

Public Submissions for PP-2021-3247 – 33 Morshead Road, Mount Annan

SUBMISSION #1

Submission Type

I am making a personal submission

Title

[REDACTED]

First name

[REDACTED]

Family name

[REDACTED]

[REDACTED]

Email

[REDACTED]

Suburb/ Town

[REDACTED]

I have made a reportable political donation

No

I agree to the Privacy statement

Submission

To whom it may concern,

I [REDACTED] of [REDACTED] Buna Close Mount Annan object to the following proposal as there will be too many dwellings on the property in our suburban street.

Also, there is already an issue with parking and places for our bins on the street for collection.

If the developer also wants to build a driveway with access from Buna Close this will cause an issue with the bins as the street is very narrow and the bins are put on the council side of the street where the driveway would be.

If they are planning to build the driveway this will cause extra congestion and density in our cul-de-sac street which already has no parking other than driveways.

I object to amending the lot size from 450m² to 250m².

I also object to any driveway access from Buna Close.

Thank you,

[REDACTED]

SUBMISSION #2

Submission Type

I am submitting on behalf of my organisation

Title

First name

□

Family name

□

Email

Suburb/ Town

██████████

I have made a reportable political donation

No

I agree to the Privacy statement

Submission

This submission seeks to reinforce the merit of the proposal, as an appropriate outcome of a review of the prevailing planning provisions. The proposed provisions for this "residue site" are importantly generally consistent with those surrounding the subject land.

The proposal is demonstrated to have strategic and site specific merit and is consistent with Council's Housing Strategy and the District Plan in terms of diversity and affordability.

The proposal is commended for finalisation, noting that the future Development Application phase will resolve the ultimate form and nature of the development within the amended planning framework.

SUBMISSION #3

Hi,

I do not support the proposal.

As a resident whose fence line backs up to the proposed rezoning I believe that I will be directly affected by the reduction of lot size.

When I bought my house in 2010 my understanding was that surrounding properties were of a certain size even though it was R2 zoning.

The attached map shows majority of lots backing onto the property in question is over 400 sq metres as are most houses within a considerable distance of my house.

The plan showing some designs in the proposal indicate that there is a house directly at the rear of the property and my family's privacy will be directly affected as due to lot size reduction then 2 storey or more buildings would be built looking down into kitchen, dining and bedroom areas.

Since the current owner has owned the property the existing land and house has been left neglected. The following comments obviously won't affect the development proposal but I do not feel that neighbour s rights will not be given much consideration as the development progresses.

The land itself has been overgrown and upkeep has been minimal, I had informed council of my concerns in 2019 when the fire season was intense. The house itself has been vandalised and has been a gathering place for neighbouring children and teenagers to smash and break just about every piece of glass in the house, I have had to chase them away on numerous occasions.

Recently I guess in preparation of lodgement of rezoning application there has been a flurry of activity. Grass has been cut, large gumtree giving my property some privacy has been cut down and removed, asbestos roof sheets removed from house and insulation left so that any contaminated pieces are open to be blown around in the wind. I have had numerous pieces of plastic and insulation from roof blown into my property which I have had to clean up. I am not sure if any of these activities are approved or even if approval is needed but I just wanted to make the point that I have been indirectly affected over many years.

I know that my views won't affect rezoning outcome as surrounding properties are R2 zoned but would like some consideration around location of proposed house allotment's.

Thank you for the opportunity to express my opinion.

I do not want my name and address made public.

[REDACTED]

[REDACTED]

SUBMISSION #4

Refer to Page 6

SUBMISSION #5

Dear Planning Panels Secretariat

Re: **PP-2021-3247 - Camden Council - 33 Morshead Road, Mount Annan**

I am writing to object the planning proposal that seeks to amend the Camden Council Local Environmental Plan 2010 by rezoning the site(**33 Morshead Road, Mount Annan**) from R2 low density to R3 medium density, due to the possibility that driveway access will be built from Buna Close to the new, R3 medium density lots.

- Vehicles from residents on Owen Stanley, regularly park on both sides of the grass strips of Buna Close. Please refer to figure 10 of the planning proposal.

- Buna Close is already a narrow street, congested with driveways and residents reversing their vehicles from 4,6,8 and 10 Buna Close mount the grass verge in order to exit the street. If a driveway/s is built connecting the new R3 zone lots on (**33 Morshead Road, Mount Annan**) to Buna Close, this will add further driveways congesting this street and more vehicles from residents of the R3 zone lots of (**33 Morshead Road, Mount Annan**) parking along the edge of Buna close(figure 9 of the planning proposal), further reducing the ability to safely enter and exit the existing properties on Buna Close.

