

Christian Dalle Nogare
44 Wood Street
Lane Cove West, 2066, NSW

To: NSW Department of Planning, Housing and Infrastructure

Re: SSD-82052708 — Project Mars Data Centre, 12 Mars Road, Lane Cove West

From: Christian Dalle Nogare, Local Resident

Date: 18th April 2026

I am writing to formally object to the proposed Project Mars Data Centre at 12 Mars Road, Lane Cove West (SSD-82052708). After reviewing the Environmental Impact Statement (EIS) and supporting technical documents, I hold serious concerns regarding the project's environmental impacts, infrastructure feasibility, amenity impacts on nearby residential areas, and the overall lack of demonstrated community benefit. I wish to bring this to your attention to ensure these matters are addressed prior to proceeding further with this application or the application be rejected.

The proposal is incompatible with its immediate context and fails to adequately assess or mitigate several significant risks that are played down in the EIS. I have outlined my concerns below.

1. Proximity, Scale and Land Use Conflict

The EIS repeatedly frames the site as “set back from sensitive receivers,” yet the actual distances tell a different story. Table 5 of the EIS confirms that residential properties are only ~50m from the site, with setbacks to the boundary as little as 6.3m.

The proposal also seeks a 28.3m building height, exceeding the LEP's 18m limit by 10.3m — a 57% variation. The EIS itself states:

“The maximum building height is 28.3m... comprising a 10.3m variation to the maximum height control.”

This scale is inappropriate immediately adjacent to low-density homes, a school, and public recreation areas. The industrial zoning does not override the need to protect residential amenity where land uses directly interface.

2. Noise, Vibration and Amenity Impacts

Construction Noise

The EIS acknowledges that during construction:

“Exceedances of NMLs are expected at the nearest sensitive receivers.”

Residents will be “highly noise affected” for extended periods, including during demolition, excavation (67,410m³ of cut), and heavy vehicle movements.

I operate a small business from my home office (CI Sustain PTY LTD ABN: 22 624 023 427). During construction, because of the close proximity to the proposed building this will be expected to have a significant impact on my ability to run a small business over such a long duration).

Operational Noise

The operational noise assessment is based on draft mechanical designs, not final equipment. This means actual noise levels remain unknown.

The EIS concedes:

“Operational noise assessments have been undertaken based on a fully operational data centre... [but] final equipment selection may vary.”

Low-frequency noise — a known issue for data centres — is not meaningfully assessed.

Generator Noise

The proposal includes **49 diesel generators**, yet generator noise is largely excluded from the operational noise assessment because they are classified as “emergency standby plant.” This is misleading, given:

122.5 hours of testing per year (Table 11)

Potential for simultaneous operation during outages

Cumulative generator noise from multiple nearby data centres is not assessed

This represents a major gap in the EIS.

3. Air Quality and Diesel Generator Impacts

The EIS confirms:

“In final configuration... 49 low voltage diesel generators... supported by 8 in-ground bulk fuel storage tanks.”

Testing alone accounts for 122.5 hours per year, and the EIS acknowledges that exceedances of NO₂ may occur during emergency operation.

Critically, the EIS states:

“Exceedances would only occur during an emergency scenario... [but] the likelihood... is considered highly unlikely.”

This is not a valid justification. Emergency scenarios — bushfires, grid failures, heatwaves — are precisely when air quality is already compromised.

Furthermore, cumulative impacts from multiple data centres in Lane Cove West are not assessed, despite the EIS listing several nearby facilities (Table 6).

This omission is unacceptable for a project of this scale.

4. Water Usage, Electrical Load and Infrastructure Capacity

The EIS reveals significant uncertainty regarding the project’s infrastructure feasibility:

- Sydney Water has not confirmed capacity
- Ausgrid has not confirmed final connection agreements
- The cooling system will consume ~510,000m³ of water annually

The EIS states:

“Goodman has ongoing fortnightly meetings with Sydney Water... A Section 73 application is to be submitted following lodgement.”

