

Objection To Mowbray Road Data Centre (SSD-13475973)

I am an owner of an apartment in 6 Taylors Drive, which is located within the Lane Cove North Estate. I was notified by letter of ARUP's development application for the proposed construction of a Microsoft Data Centre. I object to this development for the following reasons.

The Proposed Data Centre Will Look Out Of Place

- The data centre will reach a height of about 21 to 29 metres, which is substantially higher than any of the surrounding residential and commercial buildings. It is also in excess of the permitted height of 18 metres in the Lane Cove Local Environmental Plan 2009. Microsoft purchased the site no doubt knowing the height limit in the LEP but appears to have paid no regard to it.
- I understand from the Arborist Report that many large and mature trees will be removed. It is concerning to me that many of these trees will be removed from the frontage of the site with Mowbray Road (see Figures 15, 16, and 17 from the Arborist Report, Appendix 12). I appreciate that smaller trees and scrubs would need to be removed to aid landscaping, but I do not see a reason why the landscaping cannot be done taking account of the larger, mature trees. If the larger, mature trees are removed, as is proposed, then the building will be much more visible after its construction. It seems it would then take many years for any newly planted trees to replace the existing ones. In the meantime, who knows if the trees will be looked after. Why remove the existing trees in the hopes that new trees will grow to replace them in 10-15 years?
- The data centre building itself is bulky and its design is out of step with the local environment and existing businesses.
- In view of these matters, the data centre will look bulky and imposing within the local neighbourhood.
- I would be able to support the development if the height was reduced to within the permissible limit and most of the existing large mature trees retained.

Traffic During Construction

- I am concerned that little regard has been paid to the complex nature of traffic movements in and around Mowbray Road West and Taylors Drive. This is an unusually busy area that is difficult for vehicles and pedestrians to navigate. At all times of the day and evening, there are large trucks leaving Nuss, vehicles leaving Nuss and Possum's Childcare Centre, as well as Taylors Drive (one of only two entrances to the Estate). At the same time, you have vehicles turning left and right from Mowbray Road into Mowbray Road West, and pedestrians crossing all of these streets to get to the nearby bus stations, school, and shops.
- Now add to this mix hundreds of workers travelling to and from the site each day. Residents in Lane Cove North know from painful experience (over the last 10 years or so with the continual development of medium density apartment buildings), that the developers and construction companies, and their workers, do not care about the residents. They park in the streets when they are meant to park on site, they block driveways, they close off roads to ensure their trucks get a right of way, they layover in the early hours of the morning, and so on.
- What is being done to address resident concerns with regard to parking and traffic on Mowbray Road and within the Estate? Previously, Microsoft's representatives had stated that access at the Mowbray Road West area of the site would not be used by any trucks or heavy vehicles. This should be confirmed and stipulated in any approvals. The existing

visitor parking outside the site should be reserved for local residents parking and measure stipulated to ensure that this can be enforced.

Noise, Vibration, And Pollution

- I am concerned that there appear to be concessions that the site will generate noise and air pollution.
- I endorse previous requests by the Estate, by the owners corporation of my strata scheme (SP66446), and other residents and owners corporations within the Estate, for the developer to be required, in consultation with the Estate or SP66446, to (1) prepare an independent dilapidation report for 2, 4, and 6 Taylors Drive—which are the closest buildings on the Estate to the site—and (2) install suitable noise and air quality monitors for the duration of the construction period and a period of time thereafter to monitor for any noise or air pollution from the site.
- Microsoft is spending millions of dollars on the development. The cost of the dilapidation report and monitors would be a small cost for it to pay, but would provide residents in 2, 4, and 6 Taylors with peace of mind that should anything unforeseeable and unexpected happen, there has been an independent assessment and data collection carried out.
- I note that a receiver, 'R1', is proposed for 4 Taylors Dr. I recommend that 2 more receivers are placed on 2 and 6 Taylors Dr—especially 2 Taylors which is located closer to the site than 4 Taylors.

Other matters

- 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.

Submitted 29 November 2022