

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	28 February 2020
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Gabrielle Morrish, David Ryan and Chris Quilkey
<b>APOLOGIES</b>	Kathie Collins
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically between 11 February 2020 and 28 February 2020.

#### MATTER DETERMINED

2019CCIO02 – Blacktown – SPP-18-01554, 42 Sargents Road, Minchinbury – Construction of a 2 storey Data Centre, associated car parking, landscaping and drainage works (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 listed at item 8 in Schedule 1.

The Panel is satisfied in terms of Clause 4.6 of the Blacktown LEP and determined to approve the development application pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979.


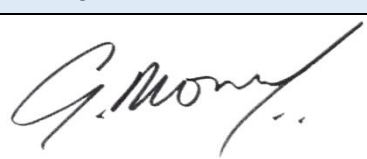


The decision was unanimous.

#### CONDITIONS

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

#### CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that they were no written submissions made during public exhibition.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Gabrielle Morrish
 David Ryan	 Chris Quilkey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019CCI002 – Blacktown – SPP-18-01554
2	PROPOSED DEVELOPMENT	Construction of a 2 storey Data Centre, associated car parking, landscaping and drainage works
3	STREET ADDRESS	42 Sargents Road, Minchinbury
4	APPLICANT/OWNER	Applicant – Urbis Pty Ltd Owner - Aldi Foods Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value over \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>Protection of the Environment Operations Act 1995</li> <li>Biodiversity Conservation Act 2016</li> <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>Sydney Regional Environmental Plan No. 22 – Hawkesbury-Nepean River</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Blacktown Local Environmental Plan 2015</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Blacktown Development Control Plan 2015</li> <li>Central City District Plan 2018</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil [or enter the clauses if relevant]</li> <li>Coastal zone management plan: [Nil]</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: December 2019</li> <li>The applicant's written request under Clause 4.6</li> </ul>

		<ul style="list-style-type: none"> <li>Written submissions during public exhibition: 0</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>Papers were circulated electronically between 11 February 2020 and 28 February 2020.</li> <li>Clr Quilkey conducted a site inspection on 15 February 2020.</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report