

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LEICHHARDT COUNCIL ON MONDAY, 11 MARCH 2013 AT 6.00PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Margaret Lyons	Panel Member
Brian McDonald	Panel Member

IN ATTENDANCE

Rachel Josey	Leichhardt Council
Brendon Clendenning	Leichhardt Council

APOLOGY: NIL

1. The meeting commenced at 6.00pm.

2. Declarations of Interest -

Nil

3. Business Items

ITEM 1 - 2013SYE009 – Leichhardt - 295/2012 - Leichhardt Bus Depot Expansion - 230-240 Balmain Road & 27 Derbyshire Street, Leichhardt

4. Public Submission -

Tamris Ustun	Addressed the panel against the item
Teena Clerke	Addressed the panel against the item
Jennifer Aaron	Addressed the panel against the item
Elizabeth Ardagna	Addressed the panel against the item
Trisha Walsh	Addressed the panel against the item
Rochelle Porteous	Addressed the panel against the item
Simon Harvey	Addressed the panel against the item
Gill Clayton	Addressed the panel against the item
Mark Peters	Addressed the panel on behalf of the applicant
Vanessa Colcough	Addressed the panel on behalf of the applicant
Ross Nettleton	Addressed the panel on behalf of the applicant

5. Business Item Recommendations

ITEM 1 - 2013SYE009 – Leichhardt - 295/2012 - Leichhardt Bus Depot Expansion - 230-240 Balmain Road & 27 Derbyshire Street, Leichhardt

- 1) The Panel resolves unanimously to approve the application subject to the “*without prejudice*” draft conditions recommended by the council’s planning assessment officer, as amended by Appendix A of Attachment 9 of the planning assessment report, and subject to the addition of the following conditions, which are acceptable to the applicant:
 - a) *At least 75 spaces in the basement car park are to be reserved for bus drivers working on the before 7 am and the after 9pm shift; all the maintenance staff who drive to work before 7am shall park in the above-ground semi-circle;*
 - b) *The City-West Link ingress shall remain open at all times, with the exception of cleaning in the morning peak and in any emergency;*
 - c) *Before the implementation of this consent (ie before any additional buses are garaged on site), the existing Public Address loudspeaker system shall be decommissioned and replaced, by an alternative system that cannot be heard outside the site;*
 - d) *Before the implementation of this consent (ie before any additional buses are garaged on site), the applicant shall update the site-specific operating plan and provide a copy to council.*
- 2) The Panel did not accept the recommendation of the planning assessment report and of the supplementary report to refuse the application for the following reasons:
 - a) In the Panel’s opinion, the only issue of sufficient weight to be considered a reason for refusal is the proposal’s impact on parking in the surrounding residential streets. The original application was assessed as lacking 40 on-site parking spaces. The amended proposal provides 41 spaces. While there is some dispute about 5 of these spaces, the council’s assessment officer and the applicant agree that 36 spaces are useable. Therefore, even if there were a shortfall of 4 spaces, these would not constitute adequate grounds for refusal.
 - b) The Panel gave major weight to the public benefit of this application. By increasing the bus fleet at this depot, the bus service in Sydney’s inner west will improve. This will induce additional people to use public instead of private transport, thus decreasing greenhouse emissions.
- 3) The Panel considered the additional reasons for refusal cited by the elected council. The Panel notes that these reasons were not supported by expert opinion and therefore the Panel did not think that they would constitute valid reasons of refusal.
- 4) The Panel considered also the concern of residents that the proposed expansion of the bus depot will have unacceptable impact on safety in the surrounding streets. The Panel notes that the independent Transport Impact Assessment Peer Review, commissioned by the council, concluded that the impact on safety and traffic is acceptable.

The meeting concluded at 8.35pm.

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
11 March 2013