



If you need help lodging your form, contact us		Office use only	
Email	council@northernbeaches.nsw.gov.au	Form ID	2084
Phone	1300 434 434	TRIM Ref	See Application No.
Customer Service Centres	<b>Manly</b> Town Hall, 1 Belgrave Street Manly NSW 2095	Last Updated	June 2021
	<b>Dee Why</b> Civic Centre, 725 Pittwater Road Dee Why NSW 2099	Business Unit	Strategic & Place Planning
<b>Mona Vale</b> 1 Park Street Mona Vale NSW 2103	<b>Avalon</b> 59A Old Barrenjoey Road Avalon Beach NSW 2107	Application No.	P E X 2 0 / / / / /
		Receipt No.	

Privacy Protection Notice	
Purpose of collection:	For Council to provide services to the community
Intended recipients:	Northern Beaches Council staff
Supply:	If you choose not to supply your personal information, it may result in Council being unable to provide the services you seek
Access/Correction:	Please contact Customer Service on 1300 434 434 to access or correct your personal information

### Part 1: Summary Application Details

Applicant(s) Name(s)		Intrec Management			
Owner(s) Name(s)		Magnolia Views Pty Ltd; A&R Crowhen;			
Relevant Local Environmental Plan (LEP) or Development Control Plan (DCP)	Manly LEP 2013	<input type="radio"/>	Pittwater LEP 2014	<input checked="" type="radio"/>	Warringah LEP 2000 <input type="radio"/>
	Manly DCP 2013	<input type="radio"/>	Pittwater 21 DCP	<input type="radio"/>	Warringah DCP 2000 <input type="radio"/>
Warringah LEP 2011 <input type="radio"/>					
Warringah DCP 2011 <input type="radio"/>					
Location of property: We need this to correctly identify the land. The details are shown on your rates/notice(s), property title(s) etc					
Address/s		159 Darley St West; 161 Darley St West; 163-165 Darley St West; and 167 Darley St West			
Suburb		Mona Vale			
Legal Property Description (This info must be supplied)					
Lot No	1-5	Sect		DP/SP	DP11108
Have you had a pre-lodgement meeting with Council (please tick)			Yes	<input checked="" type="radio"/>	No <input type="radio"/>
If Yes, please attach details		PLM 20 20 / 0199			
Brief Description of Planning Proposal/DCP Amendment/ specific issues		- Amend Pittwater LEP 2014 Land Zoning Map Sheet 12 for 159-167 Darley Street West, Mona Vale to rezone this land from R2 Low Density Residential to R3 Medium Density Residential; and - Amend clause 4.5A(3) of PLEP 2014 to include reference to 159-167 Darley Street West, Mona Vale and thereby confirm that clause 4.5A does not apply to the subject site.			

## Part 1: Summary Application Details Continued

Application Type (please tick)	Major Planning Proposal	\$69,974	<input checked="" type="checkbox"/>
	Minor Planning Proposal	\$32,290	<input type="checkbox"/>
	DCP Amendment	\$32,290	<input type="checkbox"/>
<p>Note: Council may charge additional fees in accordance with Clause 11 Part 2 of the Environmental Planning and Assessment Regulation 2000. In order to cover the costs of undertaking the peer review of technical studies, formal undertakings (e.g. Planning Agreements, biodiversity agreements etc.) and other assessment functions. The terms of the agreement including the additional fee amount and timing of payment will be communicated to the applicant.</p>			
Has the planning proposal addressed all relevant SEPP's?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Has the proposal submission addressed all Section 117 Directions?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

## Part 2: Checklist

This checklist must be submitted with this application. Failure to provide all required documentation of an acceptable standard may result in your application being rejected following a preliminary review by staff.  
Council encourages applicants to have a Planning Proposal Pre-Lodgement meeting. Please contact Council if you are unsure what details will be required for your Planning Proposal Application. Council may also request additional information after a site inspection.

