

Would you build a Data Centre here ?



**It
might
not be
your
choice.**

**But it
is
being
done in
your
name**

ISPT, a development and investment company owned by a range of well known superannuation funds, are planning to develop a Data Centre at Julius Avenue North Ryde. That development will result in the removal of 509 trees and the destruction of important habitat on the edge of Lane Cove National Park

Friends of Lane Cove National Park think that with a little goodwill and by investigating alternative solutions this loss of habitat could be minimised while still meeting your superannuation fund's investment objectives.

This leaflet aims to give more information on the development.

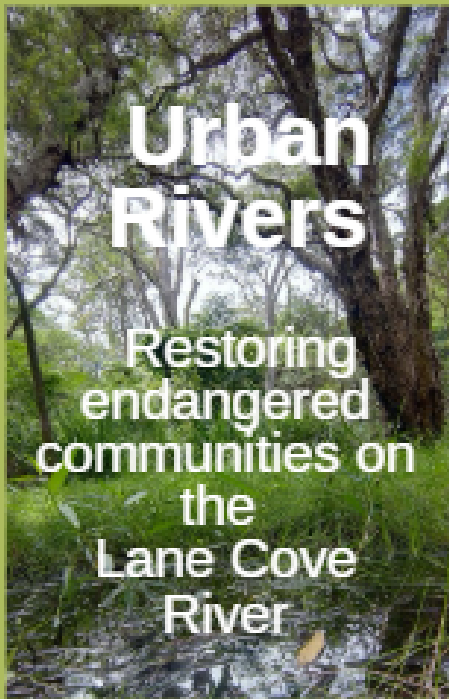
Habitat Corridors and the Urban Rivers Grant

Friends of Lane Cove National Park



Urban Rivers

Restoring endangered communities on the Lane Cove River



The Importance of Habitat Corridors

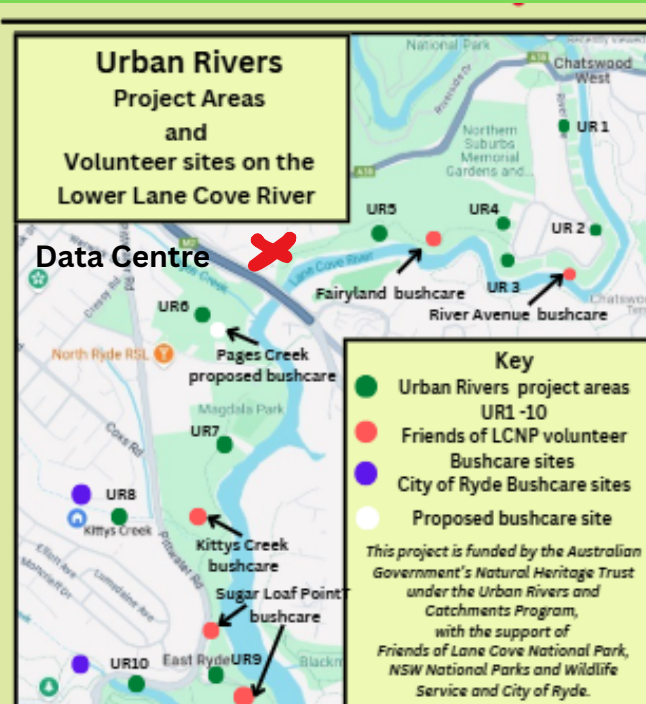
The Plan of Management for Lane Cove National Park emphasizes that it protects vital Sydney bushland and estuarine communities, serving as a primary vegetation habitat corridor that links many smaller urban bushland remnants, including council areas, but also the more than 1,000 private and corporate neighbours to the park. It is also part of a broader regional network, forming "an almost continuous link between Sydney Harbour and the Hawkesbury River, enhancing the viability of natural systems in each area".

In 2024 Friends of LCNP were successful in obtaining a grant of \$366,000 from the Australian Government's Natural Heritage Trust under the Urban Rivers and Catchments program.

It was recognition by DCCEEW of the importance of this habitat corridor.

The Urban Rivers Grant in conjunction with volunteer input is contributing to the restoration of ten areas within the habitat corridor between Fullers Bridge and Sugar Loaf Point.

