

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-390 – The Hills Shire – 383/2023/JP – 336 Annangrove Road, Rouse Hill
<b>APPLICANT / OWNER</b>	Applicant: Busways Group Pty Ltd/Willow Tree Planning Owner: Planning Ministerial Corporation
<b>APPLICATION</b>	Bus Depot for 304 Buses and Associated Works. The proposal is defined as 'Nominated Integrated Development' under the provisions of Section 4.46 of the Environmental Planning and Assessment Act, 1979 as the proposal requires approval from the Natural Resources Access Regulator under the provisions of the Water Management Act, 2000
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$ 47,753,960.00 (excluding GST)
<b>BRIEFING DATE</b>	6 October 2022

### ATTENDEES

<b>APPLICANT</b>	Cameron Gray, Andrew Hatzidis
<b>PANEL</b>	Abigail Goldberg (Chair), David Ryan, Megan Munari
<b>COUNCIL OFFICER</b>	Cameron McKenzie, Kristine McKenzie
<b>PLANNING PANELS SECRETARIAT</b>	George Dojas, Alexander Richard

**DA LODGED: 25 August 2022**

**TENTATIVE PANEL BRIEFING DATE: TBA, dependent on public submissions**

**TENTATIVE PANEL DETERMINATION DATE: May 2022**

## **DISCUSSION**

- The Panel queried the status of the development in relation to the land adjoining Withers Road. Council advised that the Minister for Planning owns this land however landowner permission has been received.
- The Chair queried whether the buses were electric. The Applicant stated that the proposed design allows for future electronic infrastructure, however, the current proposed fleet will be diesel.
- The Chair queried biodiversity certification; the Applicant responded that vegetation for removal has been certified for this purpose and therefore a BDAR would not be required at the time.
- The Chair noted the possibility of public interest given the interest in a previous development proposal for a bus depot, but noted that should less than 10 submissions be received an electronic determination may be possible.
- Council noted public interest in previous bus depots, and that there may be similar interest in matters such as noise from the depot and buses. The applicant noted that acoustic barriers would be provided on site. Council observed that the noise on-street may also be of concern, and highlighted that the direction of travel from the depot was also of importance.
- Public exhibition is yet to conclude. Council flagged potential public interest from local community and residents, particularly those adjoining the creek.
- Council noted vegetation, drainage and ecological concerns and interests given the topography and location of the site.

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Potential concerns with drainage and ecology.

## **REFERRALS OUTSTANDING**

Internal: Engineering

External: DPE Water, TfNSW, TransGrid