

SSD

Project Echidna

Social Impact Assessment

Reference: Appendix M

Final | 18 August 2022

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 288255-02

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Executive summary

Arup Australia Pty Ltd (Arup) was engaged by the Proponent to undertake a social impact assessment (SIA) for a proposed data centre building (the 'Proposal') located at 10 Eastern Creek Drive, Eastern Creek in NSW (the 'site'). This SIA report accompanies the Environmental Impact Statement (EIS) that has been prepared for the Proposal.

This SIA report has been prepared in accordance with the requirements of the Social Impact Assessment Guidelines (NSW Department of Planning and Environment, 2021) and considers the potential social impacts caused by the Proposal during construction and operation.

Existing environment

The Proposal is located within the Western Sydney Employment Area in the Eastern Creek Precinct. The site is surrounded by industrial and employment focused land uses, with the closest residential dwellings located around 1.7km from the site. A desktop assessment of the social context was carried out for two separate study areas:

- The **primary study area (PSA)** which includes the Eastern Creek Suburb statistical area as per the Australian Bureau of Statistics (ABS)
- The **secondary study area (SSA)** which includes the Blacktown and Fairfield local government areas (LGAs) as per the ABS.

Key findings of this review include:

- The population within the SSA is expected to grow by 24.8% over a 20 year period between 2021 and 2041, with most of the growth expected to occur in the Blacktown LGA. This is above the expected growth rate for the state over the same period which is expected to be around 20.9%.
- There is a high degree of cultural diversity within the PSA and SSA.
- There is a reliance on separate housing with a high proportion of families within the PSA and SSA.
- A lower percentage of the population within the PSA and SSA have attained a Bachelor Degree level of education compared to the state, however a high portion of the PSA population have attained a certificate level education compared to the state.

Further detail on the local social profile is provided in section 4.2.

Key social impacts

As per the SIA Guidelines (2021), this SIA has considered both potential positive and negative impacts to the following aspects:

- Way of life
- Community
- Accessibility
- Culture
- Health and wellbeing
- Surroundings
- Livelihoods
- Decision-making systems.

Some of the key potential impacts include:

- Positive impact to the economy with the generation of 100 jobs during construction and 50 full-time jobs during operation. These jobs would also help diversify the employment opportunities for the local area.
- Potential temporary impacts to amenity for nearby businesses/industries caused by impacts to air quality, noise and vibration, traffic, and visual amenity during construction.
- Potential positive impact to the wider economy with the provision of data storage services supporting the digital network.
- Potential impact to human health caused by the storage of hazardous materials on site (e.g. lithium-ion batteries).

These impacts and others are discussed in more detail in Chapter 5.

Environmental management measures

A number of management measures have been recommended to reduce potential negative social impacts and increase potential positive impacts. These measures are discussed in Chapter 6. Potential residual impacts following the implementation of the recommended management measures are discussed in Chapter 7.

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1. Introduction

The purpose of this Social Impact Assessment report (SIA) is to provide an assessment of the likely social impacts (both negative and positive) associated with the proposed data centre. It has been prepared with reference to the Secretary's Environmental Assessment Requirements (SEARs) and the Department of Planning and Environment's (DPE) Social Impact Assessment Guideline for State Significant Projects (Social Impact Assessment Guideline, 2021).

This chapter provides an introduction to the Proposal, and sets out the purpose and structure of this SIA report.

1.1 Purpose of this report

The purpose of this report is to provide an assessment of the potential social impacts associated with the Proposal. In line with the requirements set out in the SEARs, this report will:

- Describe the social profile of communities and businesses within the vicinity of the Proposal, and define community and social values, perceptions, and potential concerns.
- Identify and analyse the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders.
- Assess the significance of social impacts (positive and negative) considering likelihood, extent, duration, severity / scale, sensitivity/importance, and level of concern / interest.
- Include mitigation measures for likely negative social impacts, and any proposed enhancement measures.
- Detail how social impacts will be adaptively monitored and managed over time.

Cumulative impacts of the Proposal are discussed in section 6.15 of the EIS.

1.2 Proposal overview

Arup on behalf of the Proponent is seeking development consent to construct a data centre (the Proposal) at 10 Eastern Creek Drive, Eastern Creek NSW, legally described as Lot 4001 DP 1243178 (the Site). The Proposal involves the construction of a two-storey data centre comprising of data halls, mechanical and electrical equipment rooms, offices, other ancillary support spaces, and external/rooftop mechanical and electrical equipment.

The Site is situated within the Blacktown Local Government Area (LGA) on the corner of Eastern Creek Drive and Old Wallgrove Road. Building 1 is a two-storey data centre in the vicinity of the Proposal and broadly similar in nature, which has already been approved under the DA SPP-19-00013 and is currently under construction. Building 1A is a smaller data centre building nearby, also approved under an amendment to the DA SPP-19-00013, and is expected to be constructed prior to the Proposal.

The Proposal's site coverage is approximately 9,225 square metres. The design of the Data Centre is based on the end-client's reference design as well as applicable Australian Standards and will deliver capacity for approximately 35.2MW of IT equipment. The two (2) level facility will reach a building height of approximately 25m including all significant plant and rooftop equipment. The facility will include two (2) levels of data hall space and supporting plantrooms, and supporting administrative spaces incorporating secure entry facilities, loading dock, storage, staff offices, common areas and amenities.

Utility power will be delivered via a dedicated on-site electricity substation to the west of the Proposal (subject to a separate development application), with emergency backup power provided by a combination of lithium-ion battery systems and standby generators. The back-up generators will occupy an external equipment yard to the west of the main building, and some mechanical equipment will be located at roof level. Cooling will be delivered by highly efficient fresh air free-cooling systems in the Winter and evaporative cooling in the Summer to ensure energy consumption is minimised as far as practical.

Landscaped areas are also proposed, where mature local trees will be used to improve aesthetics and amenity for local businesses.

On-site car parking spaces will be provided for staff and visitors, including disabled and electric vehicle parking.



Figure 1: Site Context (Genton, 2022)

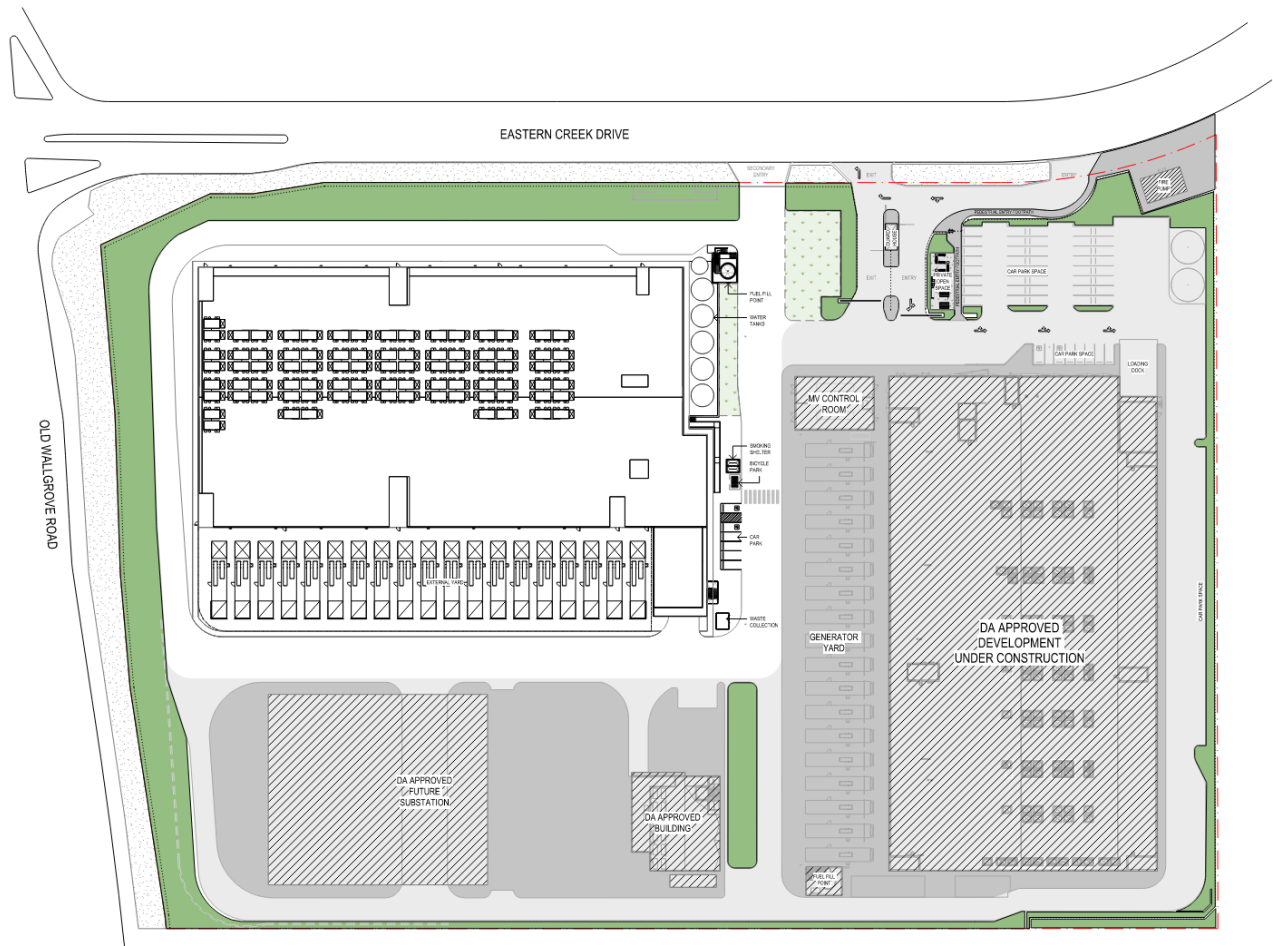


Figure 2: Site Figure (Genton, 2022)

1.3 SEARs relevant to this report

Table 1 identifies the SEARs requirements which are relevant to this technical assessment.

