

<b>DATE OF DEFERRAL</b>	Wednesday, 4 April 2018
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Chair), Paul Mitchell, Lindsay Fletcher and Sameer Pandey
<b>APOLOGIES</b>	Steven Issa
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Rydalmere Operations Centre on Wednesday, 4 April 2018, opened at 6:10 pm and closed at 10:00 pm.

**MATTER DEFERRED**

2017SWC048 – City of Parramatta – DA/237/2017 AT 24-36 Langston Place, EPPING (as described in Schedule 1)





**REASONS FOR DEFERRAL**

The panel agreed to defer the determination of the matter until the following information is provided:

1. The Council to provide an updated traffic assessment based on the latest forecasts of the quantum and rate of development in the Epping Town Centre, given that the available 2011 reports may not reflect the current situation. This report should include commentary on the status and adequacy of related infrastructure upgrading work.
2. The Council to advise of a completion date for the current strategic traffic study of Epping Town Centre.
3. A report from Council which compares the shadowing and privacy impacts of the current proposal with one that complies with the height in the Hornsby Local Environment Plan 2013 and the setbacks in the Apartment Design Guide.

When this information has been received, the panel will hold another public determination meeting.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Paul Mitchell
 Lindsay Fletcher	 Sameer Pandey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC048 – City of Parramatta – DA/237/2017
2	PROPOSED DEVELOPMENT	27 storey shop top housing development comprised of ground floor retail unit, first floor commercial office unit and 102 residential units above, including 5 storeys of basement car parking, following demolition of existing buildings. The application is Nominated Integrated development under the Water Management Act 2000
3	STREET ADDRESS	24-36 Langston Place, EPPING
4	APPLICANT OWNER	Langston R & J Pty Ltd J.R. Hunt Real Estate Pty Ltd, James and Patricia Crether, Langston R & J 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>○ Water Management Act 2000</li> <li>○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy No 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and Apartment Design Guide</li> <li>○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>○ Hornsby Local Environmental Plan 2013</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Hornsby Development Control Plan 2013</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</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: 21 March 2018</li> <li>• Written submissions during public exhibition: 17</li> <li>• Amended plans received from applicant on 4 April 2018</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Object – Damien Tudehope – MP for Epping, Andrew Harvey and Michael Calvi on behalf of Cbus, and Mike Moffat on behalf of the Save Epping's Forest Park Group</li> <li>○ On behalf of the applicant – Simon Parsons, Angus Halligan, Alex Lin, Penny Murray and Michael Lee</li> </ul> </li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing meeting on 14 June 2017</li> <li>• Site visit on 4 April 2018</li> <li>• Final briefing meeting to discuss council's recommendation, Wednesday, 4 April 2018, 5:15 pm. Attendees:</li> </ul>

		<ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Paul Mitchell, Lindsay Fletcher and Sameer Pandey</li> <li>○ <u>Council assessment staff</u>: Alex McDougall, Liam Frayne, Myfanwy McNally, Mark Leotta, Claire Jones and Robert Power</li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	As per revised recommended conditions of consent provided by Council on 3 April 2018