

<b>DATE OF DECISION</b>	Monday 4 November 2019
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Paul Mitchell, Mark Grayson
<b>APOLOGIES</b>	Steven Issa
<b>DECLARATIONS OF INTEREST</b>	<p>Paul Mitchell declared that EMM Consulting Pty Ltd had commenced the Epping Town Centre Traffic Study and he was a director of the company at this time. He was not involved in the writing of this report. Panel Chair determined that Paul Mitchell had no conflict which would preclude him from participating on the Panel.</p> <p>Sameer Pandey declared a conflict as he had considered this planning proposal in his capacity as Councillor for City of Parramatta.</p>

#### PLANNING PROPOSAL

2017SWC153 – City of Parramatta - PGR\_2016\_HORNS\_002\_00 at 2-18 Epping Road, 2-4 Forest Grove and 725 Blaxland Road, Epping.

The proposal seeks to amend Hornsby Local Environmental Plan 2013 in the manner described by Ethos Urban on behalf of Austino Property Group.

#### PANEL DECISION

As the planning proposal authority, the Panel determined that the planning proposal as submitted should not be forwarded for a Gateway determination.




#### REASONS FOR THE DECISION

Whilst this planning proposal would provide additional housing and has the capacity to broaden housing choice, the Panel accepts the advice from the Department of Planning, Industry and Environment and City of Parramatta Council that housing targets in Epping are already being met. Accordingly, the Panel determines that this aspect of the proposal does not demonstrate strategic merit.

This proposal would also provide additional public open space by way of a land dedication through a Voluntary Planning Agreement but the Panel believes this would not outweigh the negative aspects of this proposal. The Panel accepts that the May 2018 Traffic Study shows serious deficiencies in the capacity of the affected road network which would be exacerbated by this proposal and the Panel does not agree that the measures proposed to alleviate the traffic problems would address them effectively.

Accordingly, the Panel's decision is that the planning proposal should not proceed to the Gateway.

The decision was unanimous.

PANEL MEMBERS	
 Mary-Lynne Taylor (Acting Chair)	 Paul Mitchell
 Mark Grayson	