



Lane Cove Bushland & Conservation Society Inc

P.O Box 989, Lane Cove NSW 1595

ABN 50 518 833 556

Email: lanecove_bushland@yahoo.com

Web. www.lanecovebushland.org.au

10th May 2019

Department of Planning and Environment,
GPO Box 39, Sydney 2001

Submission from the Lane Cove Bushland and Conservation Society to SSD 9741, Proposed Data Centre, 1 Sirius Road, Lane Cove West

The Lane Cove Bushland and Conservation Society has been advocating for the environment for the last 48 years, both supporting and challenging authorities on plans that impact on the environment. We are a respected community group in our local Council area, having representatives on Council Advisory Committees. We have been interested in this site for at least the last 25 years

Summary

The LCB&CS agree that the Data Centre is a positive use for the site and also agree that such a use requires a large site to be able to build a viable centre.

We do however object to the size and footprint of the development, the destruction of the bushland on the site, the extent of the excavation and fill necessary to achieve this result and the stormwater disposal system proposed. We will outline in more detail these points further in this submission as well as some concerns we have on other issues.

Our comments will be based on the documents on exhibition even though we are suggesting changes that would alter these comments. We reserve the right to comment further on any changes in a revised application.

Size and footprint

The development nominally complies with the FSR for the site, it exceeds the height but is still mainly under the height above natural ground level as required in the LEP (due to the extensive excavation) and complies with the zoning. However because of the nature of the use and the requirement for such extensive plant areas to support the use, we say that the building is too large and should be reduced to a more realistic size for the use.

The mechanical plant on the roof with their acoustic enclosures must be considered as plant space and not roof space. This makes the extent of plant spaces, one complete floor, roof area, three level plant platform and substation, greater than the calculable area. This amount of plant may be necessary for the use but it should in part be calculated more in the line with normal light industrial use and included in the GFA.

We recommend that the building be reduced in size and footprint and that the substation be repositioned which will solve some of our other objections

Bushland

The development does not protect the bushland on the site as required in the LCDCP, Clause E.14 even if the document says that it does. These are important pieces of bushland serving as a part wildlife corridor as well as habitat and should be preserved on the site. A reduction in the size of the building on the northern end as well as moving the substation would protect most of the bushland and remedy some of our objection to the destruction of this bushland.

The Tree Assessment Report states that 73% of the trees will be removed for the development, which we consider far too great a sacrifice to make on this site.

We recommend that the building be reduced in size and that the substation and parking area be redesigned to retain more of the natural bushland on the site.

Stormwater

At the moment some rain falling on the site drains to the south and southwest feeding the wetland areas in Ventemans Reach Reserve. This must be preserved with any development. Some stormwater should be directed to this end and controlled in its discharge by an OSD as well as subsurface drainage trenches so that the water is slowly released to the wetland and its vegetation.

Stormwater directed to the north and Stringybark Creek must also be controlled by OSD and dissipation so that there is no scouring of the creek with the rush of large volumes of water in times of heavy rain. This detention could also be used to supply more landscape water which will be necessary to maintain the large landscape areas.

Excavation and Fill

The extensive excavation and fill necessary to keep the height under the control and the levels to maintain access for servicing the equipment, mean that the site will be quite radically transformed, to the detriment of the adjoining bushland as well as the bushland on the site. As noted in the section above this will affect the subsurface water to the wetland and could cause erosion with the steepness of the fill in places.

We recommend that levels be revised to reduce the amount of fill and the steepness of any fill still required as well as raking the steps outlined above to provided surface and sub-surface water to the wetland area.

Landscaping

The landscape design is based on the requirements of the RFS and we question the reasoning behind this decision. The construction of the building and substation are the highest category for fire protection, there are substantial fire-fighting provisions through-out the site and the fire risk is really only valid from a small area directly west of the site.

We suggest that these requirements be relaxed and that denser planting be provided, including more understorey planting, particularly shielding the view from the walking track and along the SW corner to reduce the views from across the river.

We also request that the developer provide funds for Council to replant the flat contaminated areas between the walking track and this site, again to shield the view from this very important and well used track.

Parking

The parking is shown as all above ground, but there is no landscaping in this to assist visually or as shade for the cars. As we have indicated we would like to see the substation repositioned and this area redesigned so that it is not built up to the level shown with massive fill falling to the south and destroying the bushland. We can see no reason to provide a complete turning circle for trucks when in most cases a three point turn is easy and acceptable to most drivers. This would reduce this area and help the bushland.

We suggest that multilevel carparking be investigated to reduce the footprint of this unsightly hard paved area.

Sediment control

The control of sediment is vital for this site so that no debris or runoff flows into the wetland area. This has already been subject to major inundation previously and cannot afford to have any more sediment flowing into it. Any controls must be adequately monitored and regularly cleaned so that they remain effective throughout the excavation and construction periods.

Power Supply

Although the documents state that authorities have not responded to the application, Ausgrid have agreed to supply the 132,000kv service necessary, but have yet to define a route for this line from the switching station.

We would strongly oppose any route that may be proposed following the incoming route across the bushland of Ventemans Reach Reserve. The route must be along Sirius Road, and be either underground (preferred) or overhead.

Other comments

We know that in the past Ausgrid have used this site to access the route of the incoming power line for maintenance and tree pruning. There is no indication that this could be provided with this design as the fill for the carparking would exclude any form of access. We question if this has been raised with the authority? We would be against any other point of access from the river side as it would pass through the wetland area and other good bushland.

Conclusion

We recommend that the building be reduced in size, the footprint reduced to protect the existing on site bushland, the landscaping not adhere to the RFS requirements but be strengthened, the substation be moved, that the stormwater system be changed to provide water to the wetlands and reduced velocity flows to the creek and that the parking be multilevel to reduce the hard standing area.

Doug Stuart, for the Committee,
Lane Cove Bushland and Conservation Society Inc