

**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 considers the planning proposal as reasonable subject to the following points:

1. In relation to item 1, the panel raises concerns that 1200m<sup>2</sup> may be insufficient for the development subject to the ADG and SEPP 65 where 1500m<sup>2</sup> is considered more appropriate to ensure compliance with ADG. 1200m<sup>2</sup> should only be considered for Town House development.
2. In relation to item 7 the panel agrees with the department that a planning proposal that seeks to prohibit cemeteries should not proceed until GSC has completed its review into the need for land for cemeteries and crematoria in the Greater Sydney Region and therefore recommends the removal of this item from the planning proposal.

<p>Hon. Carl Scully (Chair)</p> 	<p>John Brunton (Expert)</p> 
<p>Stephen Welsh (Community Representative)</p> 	<p>Mary-Lynne Taylor (Expert)</p> 