

<b>DATE OF DETERMINATION</b>	8 February 2018
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Nicole Gurran, Bruce McDonald, Peter Sidgreaves and Lara Symkowiak
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 1<sup>st</sup> February 2018 to 8 February 2018.

#### **MATTER DETERMINED**

2017SSW036 – Camden – DA610/2017, Address - 42B Bluett Drive, Smeaton Grange  
(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.

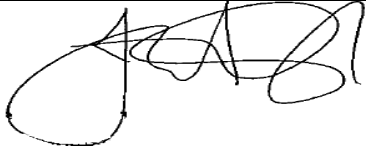




#### **REASONS FOR THE DECISION**

The reasons for the decision of the Panel were:

1. The proposed development will provide additional specialised data storage capacity and service to the Sydney Western City District, the Camden local government area and the broader metropolitan area
2. Having considered the request to vary the development standard contained in Cl.4.3(2) of Camden LEP 2010, the Panel considers that compliance with the standard unreasonable and unnecessary in the circumstances of this case as the variation will not generate unacceptable impacts on nearby premises, remains consistent with the objectives of the standard, will not result in development inconsistent in form with that in the locality and will facilitate reduction of noise emissions and reduction of energy consumption.
3. The proposed development adequately satisfies the relevant SEPPs including SEPP 33 Hazardous and Offensive Development, SEPP 55 Remediation of Land and SEPP Infrastructure 2007 and adequately satisfies the relevant provisions of Camden LEP 2010 and Camden DCP 2011.
4. Subject to the conditions recommended to be imposed, the proposed development will have no unacceptable impacts on the built or natural environments including the amenity of nearby residential premises, the quality of the local riparian or the operation of the local road system and infrastructure services.

## CONDITIONS

The development application was approved subject to the conditions recommended in the council assessment report.

PANEL MEMBERS	
 Justin Doyle	 Nicole Gurrán
 Bruce McDonald	 Peter Sidgreaves
 Lara Symkowiak	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Reference – 2017SSW036 – Camden – DA610/2017
2	PROPOSED DEVELOPMENT	Construction and use as a data centre, including car parking, landscaping and associated works
3	STREET ADDRESS	42B Bluett Drive, Smeaton Grange
4	APPLICANT/OWNER	Applicant – Greenbox Architecture Owners: The Trust Company Limited
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value > \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	1. Environmental planning instruments: <ul style="list-style-type: none"><li>• State Environmental Planning Policy (State and Regional Development) 2011</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>• State Environmental Planning Policy (Infrastructure) 2007</li><li>• Deemed State Environmental Planning Policy No. 20 – Hawkesbury-Nepean River</li><li>• Camden Local Environmental Plan 2010</li></ul>

		<ol style="list-style-type: none"> <li>2. Draft environmental planning instruments: Nil</li> <li>3. Development control plans: <ul style="list-style-type: none"> <li>○ Camden Development Control Plan 2011</li> </ul> </li> <li>4. Planning agreements: Nil</li> <li>5. Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>6. Coastal zone management plan: Nil</li> <li>7. 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>8. The suitability of the site for the development</li> <li>9. Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>10. The public interest, including the principles of ecologically sustainable development</li> </ol>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 21 December 2017</li> <li>• Written submissions during public exhibition: Nil</li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<p>Site inspection – 24 July 2017</p> <p>Briefing meeting -24 July 2017</p> <p>Electronic meeting – 1 February 2018 to 8 February 2018</p>
9	<b>COUNCIL RECOMMENDATION</b>	<b>Approval</b>
10	<b>DRAFT CONDITIONS</b>	Attached with the report