

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	31 July 2020
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan, Gabrielle Morrish, Martin Zaiter and Sameer Pandey
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically between 24 July 2020 and 31 July 2020.

#### MATTER DETERMINED

PPSSCC-64 - City of Parramatta – DA/751/2019, 8 Grand Avenue, Rosehill, Construction of a three storey high technology industry building (data centre) and associated works (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.

#### Application to vary a development standard

Following consideration of a written request from the applicant, made under cl 4.6 (3) of the Parramatta Local Environmental Plan 2011 (LEP), that has demonstrated that:

- a) compliance with cl. 4.3 is unreasonable or unnecessary in the circumstances; and
- b) there are sufficient environmental planning grounds to justify contravening the development standard

the Panel is satisfied that:

- a) the applicant's written request adequately addresses the matters required to be addressed under cl 4.6 (3) of the LEP; and
- b) the development is in the public interest because it is consistent with the objectives of cl. 4.3 of the LEP and the objectives for development in the IN3 zone; and
- c) the concurrence of the Secretary has been assumed.

The Panel determined to uphold the Clause 4.6 variation to building height; and approve the application for the reasons outlined in the council assessment report.

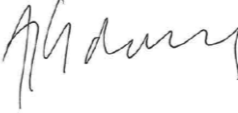




The decision was unanimous.

#### 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 they were no written submissions made during public exhibition.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Gabrielle Morrish	 Sameer Pandey
 Martin Zaiter	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-64 - City of Parramatta – DA/751/2019
2	PROPOSED DEVELOPMENT	Construction of a three storey high technology industry building (data centre) and associated works.
3	STREET ADDRESS	8 Grand Avenue, Rosehill
4	APPLICANT/OWNER	Applicant - Greenbox Architecture Pty Ltd c/-Mecone Owner - Equinix Australia Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment value or more than \$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 (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No. 33 (Hazardous and Offensive Development)</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>○ Parramatta Local Environmental Plan 2011</li> <li>○ Draft environmental planning instruments: Nil</li> <li>○ Development control plans:                   <ul style="list-style-type: none"> <li>○ Parramatta Development Contributions Plan 2011</li> <li>○ Planning agreements: Nil</li> <li>○ Provisions of the Environmental Planning and Assessment Regulation</li> </ul> </li> </ul> </li> </ul>

		<p>2000</p> <ul style="list-style-type: none"> <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	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: July 2020</li> <li>• Clause 4.6 written request</li> <li>• Written submissions during public exhibition: 0</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>• Briefing – 13 February 2020</li> <li>• Papers were circulated electronically between 24 July 2020 and 31 July 2020.</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report