



PLANNING AND INFRASTRUCTURE

Planning Unit

27 Aug 2025

Director, Industry Assessments
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124
Att: Rasmus Altenkamp

Dear Rasmus,

**Re: State Significant Development Application Number SSD-80018208
6-8 Julius Avenue, North Ryde**

I am writing to you regarding the State Significant Development Application Number SSD-80018208 at 6-8 Julius Avenue, North Ryde; Council's submission is below.

The project is a State Significant Development (SSD) pursuant to Section 25 of Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP). The SSDA seeks consent for the construction and operation of a data centre and associated infrastructure and amenities, identified as the Julius Avenue Data Centre.

Whilst the site is located within the City of Ryde LGA, we appreciate the opportunity to provide comment.

Council's submission raises key matters of regional and environmental concern that should be addressed through the assessment and any conditions of consent should the proposal be approved.

Council's submission is summarised as follows:

1. Appropriate Plans of Construction Management

The site of this development is directly adjacent to the Lane Cove River, an important and environmentally sensitive waterway. Council considers it essential that construction activities be carefully managed to prevent any adverse impacts. Accordingly, the following measures are expected to be conditioned:

- Council expects the proponent to have an appropriate Construction Management Plan to ensure erosion, sediment and runoff does not occur on the adjoining environmental conservation area and Lane Cove River.
- Moreover, the stockpile and laydown of machinery and materials are to be strictly within site boundaries and placed in appropriate areas, with established fencing and exclusion zones that protect adjoining bushland.

- Implemented controls such as monitoring, incident reporting and stop-work protocols to ensure rapid response in the event of environmental control failures.

2. New Path to Great North Walk

Consultation should be undertaken with the NSW National Parks and Wildlife Service and the City of Ryde Council, as they are responsible for managing sections of the Great North Walk trail. Key considerations include ensuring that the proposed path connection is compatible with the existing trail network, and whether public access to the Great North Walk can be safely maintained throughout the construction period.

3. Design Excellence of Proposed Data Centre

It is considered reasonable for the proposed development to achieve design excellence reflective of its context. The Environmental Impact Statement (EIS) prepared with the SSD application lists a number of objectives regarding high quality design, sustainability and landscaping. The Department should ensure these objectives are achieved and sustainable for the life of the development.

4. Lighting Impacts on Lane Cove River and Local Fauna

Given the site's proximity to the Lane Cove River and surrounding environmentally sensitive landscape, the Data Centre lighting should be kept to a minimum as the structure presents and is visible to the Lane Cove River. An appropriate relationship with the Lane Cove River is sought at night, with lighting having minimal impacts on local fauna.

The proposal contains general lighting to the entry point and car parking areas that is located to the southern side of the site. This functional lighting at a ground / low level should not increase light spill to surrounding sensitive areas. Decorative and identification lighting to the building structure, which would be visible to bushland and the Lane Cove River at night, is not supported.

Should you have any question in regards this letter and the attached, please contact Christopher Nguyen – Strategic Planner on (02) 9777 7646.

Yours sincerely,



Craig O'Brien
Acting Strategic Planning Team Leader