This means the proponent is seeking approval before confirming whether the site can be serviced.

Given Lane Cove’s recent water outages, sewer upgrades, and electrical constraints, this is a material risk to the community.

The existing Data Centres have caused a prolonged impact to our roads as well as several disruptions to water that the community has already endured.

5. Environmental Impacts and Biodiversity Loss

The proposal involves:

Removal of 90 trees

Only 104 replacement trees, many of which will take decades to mature

Loss of canopy that currently provides a natural buffer to homes

Increased heat, light spill, and noise affecting adjacent bushland

The EIS acknowledges:

“90 trees will be removed... 132 retained... 104 replacement trees proposed.”

This is a net loss of mature canopy and habitat.

The EIS also confirms the presence of asbestos and contaminated fill, yet relies heavily on future management plans rather than demonstrating mitigation now.

6. Visual and Urban Design Impacts

The Visual Impact Assessment (VIA) relies on selective viewpoints and excludes meaningful assessment from the most affected residential properties.

The EIS states that visual impacts range from “*nil to low*,” yet:

The building exceeds height limits by 10.3m

The massing is concentrated toward the centre and west, but still visible from homes

The eastern façade faces directly toward residential areas and bushland

The VIA does not reflect the lived experience of residents whose homes back directly onto the site.

7. Social and Community Impacts

The EIS claims the project will deliver “positive social impacts,” yet:

Only 26 operational jobs will be created

The facility provides no community services, amenities, or public access

The development will increase noise, pollution, traffic, and visual bulk

Property values in the immediate area are likely to be negatively affected

The Social Impact Assessment does not meaningfully address these issues.

We have also not been informed how these data centres will be used. Recent media reports have stated that 70-80% of the revenue generated by these data centres will be leaving the NSW economy into other global players pockets.

8. Poor and misleading engagement with residents to this point and the increase threat of chronic illness and childhood leukemia.

Across the local community it has become apparent that some people have received more communication than others during the planning stages. No general notifications have been posted in the local streets or around the nearby Blackman Park facility. Early briefing sessions were also misleading when I recall a question raised about the increase of EMF radiation in the local area it was simply met with “There will be no effect” this is very misleading and scientifically false, yet convenient to tell the local community at the time.

9. Potential health risk - increase threat of chronic illness and childhood leukemia

Science has posted many articles that discuss epidemiological studies reporting associations between chronic residential exposure and an increased risk of childhood leukemia with increased EMF levels.

Although Data Centre specific studies are limited the power usage is increasing and thus so will EMF radiation – this needs to be considered a very serious health risk that is not yet fully understood and not adequately covered in the EIS.

The Project Mars Data Centre presents unacceptable environmental, amenity, infrastructure, and social impacts that have not been adequately assessed or mitigated. The proposal is fundamentally incompatible with its proximity to low-density residential areas, a primary school, community playing fields and sensitive bushland.

Given the significant unresolved risks, including water and power capacity, diesel generator emissions, noise impacts, and the excessive height variation, I respectfully request that the Department refuse the application.

Should the Department consider approval, it must require a complete reassessment of:

- Generator noise and cumulative air quality impacts
- Infrastructure feasibility (Sydney Water, Ausgrid)
- Low-frequency noise modelling
- Residential visual impact
- Updated technology options for cooling and backup power
- Full cumulative impact assessment across Lane Cove West
- Continuous EMF and health studies done in the local area to ensure that in operation these levels remain safe to residents.
- A plan to enhance the value being delivered to the local community and especially the nearby residents. Acknowledging and being totally transparent with disruptions and providing plans to support them and the local businesses during this time.

As a state government elected to act in the best interests of your community, I trust that bringing this matter to your attention provides the visibility needed to review the specifics of this application. Until these issues are fully resolved, the project should not proceed.

Yours sincerely,
Christian Dalle Nogare
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