

PUBLIC FORUM

There were no public forum submissions for Item 6.1.

DETERMINATION

- (a) **That** the Panel recommend that Council refuse the Planning Proposal at 169 Pennant Hills Road, Carlingford for the following reasons:
- i. The Planning Proposal is inconsistent with the Local Strategic Planning Statement as the site is not within the identified Carlingford Growth Precinct and the form of development proposed is incompatible with the low density character of the area.
 - ii. The Planning Proposal is inconsistent with the Local Housing Strategy as intensification of development along the Parramatta CBD to Epping Corridor is not required to meet existing housing targets.
 - iii. The Planning Proposal is premature given that the investigation into the potential Epping to Parramatta Mass Transit/Train Link has not yet commenced and the likely timeframe for new housing delivery associated with this infrastructure is post 2036.
 - iv. The proposed density and heights would result in an overdevelopment of the site, are inconsistent with the density and heights of nearby development, and are overbearing of nearby lower scale development.
- (b) **Further, that** the applicant be advised of Council's decision.

The Panel decision was UNANIMOUS.

The meeting terminated at 3:55 pm.



Chairperson