

26 April 2026

Planning Minister  
NSW Department of Planning and Environment  
Submitted via the NSW Planning Portal

**Re: Project Mars Data Centre – 12 Mars Road, Lane Cove West NSW (application No. SSD - 82052708)**

**Object** to the development of the 12 Mars Road data centre. As a local member of the Lane Cove West community for over 15 years, within 430m from the proposed site, I am directly impacted by this development which is being proposed at a location only 150m from the local school that my children attend.

The reasons for this submission are set out below with references to the Environmental Impact Statement (EIS) and its appendices and demonstrate that the impacts of the proposed data centre have not been sufficiently considered for a project of this scale and proximity to the local school and residential properties. Approving the proposal in its current form would represent an irresponsible decision by the NSW Labour Government.

If this data centre is approved, my trust in the Labour Party will be seriously undermined, and it will influence how I vote at the next election. It will be a **NO** vote from me!

Key facts about the proposal include:

- Located less than 50 metres from existing residential dwellings
- Located approximately 150 metres from a Lane Cove West public school
- Directly adjacent to Blackman Park, including skate park and tennis courts
- 49 diesel generators proposed on site
- Over 1 million litres of diesel and 194,000 kg of lithium batteries stored on site
- Approximately 3 years of construction, Monday to Saturday
- Removal of approximately 90 trees
- Confirmed asbestos contamination requiring remediation
- Unresolved infrastructure servicing requirements (electricity and water)
- 24/7 operational noise and air quality impacts

For the reasons set out below, **the EIS fails to demonstrate** that the impacts of the proposed Project Mars data centre to the community and environment are acceptable.

## **1. Responsible planning and community notice**

With two additional data centres proposed alongside the existing AirTrunk facility and the 12 Mars Road proposed development, Lane Cove West Business Park is set to become a highly concentrated hub of data centres, all in close proximity to a densely populated residential area (refer to list below).

- Airtrunk, 1 Sirius Rd - operational 120MW
- Airtrunk, 1 Apollo Pl - under construction 45MW

- Goodman, 12 Mars Rd - on Exhibition 90MW
- DC Alliance, 14 Mars Rd - in planning
- Air Trunk, 3-4 Apollo Pl - in planning 140MW

With the current ongoing **parliamentary inquiry** into the significant cluster of data centres being proposed in Australia, the decision on the above development **MUST BE REJECTED or at a minimum, put on hold until the outcome of this inquiry is presented.** This is currently scheduled for 30 September 2026.

I submit that Goodman have not provided the local residents with sufficient notice of the proposal with many directly impacted individuals in our community reporting that they did not receive any communication at all. This lack of proper consultation raises serious concerns about transparency and accountability in the planning process. Such behaviour suggests that Goodman is not acting as a responsible corporate citizen but instead, appears to be attempting to progress the proposal without meaningful community awareness or input. The government is allowing this type of behaviour to continue unchecked, undermining public trust and the integrity of the development approval process. It is essential that stricter requirements for community notification and engagement are enforced to ensure that affected residents are given a fair opportunity to review, respond to, and influence decisions that will significantly impact their local environment and quality of life.

## **2. Proximity to residential areas, reactional facility and primary school**

The Mars Road proposed data centre is within 50m from residential homes and the Blackman Park recreational facility and 150m from the local Lane Cove West Public School.

The construction phase is expected to cause prolonged disruption to the surrounding area over an estimated three-year period, with construction activities scheduled to occur six days a week (Monday to Saturday). In particular, the impact on children attending Lane Cove West Public School is of serious concern. This near-constant exposure to construction noise—including heavy machinery, vehicle movements, and general site activity—will create an environment that is not conducive to learning. Consistent noise disturbances can interfere with concentration, reduce comprehension, and hinder effective communication between teachers and students within the classroom.

***At a critical stage in their cognitive and social development, the effect on students' learning outcomes and development cannot be overlooked! A three-year construction period is half of the children's primary school years. This is significant.***

The extent of the impact of the construction activities, noise, transport and parking (including during the excavation program) has not been fully considered in the EIS. There is already significant transport and parking stress in Banksia Close and Wood Street around the drop off and pick up times at Lane Cove West Public School during the week. Equally, access and parking are limited in these streets with a bottleneck entry into Blackman Park on Saturday mornings. The introduction of construction traffic and trades vehicles is likely to exacerbate these existing pressures significantly. As a result, the functionality and accessibility of Blackman Park's sporting facilities may be adversely affected, diminishing their value for both the local community and visiting sporting groups.

In addition to the extensive construction noise, the ongoing noise and vibration that will arise due to the centre being operational 24/7 is even more of a concern in the longer term (discussed below).

### 3. Noise and Vibration

The proposed data centre will operate continuously **24 hours a day, seven days a week!!**

This isn't occasional noise you can get used to; it's a constant, low-frequency hum (day and night) that never goes away. There is no break from it, not even when people are trying to sleep. Over time, that kind of ongoing disturbance will impact people's sleep, their health and their overall wellbeing.

The report indicates that the predicted noise level is just on the cusp of the sleep disturbance screening level at the closest residential receiver. Even a small actual variance to this predicted level will exceed the sleep disturbance screening level. This is clearly understating the true impact, making the proposal appear more acceptable than it truly is.