Table 1: SEARs requirement for social impact

SEARs relevant to this technical report	Where addressed in this technical report
Industry-specific SEARs (Social Impact) Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i> . Deliverable: Social Impact Assessment	This report

2. Policy and planning context

This chapter presents relevant regulation, legislation and policies guiding population and job growth in Western Sydney and informing the management of social impact considerations, relevant to the Proposal.

2.1 Strategic themes and drivers

The NSW Government establishes the strategic direction for employment lands and economic growth. The site is positioned in Western Sydney Employment Area which is supported by policy for job creation and the delivery of new employment floorspace. The plans and policies established by the NSW Government and Blacktown City Council relevant to the future use and intent of the site include:

- Greater Sydney Region Plan, Greater Sydney Commission (2018)
- Central City District Plan, Greater Sydney Commission (2018)
- NSW Government Blueprint, NSW Treasury (2019)
- Draft Western Parkland City Blueprint, Western Parkland City Authority (2021)
- Draft Western Parkland City Economic Development Roadmap, Western City Parkland Authority (2021)
- Blacktown Community Strategic Plan: Our Blacktown 2036, Blacktown City Council (2017)
- Blacktown Local Strategic Planning Statement, Blacktown City Council (2020).

A review of the relevant plans and policies and how it relates to the context of the Proposal is captured in Table 2.

Table 2: Relevant strategies, plans and priorities

Greater Sydney Region Plan: Metropolis of Three Cities, Greater Sydney Commission (2018)	
Document purpose	This Plan is the first of the regional plans produced by the Greater Sydney Commission. It presents a vision and innovative actions for managing Greater Sydney's growth and enhancing its status as one of the most liveable global cities.
Vision/document priorities	<p>To meet the needs of a growing and changing population the vision seeks to transform Greater Sydney into a metropolis of three cities: the Western Parkland City; the Central River City, and the Eastern Harbour City.</p> <p>The vision is addressed through presenting strategies for: infrastructure and collaboration; liveability; productivity; sustainability, and; implementation.</p> <p>The elements of the plan are tied together through links to the aspiration of a 30-minute city where jobs, services, and quality public spaces are in easy reach of people's homes.</p>

<p>Relevance to Proposed Development</p>	<p>The relevant objectives to delivering the vision are:</p> <p>A city supported by infrastructure Objective 1: Infrastructure supports the three cities Objective 2: Infrastructure aligns with forecast growth Objective 3: Infrastructure adapts to meet future needs</p> <p>Jobs and skills for the city Objective 23: Industrial and urban services land is planned, retained and managed Objective 24: Economic sectors are targeted for success</p> <p>The proposed development contributes to these objectives as it provides support infrastructure that helps enable the city to develop and cater for growing demand and support the operation of local businesses and residents.</p>
<p>Central City District Plan, Greater Sydney Commission (2018)</p>	
<p>Document purpose</p>	<p>A 20-year Plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the above Greater Sydney Region Plan, <i>A Metropolis of Three Cities</i>, at a district level and is a bridge between regional and local planning.</p>
<p>Vision/document priorities</p>	<p>The Central City District will have improved access to a wide range of jobs, housing types and activities. The Plan sets out planning priorities and actions for improving the quality of life for residents as the Central City District grows and changes.</p>
<p>Relevance to Proposed Development</p>	<p>Relevant Objectives, Strategies and Actions from <i>A Metropolis of Three Cities</i> are embedded in each of the Planning Priorities, to integrate the District's challenges and opportunities with the Greater Sydney vision of the metropolis of three cities. Relevant priorities include:</p> <p>Planning for a city supported by infrastructure. Planning decisions need to support new infrastructure in each city - including cultural, education, health, community and water infrastructure - to fairly balance population growth with infrastructure investment. Decisions are required to equitably enhance local opportunities, inclusion and connection to services.</p> <p>Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land. Managing industrial and urban services land - industrial activity and urban services are important to Greater Sydney's economy and the nature of this economic sector is continuing to change, with emerging technologies and new industries with different requirements. Industrial land is evolving from traditional industrial and manufacturing lands, and freight and logistics hubs, into complex employment lands.</p>

	The proposed development contributes to these priorities as it provides the necessary support infrastructure to cater for the expanding economic activities and community services within the largest industrial and urban services precinct in the Central City District.
NSW Government Blueprint. NSW Treasury (2019)	
Document purpose	The document identifies challenges and risks and highlights major opportunities for the NSW Government to grow industries, innovate and improve the NSW economy.
Vision/document priorities	The Blueprint identifies aspirations for 2040. Relevant aspirations include: <ul style="list-style-type: none"> • A high standard of living for a population that is healthy, well-educated and skilled for high-income jobs of the future • The economy should be diversified in favour of fast-growing industries and services and be expanding quickly enough to lift living standards • Desire for innovative businesses and industries of the future and a government that leaves a lighter footprint on private sector activity • Government should behave in a way that encourages innovation, particularly via procurement.
Relevance to Proposed Development	The document identifies industries of future focus including: <ul style="list-style-type: none"> • Where NSW is already strong: finance and financial technology; mining, education, tourism and events, the arts • Industries that serve domestic needs: cyber security; medical technology; waste management • Emerging industries: advanced manufacturing, food production and agricultural technology, aerospace and defence, space, hydrogen for fuel. <p>In addition, the document identifies forces that will play a big role in shaping NSW over the next two decades. This includes digital technologies, including new tools like artificial intelligence that will keep changing our lives and our work.</p> <p>The proposed development supports digital technologies and provides infrastructure essential for all three identified types of industries.</p>
Draft Western Parkland City Blueprint, Western Parkland City Authority (2021)	
Document purpose	The Draft Blueprint identifies a series of directions for each vision theme of green, connected and advanced to help guide Government decision-making. Each set of directions is accompanied by priorities for Government action that is required to deliver the ambition of the Parkland City vision first established in the Greater Sydney Region Plan
Vision/document priorities	The vision is for a Green, Connected and Advanced Parkland City:

	<ul style="list-style-type: none"> • Green - The Parkland City will be a green and resilient city with a unique natural landscape that protects biodiversity and supports an increasingly sustainable and compact urban form. • Connected - The Parkland City will be a globally and locally connected City supported by physical, digital and social infrastructure. • Advanced - The Parkland City will be a leader in the advanced manufacturing sector with advanced education and skills to match.
Relevance to Proposed Development	<p>The document identifies five priority infrastructure projects. The relevant priority infrastructure projects are:</p> <ul style="list-style-type: none"> • Precinct Activation: Deliver road packages, utilities and digital infrastructure and rapid and frequent buses • Economic Development: Drive investment attraction and innovation with a strong and predictable infrastructure pipeline • The document identifies the importance of digital infrastructure, stating that digital connectivity is essential infrastructure and will be a critical enabler for investment attraction. Further, the city intends to: <ul style="list-style-type: none"> – Be a model for digital equity, innovation and cyber security – Support the growth of clean, green and advanced industries – Improve the diversity of local job opportunities.
Draft Western Parkland City Economic Development Roadmap, Western City Parkland Authority (2021)	
Document purpose	<p>The Roadmap is closely linked to the above <i>Draft Blueprint</i>. It currently consists of just the first phase, which provides an overarching strategy to maximise these economic opportunities and attract investment, businesses, and talent to the Parkland City and Australia. It focuses on leveraging the City's existing strengths and supporting the advanced industries that will create new jobs for the next generation. Subsequent phases will focus on key industry sectors.</p>
Vision/document priorities	<p>The Draft Roadmap identifies three economic opportunities:</p> <ul style="list-style-type: none"> • Foster innovation and build global competitiveness by developing capabilities that are export-oriented or strategically important to the NSW economy, such as defence, agribusiness, and advanced manufacturing. • Leverage city strengths that deepen the range of specialised services, particularly health and education and provide infrastructure and amenities, such as parks, arts and cultural facilities, together with transport infrastructure and services to enhance liveability. • Develop 22nd century workforce skills by providing industry relevant skills and employment pathways whilst attracting global talent in existing and emerging sectors.
Relevance to Proposed Development	<p>The priorities relevant to the proposed development are: <i>Innovation and global competitiveness</i></p> <ol style="list-style-type: none"> 1. Attracting and coordinating inbound investment.