The proposed Data Centre will be right in the centre of the project area.



Friends of LCNP and the Urban Rivers Project

Friends of Lane Cove National Park were established in 1994 after bushfires devastated over 90% of the park. Their volunteers currently provide around 7,000 hours / year at around 25 bushcare sites throughout the park.

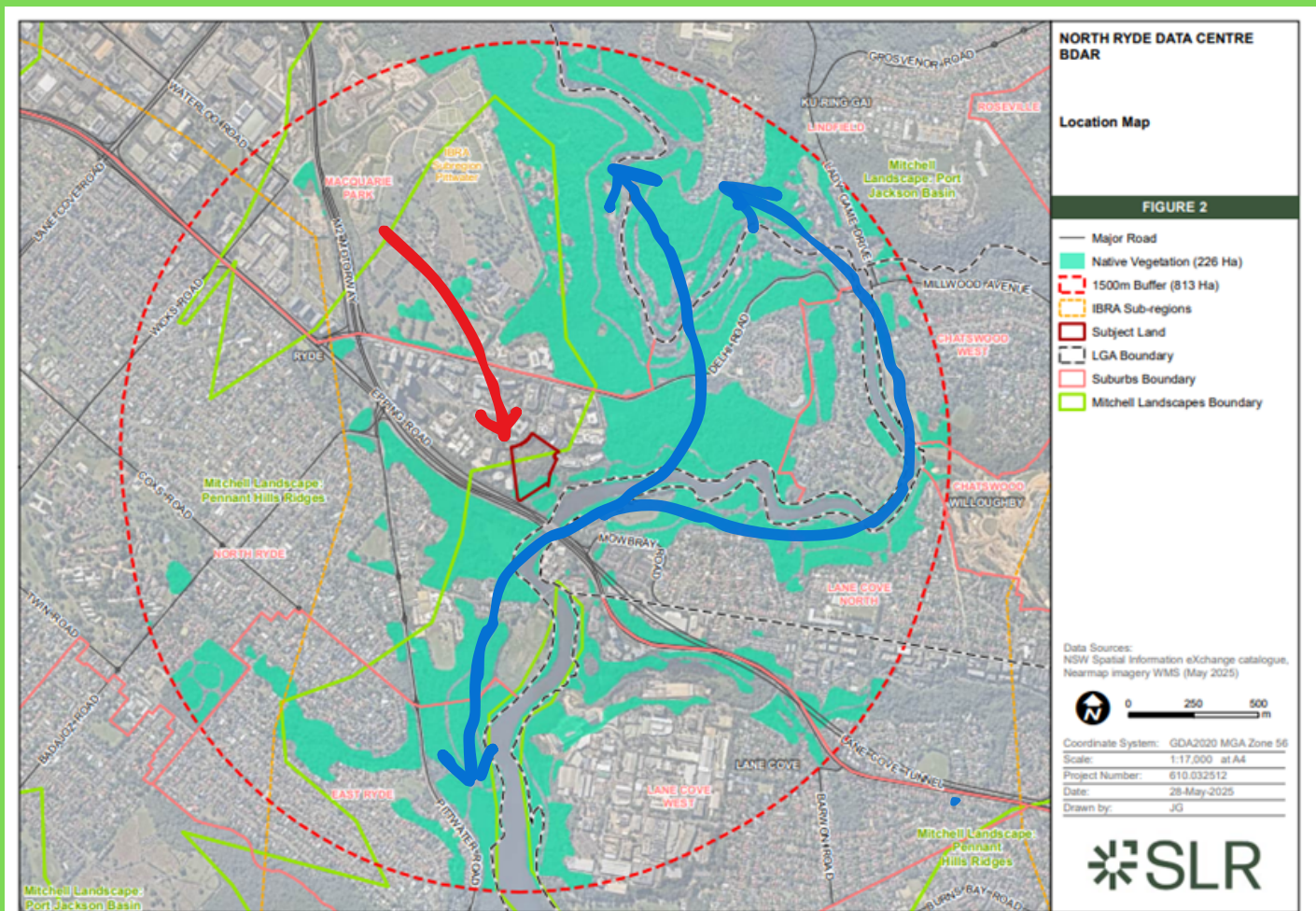
Five of those bushcare sites are located in the project area and an additional one will be established at Pages Creek.

