

RECORD OF DELEGATION

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF PANEL DECISION	9 April 2024
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Steve Murray, Chris Quilkey, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

DELEGATION REQUEST – DETERMINATION OF 4.55 MODIFICATION APPLICATION PPSSCC-516**Development Application**

PPSSCC-516 – Blacktown – DA-23-01737 – 25 Chicago Ave Blacktown - Alterations and additions to the existing Optus Exchange Building including the demolition of roof plant, carpark awnings, outdoor paving and concrete paths, building entrance, and switch boards. The proposal also includes the installation of the following: 3 new diesel generators, chiller plant room, switch room, new carport awning over existing parking spaces to provide cover for five (5) mobile telecommunication trailers together with 4 car parking spaces, new high density cooling (HDC) plant room at roof level, concrete pads, acoustic barrier, rooftop enclosures and new security office and outdoor terrace area on ground level.

BACKGROUND

The Minister for Planning and Public Spaces provided approval under section 2.16(6) of the Environmental Planning and Assessment Act 1979 (EP&A Act) for any Sydney district or regional planning panel to delegate any of its functions under the EP&A Act or any other Act (other than the power of delegation) to the general manager or other staff of a council, for any area or part of any area for which the Sydney district or regional planning panel is constituted.

With respect to PPSSCC-516 (DA-23-01737), Blacktown Council have made a request of the Sydney Central City Planning Panel that delegation to determine DA-23-01737 be granted. The panel have been advised by Council:

This development application has been referred to the Sydney Central City Planning Panel due to the development being classified as a telecommunications facility with a CIV exceeding \$5,000,000 and as such is classified as regionally significant infrastructure under Schedule 6 of the State Environmental Planning Policy Planning Systems 2021. The proposal seeks approval for the carrying out of alterations and additions to an existing telecommunications facility known as the Optus Blacktown Exchange and the works proposed are estimated to cost \$7,437,714 inclusive of GST.

Application Details

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An assessment of the proposal reveals there are no key areas of concern and the proposed alterations and additions positively enhance the existing facility by means of aesthetics via the upgraded entry and security

office and function via the addition of new equipment and plant. The proposed locations of the new plant and equipment are of a sufficient distance from neighbouring properties and are not considered to cause adverse impact to the immediate locality.

DA-23-01737 (Panel reference: PPSSCC-516) lodged on 21 December 2023

Address - 25 Chicago Ave Blacktown

Applicant: Vlad Ene- Brewster Murray

Owner: Optus Vision Pty Ltd

Planner: Tamim Omar

CPA: Shakeeb Mushtaq

CIV: \$7,437,714 inclusive of GST

Summary history:

- *Application lodged on 21 December 2023*
- *Internal referral sent to Engineering, Building, Drainage, Environmental Health, Open Space, Traffic and Property sections of Council*
- *The application was registered on the State Panel website*
- *The application was notified for 21 days from 08 February 2024 to 29 February 2024. We received 1 submission relating to damage from trees on boundary, shadowing concerns and noise related concerns. The objection does not warrant refusal of the application as:*
 - *the concerns relating to boundary trees damaging neighbouring properties have already been identified for removal within the Arboricultural Impact Assessment*
 - *the noise concerns relate to emergency backup generators which will only run during outages and will be infrequent*
 - *the potential shadowing has been reviewed and the High Density Cooling plant structure proposed on the rooftop is located quite a distance away and the height is not expected to cause any significant change to solar access for the objector.*
- *1 external referral to Endeavour Energy (conditions provided 25th January 2024)*

Summary:

Building, Engineering, Drainage, Environmental Health Traffic, Open Space and Property have all provided their comments/conditions. We are ready to determine the application when we get the delegation from the Panel Chair.

PANEL RESOLUTION

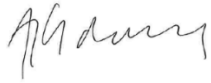
This is a resolution of the Panel made on 9 April 2024 in accordance with Schedule 2 Part 5 of the EP&A Act.

That pursuant to section 2.16(6)(c) of the EP&A Act 1979 the Panel resolves to delegate to Blacktown Council the power to make a determination as consent authority under section 4.56 of the EP&A Act on:

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