

15 April 2016

Bernard Gallagher
JBA Urban
Email: BGallagher@jbaurban.com.au

Dear Mr Gallagher,

Notification of Council Resolution

ate: Wednesday, 13 April 2016
Report: 'Forest Park' Epping Planning Proposal and Voluntary Planning Agreement Letter of Offer.
Group Manager's Report No: PL 21/16

I refer to the Forest Park Planning Proposal submitted on 9 December 2015 on behalf of the Austino Property Group.

At its meeting on 13 August 2016, Council considered Group Manager's Report No. PL21/16, regarding the Planning Proposal and Voluntary Planning Agreement Letter of Offer and resolved that:

1. *Council not proceed with the Planning Proposal and Voluntary Planning Agreement Letter of Offer, available for viewing on Council's website: hornsby.nsw.gov.au/forest-park-epping (TRIM Reference D06917467), for the following reasons:*
 - 1.1 *The proposed urban plaza is inconsistent with the adopted strategy for the Epping Town Centre;*
 - 1.2 *The bulk and scale of the development concept requires substantial review to address the preferred location of the dedication land and to optimise solar access to Forest Park;*
 - 1.3 *Additional traffic assessment is required to consider the cumulative impact of development; and*
 - 1.4 *The proposed public facilities and monetary contribution do not provide a public benefit commensurate with the proposed intensity of development.*
2. *The proponent be invited to resubmit the proposal subject to addressing the issues raised by Council and consideration of the development concept and DCP controls by Council's Design Excellence Panel.*
3. *The proponent and submitters be advised of Council's resolution.*

Should you have any further enquiries concerning this matter, please do not hesitate to contact me on 9847 6744 or in my absence, Lisa Newell, Principal Strategic Planner on 9847 694.

Yours faithfully

A handwritten signature in black ink, appearing to read 'F Rayner', with a long horizontal flourish extending to the right.

Fletcher Rayner
Manager
Strategic Planning Branch

TRIM Reference: PP/9/2015