	<p>2. Establishing and delivering the Western Sydney Investment Attraction Fund to catalyse the opportunities to attract new industry activity.</p> <p>3. Building on the Draft Roadmap’s target industry sectors, undertake further industry deep dives to highlight opportunities to build on existing ecosystems.</p> <p><i>City strengths</i></p> <p>14. Growing strategic and local centres through strategies that address growth barriers in local centres, enable development of new centres and grow home-based businesses across the Parkland City.</p> <p>15. Delivering economic enabling infrastructure investments by supporting transport and liveability outcomes.</p> <p><i>22nd century workforce skills</i></p> <p>19. Growing Cyber security capability by developing and progressing strategies to achieve a mature cyber security capability across the Parkland City.</p> <p>20. Focusing on workforce skills by planning and delivering programs that promote education and employment pathways, including exploring options to attract more migrants and grow local talent with skills for high tech industries.</p> <p>The proposed development contributes to The Parkland City being a connected and advanced city by improving the capability and resilience of the digital network for the region. This type of infrastructure supports both economic and industry development as well as a growing population.</p> <p>The Proposal would also help improve cyber security for the region and provide skilled job opportunities that diversify the employment offerings within the Western Parkland City.</p>
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Blacktown Community Strategic Plan: Our Blacktown 2036 (2017)

Document purpose	Blacktown City Council sets a vision for a ‘City of Excellence – diverse, dynamic, progressive’. It is intended to guide Council in providing the community with the best living and working environments.
Vision/document priorities	<p>Our Blacktown 2036 contains strategic directions, each containing strategies that identify how Council, along with its partners and stakeholders, will work towards achieving these aspirations. Relevant strategic directions are:</p> <ul style="list-style-type: none"> • Sustainability: We will embrace and champion environmental, economic, social and civic leadership outcomes and work to ensure the wellbeing of present and future generations is considered in all the decisions we make. • Leadership: We will be proactive and lead with integrity and honesty. We will take the initiative and set the direction for Blacktown City and Western Sydney, embracing challenges and capitalising on opportunities.

	<ul style="list-style-type: none"> • Innovation: We will constantly seek new processes and technologies to improve Council services.
Relevance to Proposed Development	This document relates to the LGA in which the proposed development is situated. It shows that the proposed development is aligned with the strategic direction of the LGA and will benefit the local community.
Blacktown Local Strategic Planning Statement, Blacktown Council (2020)	
Document purpose	Set out a 20-year vision for the future of Blacktown City as it grows and changes.
Vision/document priorities	<p>The 20-year planning vision is: A planned city of sustainable growth, supported by essential infrastructure, efficient transport, a prosperous economy and equitable access to a vibrant, healthy lifestyle.</p> <p>The plan sets out local planning priorities for the local context, that are consistent with the:</p> <ul style="list-style-type: none"> • Greater Sydney Region Plan • Central City District Plan • Blacktown Community Strategic Plan: Our Blacktown 2036. • Relevant priorities include: <ul style="list-style-type: none"> • Promoting investment and jobs growth • Providing infrastructure to meet growing demands.
Relevance to Proposed Development	This document relates to the LGA in which the proposed development is situated. It takes the strategic directions of the broader area, and applies them to the local context. Further, it recognises the site as of strategic importance to the prosperity of both the Central and Western Parkland cities.

3. Methodology

This chapter outlines the methodology used to define the baseline and undertake the social impact assessment for the Proposal, including the definition of the study areas used as the basis of this assessment.

3.1 Study area

Primary and secondary study areas have been selected for the purpose of this assessment. These are shown on Figure 3. These are based on considerations of: proximity to the site, and timeframe of impacts. Local social impacts include matters during the construction period and ongoing operations. Broader considerations include matters such as the local employment catchment.

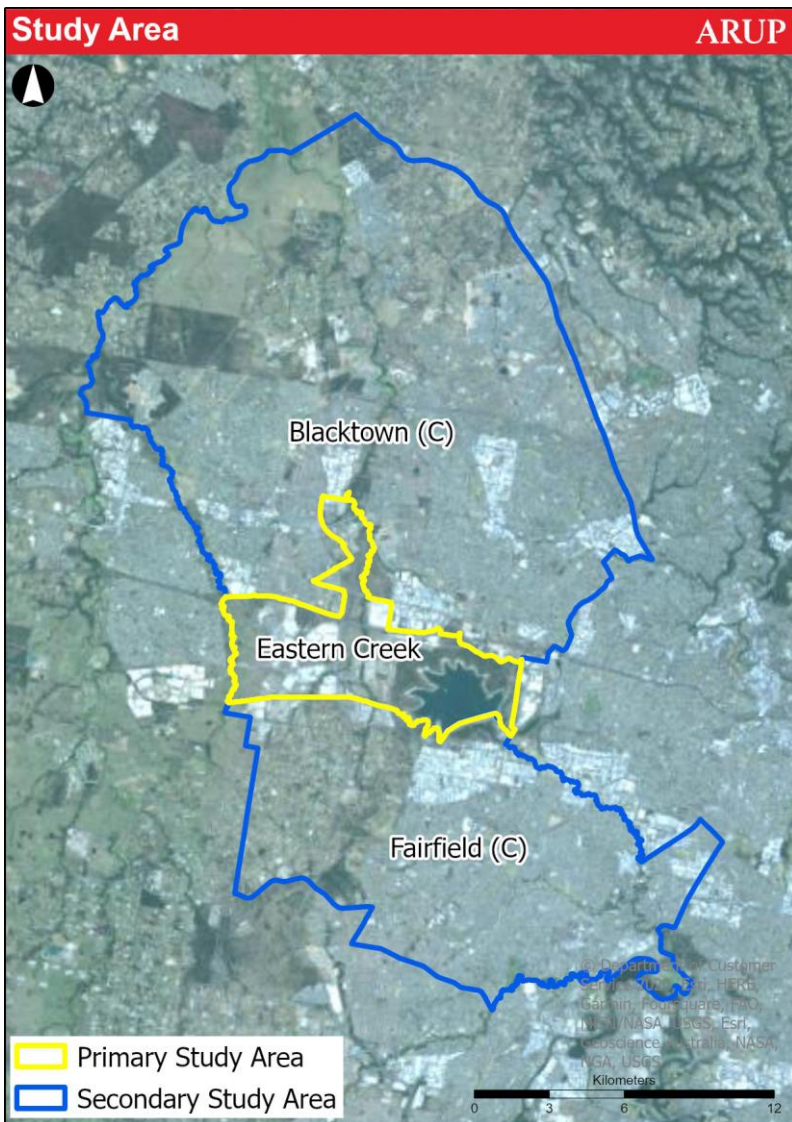


Figure 3: Study Area

3.1.1 Primary study area (PSA)

For the purposes of this SIA, the primary study area (PSA) is considered to be the Eastern Creek Suburb as shown in Figure 3. This area captures the stakeholders within the immediate area of the proposed development. The Eastern Creek Suburb statistical area was the smallest statistical area with available 2021 census data results. The relevant Statistical Area level 1 for the site is 11603131803, however, this area was too small to understand the social context and subsequently undertake an assessment of potential social impact.

3.1.2 Secondary study area (SSA)

For the purposes of this SIA, the secondary study area (SSA) is considered to be the Blacktown and Fairfield local government areas (LGAs) (shown in Figure 3). These LGA's capture the broader community. While the site is located within the Blacktown LGA, it is very close to the Fairfield LGA and relevant residential areas and may also be impacted by the proposed development. On this basis, it is important to account for the geography of both LGA's in this assessment.

3.2 SIA methodology

This SIA has been prepared in accordance with the DPE Social Impact Assessment Guidelines (2021) and includes the following steps:

- Define study area of social influence for the Proposal.
- Review of relevant policies, guidelines and plans to identify relevance and directions for the assessment.
- Analysis of community profile (population and demographic) including population size and growth, families and housing, diversity, employment and income, and socio-economic advantage/disadvantage.
 - This has been undertaken using the 2021 Australian Bureau of Statistics (ABS) data where possible and supplementing it with the 2016 census data results due to only a portion of the 2021 census results are publicly available at the time of preparing this report.
- Identification of community facilities, social infrastructure, open space (from desktop review of aerial imagery and publicly available GIS mapping).
- Identification of existing community values through a review of community and stakeholder engagement outcomes summarised in Appendix N (EIS Volume 1): Community and Stakeholder Engagement Report to identify direct social impact considerations, and to gain community feedback that addresses concerns, values and needs.
- Identification and analysis of potential social impacts that may be caused by the Proposal.
- Identification of relevant mitigation measures to avoid and/or minimise potential social impacts.
- Identification of potential residual impacts that could occur post implementation of mitigation measures.

The impact assessment has considered impacts to the following themes as identified within the SIA Guidelines (2021):

- Way of life
- Community
- Access
- Culture
- Health and wellbeing

- Surroundings
- Livelihoods
- Decision-making systems.

The significance of each potential impact was also assessed with reference to the magnitude of the impact which is based on the area of impact, duration and severity of impact, as well as the sensitivity of the surrounding population (e.g. vulnerable receivers). Table 3 outlines the sensitivity levels used to assess the sensitivity of the receivers, and Table 4 outlines the measures used to assess the magnitude of impact.

Table 3: Dimensions of social impact magnitude

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

Table 4: Levels of magnitude for social impacts

Magnitude	Definition
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.

These scores were then combined to give an overall impact score for each theme using the following matrix.

Table 5: Social impact significance matrix

Sensitivity		1	2	3	4	5
Magnitude		Minimal	Minor	Moderate	Major	Transformational
Likelihood	Almost certain	Low	Medium	High	Very high	Very high
	Likely	Low	Medium	High	High	Very high
	Possible	Low	Medium	Medium	High	High
	Unlikely	Low	Low	Medium	Medium	High
	Very unlikely	Low	Low	Low	Medium	Medium

4. Existing environment

This chapter outlines the existing social environment using a combination of ABS census data, population projections, nearby social infrastructure and stakeholder engagement results.

4.1 Site analysis

The study area(s) for an SIA identifies the potential area of influence for social impacts as a result of a Proposal. For this SIA, the area of social influence has been based on several factors, including:

- The location and context of the Proposal site in relation to the suburb of Eastern Creek, Blacktown and Fairfield LGAs and the Greater Sydney Area.
- The nature and scale of the Proposal, and the scope of the potential direct and indirect social impacts throughout its lifecycle.
- The location and characteristics of the Proposal site and nearby land uses – characterised by its location in Western Sydney Employment Area (within Stage 3 of the Eastern Creek Precinct), close to industrial and transport uses, and separated (approximately 2km) from significant residential areas.
- Key built and natural features, including the local road network, and local areas of recreation and open space.
- As identified in Chapter 3, ABS Statistical boundaries comprising of the suburb and LGA geographies are most appropriate geographies for consideration.
- Key findings from technical assessments, including distance parameters and likely impact sphere.

