

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYW146
DA Number	JRPP-16-03318
LGA	Blacktown City Council
Proposed Development	Staged construction of a data centre
Street Address	Lot 2020, DP 877343, 35 Huntingwood Drive, Huntingwood
Applicant	Airtrunk Pty Ltd
Owner	AWPT4 Huntingwood Pty Limited
Date of DA lodgement	4 July 2016
Number of Submissions	Nil
Recommendation	Approval subject to conditions of consent
Regional Development Criteria (Schedule 4A of the EP&A Act)	The proposed development constitutes 'regional development' requiring referral to a Joint Regional Planning Panel (JRPP) for determination as it has a capital investment value of \$47.5 million.
List of all relevant s79C(1)(a) matters	<p>i.e. any:</p> <ul style="list-style-type: none"> relevant environmental planning instruments: Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No.33 – Hazardous and Offensive Development State Environmental Planning Policy No.55 – Remediation of Land Blacktown Local Environmental Plan 2015 proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: N/A relevant development control plan: Blacktown Development Control Plan 2015 (BDCP) relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: N/A coastal zone management plan: N/A relevant regulations e.g. Regs 92, 93, 94, 94A, 288: N/A
List all documents submitted with this report for the Panel's consideration	<p>Attachment 1 – Proposed conditions of consent</p> <p>Attachment 2 – Development application plans</p> <p>Attachment 3 – Assessment against BDCP 2015</p>
Report prepared by	Holly Palmer
Report date	17 October 2016

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not Applicable
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Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

Not Applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report