

<b>DATE OF DECISION</b>	Friday, 30 October 2020
<b>PANEL MEMBERS</b>	Justin Doyle (Chair), Nicole Gurran and Stephen Davies
<b>APOLOGIES</b>	Lara Symkowiak and Theresa Fedeli, Louise Camenzuli and Paul Farrow
<b>DECLARATIONS OF INTEREST</b>	None

### REZONING REVIEW

2020WCI003 – Camden – 2020WCI003 - AT 33 Morshead Road, Mount Annan (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- The council has notified the proponent that the request to prepare a planning proposal has not been supported
- The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

### PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

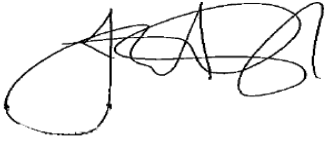


- should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- should not** be submitted for a Gateway determination because the proposal has
  - not demonstrated strategic merit
  - has demonstrated strategic merit but not site specific merit

The decision was unanimous.

### REASONS FOR THE DECISION

1. This planning proposal for rezoning seeks to bring the zoning of the site into line with the R3 Medium Density Residential zoning and 9.5 m permissible maximum height applying to adjacent land to the north south and east. The site presently stands out as ‘the missing piece’ in a substantial area subject to that zoning and permissible height located to the north of Holdsworth Drive, to the west of Morshead Road and extending through to Alamein Avenue.
2. There is both strategic and site specific merit in reconciling the zoning and permissible height of the subject site with the zoning and permissible height of the surrounding land.
3. The Departmental staff assessment report provides a sufficient review of the planning proposal for the Panel to conclude that it is appropriate for the planning proposal to proceed to the next stage where it will be formally exhibited and assessed, noting in particular that the proposal is reported to be consistent with the relevant planning priorities of Western City District Plan. It will add to local housing supply without unreasonably burdening local infrastructure and services.

4. It appears that issues of environmental impact, traffic impacts, bushfire risk, and contamination assessment can be adequately managed at DA stage, but these are matters which will be more fully examined through the planning proposal process.
5. Notably, while Council resolved not to support the planning proposal proceeding through Gateway, no reasons were given for not supporting the proposal.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurrán
 Stephen Davies	

SCHEDULE 1		
1	<b>PANEL REF – LGA – DEPARTMENT REF - ADDRESS</b>	2020WCI003 – Camden – 2020WCI003 - AT 33 Morshead Road, Mount Annan
2	<b>LEP TO BE AMENDED</b>	Camden Local Environmental Plan 2010
3	<b>PROPOSED INSTRUMENT</b>	The proposal seeks to amend Camden Local Environmental Plan 2010 (LEP) by rezoning the site from R2 Low Density Residential to R3 Medium Density Residential and amending the minimum lot size control from 450m <sup>2</sup> to 250m <sup>2</sup> . The proposal seeks to facilitate redevelopment of the site for medium density residential purposes consistent with surrounding residential development. If supported, the proposal is likely to facilitate approximately 9-10 dwellings on the site.
4	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Rezoning review request documentation</li> <li>• Briefing report from Department of Planning, Industry and Environment</li> </ul>
5	<b>BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>• <b>Briefing with Department of Planning, Industry and Environment (DPIE):</b> Wednesday, 14 October 2020               <ul style="list-style-type: none"> <li>○ Panel members in attendance: Justin Doyle (Chair), Nicole Gurrán and Stephen Davies</li> <li>○ DPIE staff in attendance: Terry Doran and Amar Saini</li> </ul> </li> <li>• <b>Briefing with Council:</b> Wednesday, 14 October 2020               <ul style="list-style-type: none"> <li>○ Panel members in attendance: Justin Doyle (Chair), Nicole Gurrán and Stephen Davies</li> <li>○ DPIE staff in attendance: Terry Doran and Amar Saini</li> <li>○ Council representatives in attendance: Thomas Soccio, Heath James and Martin Cooper</li> </ul> </li> <li>• <b>Briefing with Proponent:</b> Wednesday, 14 October 2020</li> </ul>

		<ul style="list-style-type: none"><li>○ Panel members in attendance: Justin Doyle (Chair), Nicole Gurrán and Stephen Davies</li><li>○ DPIE staff in attendance: Terry Doran and Amar Saini</li><li>○ Proponent representatives in attendance: Graham Pascoe and Rodny Ghalie</li><li>● Papers were circulated electronically on 25 September 2020</li></ul>
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