

DATE OF DETERMINATION	23 November 2023
DATE OF PANEL DECISION	23 November 2023
DATE OF PANEL BRIEFING	23 November 2023
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Brian Kirk, Chris Quilkey, Moninder Singh
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 2 November 2023.

MATTER DETERMINED

PPSSCC-484 - Blacktown - DA-22-01379 - 65 Owen Street Glendenning - 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.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The panel determined to refuse 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 refuse the application for reasons, generally as outlined in the council assessment report, as follows:

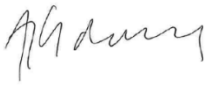




- *The proposal will result in a negative impact on the surrounding built environment as the applicant has not demonstrated that on-site car parking can be provided for all the users on the site resulting in demand for on-street parking which will impact on the surrounding industrial road network which is already congested [Section 4.15(b) of the Environmental Planning and Assessment Act 1979].*
- *The site is not suitable for the development as there is inadequate engineering, drainage and parking information provided to enable a complete assessment of the development's likely impacts on the drainage channel, adjoining land and the locality. The applicant has not satisfied Council that the site can cater for this development [Section 4.15(b) Section 4.15(c) of the Environmental Planning and Assessment Act 1979].*
- *The proposal is not in the public interest as insufficient information has been provided to enable a complete assessment, and as such the proposal in its present form will have a serious impact on the amenity of the area [Section 4.15(e) of the Environmental Planning and Assessment Act 1979].*

CONDITIONS

Not applicable

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) 	David Ryan 
Brian Kirk 	Chris Quilkey 
Moninder Singh 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-484 - Blacktown - DA-22-01379
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	65 Owen Street Glendenning
4	APPLICANT/OWNER	Applicant: Mecone Owner: Busways Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 Blacktown Local Environmental Plan 2015 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Blacktown Development Control Plan 2015 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 4 October 2023 Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 14 September 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), Steve Murray, Moninder Singh, Chris Quilkey <u>Council assessment staff</u>: Rachel Walker, Judith Portelli Final briefing to discuss council's recommendation: 23 November 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Abigail Goldberg (Chair), Brian Kirk, David Ryan, Moninder Singh, Chris Quilkey <ul style="list-style-type: none"> <u>Council assessment staff</u>: Rachel Walker, Sami Ahangari, Mary Macken, Nadeem Shaikh, Abdel Albaba, Jay Mehendra, Joanna Niedbala <u>Applicant representatives</u>: No attendance
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not applicable