4.1.1 Site location and context

The site is located within Western Sydney Employment Area, in the Eastern Creek Precinct. Given the role and function of the precinct as an employment focused area, the nearest residential uses are approximately 1.7km from the site. Residential areas to the west are buffered by a substantial green space and residential uses to the south and east of the site are also sparsely populated.

There is limited social infrastructure within an 800 metre radius of the site which is considered to be a 10-15 minute walk. Key social infrastructure close to the site as shown in Figure 4 below includes several bus stops and a childcare centre.

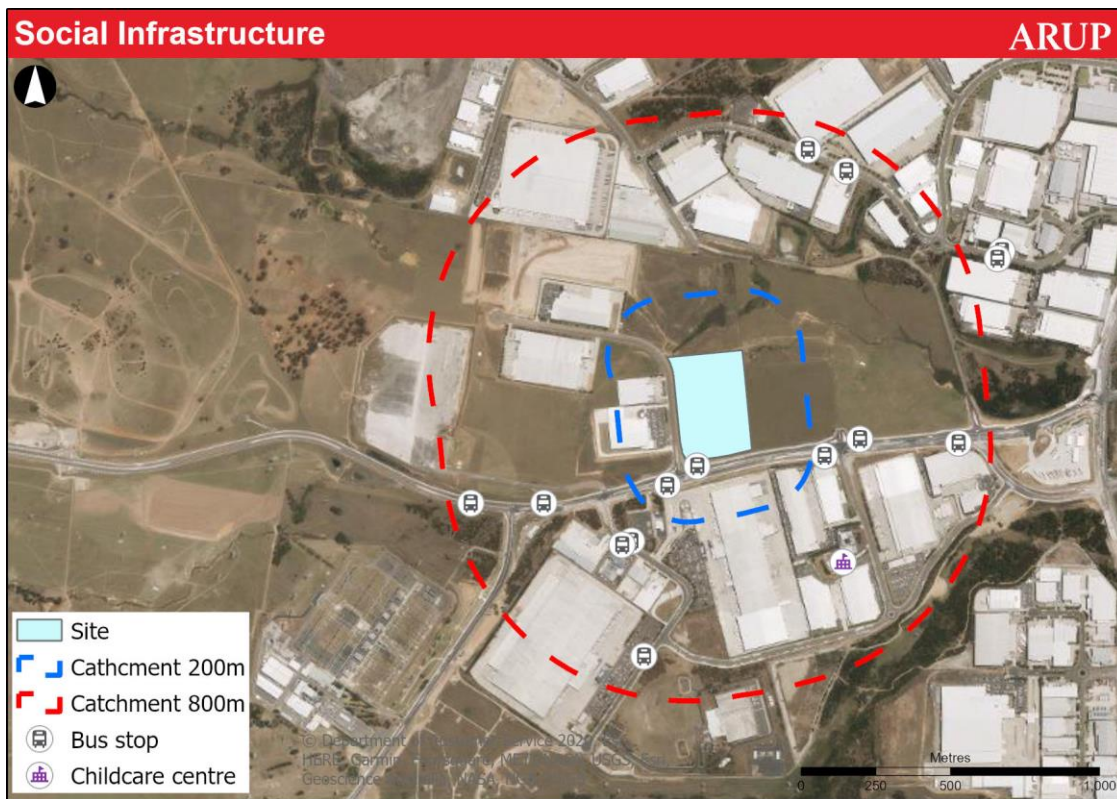


Figure 4: Social infrastructure

4.2 Local social profile

4.2.1 Population

Since 2016, the population of the Primary Study Area (PSA) has increased by 5.7%, reaching 874 people by 2021 (Refer to Table 6), reflecting the nature of the area predominately accommodating non-residential land uses. The Secondary Study Area (SSA) has experienced significant population growth since 2016, increasing by 13.0% to a population of 605,251 in 2021. Over the same period, the population of the NSW increased by only 7.9%, reflecting the role of the area as a major growth area within the region.

Table 6: Population by Geography (2016 and 2021)

	2016	2021	Difference %
Eastern Creek Suburb (PSA)	827	874	+5.7
Blacktown and Fairfield LGA's (SSA)	535,779	605,251	+13.0
NSW	7,480,228	8,072,163	+7.9

Source: ABS Census, 2016 and 2021

4.2.2 Age Distribution

At 2021, the median age of the population in the PSA was 34, and the SSA was 35 years. This is slightly lower than the NSW median age of 39 years.

The working age population (aged 15 to 64 years) is 66.3% within the PSA and 65.9% within the SSA. This is slightly higher than the working age population across NSW, at 64.2%. The population under 15 years is 23.5% within the PSA, 20.3% within the SSA, slightly greater than NSW (18.2%).

In the PSA, the population over 65 years is 10.2% and 13.85% in the SSA, notably lower than NSW (17.7%).

Overall, Table 7 illustrates that the population of the PSA and SSA are made up of a higher proportion of young people, and a lower proportion of older people compared to NSW. Given the lower number of people over 65 years old, this indicates that the PSA and SSA are less vulnerable to age related health impacts compared to the state average. The high number of people under 15 years of age in the study area however, indicates a high proportion of young families in the area which may require social facilities such as schools and childcare. Employment opportunities over the next 10 years or so for this young population would also need to be considered as they enter the workforce.

Table 7: Age distribution by Geography

	PSA (%)	SSA (%)	NSW (%)
0-4 years	6.9	6.4	6.0
5-9 years	7.6	7.0	6.2
10-14 years	9.0	7.0	6.2
15-19 years	9.9	6.5	5.7
20-24 years	6.8	6.9	6.1
25-29 years	7.2	6.9	6.9
30-34 years	6.2	7.1	7.2
35-39 years	7.7	7.7	7.2
40-44 years	7.5	6.9	6.5
45-49 years	7.1	6.4	6.4
50-54 years	4.9	6.2	6.2
55-59 years	5.1	6.0	6.1
60-64 years	3.9	5.6	5.8
65-69 years	3	4.6	5.1
70-74 years	2.7	3.7	4.6
75-79 years	1.9	2.4	3.3
80-84 years	1.3	1.7	2.3
85 years and over	1.3	1.6	2.3

Source: ABS Census, 2021

4.2.3 Population forecast

As illustrated in Table 8, population projections prepared by DPE expect the SSA to experience greater proportional growth compared to NSW with Blacktown LGA expected to increase in population by 28.9% above the 2021 population projection by 2041 and 17.6% for the Fairfield LGA. The projections indicate that most of the expected population growth in the SSA is expected to occur in the Blacktown LGA.

Table 8: Population Projections

Area	2016	2021	2026	2031	2036	2041	Change % 2021 to 2041
Blacktown LGA	348,030	381,996	399,838	428,982	459,427	492,241	28.9
Fairfield LGA	205,675	210,804	214,009	222,497	233,380	247,803	17.6
SSA Total	553,705	592,800	613,847	651,479	692,807	740,044	24.8
NSW	7,732,858	8,166,757	8,462,770	8,933,640	9,404,886	9,872,934	20.9

Source: DPE Population Projections, 2022

4.2.4 Cultural Diversity

Both the PSA and SSA have a diverse population, with a high proportion of residents identifying as speaking another language at home. A total of 310 people within speak a language other than English in the PSA (about 35.5% of the population). Key languages spoken at home in the study areas include:

- Indo-Aryan languages
- Southeast Asian Austronesian languages
- Arabic
- Vietnamese
- Chinese languages.

Both the Blacktown and Fairfield LGA's are refugee welcome zones and have a number of multicultural support services available which has contributed to this high number.

Table 9 identifies the top five languages other than English spoken at home in each of the study areas.

Table 9: Top five languages other than English spoken at home

PSA	SSA		NSW
	Blacktown LGA	Fairfield LGA	
Indo-Aryan languages (62 people – 7.1%)	Indo-Aryan languages (70,378 people – 17.8%)	Vietnamese (43,676 people – 21.0%)	Chinese languages (200,619 people – 2.5%)
Arabic (52 people – 5.9%)	Southeast Asian Austronesian languages (25,427 people – 6.4%)	Arabic (19,190 people – 9.2%)	Indo-Aryan languages (180,546 people – 2.2%)
Southeast Asian Austronesian languages (45 people – 5.1%)	Arabic (11,606 people – 2.9%)	Chinese languages (15,302 people – 7.3%)	Arabic (113,480 people – 1.4%)
Samoan (17 people – 1.9%)	Chinese languages (11,299 people – 2.8%)	Khmer (6,843 people – 3.3%)	Southeast Asian Austronesian languages (53,800 people – 0.7%)
Vietnamese (16 people – 1.8%).	Tamil (7,995 people – 2.0%)	Spanish (4,809 people – 2.3%)	Vietnamese (53,796 people – 0.7%)

Source: ABS Census, 2021

4.2.5 Dwellings and households

At 2021, there were 240 dwellings in the PSA and 181,854 in the SSA (refer to Table 10). The predominate dwelling type is separate houses, making up approximately 93% of total dwellings in the PSA and 77% in the SSA. These are both much higher than NSW (67%). The dominance of separate houses reflects the character of the area as a suburban low density area with limited diversity in housing stock.

