

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-45
DA Number	SPP-19-00013
LGA	Blacktown
Proposed Development	Stage 1 construction of a data centre building with carpark and a concept approval under section 4.22 of the Environmental Planning and Assessment Act 1979 for a stage 2 expansion of the data centre into Building 2 and associated substation
Street Address	10 Eastern Creek Drive, Eastern Creek (Lot 4001 DP 1243178)
Applicant/Owner	Bieson Pty Ltd c/- Mecone / The Trust Company Ltd & The Trust Company (Australia) Pty Ltd
Date of DA lodgement	31 October 2019
Number of Submissions	0
Recommendation	Approve as a deferred commencement consent, subject to the conditions listed in attachment 7.
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	Capital investment value (CIV) over \$30 million and below \$50 million (DA has CIV of \$41,372,914).
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Protection of the Environment Operations Act 1995 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No. 33 – Hazardous and Offensive Development • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation of Land • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No. 2 – 1997) • State Environmental Planning Policy (Western Sydney Employment Area) 2009 • Employment Lands Precinct Plan – Eastern Creek Precinct • Central City District Plan 2018 • Blacktown Local Strategic Planning Statement 2020
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Location map • Aerial image • Zoning extract • Detailed information about proposal and DA submission material • Development Application plans and applicant's car parking survey table • Assessment against planning controls • Draft conditions of consent
Clause 4.6 requests	N/A
Summary of key submissions	N/A
Report prepared by	Luma Araim
Report date	27 April 2020

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not Applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Not Applicable

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?

Yes

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report