

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	22 June 2022
DATE OF PANEL DECISION	21 June 2022
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Sameer Pandey, Jane Fielding
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 10 June 2022.

MATTER DETERMINED

PPSSCC-308 – City of Parramatta – DA751/2019/C - 8 Grand Avenue, Rosehill - Section 4.55(2) modification to approved 3 storey high technology industry building and concept approval for a Stage 2 building, specifically revised Stage 2 building envelope including increase in building height from 20.1m to 25.8m and additional landscaping.

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 briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report, noting that the application relates to a data centre in an industrial area. The amendment proposes to increase the height of the concept building envelope of Building B from 18.5m as originally approved to 25.8m.






While a non-compliance with the height control in Parramatta Local Environmental Plan 2011 is involved, the proposal is considered acceptable given the specific operational needs of the use as a data storage facility. In addition, the additional height does not result in adverse amenity impacts on the surrounding area or undue visual impact on the precinct, sightlines in general or historic sites.

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 no written submissions were made during the public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
<div>Abigail Goldberg (Chair)</div> <div></div>	<div>David Ryan</div> <div></div>
<div>Roberta Ryan</div> <div></div>	<div>Sameer Pandey</div> <div></div>
<div>Jane Fielding</div> <div></div>	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-308 – City of Parramatta – DA751/2019/C
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 Stage 2 building envelope including increase in building height from 20.1m to 25.8m and additional landscaping.
3	STREET ADDRESS	8 Grand Avenue, Rosehill
4	APPLICANT/OWNER	Patch Planning/ Equinix Australia Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2000 • SEPP (Transport and Infrastructure) 2021 • SEPP (Planning Systems) 2021 • SEPP 33 – Hazardous and Offensive Development • SEPP (Resilience and Hazards) 2021 • SEPP (Biodiversity and Conservation) 2021 • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report & Recommended conditions (uploaded to the Planning Portal): 9 June 2022 • Visual Impact Assessment (Addendum Report): 26 October 2021 • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	Due to the minor nature of the modification, meetings/briefings were not required for the proposal.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report