

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	4 September 2025
<b>DATE OF PANEL DECISION</b>	4 September 2025
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Steve Murray, David Ryan
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 1 September 2025.

#### MATTER DETERMINED

PPSSCC-667 – The Hills Shire – DA 1382/2025/JP - 1-9 Brookhollow Avenue Norwest – Alterations and Additions to an Existing Data Centre and Subdivision of the Site into Two Lots

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 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 which have been summarised below:

*This Development Application has been considered in accordance with the requirements of the EP&A Act 1979 and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, it is considered that the Development Application can be supported.*

*The Development Application has been assessed against the relevant heads of consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979; State Environmental Planning Policy (Planning Systems) 2021; State Environmental Planning Policy (Biodiversity and Conservation) 2021; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Transport and Infrastructure) 2021; State Environmental Planning Policy (Sustainable Buildings) 2022; The Hills Local Environmental Plan 2019; and The Hills Development Control Plan 2012 and is considered satisfactory.*

The site is zoned SP4 Enterprise, where a data centre is permissible subject to consent. Key concerns include:

- An area of biodiversity (Hawkesbury Nepean Catchment)
- Dangerous goods proposed to be onsite (including chillers and fuel tanks)
- Impacts on electricity infrastructure, traffic on surrounding roads (including Norwest Boulevard) and the Sydney Metro corridor.

The Panel notes council's advice that the impacts on the above are satisfactory and able to be mitigated and / or addressed through conditions.

The application is compliant with The Hills LEP 2019 development standards including lot size, height and FSR. The applicant has provided justification for variations to the DCP, which are relatively minor.

No submissions were received during the notification period.




The Development Application is recommended for approval, subject to conditions.

#### **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)	 Steve Murray
 David Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-667 – The Hills Shire – DA 1382/2025/JP
2	PROPOSED DEVELOPMENT	Alterations and Additions to an Existing Data Centre and Subdivision of the Site into Two Lots
3	STREET ADDRESS	1-9 Brookhollow Avenue Norwest
4	APPLICANT/OWNER	Patch Planners Pty Ltd/ Project Garden 1 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 (Planning Systems) 2021.</li> <li>○ State Environmental Planning Policy (Biodiversity and Conservation) 2021.</li> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021.</li> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021.</li> <li>○ State Environmental Planning Policy (Sustainable Buildings) 2022.</li> <li>○ The Hills Local Environmental Plan 2019</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ The Hills Development Control Plan 2012</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Relevant 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: 29 August 2025</li> <li>• Written submissions during public exhibition: zero</li> <li>• Total number of unique submissions received by way of objection: zero</li> </ul>
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the Council Assessment Report