



Your ref: SSD- 80018208  
Our ref: DOC26/162066

Mr Jeffrey Peng  
Senior Environmental Assessment Officer  
Department of Planning, Housing, and Infrastructure

By email: jeffrey.peng@planning.nsw.gov.au

Dear Mr Peng

**NPWS comments - Julius Avenue Data Centre (SSD- 80018208) – Amendment Report**

Thank you for your referral in the Major Projects Planning Portal dated 27 February 2026 seeking advice from the NSW National Parks and Wildlife Service (NPWS) on the Amendment Report (AR) for the Julius Avenue Data Centre State Significant Development (SSD- 80018208).

NPWS appreciates the opportunity to consider the project's proximity and likely impacts to lands reserved or acquired under the *National Parks and Wildlife Act 1974* (NPW Act), namely Lane Cove National Park to the south.

It is acknowledged that the relocation of the proposed Sub-Transmission Switching Station (STSS) is a positive change in responding to the issues raised by NPWS in the previous letter dated 26 August 2025.

NPWS however raises concerns with the proposed High-Voltage (HV) connection, as detailed in the Infrastructure Delivery, Management & Staging Plan (Appendix DD29), as works are proposed to the existing 132 kV transmission line which sits within Lane Cove National Park. Neither the EIS nor Amendment Report provide an assessment of the likely impacts or acknowledge that works on land reserved under the NPW Act requires approval under the Act and the *National Parks and Wildlife Regulation 2019*.

Residual concern is also raised regarding potential habitat fragmentation of local threatened species which is raised for DPHI's consideration in the determination of the project.

Further detail on this matter is provided in **Attachment A**.

Yours faithfully

Greg Kirby  
**Manager, North-Western Sydney Area**  
**NSW National Parks and Wildlife Service**

25 March 2026

## Attachment A – NPWS comments on Julius Avenue Data Centre (SSD-80018208)

On review of the Amendment Report published at [Julius Avenue Data Centre | Planning Portal – Department of Planning \(nsw.gov.au\)](#) NPWS provides comments below.

| NPWS Issue 1     | Proposed HV connection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>Detail</b>    | <p>NPWS has reviewed the Infrastructure Delivery, Management &amp; Staging Plan (IDMSP), prepared by IGS dated 19 December 2025, which discusses three potential options for HV connection to the site. In Section 6.1, it is suggested that the preferred option to satisfy the timing of the project is to establish 2 new feeders (132kV) from the existing overhead 132kV transmission towers adjacent to the site. The details of Option 3 are elaborated in Section 4.2, which confirms that the connection arrangement will involve a new pole to be installed near the existing transmission tower for the conversion of overhead to underground cabling. However, the IDMSP nor AR acknowledge that this HV connection will require works within Lane Cove National Park.</p> <p>NPWS highlights that the existing overheard 132 kV transmission line is located within the adjacent National Park, and any augmentation or connection to this asset will require approval under both the <i>National Parks and Wildlife Act 1974</i> and <i>National Parks and Wildlife Regulation 2019</i>.</p> <p>NPWS has not been provided with a scope of works or assessment of likely impacts of this component of the proposal, which appears essential to the operation of the data centre.</p> |
| <b>Recommend</b> | <p>DPHI requests an assessment of likely impacts relating to the proposed HV connection.</p> <p>NPWS highlights that any works proposed within Lane Cove National Park will require approval under both the <i>National Parks and Wildlife Act 1974</i> and <i>National Parks and Wildlife Regulation 2019</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| NPWS Issue 2     | Habitat fragmentation, extensive clearing and ecological impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Detail</b>    | <p>NPWS acknowledges that the amended development necessitates the removal of 334 trees, which is an improved outcome given the original proposal intended to remove 509 trees (175 fewer).</p> <p>As detailed in the NPWS submission on the project EIS, NPWS is concerned that the removal of native vegetation will reduce the availability of suitable foraging habitat, such as hollow bearing trees, for local threatened species. Lane Cove National Park provides habitat for a range of hollow-dependent species including microbats, birds and arboreal mammals. The removal of trees on site will increase pressure on existing hollows and perching habitat within the park.</p> <p>NPWS recognises that Section 7.4 of the BDAR, prepared by SLR Consulting dated 19 December 2025, includes the preparation of a Vegetation Management Plan (VMP) as a measure to avoid and minimise biodiversity impacts. The VMP includes the installation of nest boxes to compensate for the loss of hollow bearing trees on site.</p> <p>NPWS preference is that hollow bearing trees are retained, or carved tree hollows are provided, so as to avoid and protect suitable habitat for local threatened species.</p>                                                                          |

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| <b>Recommend</b> | DPHI refer the VMP to CPHR & NPWS prior to determination to assess the suitability of mitigation measures for habitat fragmentation of threatened species within Lane Cove National Park. |
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