The Urban Rivers project will provide funding to support restoration work on ten project areas over a three-year period. All of the sites are located in Threatened Ecological Communities.

Together with the ongoing work of the volunteers the restoration will create a habitat corridor along almost five kilometers of the Lane Cove River.

For more information on the Friends of Lane Cove National Park Urban Rivers Project see www.friendsofLANECOVENP.org/projects

Right in the Middle



The proposed development is located at Julius Avenue North Ryde.

The northern portion of the site has been cleared for a previous abandoned development, however the southern portion which adjoins Lane Cove National Park has good quality bushland with mature trees, tree hollows that would have taken well over 100 years to develop and a diverse understory providing habitat to a wide range of species.

This map produced as part of the Biodiversity Assessment Report for the project by SLR gives a clear image of the relationship of this site to Lane Cove National Park and other council natural areas (green). The blue lines show the important habitat corridor that the development will severely impact. The area close to the development is already a bottleneck any reduction will severely affect the habitat corridor.

Sustainability

According to their web site, 'ISPT was established in 1994 by some of Australia's leading industry superannuation funds. Over 30 years it has grown to have \$20.7B in funds under management and is committed to taking a leadership position within the property industry to create a more sustainable future. They were the first Australian property company to achieve Carbon Neutrality across their portfolio in 2020 and they maintain a laser focus on challenging themselves to raise the bar to deliver even more sustainable outcomes for people and the planet.'

With this in mind, it is surprising that ISPT has chosen to invest in data centres, given their well-known demand for enormous amounts of energy and fresh water.

Equally concerning is the sudden surge in development applications for these facilities – many within the Ryde LGA – raising serious questions about how such rapid expansion could ever be considered sustainable.



Tree hollows are home to more than 150 local species they take more than 100 years to develop.

However, Friends of LCNP are particularly concerned that, according to the Biodiversity Assessment Report submitted as part of the DA, the current proposal to develop a Data Centre at Julius Avenue North Ryde will result in the removal of 509 trees at least 300 of which are old growth.

This will cause irreplaceable loss to habitat on the edge of Lane Cove National Park. Once gone it can never be replaced.

THIS IS NOT SUSTAINABLE

While the BDAR notes the loss of habitat for several endangered species, Friends of LCNP believe it has failed to recognise the presence of both Powerful Owls and Ospreys in the area and a Threatened Ecological Community on the site. However, it is not only listed species that are at risk – other species including small birds, already pushed out of surrounding suburbs, still thrive here. This area represents one of their last strongholds, making its protection all the more critical.

What will be lost

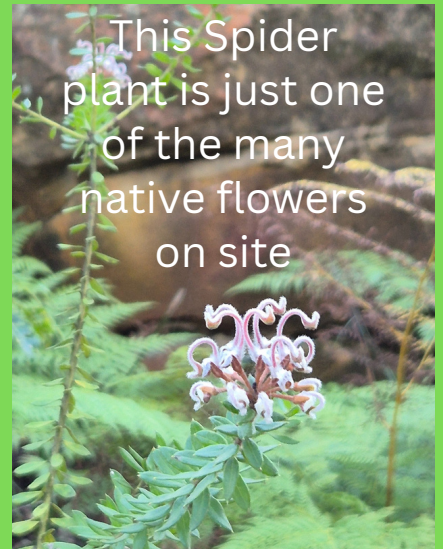


Yellow Robin sitting on a nest. Many small birds are extinct in surrounding suburbia.

NOT JUST TREES

We often focus on the loss of trees, but biodiversity is about so much more. Shrubs, grasses, groundcover, rocks, fallen logs and tree hollows all play a vital role in supporting wildlife. These elements create the habitats that many species, including endangered ones highlighted in the Biodiversity Assessment Report, rely on to survive.

ISPT have stated that they will plant over 700 trees as an offset for what is lost. To put this into perspective the volunteer group Friends of LCNP will be planting more than 1,000 local natives each year during the three- year Urban Rivers project and have planted more than 14,000 local natives in this habitat corridor since 2009 .



