

Submission to NSW Department of Planning, Housing and Infrastructure

Re: State Significant Development Application

SSD-82052708 – “Project Mars” Data Centre

Site: 12 Mars Road, Lane Cove West.

Dear Sir/Madam,

I am a local resident of Lane Cove and I write to formally **object** to the proposed data centre development at 12 Mars Road, Lane Cove West (SSD-82052708).

While I recognise the growing demand for digital infrastructure, I believe this proposal is inappropriate for its location and scale, and would result in unacceptable impacts on the surrounding residential community and local environment.

1. Proximity to residential areas and community facilities

The proposed development is located in close proximity to established residential areas. It is approximately 1,500 metres from the Lane Cove Bowling Club and as little as around 1 km from homes along Burns Bay Road.

This places a large-scale, 24-hour industrial facility within a short distance of thousands of residents, as well as community and recreational facilities. The scale and intensity of the proposal are not compatible with nearby residential amenity.

2. Air quality and health concerns

The proposal includes a significant number of diesel generators intended for backup power. Diesel backup generators can generate intermittent but high-intensity emissions during testing and emergency operation.

Given the proximity of Lane Cove West Public School, the proposal raises particular concern regarding potential noise, air quality, and cumulative environmental impacts on a sensitive receiver.

In addition, the close proximity to residential areas and the local topography of the Lane Cove River corridor may increase the potential for emissions to affect nearby communities under certain meteorological conditions, including low wind events and temperature inversions.

I am concerned that the modelling presented in the Environmental Impact Statement may not fully capture real-world variability, cumulative impacts, or long-term exposure risks for nearby residents.

3. Noise and 24-hour operations

The facility is proposed to operate continuously, with mechanical plant, cooling systems, and periodic generator testing. This raises concerns regarding ongoing noise impacts, particularly during night-time periods when background noise levels are lower.

Even if compliant with technical standards, persistent industrial noise has the potential to negatively affect sleep, wellbeing, and overall quality of life for nearby residents.

4. Water and energy consumption

The scale of the proposed data centre involves very high electricity demand and substantial water usage for cooling.

This raises broader concerns regarding:

- strain on local and regional infrastructure
- sustainability of water consumption, particularly during drought conditions
- the appropriateness of concentrating such high-demand facilities in close proximity to residential areas

5. Cumulative impacts

A key concern is the cumulative impact of multiple data centres proposed or already operating within the Lane Cove area.

The combined effects of these developments — including noise, emissions, traffic, and infrastructure demand — do not appear to have been adequately addressed in a holistic manner.

Assessing this proposal in isolation risks significantly underestimating its true impact.

6. Site suitability

While the site is within an industrial zone, this does not automatically make it suitable for a development of this scale and intensity.

Given its proximity to residential areas and the surrounding natural environment, I do not believe this site is appropriate for a large hyperscale data centre operating 24 hours a day.

Conclusion

For the reasons outlined above, I strongly object to the proposed development.

In particular, I am concerned about:

- proximity to residential communities
- potential air quality and health impacts
- noise from continuous operations
- excessive resource consumption
- cumulative impacts of multiple facilities

I request that the Department refuse this application, as the scale and nature of the development are fundamentally incompatible with its location and the impacts identified cannot be adequately mitigated given the site's proximity to residential areas.

Thank you for considering my submission.

Kind regards,

Resident,

Lane Cove, 2066.