In terms of other dwelling types, semi-detached dwellings make up approximately 4% of total dwellings in the PSA, significantly lower than the SSA and NSW which are both approximately 12%. There is a low proportion of apartments in the PSA and SSA, accounting for around half the proportion of NSW.

Table 10: Dwelling Structure by Geography

Dwelling Structure	PSA (%)	SSA (%)	NSW (%)
Separate house	93.4	76.7	65.6
Semi-detached	3.7	12.2	11.7
Apartment	1.2	10.7	21.7
Other/ N/A	1.7	0.5	1.0

Source: ABS Census, 2021

In 2021, the composition of households was consistent across the PSA and SSA. The proportion of family households within these areas is approximately 10% higher than NSW (71.2%), aligned with the high proportion of separate dwellings across the PSA and SSA. Compared to NSW, there is a much lower proportion of lone person household types again indicating the limited diversity in housing, reflecting the composition of households residing in the PSA and SSA.

Table 11: Household Composition

Household type	PSA (%)	SSA (%)	NSW (%)
Family	80.3	80.9	71.2
Lone person	15.1	16.7	25.0
Group	4.6	2.5	3.8

Source: ABS Census, 2021

4.2.6 Household weekly income

In the PSA, there are considerably less households with a median income below \$650 per week compared to the SSA (16.5%) and NSW (16.3%). There is also a lower proportion of household incomes above \$3,000 in the PSA compared to the SSA (23.5%) and NSW (26.9%).

Table 12: Household weekly income

Median household weekly income	PSA(%)	SSA (%)	NSW (%)
Less than \$650	9.9	16.5	16.3
More than \$3000	20.7	23.5	26.9

Source: ABS Census, 2021

4.2.7 Housing tenure and cost

Both the PSA and SSA have a lower proportion of housing owned outright (22.9% and 25.9%) compared to NSW (31.5%) and in turn, the PSA and SSA have a greater proportion of housing owned with a mortgage

(40.3% and 37.6%) compared to NSW (32.5%). In terms of housing that is rented, the PSA (33.5%) and SSA (36.2%) are aligned with NSW (32.6%).

Table 13: Housing by Tenure Type

Tenure	PSA (%)	SSA (%)	NSW (%)
Owned outright	22.9	25.9	31.5
Owned with a mortgage	40.3	35.0	32.5
Rented	33.5	36.2	32.6
Other/Not stated	3.4	3.0	3.4

Source: ABS Census, 2021

Table 14 reports the cost of housing, looking at households spending less than 30% of income on mortgage repayments, as well as households spending greater than 30%.

Of the total households owned with a mortgage in the PSA, the average mortgage repayment is approximately \$ 1,950 per month. This is slightly below the average for the SSA (\$2,191) and NSW (\$2,167).

A slightly lower proportion of households are spending less than or equal to 30% of household income on mortgage repayments in both the PSA (66.7%) and SSA (67.1%) compared to NSW (71.9%). Based on Table 14, there is a higher proportion of households in the PSA (19.6%) and SSA (21.7%) considered to be in housing stress, spending more than 30% of household income on mortgage repayments compared to NSW (17.3%).

Table 14: Household income spent on mortgage monthly repayments

Cost of mortgage repayments	PSA (%)	SSA (%)	NSW (%)
Less than or equal to 30% of household income	66.7	67.1	71.9
Greater than 30% of household income	19.6	21.7	17.3
Unable to determine	13.7	11.2	10.8

Source: ABS Census, 2021

The median cost of renting in the PSA is \$400 per week which is aligned with the median cost of the SSA at \$395 per week. The PSA and SSA are slightly lower than NSW (\$420 per week). The PSA is mostly aligned with NSW in terms of proportion of household income spent on rent. The SSA has a lower portion of households spending less or equal to 30% of income on rent (51.6%) and a higher proportion of households spending greater than 30% of income on rent (30.8%).

Table 15: Household income spent on rent

Cost of renting	PSA (%)	SSA (%)	NSW (%)
Less than or equal to 30% of household income	51.6	51.7	56.1
Greater than 30% of household income	30.8	39.8	35.5
Unable to determine	17.6	8.5	8.4

Source: ABS Census, 2021

4.2.8 Employment and labour force

The latest 2021 census data on employment and labour force numbers was not available at the time of writing this SIA. As such, 2016 ABS census data was used.

As identified in Table 16 below, at 2016, the majority of residents in the PSA (62.2%) and SSA (61.0%) were employed in the labour force full time, slightly higher than the NSW proportion (59.2%). Notably, a higher proportion of the population of the SSA (6.8%) were unemployed, slightly greater than NSW (6.3%). The PSA had a smaller proportion at 5.2%.

Table 16: Employment Status

	PSA (%)	SSA (%)	NSW (%)
Worked full-time	62.2	61.0	59.2
Worked part-time	25.5	27.5	29.7
Away from work	7.1	4.8	4.8
Unemployed	5.2	6.7	6.3

Source: ABS Census, 2016

The PSA is made up of a significant higher proportion (16%) of technical and trades workers and machinery operators and drivers (18.2%) compared to the SSA (13.9% and 8.6%) and NSW (12.7% and 6.1%), highlighting the role and function of Western Sydney Employment Area. The proportion of labourers is consistent within the PSA (12.0%) and the SSA (12.5%), both geographies slightly higher than the trend for NSW (8.8%). Given the nature of the PSA, there is a substantially lower proportion of professionals (11.1%), yet the proportion is slightly higher in the SSA (21.3%) and more aligned with NSW (23.6%).

Table 17: Occupation of the labour force

	PSA (%)	SSA (%)	NSW (%)
Machinery Operators and Drivers	18.2	8.6	6.1
Technicians and Trades Workers	16.0	13.9	12.7
Community and Personal Service Workers	13.0	10.0	10.4
Clerical and Administrative Workers	13.0	15.2	13.8
Labourers	12.0	12.5	8.8
Professionals	11.1	21.3	23.6
Sales Workers	9.2	9.4	9.2
Managers	6.5	8.7	13.5

Source: ABS Census, 2016

4.2.9 Education attainment

As identified in Table 18 below, both the PSA (11.2%) and SSA (16.7%) have significantly lower proportion of the population that have attained a Bachelor Degree level or above. The PSA has a much greater proportion of the population that has attained a certificate level education at 21.1%, whereas the SSA (12.3%) is more aligned with the NSW trend (15.3%).

Table 18: Highest level of education attained

Education Level	PSA (%)	SSA (%)	NSW (%)
Bachelor's degree level and above	11.2	16.7	24.1
Advanced Diploma and Diploma level	6.4	8.0	9.2
Certificate level (I-IV)	21.1	12.3	15.3
Year 12	18.3	20.7	15.8
Year 11	4.6	4.0	3.4
Year 10	17.8	11.8	11.9
Year 9 or below	12.2	11.7	8.7

Education Level	PSA (%)	SSA (%)	NSW (%)
No educational attainment	1.2	3.6	0.9
Not stated	7.1	8.6	10.6

Source: ABS Census, 2016

4.3 Community and stakeholder perspectives

The Blacktown Community Strategic Plan (Our Blacktown 2041) (2022) outlines the community's aspirations for the LGA and the strategic directions and projects to achieve those aspirations. The Plan (2022) has been informed by two years of consultation undertaken by Blacktown City Council, engaging with over 6,00 community members.

This Plan can provide us with an indication of the local community's values and desires for the study area. The six strategic directions identified in Our Blacktown 2041 include:

- A vibrant, inclusive and resilient community
- A clean, sustainable and climate resilient city
- A smart and prosperous economy
- A growth city supported by accessible infrastructure
- A healthy, sporting and active city
- A leading city.

Key focus areas identified in relation to these strategic directions that the Proposal may support include:

- Improved social and economic outcomes for Aboriginal and Torres Strait Islander peoples
- Community facilities meets the needs of a growing population
- Build capacity for the community to live more sustainably
- An adequate supply of diverse local jobs
- Major government and private investment to the city
- Realising the economic potential of our city centres and strategic centres
- Growth and prosperity of local business
- Delivery of infrastructure to support the growing city
- Blacktown City is known as a city of excellence and innovation
- Our infrastructure and assets are managed for long term sustainability.

4.3.1 Engagement to inform this SSD

The Proponent has consulted with various stakeholders to inform this SSD and will continue to do so throughout the project. Stakeholder engagement for the project is guided by the International Association for Public Participation's (IAP2) Core Values and Public Participation Spectrum which assists in identifying the level of engagement and participation that should occur. It has also been guided by the NSW Department of Planning and Environment 'Undertaking Engagement Guidelines for State Significant Projects' (2021).

The key stakeholders that have been consulted with for this Proposal include:

- Adjoining landowners and leaseholders
- Aboriginal and Torres Strait Islander representatives including Traditional Custodians

- Government agency representatives.

Previous consultation sessions attracted a low level of attendance from adjoining landowners/leaseholders suggesting a low level of interest in the Proposal. Key social issues/feedback raised by the community and other key stakeholders during this consultation process to date included the following:

- Landowner representative feedback centred around the location of the proposed site, however, they expressed that they were not concerned with the development given that another data centre is being built nearby.
- Consultation with Traditional Owners identified the following opportunities:
 - Consult with the Local Aboriginal Land Council, Traditional Owners and Elders who are able to speak on behalf of the Country; the need to use native plants as part of the landscaping “brining back something of what was there” and “as part of caring for Country”.
 - Create opportunities for employment.
 - Understand and respect Aboriginal culture; recognising events such as NAIDOC in a meaningful way and ensure support by both Aboriginal and non-Aboriginal staff.
 - Be considerate and understanding of culture obligations including, but not limited to, supporting Sorry Business.
- The NSW Department of Planning and Environment advised that the environmental impact statement (EIS) would need to consider the cumulative impacts of both data centres (and potentially the substation) operating together.

