

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	22 February 2021
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Martin Zaiter and Sameer Pandey
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

Papers circulated electronically on 11 February 2021.

#### MATTER DETERMINED

PPSSCC-202 - City of Parramatta – DA/751/2019/A, 8 Grand Avenue, Rosehill (Lot 2 DP 1258587), Section 4.55(2) modification to approved 3 storey high technology industry building and concept approval for a Stage 2 building, specifically revised building footprints/layouts, materials, equipment and landscaping (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 determined to approve the application for the reasons outlined in the Council Assessment Report.






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)	 David Ryan
 Gabrielle Morrish	 Sameer Pandey
 Martin Zaiter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-202 - City of Parramatta – DA/751/2019/A
2	PROPOSED DEVELOPMENT	Section 4.55(2) modification to approved 3 storey high technology industry building and concept approval for a Stage 2 building, specifically revised building footprints/layouts, materials, equipment and landscaping
3	STREET ADDRESS	8 Grand Avenue, Rosehill (Lot 2 DP 1258587)
4	APPLICANT/OWNER	Applicant - Equinix Australia Pty Ltd Owner – Grand 4 Investments Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	The proposal is a s4.55(2) modification to an application with a capital investment value of more than \$20 million (criteria at time of lodgement) and the application includes new elements which exceed a development standard by more than 10% (height).
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>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 (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>Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Parramatta Development Contributions Plan 2011</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the Environmental Planning and Assessment Regulation 2000</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: 11 February 2021</li> <li>Written submissions during public exhibition: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> <li>Papers circulated electronically on 11 February 2021.</li> </ul>

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report