

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	14 November 2024
<b>DATE OF PANEL DECISION</b>	14 November 2024
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Moninder Singh
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 11 November 2024.

#### MATTER DETERMINED

**PPSSCC-562 – Blacktown – DA-24-00542** – 105 Hollinsworth Road, Marsden Park - Construction of a 5-megawatt data centre facility with ancillary office, associated plant, equipment, civil works, parking and landscaping.

#### PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

#### Development application

The panel determined to approve the development application pursuant to section 4.16 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, replicated as follows.





- a. The proposal is consistent with the objectives and relevant controls of the applicable environmental planning instruments, including State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Precincts - Central River City) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021 and State Environmental Planning Policy (Sustainable Buildings). [2021 Section 4.15(1)(a) of the Environmental Planning and Assessment Act 1979]*
- b. The site is suitable for the proposed development [Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979]*
- c. It is considered that the proposed development will not have any adverse social, economic or environmental impacts for the locality. [Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979]*
- d. The proposed development is in the public interest by way of providing a data centre to service the information technology needs of the customer base and providing jobs to the surrounding locality. [Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979]*

**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 public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	David Ryan 
Steve Murray 	Moninder Singh 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-562 – Blacktown – DA-24-00542
2	PROPOSED DEVELOPMENT	Construction of a 5-megawatt data centre facility with ancillary office, associated plant, equipment, civil works, parking and landscaping.
3	STREET ADDRESS	105 Hollinsworth Road, Marsden Park
4	APPLICANT/OWNER	Applicant: Mecone Owner: CDC Data Centres Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
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 (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Precincts - Central River City) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Resources and Energy) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>State Environmental Planning Policy (Sustainable Buildings) 2022</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Blacktown City Council Growth Centre Precincts Development Control Plan 2010</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></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: 8 November 2024</li> <li>Written submissions during public exhibition: 0</li> </ul>
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report