This Spider plant is just one of the many native flowers on site



This grass tree is almost certainly more than 200 years old

Offsets ?

Friends of LCNP strongly recommend that ways to minimize the project footprint should be investigated and the maximum amount of old growth habitat be retained.

However, if there are to be some offsets then they must be the right offsets. We believe that on this site the relevant legislation is the Biodiversity Offsets Scheme, established under the Biodiversity Conservation Act 2016. This is triggered by the facts that this is a State Significant Development and that more than 0.5ha of native vegetation will be cleared. This overrides any council regulations and the Macquarie Park design guidelines.

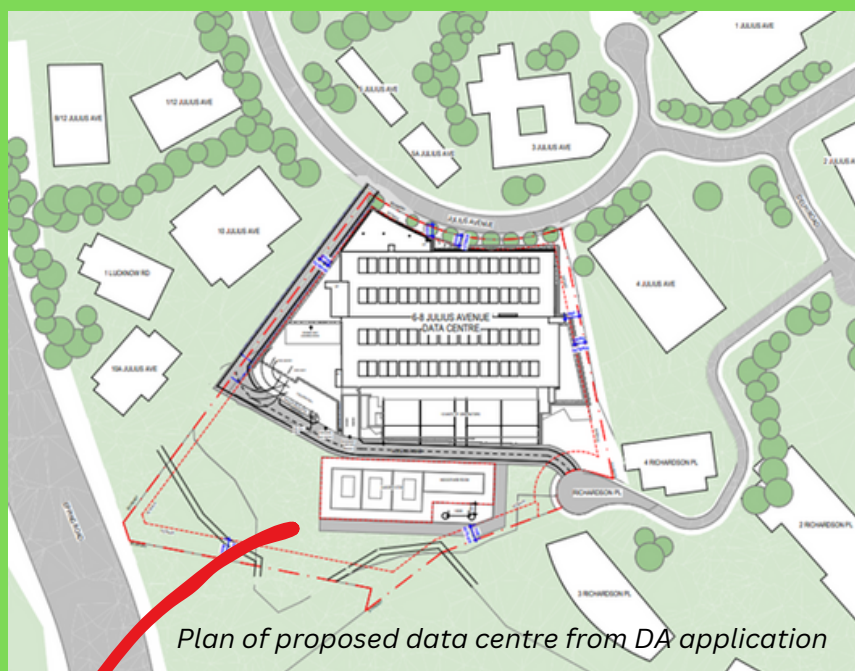
Possible design changes

The Details

The proposed design of the data centre includes a new road running across the site. The main facility is planned to be north of this road in the area that was excavated for a previous abandoned development. However south of the new road is an Ausgrid substation associated with the power supply to the project. It is that building, and associated APZ clearing that will cause the majority of the habitat loss. Relocating that building would make a substantial difference.