- Residents from Buna Close currently use the grass verge(figure 9 of the planning proposal) for their rubbish bin collection. Further congesting Buna Close with driveway/s access will make it impossible or dangerous for Bin collection to occur, due to no space for bin placement.

Unless a development plan is finalized that does not include driveway access from Buna Close to the development proposal at site (33 Morshead Road, Mount Annan), I will object to any further plans of development.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

SUBMISSION #6

This was a submission via phone call [REDACTED]. Points raised on the phone call were:

- * Not enough room for bin collection or garbage truck entry and egress from the site.
- * No room for parking. If each proposed dwelling has 2 or 3 cars there would be an extra 20-30 cars on the site and spilling onto Morshead Road and Buna Close.
- * Enquired about the general process from this point onward to a decision being made.

Planning Proposal Submission:

[REDACTED]

Regarding Planning Proposal:

PP-2021-3247 – Camden Council
33 Morshead Road, Mount Annan

Tuesday, 17th of August 2021

Dear Planning Panel,

I am writing regarding planning proposal PP-2021-3247 – Camden Council – 33 Morshead Road, Mount Annan. I am generally in support of development of this site and this proposal may be appropriate. There are a few concerns I have that once addressed, I believe, will reduce the potential for negative impact for the local community.

1) Thoroughfare and Property Access

It was suggested that there may be a driveway linking an entrance to the property from Buna Close with the proposed cul-de-sac entrance from Morshead Road. My concern is that this may become a short-cut for Buna Close residents and increase both inbound and outbound traffic experienced at this new intersection with Morshead Road. The proximity of this intersection (approximately 5 car lengths) to the roundabout intersection with Holdsworth Drive may then regularly impact straight-through traffic on Holdsworth Drive in peak periods.

Traffic bank-up blocking the roundabout also may generally be increased with traffic turning into the new cul-de-sac from Morshead Road during peak times. There are hundreds of houses along Tobruk Road and Kokoda Circuit which are primarily accessed from the Holdsworth Drive/Morshead Road roundabout and restriction of traffic flow into these streets will likely begin to back-up into the roundabout.

I understand that a traffic study has been undertaken as part of this proposal, but it seems as though dividing access to the nine dwellings between Morshead Road and Buna Close, or accessing all nine dwellings from Buna Close would be better for traffic flow through the general area as it can easily begin to impact residents along Holdsworth Drive. Accessing Buna Close from Owen Stanley Street would add mere seconds to the commute time of the new residents.

2) Parking

I did not see parking addressed in this proposal. Most people leave the area for work and so many residences in the area have 2 cars (more if there are teenagers). This may mean 18 vehicles plus visitors could be parking around the new cul-de-sac and along Morshead Road.

Kerb-side parking on Morshead Road narrows the street and causes traffic to have to timidly dodge oncoming vehicles, so on-street parking on Morshead Road is not a suitable arrangement between Holdsworth Drive and Tobruk Road, where the highest amount of traffic flows. The existing houses make use of their driveways for parking in this busy section, with excess vehicles parking on front lawns or down Tobruk Road.

Is there any plan or requirement for off-street parking, or signage to prevent parked vehicle encroachment near Morshead Road's intersections with Tobruk Road and with Holdsworth Drive? Additional to requiring off street parking bays, driveways, or garages - dividing access to the nine new dwellings so that half are accessed from Buna Close may help this issue.

3) Garbage Collection

The cul-de-sac is designed with a round end so that a garbage truck or council truck may turn around in it. I did not see any other regard for waste disposal in the proposal. If each residence has a red, yellow, and green bin (which are each collected weekly), this means 27 bins could be lining the cul-de-sac each week. If there are cars parking along the kerb of the cul-de-sac, the garbage truck may no longer be able to manoeuvre to collect bins; or even turn around. The 27 bins would most likely be relocated to the edge of Morshead Road, inconveniencing the new and existing residents as well as creating an eyesore in a main traffic area of the community.

A fuller consideration of parking provisions and perhaps dividing access to the nine dwellings between Morshead Road and Buna Close may alleviate these potential issues. A different bin arrangement may also address this issue.

With these traffic and thoroughfare, parking, and garbage collection concerns addressed at this early stage, the impact on the surrounding community will be minimised and the new development well received.

Thank you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]