

6 July 2026

Department of Planning, Housing and Infrastructure

NSW Planning

My name is Hasmukh Chand and I am writing to express my opposition to the proposed Kogarah Golf Club Redevelopment - Concept Stage 1 Works. The proposal as it currently stands includes; five buildings with overall heights of up to 70 metres, including a data centre and the clearing of native vegetation and road / infrastructure work to accommodate the proposed development.

My specific objection to the development comes at the intention to construct a data centre as part of the overall redevelopment at the above site. Largely, this is because there has been a rapid scale up of data centres across NSW and Australia with limited regulatory and policy oversight or robust guardrails to protect communities and greenspaces.

As data centers need to be located close to electricity and internet infrastructure, they are generally built in urban areas. This creates intense competition for limited space and fuels community opposition. Simply put, data centres have limited to no social licence in many of the places they are being built.

Recently, Transport for NSW warned that the rapid rise of data centres will add competition for land that would otherwise be used to address housing challenges and the movement of goods and services.¹ For example, there is fierce opposition to the five data centres planned in the Lane Cove LGA which would take up 40% of its industrial land.²

The construction of data centres also has the potential to have socio-economic impacts on the community as well. The large number of data centres in the construction pipeline has led to a warning from the Reserve Bank that the investment in data centres could fuel inflation.³

Broadly speaking, data centres are also putting NSW decarbonisation plans as legislated in the *Climate Change (Net Zero Future) Act 2023* at risk. According to Greenpeace Australia, the 1GW Mamre Data Centre campus in Western Sydney will generate emissions equivalent to over 500,000 petrol cars per annum.⁴ Similarly, Greenpeace Australia analysis has found that Cloud Carrier's proposed gas fired project would wipe out NSW's entire projected 2028 emissions cuts.⁵

¹ <https://www.theguardian.com/australia-news/2026/jul/02/ai-datacentres-australia-competition-for-industrial-land-frieght-logistics-housing-economy>

² <https://www.theguardian.com/technology/2026/may/03/ai-datacentres-australia-opposition>

³ <https://www.theguardian.com/australia-news/2026/jul/02/ai-datacentres-australia-competition-for-industrial-land-frieght-logistics-housing-economy>

⁴ <https://www.greenpeace.org.au/static/planet4-australiapacific-stateless/2026/05/1032fdf5-data-centres-report-greenpeace.pdf>

⁵ <https://www.greenpeace.org.au/static/planet4-australiapacific-stateless/2026/05/1032fdf5-data-centres-report-greenpeace.pdf>

Further, data centres use large volumes of water for daily operations. This can range from anywhere between 5ML to 40ML per day depending on the size of the data centre.⁶ Given that there are currently 40 data centres in the pipeline for NSW, with more proposals in the future, their collective water and energy use could place a strain on these resources.

With over 900 cooling units and 850 diesel-powered-back up generators and six, four storey buildings, the Mamre Data Centre is the largest data centre proposed in Australia.⁷ The large number of diesel generators potentially pose a fire risk, one that was identified by members of Fire and Rescue Victoria⁸. Should a fire occur at the data centre proposed for the Kogarah Golf Club, it could have a significant impact on Sydney Airport next door.

Given that the above development proposal is located on the banks of the Cooks River, the site could be better used native wetlands and parklands. Doing so will provide much needed green space for a burgeoning LGA as well as increase local resilience to floods and storm surges (note that the proposed development site is in a flood risk zone).

Until proper legislative guardrails are set, I express my objection to the above proposal. Further, as part of this consultation process, I make the following recommendations;

1. Stop the development of data centre and associated development at the proposed site at Kogarah Golf Course;
2. Invest in the river bank at the proposed site to create new wetlands and parklands with access for public;
3. Implement a state-wide moratorium on the construction of data centres until proper legislative guardrails are set, particularly, in relation to energy and water use;

Should you have any further questions, please do not hesitate to get in touch.

Sincerely,

Hasmukh Chand

⁶ <https://theconversation.com/how-much-water-and-power-will-ai-data-centres-use-in-australia-ironically-we-dont-have-the-data-to-know-284069>

⁷ <https://www.greenpeace.org.au/static/planet4-australiapacific-stateless/2026/05/1032df5-data-centres-report-greenpeace.pdf>

⁸ <https://www.abc.net.au/news/2026-06-09/firefighter-concern-over-data-centres-in-melbourne-west/106762858>