

DATE OF DETERMINATION	9 October 2021
PANEL MEMBERS	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Michael Mantei, Mary-Lynne Taylor
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis, Michael File, Lara Symkowiak, Theresa Fedeli, Paul Farrow. Considered the matter as of the Camden Local Planning Panel.

Public meeting held Public Teleconference on 5 October 2021, opened at 3:04pm and closed at 3.25pm.

PLANNING PROPOSAL

PP-2021-3247 – Camden – AT 33 Morshead Road, Mount Annan (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the material listed at item 4, and the material presented at meetings and matters observed at site inspections listed at item 5 in Schedule 1.

As the planning proposal authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision was unanimous.

At Gateway stage, the Panel observed that this planning proposal for rezoning and amendment to the minimum lot size seeks to bring 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.

With its present zoning and minimum lot size, the Panel observed, 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.

On that basis the Panel concluded that there was 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.






The Panel remains of the view that the proposal to rezone the site from R2 Low Density Residential to R3 Medium Density Residential and amend the minimum lot size control from 450m² to 250m² which is supported by the Departmental assessment report for the planning proposal following exhibition is supportive of the orderly development of the area. It will add to local housing supply without unreasonably burdening local infrastructure and services. It is therefore consistent with the relevant planning priorities of Western City District Plan and specifically *Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport*.

The public submissions concentrated on a concern about amenity impacts of a proposed subdivision, particularly in relation to which of the properties’ two frontages might be utilised for vehicular access and egress for a future subdivision. Those are matters which can be addressed at DA stage before any subdivision proceeds. They are not a reason why this land should retain a zoning which is different to its neighbours.

A Stage 1 Preliminary Environmental Investigation included with the proposal concluded that the site is considered to have a low risk of soil and groundwater contamination and would be suitable for the proposed medium density residential land use. SEPP 55 has been adequately addressed.

Notably, while Council resolved not to support the planning proposal proceeding through Gateway, no reasons were given for not supporting the proposal.

The Panel otherwise adopts the Department's recommendation that the proposed amendments to the zone and lot size controls within the Camden LEP be made, and the reasons provided in the Post Exhibition Submissions Report.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Michael Mantei
 Mary-Lynne Taylor	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	PP-2021-3247 – Camden - AT 33 Morshead Road, Mount Annan
2	LEP TO BE AMENDED	Camden Local Environmental Plan 2010
3	PROPOSED INSTRUMENT	Planning proposal to amend Camden Local Environmental Plan 2010 to by rezoning the site from R2 Low Density Residential to R3 Medium Density Residential and amending the minimum lot size control from 450m ² to 250m ² . 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	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Submissions report: 10 September 2021 • Written submissions during public exhibition: 7 • Verbal submissions at the public panel meeting: <ul style="list-style-type: none"> ○ Adam Jezierski, Leon James Adams ○ On behalf of the applicant – Graham Pascoe, Rodney Ghalie • Total number of unique submissions received by way of objection: 5
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 15 July 2021, 05 October 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Michael Mantei, Mary-Lynne Taylor ○ <u>Department assessment staff</u>: Murray Jay, Terry Doran.