

**MINUTES OF THE WAVERLEY LOCAL
PLANNING PANEL MEETING HELD BY
VIDEO CONFERENCE ON WEDNESDAY, 26/10/2022**

UNDER SCHEDULE 2, PART 5, ITEM 26 OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 (NSW)

PLANNING PROPOSAL: Mill Hill Heritage Conservation Area Rezoning

Panel members present:

Jacqueline Townsend (Chairperson)

Peter Brennan

Gabrielle Morrish

Penelope Mora (Community Representative)

Declarations of interest:

Nil.

Site visit and briefing

Tim Sneesby	Waverley Council
Shima Niavarani	Waverley Council

Following the briefing the Panel considered the Planning Proposal under Schedule 2, Part 5, Item 26 of the Environmental Planning and Assessment Act 1979.

Resolution

The advice is jointly provided by all members of the Panel.

Mill Hill Heritage Conservation Area Rezoning

Resolution

The Panel advises Council that:

1. The Panel does not support the Planning Proposal to downzone the Mill Hill Heritage Conservation Area from R3 to R2 due to lack of both Strategic Merit and Site-Specific Merit.

The Planning Proposal is inconsistent with both the Local Strategic Planning Statement and Local Housing Strategy which both have actions to achieve housing targets within existing planning controls.

2. The Planning Proposal lacks Site Specific Merit due to inconsistency with the existing medium density built form and character of the area, considering the narrow lot sizes and historical subdivision patterns within the Heritage Conservation Area. Planning Panel notes the reason behind the rezoning of Mill Hill HCA, however, the planning proposal would not achieve Council's objective to limit the permissible uses in the Mill Hill Conservation Area. 'Medical centres' would still be permissible in the R2 Low Density Residential zone under the *Infrastructure State Environment Planning Policy*.
3. We note and agree with the conclusion reached in the Council officers report to April Strategic Planning and Development Committee in April 2022.