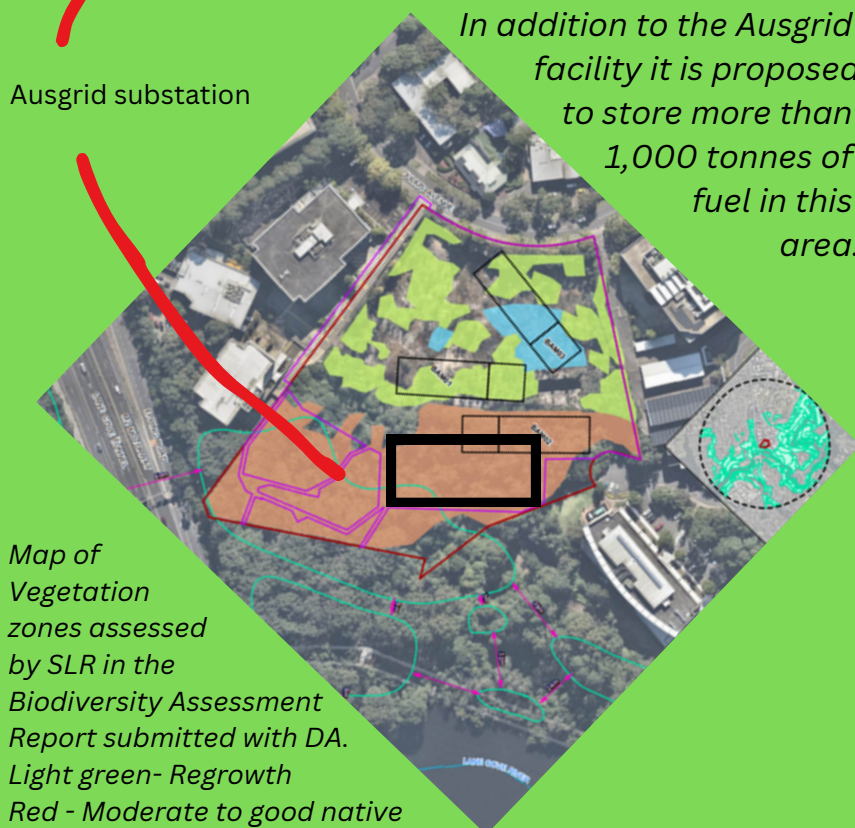
City of Ryde's has expressed concern with the location of this facility & has noted that it has not formally been included in the DA application. The implication being that it will be submitted as a separate application after this one has been approved. Friends of LCNP along with council consider it must be included in the current application and relocated.

Additionally, there will need to be extensive works involved with the supply of energy, water and data none of which appear to be considered in the current application, but all of which will cause additional environmental problems.



Ausgrid substation

In addition to the Ausgrid facility it is proposed to store more than 1,000 tonnes of fuel in this area.



Map of Vegetation zones assessed by SLR in the Biodiversity Assessment Report submitted with DA.

Light green- Regrowth
Red - Moderate to good native

Note: in addition to the actual building area the Energy Facility will require an Asset Protection Zone that will result in the clearing of more native vegetation, if the built footprint remains north of the proposed road, the road will also act as an effective Asset Protection Zone.

The Lane Cove River



The Lane Cove River seen from the Great North Walk adjacent to the development site

The site is less than 90 metres from the Lane Cove River.

This location comes with additional concerns both during the construction phase and in perpetuity as the facility is operated.

These concerns include:

Increased runoff and siltation.

Potential leaks to fuel storage.

Massive disruption due to power, water and data connections.

Light pollution.

Overshadowing causing habitat change over time.

Additional tracks and lookouts

It has been suggested that additional tracks and lookouts will be a public benefit. Unfortunately they will fragment the small remaining area of native vegetation and give a pathway for weed invasion.

The bottom line, what needs to happen.

- Minimisation of habitat loss by relocation of Ausgrid facility.
- Protection of natural areas on and adjacent to the site during construction and in the long-term.
- Long term commitment to restoration of native habitat and working with NPWS.
- Use appropriate methods including Water Sensitive Urban Design to eliminate any runoff into the Lane Cove River.

The Super Funds

These superannuation funds are all partners in the development and investment company ISPT.

If your super fund is here and you are not keen on the Data Centre development in its present form. Let them know.

Australian Super complaints@australiansuper.com
Cbus Super message via the Complaints link form.
HESTA Super Fund advisersupport@hesta.com.au
AMist Super complaints@ausfoodsuper.com.au.
Ausbil contactus@ausbil.com.au
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STATE SUPER enquiries@stc.nsw.gov.au
TAC media@tac.vic.gov.au
UniSuper complaints link on website
VISION SUPER resolutions@visionsuper.com.au
VMIA contact@vmia.vic.gov.au
WORKSAFE Enquiries via online link only

What happens next

Thank you to everyone who lodged a submission.

Of the 150 submissions received by Planning NSW, an overwhelming majority opposed the project -only one submission expressed support.

The next step should be a public meeting, where objectors have the opportunity to present their concerns directly and transparently.

We urge everyone to contact their superannuation fund and express concerns about an investment that we consider undermines ecological integrity and community wellbeing.

For updates follow Friends of Lane Cove National Park on Facebook.

Friends of Lane Cove National Park
www.friendsoflanecovenp.org