

Submission in respect of proposed data centre at 12 Mars Road

I live at 7 Banksia Close, which is located approximately 110m from the boundary of the proposed development. We are a local family of five, with children that attend Lane Cove West Public School and who also play sport regularly in Blackman Park.

For the reasons which follow, I strongly object to the development proposal, on multiple grounds, in both the permanent state of the proposed data centre and the temporary construction state.

1. Permanent State

Having considered the EIS relevant to the proposed site, I have the following concerns about elements of the proposed building during the operational phase of the development.

1.1. Noise

The EIS noise modelling is inadequate, and the proposed data centre will generate an unacceptable level of noise in the residential zone during its 24/7 operation.

The EIS refers to the NSW Noise Policy for Industry (NPfI), which sets out the requirements for the assessment and management of operational noise from industry in NSW. Relevantly, the NPfI provides a criteria for calculating loss of amenity for residents on account of noise. In its Noise and Vibration Impact Assessment has made reference to that criteria and modelled the relevant threshold as 36dBA , as per NCA01 and NCA02 in Table 33.

The authors have assessed that the actual operational noise level for the same criteria will also be 36 dBA, and confirmed that, in their view, the impact is acceptable.

However, the authors have also stated that *“it is noted that the details of the mechanical plant used in this assessment are indicative, including the unit types, sound power levels, number of units and locations of equipment. All mechanical plant items should be reviewed during later acoustic assessments during the detailed design stage of the project to confirm compliance with the PNTLs. It is expected that compliance is achievable through a combination of appropriate mechanical plant selection, acoustic louvres where appropriate, etc.”*

By its own admission, the modelling is indicative only. Therefore it cannot be relied upon to satisfy development approval.

The authors then propose that if the noise criteria is to be exceeded, then mitigation measures should be considered. In line with industry practice, the authors state that **“feasible and reasonable** operational noise mitigation and management measures should be considered, with the **aim** of reducing noise emissions to the relevant criteria.”

No commitment is made to utilise any of the mitigation measures which have been identified.

In order to assess the likely actual sound level, I personally completed a noise monitoring sample at the recently completed AirTrunk data centre at Apollo Place (**AirTrunk DC**), Lane Cove West . As the AirTrunk DC is of a similar size, only recently completed and built within the same area, it is reasonable to suggest that it's sound output would be comparable to the data centre in this proposal.

I completed noise monitoring on the night of 30 April 2026 using a NATA calibrated device. Further information about the monitoring I undertook on this occasion is provided in Appendix A. Whilst I am not a qualified noise monitoring specialist, I have worked alongside noise consultants in the construction industry for more than 15 years and I have a strong understanding of the noise monitoring process.

At a distance of approximately 110m from the AirTrunk DC (that is a similar distance to the distance between my home and the proposed data centre) the noise from AirTrunk DC is unmistakable and unavoidable. There is a constant heavy hum of a large number of fans, plus regular hissing and pneumatic noises. It is loud and confronting.



Figure 1: Apollo Place Data Centre Noise Monitoring

The noise monitor recorded the LAeq as 53.6 dBA and the LAFmin as 47.9 dBA.

I believe this to be close to the actual noise levels that will be experienced at our location during operation and it significantly exceeds the proposed trigger level of 36 dBA.

Ultimately I believe that this data centre is too close to the residential area and it will subject the local residents to significantly increased noise levels (including at night when our street, and adjoining streets are very quiet), which will substantially decrease amenity. The approval should be rejected on this basis.

1.2. Height

The proposed development significantly exceeds the maximum permissible height under the Lane Cove LEP 2009. The excessive height results in unreasonable and unnecessary adverse impacts, including increased overshadowing of retained trees, adjoining bushland, and public recreation areas, undermining solar access and the viability of existing vegetation relied upon in the proposal's visual assessment.

The structure is simply too tall and will stand out significantly against the local bushland. The proposal should be rejected on this basis. If the proposal is not rejected on this basis, the structure should at least be reduced in height to comply with council requirements.

1.3. Visual Impact

The proposed development is a huge and imposing structure, and it would sit immediately adjacent to the residential area (including as close as 50 metres to the nearest residential home). It would also tower above Blackman Park.

Insufficient design measures have been implemented on the most affected elevations to mitigate visual and height impacts, and the development does not appropriately respond to site topography due to extensive excavation and roof heights exceeding controls. Furthermore, the application lacks a robust character analysis and evidence demonstrating that the proposal is sympathetic to surrounding development. The visual impact assessment also relies on trees to hide the building which will in fact be removed as part of the development.

The proposed structure will result in an unreasonable transition from low-density residential and environmental conservation zones to heavy industry, and should be rejected on this basis.

