

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY WEST JOINT REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Friday, 21 October 2016
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Chair), Bruce McDonald and Paul Mitchell
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 17 October 2016 and 21 October 2016.

**MATTER DETERMINED**

2016SYW146 – Blacktown City Council – JRPP-16-03318 AT Lot 2020, DP 877343, 35 Huntingwood Drive, Huntingwood (AS DESCRIBED IN SCHEDULE 1)

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.




**REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

- the proposed development will supply contemporary business services in a locality designated for employment uses.
- the proposal adequately satisfies the relevant State and local planning provisions
- the development will have no unacceptable impacts on the built or natural environments including the local road system

**CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report

<b>PANEL MEMBERS</b>	
 Mary-Lynne Taylor (Chair)	 Bruce McDonald
 Paul Mitchell	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW146 – Blacktown City Council – JRPP-16-03318
2	PROPOSED DEVELOPMENT	Staged construction of a data centre
3	STREET ADDRESS	Lot 2020, DP 877343, 35 Huntingwood Drive, Huntingwood
4	APPLICANT OWNER	Airtrunk Pty Ltd AWPT4 Huntingwood Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy No.33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy No.55 – Remediation of Land</li> <li>• Blacktown Local Environmental Plan 2015</li> <li>• Blacktown Development Control Plan 2015 (BDCP)</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report dated 17 October 2016</li> <li>• Written submissions during public exhibition: none</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Electronic discussion between 17 October 2016 and 21 October 2016</li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report