspects of relative socio-economic advantage and disadvantage by summarising variables related to income and wealth. This index excludes education and occupation variables because they are not direct measures of economic resources. A <b>low</b> score indicates a relative general lack of access to economic resources. A <b>high</b> score indicates relatively greater access to economic resources in general.
HANML	Highly Affected Noise Management Levels
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
NCA	Noise Catchment Area
NML	Noise Management Levels
NVIA	Noise and Vibration Impact Assessment
OSHC	Out-of-school hours care
The Proponent	Goodman Property Services (Aust) Pty Ltd
RAP	Registered Aboriginal Parties
RAV	Restrict Access Vehicle
RH	Resilience and Hazards
SAL	Suburbs and Localities
SEARs	Secretary's Environmental Assessment Requirements
SEIFA	Socio-Economic Indexes for Areas
SEPP	State Environmental Planning Policy
Sensitive Receiver/Receptor	A sensitive receiver/receptor is a place or area susceptible to adverse environmental impacts, such as noise, air pollution, or other pollutants. In NSW, sensitive receivers/receptors include, for example, places impacted by road traffic noise. The Approved Methods for the Modelling and Assessment of Air Pollutants in NSW document defines a sensitive receiver as a location where people are likely to work

Acronyms	Term
	or reside. Includes residences, educational institutions (including preschools, schools, universities, and TAFE colleges), healthcare providers (including nursing homes and hospitals), religious facilities (including churches), child care centres, passive recreation areas (including outdoor grounds used for teaching), active recreation areas (including parks and sports grounds), commercial premises (including film and television studios, research facilities, entertainment spaces, temporary accommodation such as caravan parks and camping grounds, restaurants, office premises, retail spaces and industrial premises).
SIA	Social Impact Assessment
SIS	State Infrastructure Strategy
SRHA	SEPP-RH Assessment
SSDA	State Significant Development Application
TAIA	Traffic and Accessibility Impact Assessment
TGS	Traffic Guidance Schemes
UPS	Uninterruptible Power Supply
VIA	Visual Impact Assessment
WHS	Workplace Health and Safety

## 9. 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, 2016 and 2021, Greater Sydney, Lane Cove LGA, and Lane Cove West (SAL) data.

NSW Bureau of Crime Statistics and Research, Lane Cove LGA and NSW hotspot maps and crime rates.

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

Transport for NSW's TZP24 Travel Zone Map Explorer

Transport for NSW's TZP24 Employment Projections

### **Policy documents**

Greater Sydney Commission, Greater Sydney Region Plan: A Metropolis of Three Cities (GSRP) (2018)

Greater Cities Commission, Six Cities Discussion Paper (2022)

NSW Government, State Infrastructure Strategy 2022-2042 (2022)

Department of Foreign Affairs and Trade, Australian Digital Economy Strategy 2030 (2022)

NSW Government, NSW Economic Blueprint 2040 (2019)

Lane Cove Local Environmental Plan 2009

Lane Cove Development Control Plan 2010

Lane Cove Council, Sustainability Action Plan 2022-2025 (2022)

Lane Cove Council, Bike Plan (2019)

Lane Cove Council, Liveable Lane Cove 2035 Community Strategic Plan (2022)

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CIVICA (2024): Preliminary Tree Assessment

HDR (2025): Architectural Design Report

HDR (2025): Architectural Plans

HDR (2025): ESD Report  
HDR (2025): Infrastructure Delivery, Management and Staging Plan  
Oculus (2025): Landscape Plans  
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SLR (2025): Preliminary Biodiversity Development Assessment Report (Small Area)  
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This report has been prepared with due care and diligence by Urbis, and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# APPENDIX A

# ENGAGEMENT MATERIALS

## COMMUNITY SURVEY

### Social Impact Survey- Project Mars Data Centre, 12 Mars Road

Urbis Ltd is undertaking a Social Impact Assessment (SIA) on behalf of Goodman Property Services (Aust) Pty Ltd (Goodman) to inform a State Significant Development Application (SSDA) to develop a data centre at 12 Mars Road, Lane Cove West (the site).

This survey aims to gather insights from community stakeholders about how the proposed data centre may impact them and the local area. Survey responses will inform the SIA about potential positive and negative impacts as perceived by community members. Your feedback will also assist Goodman in identifying mitigation or enhancement measures that could be implemented during the design, construction, and operation of the proposed development to reduce negative and enhance positive impacts.

This survey should take approximately 5-10 minutes, and all responses will be anonymous. The survey closes on **Sunday, 27 April 2025**.

Thank you in advance for your contribution.

### What is a Social Impact Assessment (SIA)?

A SIA is an objective, independent study undertaken to identify and analyse a proposed development's potential positive and negative social impacts. The SIA process is guided by SPHI's Social Impact Assessment Guideline (2023) and best practice to ensure the assessment reflects stakeholder views.

