STRINGY BARK C·R·E·E·K

RESIDENTS' ASSOCIATION INC

ESTABLISHED • 1993

May 13th 2019

This project is far too large and will adversely affect the neighbouring bushland.

The size and scope of the project should be reduced or the project should altogether be rejected

Proposed Data Centre, 1 Sirius Road, lane Cove West

State Significant Development. SSD 9741, submissions close on 13th May. Send to Department of Planning.

planningportal.nsw.gov.au/major-projects/project/9381

1. The development is too large for the site. The FSR is within the allowable, but the need for excessive plant to service the data banks means that the total GFA is more than double the calculable GFA.
2. The footprint protrudes into the only two areas of bushland on the site and means that 73% of the trees will be removed. Many of those remaining are exotics or weeds (privet, camphor laurel)
3. New planting is restricted due to bushfire protection requirements and most of the open space and under canopy trees will be mown grasses and the like.
4. This landscape area includes a 4 m wide fire trail made up of perforated elements with grass grown in the open spaces. This is never very successful in providing vegetation of any description.
5. There is massive excavation which will affect surface and sub-surface water to the adjoining wetland areas to the south and southwest.
6. Again massive fill will be required in places to provide the levels necessary for the design – parking, truck access to service the plant and the substation. This will affect the sub-surface water.
7. All of the stormwater is shown as discharging through a 750 mm pipe into Stringybark Creek (at least it is shown as discharging along the creek and not directly towards the opposite bank)
8. There is a need to direct some of this water to provide sub-surface water to the wetland areas via drainage trenches or similar. This cannot be done to the north because of sealed contaminated land.
9. The remainder of the water should be controlled through either on site detention and/or through a flow dissipater system to reduce the velocity when it reaches the creek.

10. Questions may be raised when the statutory authorities respond to the development as none have done so as of the application date.
11. Rain water is shown as being used to top up the water for the cooling towers but there is no indication of its use for landscaping – which it should be used for.
12. Ausgrid have said that they can supply the 132,000 high voltage electricity for the site from the switching station nearby, but there is no agreement as to the route. It should not follow the incoming lines across the bushland.

Guy Hallowes

President Stringy Bark Creek Residents Assn.

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