



# STRINGY BARK C · R · E · E · K

RESIDENTS' ASSOCIATION INC

E S T A B L I S H E D • 1 9 9 3

## Submission on Data Centre at 12 Mars Road, Lane Cove West.

This submission on the above development comprises three categories:

- 1) The impact it will have on the immediate environment and community;
- 2) The impact on Lane Cove as a whole;
- 3) The enormous requirement for power and water of data centres. There is a need for

long term planning where the developers of data centres are required to provide and pay for the power and water they require and not deplete the resources of the communities where they are situated.

### 1. THE IMPACT IT WILL HAVE ON THE IMMEDIATE ENVIRONMENT AND COMMUNITY

a) The data centre proposed for 12 Mars Road is a very large 81MW data centre, with a gross floor area of 21,832 sq m and a maximum height of 28.3m.

The site on Mars Road is not a good place for such a large data centre. It is only 50m from residential homes, and 160m from Lane Cove West Primary School and nursery school.

(b) It is close to Blackman Park sports fields. There will be air pollution impacts and overshadowing. It will operate 24/7 and there will be 49 diesel generators on site, plus a large fuel storage, which is a hazard. It will consume 510,009 cubic metres of drinking water per year for cooling. It will be visually enormous. In spite of its size, it

will be of minimal employment benefit to the community as it will only provide 26 permanent jobs.

(c) Although it is in an area zoned E4 General Industrial, it is on the very edge of that area and is too close to the residential area adjacent to it.

(d) The fact that two other data centres are approved for nearby Sirius Road is a drawback not a benefit, as these will also be drawing power and water from Lane Cove resources.

## 2. THE IMPACT ON LANE COVE AS A WHOLE

(e) Lane Cove Village has been declared a Transport Oriented Development by NSW State Government, meaning it is slated for a substantial increase in housing in the near future.

This is not consistent with the siting of water and power-hungry facilities such as data centres. Already Sydney Water is struggling in Lane Cove, with many recent, well documented water disruptions, such a burst water main on Garling Street. For the past year Hallam Avenue has been under an almost constant state of excavation of water services.

(f) The power grid is also likely to be put under stress when a single proposed data centre campus in Lane Cove has been described as drawing around 90 megawatts of power. It is totally unacceptable that there should be power outages in the Lane Cove community while the data centre switches on its polluting diesel generators and keeps going.

It is clear that data centres will be competing with the much-needed additional housing for power and water resources, as well as for land.

(g) ASSUME THAT THERE IS AN ELECTRICAL BLACKOUT CAUSED BY THE DATA CENTRE. THE 49 DIESEL GENERATORS WILL BE AUTOMATICALLY ACTIVATED ENSURING THE DATA CENTRE OPERATION CONTINUES ITS NORMAL OPERATIONS.

WHAT ABOUT THE COMMUNITY??

Has any thought been given to this? The answer is NO.

### 3. THE ENORMOUS REQUIREMENTS FOR POWER AND WATER FOR DATA CENTRES

The requirements for water and power needed by data centres must be provided and paid for by the developers and operators of these facilities and not by local communities. Otherwise, the cost to communities where data centres are sited will be enormous result in possible blackouts and interruptions to the water supply.

Because of its size and scope this particular development has raised many issues and consideration of approval should be delayed until the issues have been resolved.

#### 3.1. WATER

What recycling of the cooling water is proposed?

The steam must be cooled and water reused.

This will involve state and country-wide long-term planning. Australia is a dry country. Sydney has had to impose water restrictions many times in past years. Just because the dams supplying Sydney are full at present this will not always be the case

One option that should be considered is investment by Data Centre developers of Desalination Plants to help provide for the additional water now required for the increasing number of proposed new Data Centres

#### 3.2. POWER

The Data Centre developer should be responsible for providing additional power to the grid from renewable sources to cope with additional power needed by this data centre.

It is not necessary for data centres to be placed near residential areas. It is noted that the Net Zero Commission has suggested that Regional locations should be considered.

### CONCLUSION

Firstly 12 Mars Road is not a suitable site for a Data Centre, and this application should be denied.

Secondly with the increasing demand for the development of Data Centres there needs to be an extensive review by both the NSW and Federal Governments as to what rules apply regarding the supply of Water and Power.



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