

August 25, 2025

Re: SSD-80018208 6-8 Julius Avenue Data Centre Development

I oppose the proposed development on the grounds of lack of consideration to Lane Cove National Park (LCNP) habitat corridor, trees, and habitat. There are already many large data centres being proposed/built in the surrounding area, and there does not need to be another, especially since it will have such a severe negative impact on the LCNP bushland corridor.

- The EIS describes a total of 509 trees, of which approximately 200 are regrowth from a historical clearing, are proposed to be removed from the site. This equates to 1.33 ha of vegetation. I don't know how this matches up with how the EIS states "the Proposal involves significant enhancement to the bushland on the Site and protects important biodiversity." (p24 EIS). Further, EIS states the development aligns with the objectives of the Ryde LEP 2014, the EP&A Act, and the Ryde Local Strategic Planning Statement (RLSPS) 2020: this is not true. One of the Ryde LEP 2014 objectives is: *"to protect and enhance the natural environment, including areas of remnant bushland in Ryde, by incorporating principles of ecologically sustainable development into land use controls"*, one of the EP&A Act objectives is: *"to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats"*, and one of the RLSPS 2020 planning priorities is *"Planning Priority E1: Protect and enhance bushland, biodiversity, environmentally sensitive waterways, scenic and cultural landscapes"*. This development aims to remove 509 trees, part of the remnant bushland and habitat for local species on the property, that should be protected, and even *"enhanced"*, according to the objectives it claims to adhere by.
- Regarding habitat corridor of the LCNP, the very narrow green corridor connection on the southern area of the lot (Figure 1) is a projection of the corridor size after the mass clearing proposed for the lot. The construction of the data centre will not only affect this part of the corridor, but also the extremely narrow corridor section to its right along the river. This whole corridor bridge will be much less habitable due to installed paths and vicinity to noise and light pollution from the data centre and will therefore be significantly degraded, if not completely disrupted, resulting in disturbance and fragmentation of the threatened flora and fauna in the corridor. This contradicts their statement that *"removal of native vegetation from the subject land will not disrupt or fragment the corridor of bushland [...]"* (8.4.3 BDAR).



Figure 1: From BDAR, data centre location map marking bushland corridor in bright green.

- They plan to plant 143 trees in their place equating to 25% of the land area total. However, this contradicts the Macquarie Park Design Guide that mandates a "retained" canopy coverage if over 25%- according to google maps one can approximate that at least 50% of the block has canopy cover before clearing! It is essential to have on-site planting as the trees remove form an essential part of the LCNP corridor.

- The EIS and BDAR describe the ecosystem credits that will be required to offset their plant clearing, and also state the species credits for 7 threatened flora and fauna that have been historically found on the site. This demonstrates a threatened ecological community is present on site and will require much more than just offset credits to reverse damage to.
- The addition of a new walking track (s3.3.6.3) between Richardson Place and the Great North Walk will unnecessarily disturb the local valued bushland. Removal and disturbance of top soil has a drastic negative impact on local flora and the century-old seed bank and microbial habitat. As a bush regenerator, I understand the extent of this impact and how it takes many decades for disturbed top soil to return to its original health. In addition to this, the added human presence in such a narrow bushland corridor will reduce even further the ideal habitat for the 7 threatened species listed in the report.

The development must be made smaller (to avoid bushland clearing) or moved elsewhere to avoid the severe negative impacts it will present to on-site threatened biodiversity and bushland.

Thank you for considering my concerns.