SSD-82052708 Data Centre, 12 Mars Road

I am a Lane Cove resident but I do not live in Lane Cove West or close to this proposed development.

I wish to strongly object to this proposal on the grounds of multiple environmental and social impacts.

1. Location and resulting noise and pollution impacts on surrounding uses

Impact on local residents This data centre should never have been even proposed for a location so close to residential areas. The 24/7 noise of its regular operation, exacerbated whenever the diesel generators are used, is unacceptable and a significant change from what is now a very quiet area. Residents will never get a peaceful time to sleep or enjoy their home environment. If the electricity supply is interrupted or insufficient, pollution/toxic fumes from the operation of so many diesel generators so close to housing will be very harmful to the health of residents and to their general amenity. Data Centres also add to local heat load, which will also adversely impact local residents in our increasingly lengthy summers.

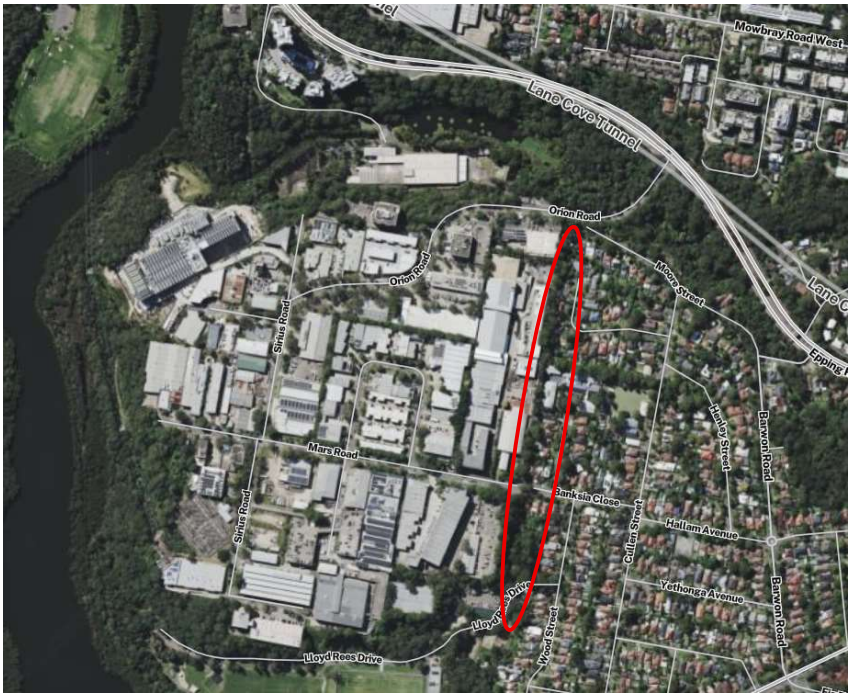
Impact on wildlife – This development sits adjacent to bushland and on a wildlife corridor (see details below). Lane Cove's bushland is highly valued by residents and every area is likewise very valuable as habitat, given this very urbanised area. The operational noise 24/7 will impact and significantly reduce the value of the surrounding bushland and open space areas as habitat.

Impact on other users

- Directly adjacent to the development on the east is Lane Cove Council's community nursery. Workers here will be directly impacted by construction and dust, as well as operational noise and any pollution emanating from diesel generators. As many of these workers are volunteers, they will stop coming if they experience such adverse impacts, directly harming the nursery's operation and viability.
- Below this development is Lane Cove's premier sport and recreation complex, Blackman Park, which has hundreds of users every week across a range of sports, as well as people using the dog park or the track circuit around the perimeter. The noise and potential pollution from this development is incompatible with healthy sport and recreational activities.

2. Tree and habitat loss

Loss of trees in the centre of the development is acknowledged in the EIS materials. However, while the EIS claims to retain 132 trees including the line of mature trees along the eastern boundary, it is not likely these trees will survive the construction process given they exist with a narrow 10m setback of the building from that boundary. Their roots will be undercut by deep basement excavations and their branches will be cut for scaffolding and other access to build the walls and roof along that side. This will represent significant disturbance to the trees sufficient to kill them, thus taking out a key link in a wildlife corridor that extents from the bushland of the Stringybark Valley to the bushland around Blackman Park (see marked zone on aerial photo at right). This can only be avoided by inclusion of a wider setback.



3. Downslope Construction Impacts

As the site sits on a steep slope above bushland the potential for escape of sediment and excavation material into the bush is very high. The DA documents do not include a sediment and erosion control plan, as is now required by Lane Cove Council's DCP, so that proposed measures for the individual topography and characteristics of a development site and proposal can be assessed prior to project approval. We have too many examples in Lane Cove of egregious downslope sediment impacts from large developments above bushland, smothering vegetation, soils and the seedbank, and have no expectation this site would be any different. As the proponent has not bothered to provide a sediment and erosion control plan, it would indicate they do not take this issue seriously.

4. Visual Impacts

The buildings in this development reach a maximum height of 28.3m representing a variation of 10.3m above controls for this zone. This will be highly obtrusive both for residents and for the users of Blackman Park, where the landscape of green fields surrounded by bushland slopes on all sides bar the river is a key feature of this recreation site creating an important oasis in an otherwise urbanised area. Breaking the treed slopes and skyline with these buildings is highly retrograde and the additional height is not justified or compensated.

5. Overshadowing Impacts

The building height is such that there will be considerable overshadowing of the Nursery to the east, particularly in winter, impacting plants as they ready for the spring growing season. Along with impacts on the workers, this will affect the nursery's viability.

Any overshadowing to the south will adversely impact bushland, changing its vegetation composition, encouraging weeds, and consequently impacting wildlife in that area.

6. Impact on services

The high consumption of power and water by data centres is well-known with the potential for significant impact on these services for the rest of the community. Data Centres, including this one, must contribute to the provision of new water and electricity supply and use every possible means to recycle heat as energy and water for cooling. They must not be allowed to become a drain on the community or create shortages of supply of either resource.

7. Impact on employment and local businesses

This data centre will result in a nett loss of local business employment, once operational and will force out a series of businesses currently occupying the premises. As data centres march across Lane Cove West they are hollowing out this area as a business and employment zone, the very antithesis of the rationale for its original establishment through its IN2 zoning.

Conclusion

This development should be refused, foremost because it is an inappropriate location for a data centre, so close to residential areas, but also because, as proposed, it will result in a suite of environmental and social impacts.

At the very least it should be assessed along with other nearby proposed data centre(s) to consider the cumulative environmental impacts in this area.