

Submission 27th August 2025 Ref: Julius Avenue Data Centre SSD-80018208

Proposed Data Centre construction at 6-8 Julius Ave North Ryde by ISPT Pty. Ltd.

State Significant Development: SSD 800 182 08

I very strongly object to this proposal by ISPT Pty, Ltd to erect a huge regional Data Centre in a most visually significant and sensitive landscape. **This part of the river has the status of a NSW State Significant Landscape, which should be protected in perpetuity. It is very significant that the whole of the lower Lane Cove River on both sides of the River is a Visual and Recreational Landscape free from development; consisting of much high quality undisturbed Sydney Sandstone Geology and vegetation Associations which on a previous DA 1997 was described not to be developed, it is even more precious now as a wildlife habitat and natural heritage Landscape especially with the increase in population.**

It serves as a prime 'de-stressing asset for a significant section of the increasing local population to access Bushland. There is a well-known circuit or loop walk from Mowbray Road under or over the Epping Rd bridge along either side to Fulhurs Bridge. Many people walk or run the circuit. They come from many entry points from Lane Cove LGA.

All gaining health benefits and as sense of well-being from being in a natural bushland environment away from development. This is a rare treasure that could be destroyed forever by the inappropriate gross over development proposal for a Data Centre; with its huge visual and actual impact, will be felt by all, including motorists on Epping Bridge. Psychologically people generally gain solace and relaxation from the ambience of the landscape. There is absolutely no reason such a gross land use should not be on a brown site of former industrial land. This project is a gross over use of this section of the Lane Cove Catchment so close to Sydney.

Development as proposed will destroy that sense of mind relief and psychological benefit of this Landscape forever; a State Significant Landscape in the mid- section of the Lane Cove River.

This landscape must be kept for the role it is playing now, has played since early settlement and even more importantly and urgently for the future with even more population pressures on sustaining viable flora and fauna Habitat and Ecosystems with movement corridors across the suburban areas. Living Heritage Landscapes for flora and fauna will be essential for the days with shorter working hours.

HISTORY

An Historically valuable Natural Heritage Landscape; Bushland in its natural state after 237 years since the European Invasion.

In 1800 the first Convict gang was engaged further up the river at Fiddens Wharf to fell tall timber, needed to build Sydney town. By 1803 it was rafted up to be paddled down river to build Sydney.

Since the 1800s it has been and still is part of an important and viable Wildlife Habitat corridor which is irreplaceable; it is part of a critical intact Ecosystem of rare native flora and fauna Eucalypt sandstone vegetation Association which is now so rare or has Threatened classification.

The Project report

The ISPT report by Project Director Matthew Cox has down played 'the low retention value' vegetation show his lack of understanding and appreciation of the character of local sandstone Ecological systems. He made much of their intention 'to plant 750 trees' which again indicate he has little knowledge, appreciation or understanding of the local Endemic Lane Cove River vegetation.

It is not unusual for Corporate decision makers to be Eco-Blind and/or Eco-Illiterate. It is not their skill set.

Planted trees would take 80 years to form useful Wildlife Habitat Hollows to form. In the meantime there would be no Wildlife Habitat to keep the Bush healthy; so the wildlife ceases to be in the landscape. It becomes locally extinct. The urban population craves the presence of local wildlife.

Generally Sydney developers and planners have allowed the removal of so much remnant native vegetation and its dependent flora and fauna to be removed, to make the site unviable for wildlife by being too small, too divided and too isolated to survive.

Deep soil disturbance for underground carparks will so disturb and destroy the movement patterns of sub soil water to destroy existing vegetation ecosystems.

Drainage becomes piped and greatly concentrated from large built upon surfaces.

The site instead of being the present carbon sink becomes a generator of green- house gasses; that will have 'a Heat Island impact'.

The existing Fire Trail is an important feature in the case of wildfire.

It is important to see an arial photo of the wider locality to understand how important this site is and to realise its ecological values.

This site is so undisturbed that there are 4 Threatened species of flora present:-

Darwinia biflora, Darwinia biblana, Deyeuxia appressa, Hibbertia spanantha.

The remnant vegetation associations must be valued and only have 'best practice industry workers' who are Bush Regenerators accredited by the Australian Association of Bush Regenerators (AABR); and NOT Landscapers, who lack the knowledge and skillsets to work in endemic remnant wildlife habitats.

I have known and valued this landscape as an adult since the 1960s for its valuable landscape contribution to the wide area around it. I have walked the circuit and marvelled at its essence and innate energy.

I request great modification to the ISPT proposal to preserve this very important remnant Landscape that is adjacent to Lane Cove National Park and will impact greatly on it.

Submitted by Janet Fairlie-Cunninghame, 29a Orinoco Street, Pymble 2073

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