5. Assessment of potential impacts

5.1 Assessment framework and scope

This SIA has been prepared in line with the NSW DPE SIA Guideline (2021) and considers the findings from related impact assessments prepared for this EIS.

The assessment considers the potential impact on the community and social environmental if the Proposal would be developed, based on the existing social environment factors outlined in Chapter 4.

5.2 Impact assessment factors and responses

The following sections outline the potential impacts that could arise from the Proposal during both construction and operation. This includes both positive and negative impacts and are categorised as per the DPE SIA Guideline (2021).

Table 19: Impact assessment factors

Way of life
<p>Construction</p> <ul style="list-style-type: none"> • The subject site is located north of Old Wallgrove Road, a strategic east-west connection intersecting the Western Sydney Employment Area. The Western Sydney Employment Area is an important regional employment hub with a number of workers and transport movement, therefore changes to access of Old Wallgrove Road may have potential social impacts including: <ul style="list-style-type: none"> – Time inconvenience and changes to way of life for workers access surrounding employment uses, associated with increased traffic due to construction activities/vehicles. – Traffic, road safety and parking impacts associated with construction activity at the site. Construction is expected to generate around 68 trips during the AM and PM peak hours (assumed to be 7-8am and 3-4pm) which is expected to reduce the level of service for the Old Wallgrove Road/Eastern Creek Drive intersection from Level A (what it currently is) to Level B which is still considered to be good with an acceptable level of delay generated. All construction staff parking is expected to be accommodated within the site, with no need for on street parking. • Temporary reduced amenity and subsequent possible impacts to people’s working experience in the local area due to construction noise and vibration. It is noted that the subject site is located within an employment precinct context with existing noise levels generated by traffic, animals, and the operation of light machinery from nearby properties throughout the day, however, noise levels during construction are expected to exceed noise criteria levels for adjacent businesses/industries during construction. These activities may also generate dust and other emissions. These impacts may temporarily affect the way nearby businesses typically work such as limiting the amount of time they spend outdoors. • Impacts to way of life are unlikely for the surrounding residential population as the subject site is strategically located in an employment precinct, 1.7km north from existing residential neighbourhoods.
<p>Operation</p> <ul style="list-style-type: none"> • Potential positive impacts associated with increased and diverse employment opportunities on the site as a result of a new two-storey data centre comprising of data halls, mechanical and electrical equipment rooms and offices, aligned with the high proportion of residents upholding certificate level education attainment in the PSA (20.9%) and SSA (12.3%) (refer to section 4.2). • Increased convenience and improvements to way of life including daily routines and ways of working for residents and businesses in Western Sydney as the proposed data centre will provide critical infrastructure to support growing demand for data storage and internet usage across the region.

- Once operational, unlikely impacts to way of life for the surrounding residential population as the subject site is strategically located in an employment precinct and unlikely to alter the way people live.

Overall rating: Medium

- **Likelihood:** The overall likelihood of potential social impacts to way of life for the community is considered to be possible.
- **Magnitude:** The overall magnitude of impact to way of life is considered to be moderate, with likely positive impacts to the community in terms of diverse employment opportunities and improved access to data storage, and minor potential negative impacts to access during construction.

Community

Construction

- During the construction phase, it is likely there will be possible impacts to amenity for the local worker community in the immediate area of the site within Western Sydney Employment Area. It is recognised that the site is positioned in Western Sydney Employment Area and the nature of the proposed two-storey data centre is aligned with the type and scale of employment uses that already exist and or are being delivered as part of the NSW Government's growth ambition for the area, therefore this type of possible impact to the local worker community is expected.
- Possible amenity impacts to the local worker community that may arise during the construction phase include:
 - Noise and vibration: construction activities are expected to generate noise levels that exceed the noise guideline criteria for nearby businesses/industries. The noise levels are expected to comply with the criteria for residential receivers during construction, with some minor exceedance predicted for one residential receiver during certain construction activities. Any vibration generated by construction activities are not expected to impact surrounding developments.
 - Air quality: there is the potential for dust generation and exhaust emissions during construction, however given the distance to nearby air quality sensitive receivers (e.g., residential dwelling), this risk is considered to be very low. The potential risk to workers on site can be managed through appropriate air quality measures.
 - Visual amenity: potential visual amenity impacts during construction include disruption to existing views during earthworks and ground disturbance and the introduction of equipment, cranes, and construction pads. Earthworks have already begun for other sections of the site subject to prior approvals and have therefore already impacted the visual amenity of the site. The Proposal may prolong this impact if construction occurs at the same time or shortly after current works are complete.
- The possible impacts would be focused on the immediate area and therefore unlikely to impact established residential areas as the site is around 1.7km north from the closest residential. Therefore, it is unlikely there will be impact to the community cohesion, character and sense of place for the local resident population.

Operation

- Potential impacts to the community's sense of place are considered to be unlikely as the proposed employment land use is well aligned with the employment-based uses established and planned for the precinct. The site is located in Western Sydney Employment Area, and the proposed use aligned with the strategic policy for the employment precinct.
- The installation of a data centre would also provide data storage services that can support the broader economy and surrounding communities, supporting the NSW Government's vision for economic growth of Western Sydney.
- The proposed development creates an opportunity to generate a diverse range of job opportunities, with 50 full time jobs expected to be generated during operation. These jobs would help support the NSW Government's vision for a 30-minute city, providing jobs closer to home.

- Once operational, the proposed development is expected to require the use of around 35.2 megawatts of energy consumption. This exceeds the limit of 10 megawatts of energy consumption as per Clause 25 of the Planning Systems State Environmental Planning Policy (SEPP) and is the key factor for this Proposal triggering SSD approval requirements. Such an increase in energy consumption does not align with the NSW Government's net zero emission targets to reduce energy consumption as outlined in the Greater Sydney Regional Plan which could possibly impact the community in terms of resilience and sustainability.

Overall impact: Medium

- **Likelihood:** The overall likelihood of potential impacts to the community occurring is considered to be possible
- **Magnitude:** The overall magnitude of impact to the community values is considered to be minor-moderate, with potential positive impacts to the community in terms of employment opportunities, and minor potential negative impacts in terms of energy consumption once the Proposal is operational.

Accessibility

Construction

- Possible impact to access to the site and surrounding land uses is expected to be minor. This reflects the location of the site within the context of Western Sydney Employment Area and the nature of uses in the precinct requiring strong access to markets they serve via the strategic road network (including the M7 to the east and M4 to the north).
- As heavy vehicles commonly travel the road network within the employment precinct due to its connection with the freight industry. It is therefore expected that the road network to and from the site has the capacity to accommodate an increase in traffic related to construction activities with minimal disruption to the nearby sensitive receivers (i.e. neighbouring businesses). Traffic volumes during construction are expected to reduce the capacity of the Old Wallgrove Road/Eastern Creek Drive intersection slightly, however this would still be operating at a level of service Level B which is considered to be 'good with acceptable delays and spare capacity'.
- Parking for construction workers would be provided on site. As workers will not need to park on the street, the construction phase is unlikely to impact access for surrounding businesses.

Operation

- Energy would be supplied to the site via a new building that is subject to a separate approval. It is expected that this will result in positive impacts, alleviating pressure on the local energy network and improve access and reliability for neighbouring businesses and residents. Backup lithium-battery and diesel-powered generators are also proposed to support the Proposal in the event of a power outage from the grid supply.
- Further, it is likely the Proposal will create positive impacts by improving access to digital services for key customers, surrounding businesses and utility service providers. This is aligned with the strategic direction of the NSW Government, supporting economic growth of Western Sydney Employment Area and NSW more broadly.
- Impacts to physical access to the site and surrounding land uses is expected to be minimal once the proposed development is operational. Traffic volumes generated by employees travelling to and from work is expected to be around 42 vehicles in the AM and PM peak hours, meaning that the Old Wallgrove Road/Eastern Creek Drive intersection is expected to operate within capacity during operation. However, it is recognised that the site is positioned in an employment focused precinct and given the nature of the expected uses, traffic and noise is to be expected in this locality.
- Access to the site is provided by a single driveway, which due to security restrictions, would require each vehicle to have double security checks before entering. This has the potential to cause vehicle queues, particularly during the AM peak hour period. Access to the site would also be provided 24/7 to allow the continuous operation of the facility.
- As identified in Appendix I (EIS Volume 1): Traffic Impact Assessment, Old Wallgrove Road has suitable walking and cycling infrastructure, however this does not extend to Eastern Creek Drive,

meaning that the site does not currently have the necessary infrastructure to support access for pedestrians and cyclists. The provision of this infrastructure is not included within the scope of this proposed development, however there is the opportunity for this to be provided at a later date. The surrounding environment is also not conducive for active travel with limited pedestrian/cyclist infrastructure and limited density of services that would encourage walkability.

- The Proposal would place a high demand on electrical, water, sewer and telecommunication services which may place a strain on the surrounding service network. The Proposal would also require the use of separate telecommunication supply routes to ensure the Proposal can operate in the event one telecom route is offline. To cater for this demand, a series of separate telecom routes have been developed on the site to ensure path diversity. The Proposal would also be services by the new 132kV electrical substation developed under a separate Development Application.

Overall impact: Medium

- **Likelihood:** the likelihood of these impacts occurring is considered to be possible.
- **Magnitude:** the magnitude of these potential impacts is considered to be minor due to the existing transport network capability to accommodate construction traffic and the likely positive impact on the wider digital network once the Proposal is operational.

