

To: Patrick Copas, Department of Planning and Environment

Subject: OBJECTION TO PROPOSED DATA CENTRE AT 12 MARS ROAD, LANE COVE WEST

Dear Mr. Copas,

I am writing to formally express my strong opposition to the Project Mars Data Centre proposal. As someone with family in this area who spends significant time in the immediate neighborhood, I am deeply concerned about the long-term impact this facility will have on the character, safety, and health of the community.

This proposal represents a heavy industrial land use that is fundamentally incompatible with the residential streets and the primary school located just 160m away.

Impacts on Living Conditions and Well-being

The nature of a data centre involves 24-hour operations supported by high-voltage equipment, massive cooling systems, and nearly 50 diesel generators. My concerns include:

- **Constant Noise:** Unlike traditional businesses, this facility will produce a persistent, low-frequency hum. This type of ongoing background noise is known to disrupt sleep and increase stress. For the many families living on Avalon Avenue, Banksia Close, and Wood Street, this represents a permanent loss of the "quiet enjoyment" of their homes.
- **Air Quality:** The regular testing and operation of dozens of diesel generators will introduce fuel vapors and exhaust into an area where children play and exercise.
- **Safety Hazards:** The storage of large quantities of diesel fuel and roughly 200,000kg of lithium-ion batteries—which are notoriously difficult to extinguish once ignited—poses an unnecessary risk to a high-density residential and school zone.

Erosion of Local Character and Economy

The current zoning for this site (E4 General Industrial) is intended to encourage employment and mitigate conflict with residential areas. This project fails both tests:

- **Job Loss:** The current small-scale offices and industrial spaces support a diverse range of local businesses. Replacing them with a massive facility that requires only 26 permanent staff is a significant net loss for local employment.
- **Property Values:** The sheer scale of this building, combined with the removal of mature trees and the introduction of a 24-hour noise source, will undeniably make these quiet suburban streets less desirable, impacting the hard-earned equity of local homeowners.
- **Infrastructure Strain:** I am concerned about the cumulative impact multiple data centres will have on the local power and water security, potentially driving up utility costs for residents.

Construction Disruption

A three-year construction period is an eternity for a local community. The neighborhood has already endured significant disruption from water main upgrades; adding years of heavy construction traffic, dust, and vibration directly adjacent to a school route is a major safety concern for children.

Conclusion

I am not opposed to progress, but I am opposed to the **wrong development in the wrong place**. A hyper-scale data centre does not belong in the middle of a neighborhood filled with young families and students. The environmental and human impacts are too great and, in my view, cannot be mitigated by simple landscaping or "preliminary" noise assessments.

I urge the Department to prioritize the health and well-being of the Lane Cove West community over commercial interests and refuse this application.

Kind regards,

Philip Doyle

Brother to local residents of Banksia Close, Lane Cove West