

Panel Advice provided pursuant to Section 2.19 of the EP&A Act 1979

The Panel has considered the planning proposal and the preliminary assessment prepared by Council Officers and provides the following advice:

1. The planning proposal is generally supported to proceed in terms of strategic consistency noting the current state and local planning strategies.
2. In terms of site-specific or statutory considerations, the panel makes the following observations for consideration:
 - a. Preference is for the minimum lot size to be a development standard. Some flexibility in the minimum lot size may be accommodated by a site-specific clause, provided this does not compromise the overall provision of open space and environmental conservation land.
 - b. Close consultation should occur with Department of Education about future educational needs arising from the proposal, and associated land requirements, together with an appropriate implementation mechanism.
 - c. Close consultation with the transport cluster particularly regarding access to and from the Northern Road.
 - d. Appropriate road widths to accommodate bus routes, service vehicles, street parking and access should be included in the associated DCP.

Jason Perica – Chair Person 	John Brunton - Expert 
Geoff Martin – Community Representative 	Mary-Lynne Taylor (Expert) 