Culture

Construction

- The Proposal is located on the traditional land of the Darug Aboriginal people and remained a greenfield site until 2007. Since then, the site has been extensively disturbed as a result of approved bulk earthworks subject to a separate development application.
- As outlined in the Appendix G (EIS Volume 1): Aboriginal Cultural Heritage Assessment Report (ACHAR) Waiver, there are no known objects or places of Aboriginal heritage significance identified within the proposed site and immediate surroundings. The proposed development is also unlikely to impact any non-Aboriginal heritage items as there are no known items of heritage significance at the site and the site forms part of the wider Western Sydney Employment Area which has been subject to planning studies informing growth of the employment precinct.

Operation

- Once operational, the site will not be publicly accessible and there may be possible impacts to local Aboriginal communities and their connection Country on the site
- During consultation with Traditional Owners, the opportunity to provide native planting on the site in consultation with the LALA, Traditional Owners and Elders to help provide a stronger connection to Country was raised.

Overall impact: Low

- **Likelihood:** the likelihood of these impacts occurring is considered to be unlikely.
- **Magnitude:** the magnitude of the potential impacts is considered to be minimal.

Health and wellbeing

Construction

- There may be possible impacts to health and wellbeing for some nearby workers and visitors to the site due to noise and vibration impacts generated during construction.
- The generation of dust and exhaust emissions caused by construction activities may also impact the health and wellbeing of construction workers, and sensitive receivers and cause potential health problems if inhaled. However, the potential impact to human health is expected to be very low due to the distance from sensitive receivers (about 1.7km from nearby residential dwellings) and managed adequately through the implementation of management measures to control the spread of dust.
- Other potential impacts that could impact the health and wellbeing of construction workers and nearby sensitive receivers is the disturbance and transfer of contaminated material. This impact is expected to be minimal as earthworks have already begun on the site subject to prior development

approvals. The Proposal also aims to use sustainable materials and resource recovery where possible to help reduce emissions and waste generation to help meet the Proponent's net zero carbon emissions target.

Operation

- Given the location of the proposed development in an employment focused precinct, the Proposal is expected to have a negligible impact on health and wellbeing for staff and nearby sensitive receivers during operation. As discussed in Appendix J (EIS Volume 1): Air Quality Impact Assessment, there may be impacts to air quality during operation in the event of a power failure, where the use of the backup diesel powered generators would be required. However, this impact is considered to be very minor as the typical power outage for Greater Sydney West Region is about 48 minutes a year and therefore would only be used for about 0.009% of the year.
- Other potentially hazardous materials (in addition to diesel fuel) that would be stored on site during operation include:
 - Transformer oil
 - Lithium-ion batteries
 - VRLA batteries.
- These materials pose a combustion risk and could be harmful if inhaled, touched and/or swallowed. The relevant risks and impacts associated with these materials would be managed in line with government regulations and standards as well as the specific recommendations outlined in Appendix L (EIS Volume 1): Preliminary Hazard Analysis once operational to minimise the chances of this occurring.
- Typical access to Western Sydney Employment Area is by car, however there are shared footpaths and bus stops available. There is a bus stop and shared footpath fronting the site, providing opportunities to for future workers to travel to work using alternative options to the car, promoting active transport and healthy lifestyles.
- Once operational, the proposed development will have relevant security measures put in place to secure the site. This will include crime prevention through environmental design measures such as CCTV cameras, controlled access and lighting. The relevant security measures for the site may also have a minor positive impact on the wider employment precinct, contributing to overall improved safety and security beyond the site boundary.
- The Proposal also provides the opportunity to provide tree planting that reflects the ecological character of the surrounding ecosystems and use of native species in line with the Eastern Creek Precinct Plan providing necessary green space for staff which has associated physical and mental health benefits.

Overall impact: Medium

- **Likelihood:** the likelihood of these negative potential impacts associated with loss of amenity occurring is considered to be unlikely, while the impacts associated with increased security is considered to be possible.
- **Magnitude:** the magnitude of these potential impacts occurring is considered to be minor

Surroundings

Construction

- Likely changes to the streetscape, appearance and use of the site and surroundings with reduced amenity due to construction noise and vibration.
- Impacts to visual amenity due to earthworks and equipment/machinery would be restricted to road users and nearby businesses/industries. It is recognised the site is located within a planned employment land precinct with no residential population, therefore not a high value visual area.
- Possible impacts on amenity of the area associated with increased traffic movements due to construction activity. Potential impacts are expected to be temporary during the construction phase and relate to amenity and safety associated with increased traffic movements including:

- Increased noise associated with construction vehicles, including trucks.
- Safety risks associated with disruption to shared footpath fronting the site as a result of construction activity.
- Increased traffic volumes (including heavy vehicles).

Operation

- Major changes to the surroundings and appearance of the site associated with proposed development of a two-storey data centre on the site. The proposed development is aligned with the land use and density of surrounding uses, responding to the NSW Government's vision for Western Sydney Employment Area.
- Increased activation of the site associated with an increased number of workers on the site, increasing the amount of pedestrian movement, activating the site during the day and night due to the need for the Proposal to operate 24 hours a day and seven days a week.
- Some landscaping including tree planting would be provided during operation to help improve the overall visual amenity of the site.
- Unlikely to result in impact on surrounding aesthetic value and amenity as industrial type uses are the key focus for growth of Western Sydney Employment Area, making it unlikely the wider residential population in the SSA will be impacted.

Overall impact: Low

- **Likelihood:** the likelihood of negative impacts to the surroundings is considered to be likely, yet this is associated with traffic and visual impacts during construction phase.
- **Magnitude:** the magnitude of these potential impacts occurring is considered to be minor.

Livelihoods

Construction

- The proposed development is expected to generate 100 jobs during the construction phase. These jobs would be serviced from the local community in the first instance, aligned with the availability of labour in the SSA and skills of the labour force. As discussed in section 4.2.8, there is a high proportion of people within the PSA that are machinery operators and drivers, technicians and trades workers and labourers. The proposed development would therefore provide these residents with temporary employment opportunities during construction.
- In addition to direct employment of construction workers, this phase of the development may have a positive impact on the local economy through the supply of materials and services required for construction. It may also increase the daily spending rate at local services such as food and retail stores due to the temporary increase in construction workers.
- As the Proposal is located within Western Sydney Employment Area, it is expected that the additional jobs and service requirements would not put undue strain on the local employment industry as this employment precinct has been the focus of NSW Government planning to attract job growth and economic development.

Operation

- The proposed development is expected to generate around 50 jobs during the operation phase. These will be skilled technical services jobs and will offer diverse employment opportunities for residents within the PSA and SSA study areas. As noted in section 4.2.8, there is a fairly high proportion of workers within the PSA and SSA within the following occupations:
 - Clerical and administrative workers
 - Professionals
 - Managers.

The types of operation jobs required for this Proposal aligns well with the skillset and occupation of the surrounding resident labour force.

- The Proposal will contribute towards achieving the Greater Sydney Region Plan's aim of a 30-minute city as local residents would have the opportunity to find employment closer to home. Currently, Western Sydney Employment Area provides a small proportion of higher skilled jobs as the focus has been creating employment land and floorspace for industrial uses. Therefore, current nearby residents with the required skills sets may need to travel a greater distance for their employment. This proposed development would therefore help to support a diverse economic opportunity for the Eastern Creek Precinct which is a key objective of the development control plan.

Overall impact: High

- **Likelihood:** the likelihood of these potential positive impacts occurring is considered to be likely
- **Magnitude:** the magnitude of these potential positive impacts on livelihood occurring is considered to be moderate due to the increased number and diversity of job opportunities in the area that the Proposal would provide.

Decision-making systems

Construction

- Community consultation is a key component of the successful planning and delivery of the Proposal. Preliminary engagement undertaken to inform the SSD process has been undertaken and identified opportunities for further consultation and engagement with the Local Aboriginal Land Council (LALC), Traditional Owners and Elders on opportunities to use native plantings in the landscaping, create job opportunities and use Aboriginal majority owned businesses where possible.
- Consultation with adjacent landowners/leaseholders to date has attracted a low attendance rate suggesting a low level of interest in the Proposal. Those involved in the consultation sessions so far have not raised any concerns about the development given that another data centre is being built nearby as well.

Operation

- Consultation with Traditional Owners to date has identified the need for further engagement with the LALC, Traditional Owners and Elders to discuss opportunities for employment opportunities for the local Aboriginal community and Aboriginal majority owned businesses during the operation phase of the Proposal. The community has also identified an opportunity to recognise events like NAIDOC in a meaningful way as well as be considerate and understanding of cultural obligations.

Overall impact: Medium

- **Likelihood:** the likelihood of these potential positive impacts occurring is considered to be possible.
- **Magnitude:** the magnitude of these potential positive impacts on livelihood occurring is considered to be minor.

6. Environmental management measures

Table 20 below outlines the recommended mitigation measures to avoid and/or minimise the potential social impacts identified in Chapter 5.

