

416 Group objection to proposed development of a data centre on Julius Ave, North Ryde because of congestion on Delhi Rd and destruction of native forest. August 2025

The 416 Group aims to represent residents of Killara and Lindfield who live west of Lady Game Drive. Its particular objectives are to work to ensure that current and future developments and activities do not degrade the natural assets of the area and that quality of life is maintained. More information about the group is here: <https://www.416group.org>.

The 416 Group area is poorly served by bus. The author of this submission lives 800 metres from the nearest bus stop and there are no footpaths. Residents in the area are dependent on their cars and use Lady Game Drive to travel north or south and have experienced steadily increasing congestion at the junction of Lady Game Drive and Delhi Rd at Fullers Bridge which is one lane each way. In the morning peak Lady Game Drive backs up more than 1km from the Delhi Rd junction. This congestion has grown as commercial and residential development has occurred on Delhi Rd, North Ryde. For this reason, we do not support any further development on Delhi Rd until infrastructure has been built to support it. Having said data centres with relatively few full-time staff are the least-worst kind of development and also are supported in principle as being consistent with Macquarie Park masterplan and being important to Australia's future prosperity. The proposed development is too large and in particular through destruction of mature tress impacts on important natural bushland along the Lane Cove River corridor and the Great North Walking track which adjoins the site. The location of the access road and the Ausgrid STSS are problematic.

Why Mature Trees Matter

The mature trees along the river are vital. They provide shade, nesting hollows, help keep the area cool, and support a wide range of wildlife—including nesting birds, possums, insects, and even the ospreys that live just across the river. Their roots help reduce erosion. Young trees simply can't do all this. It takes decades for them to grow and offer the same benefits. Removing the mature trees would leave a big gap in the ecosystem that can't be quickly fixed.

A Home for Wildlife

The Lane Cove River is a rich and diverse habitat, home to many native and even threatened species, such as the powerful owl. The tall tree canopy helps animals move safely through the area and connects patches of bushland. If these trees are removed, it will break those connections and make it harder for wildlife to survive. It also increases risks from predators, noise, and light. The back up power generation located to "minimise impact on commercial and residential" maximises impact on the natural environment.

Problems with the Replacement Plan

Planting small native trees doesn't make up for the loss of mature habitat. Young trees are fragile and need a lot of care to survive. The scale of this tree removal would change the landscape dramatically, and not just in how it looks—it would affect the whole ecosystem. We ask that this proposal and look for ways to protect the existing mature trees. They are not just part of the scenery—they are essential to the health of the river and the life it supports.

We propose a smaller development footprint which minimises the destruction of the forest. This may be achieved by reducing the floor area of the development, and/or placing more facilities underground and/or increasing the height. This would also increase the resilience of the project to bushfire. The 1994 Lane Cove Valley wildfire almost reached this site.