1.4. Impact on the Community Nursery

As a local resident, I see the Lane Cove Community Nursery as an incredibly important part of our community, and not just a siloed activity for a selected few. It brings together volunteers, families, and local groups to care for our environment by growing native plants, restoring bushland, and protecting local wildlife across the entire area. The

nursery's work improves air and water quality, supports vulnerable species, and helps maintain the natural character that makes Lane Cove a great place to live.

On 2 May 2026, as I was walking down to Blackman Park with my children for my 5 year old's soccer game, I took the below photo.



Figure 2: Community Nursery: In bushland setting

I am deeply concerned that the proposed data centre development has not adequately addressed the risks it poses to the nursery's ongoing productivity and health. Construction dust, heat generated by the facility, and the placement of a substation close to the boundary could all harm sensitive plants and disrupt growing conditions.

It is likely that the proposed structure would block out light, reducing the ability of the nursery to grow plants for the local area. The significant increase in noise during both construction and operation also risks creating an unhealthy working environment for volunteers.

This is a much-loved community asset and its ability to operate would undoubtedly be diminished by the construction and operation of the proposed hyperscale structure on its border.

The proposal should be rejected for these reasons.

1.5. Cumulative Impact

At time of writing I am aware of at least three other upcoming proposals for data centres in the Lane Cove West business park. Including the existing two at Apollo Place, this would bring the potential total to five, with more likely to follow.

This is an unacceptable change in the character and use of the area which warrants a detailed assessment of the cumulative impact. This EIS does not consider the cumulative impact.

The approval should be placed on hold until the cumulative impact has been assessed.

1.6. Removal of Trees

The EIS states that 90 trees will be removed. Many of these are large trees which are adjacent to bushland and Blackman Park. The loss of these trees would have an unacceptable negative impact on the environment generally, on the wildlife living in these trees and on the visual amenity of the local community that uses Blackman Park.

The approval should be rejected on this basis.

1.7. Housing

While I understand that there is no current proposal to rezone Lane Cove West Business Park, it is worth considering that we are experiencing a housing shortage and that this development is being proposed on land that is immediately adjacent to a residential area and is in immediate proximity to a school, park and express transport links to the CBD.

Building a data centre on this land will lock out any potential opportunity for residential use for a generation, with minimal community benefit. For this reason the approval should be rejected.

1.8. Approval Ahead of Policy Determination

As of 02 May 2026, the NSW Legislative Council is undertaking a formal Inquiry into data centres, which includes in its terms of reference; the existing planning framework, the classification of data centres as State Significant Developments, local environmental and community impacts. The inquiry report is due for submission by 30 September 2026.

The NSW Government has also recently released a Consultation Paper and is seeking to engage industry, community and sector stakeholders to provide feedback. The paper states that *“feedback will help design a transparent framework that provides clear assessment measures around data centre investment and managing risks for the community.”*

Government policy and the planning framework around data centres is developing and it is reasonable to assume that policy and planning framework will change following these

two processes. Therefore, the assessment of this application should be paused until the new assessment and approval criteria are determined.

2. Temporary State

Having considered the EIS relevant to the proposed site, I have the following concerns about elements of the proposed building during the construction phase of the development.

2.1. Noise

In table 32 of the Noise and Vibration Impact Assessment, the authors predict that local residents will experience construction noise during multiple states of construction of up to 31 dB above background levels. The report confirms that there will be “*high exceedances of the Noise Management Levels*” for local receivers. There will also be exceedances at the Lane Cove West Public School and at Blackman Park.

With construction ongoing for over three years, this is unacceptable. The proposed data centre is simply situated too close to the residential area and therefore the application should be rejected.

2.2. Installation of new service connections, i.e. water

The construction of the new water supply to the Apollo Place data centre(s) runs along local roads from Centennial Avenue to Apollo Place. This construction commenced in November 2024 and is ongoing as of May 2026. This construction work has created significant traffic disruption and noise issues on an ongoing basis for the previous 1.5 years, with much of it occurring on Banksia Close.

The EIS does not confirm how water will be supplied to the proposed development, which is unacceptable. My understanding is that a new connection will be required to be installed, again subjecting the local community significant traffic and noise disruption.

Without understanding the actual utility connection requirements, the EIS cannot adequately assess the construction impact. The connection details should be determined and the EIS should be revised to include the impact of the construction of these works.

Nonetheless, construction of an additional water connection would be an unacceptable loss of amenity and the application should be rejected on this basis.

Appendix A – Noise Modelling

AirTrunk Data Centre

Apollo Place. 8.45pm on 30/04/2026. Approximately 110m from data centre.