Table 20: Environmental management measures for social impacts

ID	Impacts	Mitigation	Responsibility	Timing
SIA1.1	Way of life	<p>It is recommended that a Communication Plan (CP) be prepared and implemented as part of the Construction Environment Management Plan (CEMP) to provide timely and accurate information to the community during construction. The CP would need to include (as a minimum):</p> <ul style="list-style-type: none"> • Mechanisms to provide details and timing of proposed activities to affected residents, including changed traffic and access conditions • Contact name and number for complaints. • Details of public consultation. <p>This CP should also be translated into the relevant key languages for the local government areas (LGAs).</p>	Proponent / Contractor	Detailed design / Pre-construction
SIA2.1	Community	<p>Construction impacts would be managed through the implementation of a CEMP. It is recommended that the following management plans are produced as part of this CEMP prior to construction to manage potential impacts to amenity:</p> <ul style="list-style-type: none"> • Air quality management plan • Noise and vibration management plan. 	Proponent	Detailed design
SIA2.2	Community	<p>It is recommended that the mitigation measures identified in the following assessments are implemented to minimise impacts to amenity:</p> <ul style="list-style-type: none"> • Appendix J (EIS Volume 1): Air Quality Impact Assessment • Appendix H (EIS Volume 1): Noise and Vibration Impact Assessment • Section 6.11 of the EIS report: Visual amenity assessment 	Proponent / Contractor	Detailed design

ID	Impacts	Mitigation	Responsibility	Timing
		<ul style="list-style-type: none"> Appendix I (EIS Volume 1): Traffic Impact Assessment. 		
SIA2.3	Community	It is recommended that opportunities to reduce energy consumption requirements during operation are investigated further.	Proponent	Detailed design
SIA3.1	Accessibility	It is recommended that a Construction Traffic Management Plan (CTMP) is prepared to minimise any potential impacts to surrounding traffic movement, access and the safety of road users. This should include the provision to park on site during construction rather than on the street.	Proponent	Detailed design
SIA3.2	Accessibility	It is recommended that mitigation measures identified in Appendix I (EIS Volume 1): Traffic Impact Assessment are implemented.	Proponent	Detailed design
SIA3.3	Accessibility	It is recommended that the Proponent consults with the local council and Transport for NSW on opportunities to improve active and public transport access to the Site.	Proponent	Detailed design
SIA3.4	Accessibility	It is recommended that the mitigation measures identified in Appendix R (EIS Volume 1): Infrastructure Delivery, Management and Staging Plan are implemented to ensure adequate access to the required infrastructure.	Proponent	Detailed design
SIA4.1	Culture	It is recommended that a full understanding of the intangible history of the site (both Aboriginal and non-Aboriginal history) and connection to Country prior to construction. Such knowledge will assist with community opposition during public exhibition and progressing the SSD with the NSW Government.	Proponent	Detailed design
SIA5.1	Health and wellbeing	It is recommended that the mitigation measures identified in Appendix L (EIS Volume 1): Preliminary Hazard Analysis are implemented.	Proponent	Detailed design / Construction / Operation

ID	Impacts	Mitigation	Responsibility	Timing
SIA5.2	Health and wellbeing	It is recommended that opportunities to improve overall security of the precinct are investigated and implemented during construction. This should include provisions to ensure the safety of staff working at night.	Proponent	Detailed design
SIA5.3	Health and wellbeing	It is recommended that safety and security measures for staff working at night and on weekends are put in place to protect operation workers given the nature of the Proposal as a 24/7 facility.	Proponent	Pre-operation / Operation
SIA6.1	Surroundings	It is recommended that tree planting and other landscaping measures are carried out and reflect the surrounding environment. This should also be done in consultation with Traditional Owners to help provide a better connection to Country.	Proponent	Detailed design
SIA7.1	Livelihoods	It is recommended that jobs, materials and services are serviced by the local community where possible in the first instance, to boost the local economy and drive economic development of Western Sydney.	Proponent	Construction / Operation
SIA7.2	Livelihoods	It is recommended that Indigenous engagement is considered as part of the procurement process for job opportunities.	Proponent	Pre-construction / Pre-operation
SIA7.3	Livelihoods	It is recommended that opportunities to provide training opportunities for new jobs and associated new skills is considered during the procurement process.	Proponent	Pre-construction / Pre-operation
SIA8.1	Decision-making systems	It is recommended that all key stakeholders including businesses and residents affected by proposed activity be notified at least five business days prior to the start of the activity.	Proponent / Contractor	Construction
SIA8.2	Decision-making systems	It is recommended that a complaints register is produced prior to construction and monitored and maintained during the construction phase of the project.	Proponent	Pre-construction / Construction

7. Summary of residual impacts

This chapter provides a summary of the construction and operational risks both pre-mitigation and any residual impacts remaining after the implementation of the management measures described in Chapter 6. Pre-mitigation and residual impacts are summarised in Table 21.

Table 21: Summary of pre-mitigation and residual impacts

Potential pre-mitigation adverse impact	Relevant management measures	Potential residual impact after implementation of management measures	Comment on how any residual impacts would be managed
Construction			
Way of life / Access / Surroundings – Potential impact to way of life due to increased traffic levels and parking requirements during construction	SIA2.2 SIA3.1	Minimised impact to way of life.	To be investigated through consultation and EIS process.
Way of life / Community / Surrounding / Health and wellbeing – Potential impact to amenity for nearby residents and workers due to reduced air quality, visual amenity and increased noise and vibration levels	SIA2.2	Reduced impact to amenity.	It is recommended that a complaints management system is implemented to monitor any potential impacts to amenity.
Livelihood – positive impacts to the economy with the generation of 100 construction jobs	SIA7.1 SIA7.2 SIA7.3	Potential increase in positive impacts to the economy with the generation of 100 construction jobs serviced by the local community with provisions for training opportunities and procurement of Indigenous staff and services.	N/A
Livelihood – potential positive impacts to the local economy with need to provide construction materials and services as well as a potential increase in daily spend from construction workers (e.g. purchase of food and beverage)	SIA7.1	Potential increase in positive impacts to the local economy with need to provide construction materials and services as well as a potential increase in daily spend from construction workers (e.g. purchase of food and beverage)	N/A

Potential pre-mitigation adverse impact	Relevant management measures	Potential residual impact after implementation of management measures	Comment on how any residual impacts would be managed
Operation			
Way of life / Livelihoods – positive impacts associated with the provision of 50 full-time jobs in the technical services sector helping to diversity the available employment opportunities.	SIA7.1 SIA7.2 SIA7.3	Potential increase in positive impacts to the economy by providing diverse employment opportunities with up to 50 full-time jobs which are serviced by the local community in the first instance and provide training opportunities and procurement of Indigenous staff and services	N/A
Way of life – potential increase in convenience and improvements to daily routines and ways of working for residents and businesses in Western Sydney	N/A – associated with the purpose of the Proposal	Potential increase in convenience and improvements to daily routines and ways of working for residents and businesses in Western Sydney	N/A
Community – potential positive impacts to broader economy provided by data storage services and improving the wider digital network opportunities and resilience	N/A – associated with the purpose of the Proposal	Potential positive impacts to broader economy provided by data storage services and improving the wider digital network opportunities and resilience	N/A
Community – potential increase in energy consumption requirements for the area which do not align with community sustainability values	SIA2.3	Reduction in energy requirements for the Proposal	To be investigated through consultation and EIS process.
Access – lack of provision of walking and cycling infrastructure	SIA3.2 SIA3.3	Improved access for pedestrians and cyclists	N/A
Access – high demand on electrical, water, sewer and telecommunication services	SIA3.4	Reduced impact on surrounding utility network	To be investigated through consultation and EIS process.
Culture – lack of connection to Country once the site is operational given security requirements and private nature of the development	SIA4.1	Connection to Country would still be limited due to private nature of the Proposal. However, possible opposition to the Proposal may be reduced and alternative methods to improve connection to Country identified.	To be investigated through consultation and EIS process.

Potential pre-mitigation adverse impact	Relevant management measures	Potential residual impact after implementation of management measures	Comment on how any residual impacts would be managed
Health and wellbeing – potential impact to human health due to storage of hazardous materials on site (transformer oil, lithium-ion batteries, VRLA batteries, and diesel fuel)	SIA5.1	Reduced risk to human health caused by storage of hazardous materials on site	To be investigated through consultation and EIS process.
Health and wellbeing – potential positive impacts for wider precinct due to increased security provisions required for the site	SIA5.2	Potential increase in positive impacts for wider precinct due to increased security provisions required for the site	N/A
Health and wellbeing – potential positive impact to visual amenity as well as staff’s physical and mental health due to provision of tree planting and other landscaping measures	SIA6.1	Potential increase in positive impacts impact to visual amenity as well as staff’s physical and mental health due to provision of tree planting and other landscaping measures that reflect the local environment and surrounding context	N/A
Surroundings – potential change to the surroundings and appearance of the site with the development of a two-story data centre.	N/A	Potential change to the surroundings and appearance of the site with the development of a two-story data centre.	To be investigated through consultation and EIS process.
Surroundings – potential increase in activation of the site due to increase in the number of workers and operation of the site 24/7	SIA5.3	Potential increase in positive impacts activation of the site due to increase in the number of workers and operation of the site 24/7 and the safety of those staff members while on site.	N/A
Livelihoods – potential to assist in the 30-minute city concept for local residents by providing employment opportunities closer to home.	SIA7.1	Potential to increase the positive impacts associated with the 30-minute city concept by ensuring employment is serviced by the local community.	N/A

8. References

- Australian Bureau of Statistics (ABS), 2016, 2021, *Census 2016 General Community Profile*
- Department of Planning and Environment (DPE), 2022, *Population Projections*
- Greater Sydney Commission, 2018, *Greater Sydney Region Plan*
- Greater Sydney Commission, 2018, *Central City District Plan*
- NSW Treasury, 2019, *NSW Government Blueprint*
- Western Parkland City Authority, 2021, *Draft Western Parkland City Blueprint*
- Western City Parkland Authority, 2021, *Draft Western Parkland City Economic Development Roadmap*
- Blacktown City Council, 2017, *Blacktown Community Strategic Plan: Our Blacktown 2036*
- Blacktown City Council, 2020, *Blacktown Local Strategic Planning Statement*