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

### Proposal Overview

Goodman proposed building and operating a three-storey data centre at 12 Mars Road, Lane Cove West. The proposal includes:

- Site preparation works, which involves:
  - Demolition, excavation, and removal of existing structures on-site
  - Tree and vegetation clearing
  - Bulk earthworks
- Construction, fit-out, and operation of a three-storey data centre building. The building will comprise:
  - 23 parking spaces
  - 2 loading dock spaces
  - 2 levels of technical data hall floor space (one basement level)
  - 2 level office and amenities building
- Provision of required utilities, including:
  - Diesel storage tanks
  - Water tanks
  - Substations on site
- Landscaping and site servicing
- Vehicle and pedestrian access to the new data centre will be provided via Mars Road. The data centre would operate 25 hours a day, 7 days a week if approved. To ensure potential impacts on neighbours

are minimised during operation, Goodman will develop an Operational Management Plan, which will outline how the site will be managed.

### **Part One: About the surrounding area**

- **Which of the following best describes you? Please select all that apply.**

1. *Resident of Lane Cove West*
2. *Resident of a nearby suburb (please specify below)*
3. *Existing user on the site*
4. *Worker or business owner in a neighbouring or nearby property*
5. *Regular visitor to the area*
6. *Other (please specify)*

- **What do you like most about living in, working in, or visiting Lane Cove West?**

- *Extended Response.*

- **What are the most significant challenges for the area?**

- *Extended Response.*

### **Part Two: Potential Social Impacts**

- Social impacts could include perceived or actual positive or negative impacts on nearby residents, businesses, workforce, and other stakeholders, including short- or long-term impacts, impacts during construction, and/or impacts during the proposed development's operational phase.
- Positive or negative impacts may concern:
  - How you live, work, play, and interact with others
  - How your community looks and functions
  - How you access services and facilities
  - How you express your beliefs and customs (including First Nations Connection to Country)
  - Your health and wellbeing (physical and mental)
  - Your access to, use of, and impact on the natural and built environment
  - Your work and your capacity to sustain yourself through employment or business
  - Your ability to have a say in decisions that affect your life
- **In what ways do you anticipate the proposed development would impact the community?**
  - i. *Positively*
  - ii. *Negatively*
  - iii. *Both positively and negatively*
  - iv. *Neither positively nor negatively*
  - v. *Unsure*

**Which specific groups or community members would be particularly impacted (positively or negatively) by the proposed development?**

*Extended response.*

**Please describe the most significant positive impacts anticipated from the proposed development**

*Extended response.*

**How could these positive impacts be further enhanced?**

*Extended response.*

**Please describe the most significant negative impacts anticipated from the proposed development.**

*Extended response.*

**How could these negative impacts be avoided or reduced?**

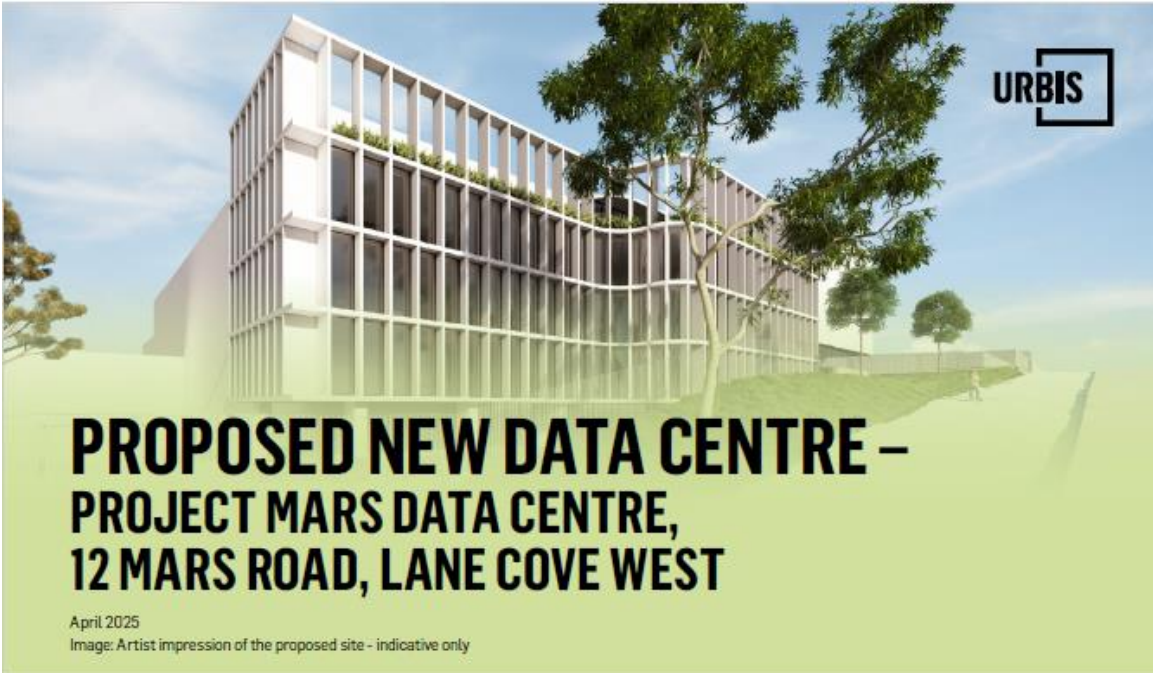
*Extended response.*

**Do you have any additional comments about the proposed development?**

*Extended response.*

**Thank you for your participation.**

Please contact the Urbis engagement Team on 1800 244 853 or [engagement@urbis.com.au](mailto:engagement@urbis.com.au) if you have any questions or would like to speak with us directly about the SIA.



