

Date **Monday, 28 November 2022**

Name of Project **Mowbray Road Data Centre**

Application Number **SSD-13475973**

A Statement of Objection **(stated below)**

Reasons for Objections **(stated below)**

Declaration of Political Donations **(stated below)**

Statement acknowledging and accepting the disclaimer and declaration (stated below).

- I declare that I have not made any reportable political donations in the last two years.
- I acknowledge and accept the Department's disclaimer and declaration.
- I object to this development and the reasons for objection are detailed below.

Objections to the Proposed Development of the Microsoft Data Centre

Zoning

- The proposed development borders onto and is surrounded by residential dwellings. Notwithstanding the site is zoned as light industrial IN2, it is unacceptable that such a large development be considered in a residential area.
- Historical zoning of Lane Cove North has not kept pace with residential development in the area to the extent that residential communities such as ours (Lane Cove North Estate), is potentially being forced to co-exist with a large and unsightly development in the form of a data centre.

Safety Concerns

- To further complicate matters, large quantities of flammable fuel will be stored on site for power generation purposes in case of power outages. What guarantees do we have that this fuel will be safely stored and environmentally friendly.

Building Height

- The Lane Cove Council planning height for this area (LCLEP2009) has a maximum height allowance of 18m however the proposed data centre significantly exceeds this limit.
- Council planning rules are created with specific objectives in mind that endeavour to balance community and business interests and expectations.
- Exceeding the council's height restriction does not reflect the communities understanding or acceptance of the zoning and only placates the interests of the business (Microsoft).
- A large, tall, unsightly building as proposed will dominate the area to the visual detriment of the local inhabitants and environment.

Traffic and Parking

- The traffic congestion that will be created during both the demolition and construction phases will be a major issue for the surrounding community but especially for the residents of the Lane Cove North Estate (LCNE).
- Construction trucks and other vehicle movements will severely impact our ability to commute to schools and work places when accessing the Mowbray Road exit point along Taylors Drive and Mowbray Road West which is a major entry and exit point to the LCNE.
- Parking within the estate is at a premium and for visitors only and there is only limited parking on the surrounding streets for construction workers.
- How is the State Government proposing to stop construction workers from parking within the estate and obeying the road rules as there are prams, children, and elderly people to consider and protect.

Building Design and Landscape

- The proposed design of the data centre is unsightly, does not blend in with the surroundings and as previously stated exceeds council's height limits to the point of making it an eye sore.
- To facilitate the design a large percentage of the established trees will be removed, so much so that the 20% minimum requirement for the landscaped area as outlined in the Development Control Plan (DCP) Compliance table under section E.9 Landscaping at Appendix 1, will be breached.

Damage to Buildings in the Lane Cove North Estate (LCNE)

- With the significant amount of work being undertaken in the demolition and construction of this project, regardless of the stated mitigation plans being proposed, it is conceivable that buildings could be structurally damaged by the works.
- Sydney's development reputation across the city has many examples of new apartment developments that are riddled with structural defects rendering the properties uninhabitable.

- It is critical that the same does not happen in our estate (LCNE).
- If this proposed project goes ahead, redress for any damage to buildings within the Lane Cove North Estate occurring upon commencement of the project will be sought from the parties to this development.

Benefit to the Local Community

- It has been stated by Microsoft that the proposed development will have an economic benefit to the local community however there is no evidence to support that statement.
- Stated staffing levels of up to 50 people would not of itself, constitute an economic benefit.
- Furthermore, staff recruitment would be pooled from the general populous and not the just local community.

Property Values

- Consideration must be given to the effect this proposed development will have on property prices in the LCNE over the term of the demolition and construction phases and owners must be compensated for the loss in property values.
- The estimated two-year demolition/construction timeline will have a negative impact on the price of our properties as prospective buyers will be reluctant to buy into an estate that is subjected to significant disruption as outlined above.

Conclusion

- I am opposed to this development for all the reasons stated above.
- If the project is of state significance, then it should be built in an industrial zoned area with the appropriate infrastructure in place that does not border on to residential communities.