The EIS clearly states that **noise modelling is indicative, not final.**

*Page 33 of Appendix U Noise Assessment:*

***Details regarding these internal items of equipment are not currently available, however, breakout noise from these items is expected to be relatively minor compared to noise from externally located mechanical plant and testing of backup generators given the internal plant areas are generally separated from the external facades by service corridors***

***The exact requirements for all items of mechanical plant would be determined as the project progresses when specifics are known about tenant requirements. Further noise modelling of all items of mechanical plant would be completed during the production of later noise assessments when the selected mechanical plant is known.***

The extent of assumptions and estimates in the Noise and Vibration Assessment for a project of this scale and proximity to residential properties and a school is **unacceptable**. Only 3 surrounding properties were subject to acoustic testing in the EIS. Noise is also likely to travel through the valley of Blackman Park across to Penrose Steet, Myee Crescent and surrounding streets impacting residents further than expected. Who can guarantee that the noise emissions will be even close the proposed levels in the EIS. The estimated levels are already so close to the limits considered acceptable; there is NO margin for error.

**I do not accept that a maximum noise level assessment is not required.** The Government cannot consider the Project Mars development **without extensive noise testing in all residential areas adjacent to the proposed site** and adequate community consultation on the outcomes of this testing. The noise testing should take into account the facility's operational phase and during the use of the 49 diesel generators by the facility.

A relative real example highlights these concerns. The EIS procured as part of the planning for the existing Airtrunk SYD2 data centre (at 1 Sirius Rd Lane Cove west) suggested that the noise levels were within the acceptable limits. However, in practice, there has been a number of complaints of noise disturbance from the residents of 150 Epping Road apartments who are getting approximately 50db during the day, indicating a discrepancy between the assessed and actual impacts.

To hear this for ourselves, I recently took my family for a bushwalk along the Lane Cove River adjacent to the AirTrunk SYD2 site. We stood by the fenceline, roughly 150 metres from the data centre facility. The constant hum noise is very clearly heard even from this 150-metre distance.

Proceeding with the approval of the project without adequate and extensive noise testing is irresponsible and a failure of the Government's duty of care to the local community. Will the government compensate the residents for this? Even if they tried, you cannot put a price on declining health or not feeling comfortable in your own home. On top of all that, there is a real financial impact to the value of the people's homes.

#### *Cumulative noise impact*

With the additional proposed data centres within the same vicinity in the planning phase, there needs to be an analysis of the **cumulative noise impacts** from a cluster of data centres to the community and not considered on an individual basis. The current proposal applies a reduction of 5db to the amenity noise level to allow for potential cumulative impact from other sources in the area. This notional adjustment to the expected noise level is **theoretical and inadequate** given the scale of the cluster of data centres being proposed in such close proximity to residential areas and Blackman Park social and sporting facilities. This is does go far enough when you combine other proposed large scale data centres within close proximity.

#### *Local wildlife and recreational space*

Blackman Park is a popular recreational space for families and nature enthusiasts who value its peaceful bushwalks and natural setting. What is currently a quiet and relaxing environment risks being **disrupted by a constant background hum** my family experienced outside of the existing Air Trunk SYD2 facility as noted above. This noise would diminish the park's ambience and overall enjoyment for the community. What is the point of having a recreational area which cannot be enjoyed?

And what about the local wildlife? Animals in the area don't experience noise the way humans do—they rely on sound to communicate, find food, avoid danger, and move through their environment. Over time, that kind of disturbance will impact the ecosystem in which they live and can push animals away from the area. What is the purpose of developing the Lane Cove River bushwalk when the local wildlife is driven away from our beautiful bush area. The proposal also intends on **removing 90 trees** in the area further depleting the natural habitat for our local wildlife.

This really matters to us in the community as we regularly enjoy the local park with our family.

#### **4. Air quality and health risks**

Data centres rely on numerous backup diesel generators for power outages and routine testing. The proposal currently includes **49 generators with 3 tests per generator per year**. These generators can emit fine particulate matter and nitrogen oxides, which are recognised carcinogens, particularly linked to cardiovascular disease and lung cancer.

There is currently limited publicly available evidence assessing the long-term health impacts of large clusters of data centres operating in close proximity to residential areas and schools.

If adverse health or environmental impacts arise in the future, **responsibility will rest with the Labor Government**, which had the opportunity now to consider a more appropriate and responsible location for a concentration of large-scale data centres. This is particularly important for our children attending Lane Cove West Public School who are especially vulnerable. The government needs to protect our children and generations to come, and this unnecessary risk is outright irresponsible. Shame Labour, shame on you!



## 7. Visual impact

The proposed development is unnecessary large spanning approx. 28.3m (with a maximum height of 33m) which is **exceeds the 18m limit by 57% to 83%** should the maximum height be considered. This will be is a visual eye sore from nearby resident's homes and overlooking Backman Park.

**The EIS understates the real visual impact of the proposal in terms of its scale, height and proximity to residential homes and does not consider the visual impact AFTER the removal of the 90 trees in the proposal.**

The limited selection of viewpoints included in the EIS do not:

- Sufficiently capture the perspective of residents living closest to the site, which is where the impact will be most acutely felt, nor
- The significant impact on viewpoints from the Blackman Park sporting fields and recreational areas.

The proposal cannot be considered with the current visual drawings provided in the submission.

### Conclusion

The NSW Labour Government **CANNOT** approve the development of 12 Mars Road data centre based on the current inadequate Environmental Impact Statement and without the findings of the parliamentary inquiry into data centres.

The NSW Department of Planning must act responsibility and consider the community's valid concerns and not allow the fast-track of these datacentres that have no benefit to the local environment and local communities who will unwillingly endure its lasting effects.

Regards

Lane Cove West Resident