

Submission - Julius Ave Data Centre Amendments – 18/03/26

I would firstly like to acknowledge that the amended design shows that IFM Investors has listened to the concerns of the community expressed from the original proposal. In particular:

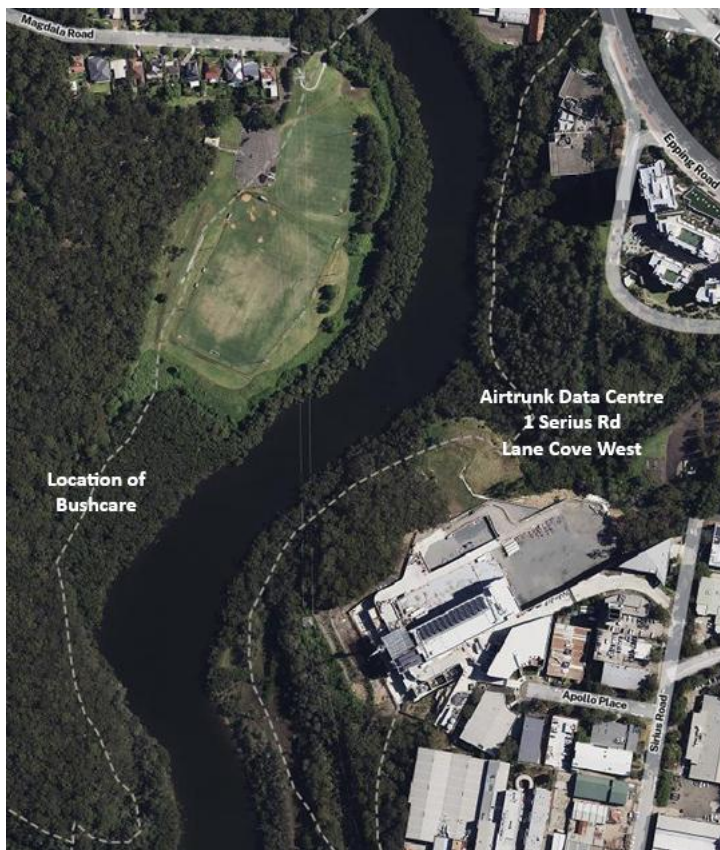
- The retention of 3,246 meters squared of Bushland
- The retention of 179 trees
- The reduction of height from 51m to 40m
- The removal of the access road and substation on the southern side of the site
- A less intrusive pedestrian access

However, I would like to make the following points:

1) Re: Appendix DD15 - BDAR - Page 57 - Mitigation Measure 3j

- a) NPWS (NSW National Parks and Wildlife Service) should provide input into and be given signoff of the VPM (Vegetation Management Plan) before construction.
- b) NPWS should be given regular updates on progress by the contractor.

2) Noise



I currently attend Bushcare around 2km downstream of the proposed site, near Magdala Park, North Ryde. A Data Centre was recently built on the other side of Lane Cove River at 1 Sirius Rd ([AirTrunk Sydney North Data Centre](#)).

Since the Data Centre opened a dull hum is constantly in the background of Bushcare.

This makes Bushcare less enjoyable but perhaps more importantly, I wonder what impact it has on bird and animal life that I have seen evidence of here:

- Small birds like Red Browed Finches, Silver Eyes, Superb Fairy Wrens and Whipbirds
- Water birds like Herons, Cormorants and Ducks
- Mammals like Swamp Wallabies and Bandicoots
- Reptiles like Water Dragons

Will noise generated from the proposed Data Centre be just as invasive?

3) Habitat corridor

The project will affect a narrow corridor which allows fauna to move between Pages Creek in the south-west of the photo and Fairyland in the east. Can we be sure that construction works and ongoing operational disruptions like noise will not significantly adversely impact the migration of fauna through this wildlife corridor?



4) Bushland Protection Measures During Construction



Last month, a few kms downstream of the proposed Data Centre site, sand and sedimentation from a residential development (298 Pittwater Rd), washed through a stormwater drain, overwhelmed a sediment fence in LCNP and ended up in an endangered salt marsh ecological community.

Given the scale of this development and the fact that the site is directly above LCNP, can we be sure that something similar will not happen during this development? Is everything possible being done to ensure the development will not adversely affect the LCNP?