

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	6 May 2020
PANEL MEMBERS	Abigail Goldberg (Chair), Gabrielle Morrish, Kathie Collins and Chris Quilkey
APOLOGIES	Nil
DECLARATIONS OF INTEREST	David Ryan advised that his company has been providing planning services for a building in North Sydney owned by the owner of the subject site, The Trust Company (Australia) Pty Ltd. Whilst no actual or potential conflict, there may be a reasonably perceived conflict.

Papers circulated electronically between 29 April 2020 and 6 May 2020.

MATTER DETERMINED

PPSSCC-45 – Blacktown – SPP-19-00013 - 10 Eastern Creek Drive, Eastern Creek (Lot 4001 DP 1243178), 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 (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 as a deferred commencement consent, subject to the conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Gabrielle Morrish
 Kathie Collins	 Chris Quilkey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-45 – Blacktown – SPP-19-00013
2	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
3	STREET ADDRESS	10 Eastern Creek Drive, Eastern Creek (Lot 4001 DP 1243178)
4	APPLICANT/OWNER	Bieson Pty Ltd c/- Mecone / The Trust Company Ltd & The Trust Company (Australia) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value over \$30million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - 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 - Blacktown Local Strategic Planning Statement 2020 - Draft environmental planning instruments: Nil - Development control plans: - Central City District Plan 2018 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil - Coastal zone management plan: [Nil] - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 27 April 2020 - Written submissions during public exhibition: 0

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	• Papers were circulated electronically between 29 April 2020 and 6 May 2020 • Site inspection - Site inspections have been curtailed due to COVID-19 precautions. Where relevant, Panel members undertook site inspections individually.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	As a deferred commencement consent, subject to the conditions in the Council Assessment Report.