**Goodman Property Services (Australia) Pty Limited (Goodman) to is planning to develop a new data centre at 12 Mars Road, Lane Cove West.**

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

**WHAT IS BEING PROPOSED?**

Goodman proposes to build and operate a three-storey data centre at 12 Mars Road, Lane Cove West referred to as 'Project Mars Data Centre'. The proposal includes:

- Site preparation works, which involve:
  - Demolition, excavation and removal of existing structures on site
  - Tree and vegetation clearing
  - Bulk earthworks.
- Construction, fit-out and operation of a three-storey data centre building. The building will comprise:
  - 23 parking spaces
  - 2 loading dock spaces
  - 2 levels of technical data hall floor space (one basement level)
  - 2 levels office and amenities building.
- Provision of required utilities, including:
  - Diesel storage tanks
  - Water tanks
  - Substations on site.
- Landscaping and site servicing.

Vehicle and pedestrian access to the new data centre will be provided via Mars Road.

If approved, the data centre would operate 24 hours a day, 7 days a week. To minimise potential impacts on neighbours during operation, Goodman will develop an Operational Management Plan that will outline how the site will be managed.

**WHAT IS A DATA CENTRE?**

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

As technology increasingly transitions into cloud storage, there is a growing need for more local data storage.

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

**Delivering a new data centre in Lane Cove West means:**

-  A new secure location for the storage of data within the Sydney basin.
-  Increased speed of digital access to clients in Sydney and across NSW.
-  Better security of sensitive data by avoiding offshore hosting.
-  An additional location for the backup and redundancy of data stored elsewhere across NSW.



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/YTwRnQOK1pw](https://youtu.be/YTwRnQOK1pw))



## ABOUT GOODMAN

Goodman is a digital infrastructure company that owns, operates, and manages high-quality properties that provide essential infrastructure to support the digital economy. It is Australia's largest listed property group, with approximately 900 professionals working across 26 offices in 14 countries.

Goodman strongly focuses on developing highly sustainable spaces for the future and operates in sectors such as technology infrastructure and data centres, logistics, warehousing and distribution, and professional services.

## MANAGING POTENTIAL IMPACTS

Goodman is working with technical specialists to prepare an Environmental Impact Statement (EIS). An EIS is a document that brings together a series of specialist studies that assess the potential impacts of building and operating the proposed data centre and identify best practice mitigation measures. The studies will include noise, air quality, visual amenity, safety and access, and traffic and parking.

## NEXT STEPS

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


- April 2025**  
Goodman is preparing an EIS. As part of this step, Goodman is seeking your feedback on the proposal. The feedback we receive from community and stakeholders will be collated into a Consultation Outcomes Report. This report forms part of the EIS.
- Mid 2025**  
The formal SSDA documentation will be submitted to DPHI.
- Late 2025**  
After the SSDA is lodged, DPHI will invite the local community to provide formal comments on the proposal. This process is called 'exhibition'. Following exhibition, DPHI will decide whether the proposal can proceed.

Goodman is expecting a decision on the proposal within six to nine months of submitting the SSDA.

## FIND OUT MORE AND PROVIDE YOUR FEEDBACK

Goodman has commissioned Urbis Engagement to collect your feedback and provide you with information about the proposal. You can provide your feedback or ask questions about the proposal, by:

 **Meeting the team**  
Saturday 5 April, 11:30am–1:30pm  
Thursday 10 April, 4:00pm–6:00pm  
Lane Cove Plaza, 10–27 Burns Bay Road,  
Lane Cove NSW 2066

 [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

 **1800 244 863**

All feedback will be considered as the design of the proposal is finalised.

## SOCIAL IMPACT ASSESSMENT SURVEY

Urbis are preparing a Social Impact Assessment (SIA) to best understand how the proposed development might impact the community.

You are invited to inform the SIA by completing a survey. The survey will assist our team to better understand the needs of the local area, identify the proposed development's potential positive or negative social impacts, and get suggestions on how these impacts can be managed.

The survey will be open until:

**Sunday 27 April 2025**

Scan the QR code with your phone or access the survey via:  
[urbis.questionpro.com.au/marsroadsocialimpactsurvey](http://urbis.questionpro.com.au/marsroadsocialimpactsurvey)

