

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-484 - Blacktown - DA-22-01379 - 65 Owen Street Glendenning
APPLICANT / OWNER	Applicant: Mecone Owner: BUSWAYS GROUP PTY LTD
APPLICATION TYPE	Demolition of structures, removal of trees and construction of an access bridge over Council's existing drainage reserve to the existing bus depot at 150 Glendenning Road and the construction of a new bus depot, a 5 storey car park, a workshop building, a 3 storey administration building, fuel storage and dispensing bays and a bus wash bay.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$16,418,263 (ex GST)
BRIEFING DATE	14 September 2023

ATTENDEES

APPLICANT	Did not respond to invitation to attend
PANEL	Abigail Goldberg (Chair), Steve Murray, Moninder Singh, Chris Quilkey
COUNCIL OFFICER	Judith Portelli, Rachel Walker
CASE MANAGER	Kate McKinnon

DA LODGED & DAYS SINCE LODGEMENT: 26/10/2022 (323 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: October 2023

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Noted that this matter was brought to the Panel's attention only in early September, and up to that time was mistakenly identified as a Local Planning Panel matter.

Applicant

- It is noted that whilst invited, the Applicant did not respond to the invitation and did not attend the meeting.
- Noted that the matter is now under appeal.

Council

- Council's primary issues include:
 - The number of car parking spaces proposed is significantly insufficient by Council's estimation – approximately 140 spaces
 - The proposed bridge appears to be located over community land. This raises issues of lease arrangement and the appropriate and legality of community land being used for private purpose. Owner's consent is also still to be confirmed.
- Council advised that the applicant has provided nil response to all attempts to obtain further information on the above and other lesser issues.
- Notification concluded - no submissions received

Panel

- The Panel noted that their experience with other bus depots has indicated that on-site car parking for bus drivers is critical to ensuring mitigation of impacts to the surrounding area (including on-street parking)
- The panel targets determination of RSDAs within 250 days. Noting that this matter has already significantly exceeded this, the Chair recommends that Council bring this matter to determination as soon as possible, based upon all information currently available and provided.

Note:

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 Western City Planning Panel and therefore future comment will not be limited to the detail contained within.