Preparing your application or DCP amendment	Applicant	Council (Office Use Only)
<p><b>USB</b> An electronic copy of all documents is to be provided in PDF format on USB/CD. One file for each document or map/plan, file name to include: document name, plan/map type, description and number (including version) and date.</p> <p><b>Note:</b> • Hard copies of documentation may be requested on a case by case basis</p>	<p>Provided <input type="checkbox"/></p> <p><b>Provided electronically</b> <input checked="" type="checkbox"/></p>	<p>Checked <input type="checkbox"/></p>
<b>Documents Required</b>		
<p>The following information should be included in the Planning Proposal Document:</p> <ul style="list-style-type: none"> <li>Part 1: Objectives or intended outcomes</li> <li>Part 2: Explanation of provisions</li> <li>Part 3: Justification</li> <li>Part 4: Mapping</li> <li>Part 5: Community consultation</li> <li>Part 6: Project timeline</li> </ul>	<p>Provided <input checked="" type="checkbox"/></p>	<p>Checked <input type="checkbox"/></p>
<p>The following information should be included on all plans and documents:</p> <ul style="list-style-type: none"> <li>Applicant(s) name(s)</li> <li>Property address (block/house/shop/flat number)</li> <li>Lot/Section/Deposited Plan/Strata Plan number</li> <li>Measurements in metric</li> <li>The position of true north</li> <li>Draftsman/architect name, date, plan name and number, plan version and revision</li> </ul> <p>The following maps/plans should be included:</p> <ul style="list-style-type: none"> <li>Site location</li> <li>Existing controls relevant to the planning proposal (e.g. zoning; building height; FSR; additional permitted uses; heritage curtilage; lot size; classification; categorisation)</li> <li>Proposed controls</li> <li>Any other details outlined in pre-lodgement advice</li> </ul> <p><b>Notes:</b> For all plans/maps (including amended submissions):</p> <ul style="list-style-type: none"> <li>Plans must be drawn to scale (preferably 1:100 or 1:200) sufficient to clearly indicate the current versus amended characteristics</li> <li>Illegible drawings will not be accepted</li> </ul>	<p>Provided <input checked="" type="checkbox"/></p>	<p>Checked <input type="checkbox"/></p>

## Part 2: Checklist Continued

Preparing your application or DCP amendment	Applicant	Council (Office Use Only)
Please list any supporting studies below (refer to Pre-lodgement advice):		
Appendix A – Concept / Architectural drawings by Giles Tribe; Appendix B – Urban Design Study by Giles Tribe; Appendix C – Traffic Impact Assessment by ptc; Appendix D – Preliminary Site Investigation (Contamination) and Preliminary Acid Sulfate Soil Assessment by Geotechnique; Appendix E – Stormwater Management Strategy by AECOM; Appendix F – Infrastructure and Utilities Assessment by Enspire; Appendix G – Preliminary Ecological Assessment by Cumberland Ecology; Appendix H – Economic Assessment and Justification Report by Macroplan; Appendix I – Survey Plan; Appendix J – Response to Council's Advice from the Pre-lodgement Application Meeting	Provided <input checked="" type="checkbox"/>	Checked <input type="checkbox"/>
Notification plans: <ul style="list-style-type: none"> <li>A4 sized Plans/maps are to be legible, including dimensions, wording, North Point, address, etc.</li> <li>These plans need not include interior detail that may affect your rights to privacy. However, if such plans are provided, then the signature on the Planning Proposal acknowledgements and accepts that all relevant A4 plans and maps submitted will be used for public notification purposes</li> </ul>	Provided <input checked="" type="checkbox"/>	Checked <input type="checkbox"/>

Office Use Only			
Checked by		Date	
Comments			

## Part 3A: Applicant's Full Details

Applicant(s) - the applicant is the person lodging the form and the person Council will communicate with. Please note: The applicant(s) will own any consents given. Information provided will be public information.			
First Name	Andrew		
Last Name	Thurlow		
Company Name	Intrec Management		
Address	73 Reserve Road		
Suburb	Artarmon	Postcode	2064
Phone		Mobile	0409 786 271
Email	andrew.thurlow@intrec.com.au		

## Part 3B: Owner's Consent

Owner(s) consent: Council cannot grant consent if owner(s) consent is not provided.	
First Name	Land owners consent is not required to lodge a Planning Proposal under the EP&A Act.
Last Name	Notwithstanding the above, land owner's consent has been provided for 161-167 Darley St West.
Company Name	
Address	

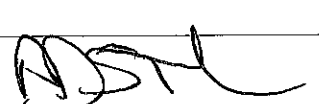
### Part 3B: Owner's Consent Continued

Suburb		Postcode	
Phone		Mobile	
Email			
As owner(s) of the land to which this application relates, I/We consent to this application. I/We also consent for authorised Council officers to enter the land to carry out inspections relating to this application. I/We accept that all communication regarding this application will be through the nominated applicant.			
Signature (owner)			

### Part 4: Site Access

Is there a dog on the premises?		Yes <input type="radio"/>	No <input checked="" type="radio"/>
Is access readily available? (i.e. locked gates, vacant locked premises)		Yes <input checked="" type="radio"/>	No <input type="radio"/>
Name	Andrew Thurlow	Phone	0409 786 271

### Part 5: Declarations

I/We wish to submit a planning proposal. I/We declare that all the information in the application and checklist is, to the best of my/our knowledge, true and correct.	Yes <input checked="" type="radio"/>	No <input type="radio"/>
I/We also understand pursuant to the Environmental Planning and Assessment legislation that if the information is incomplete the application may be delayed, rejected, or refused without notice. I/We acknowledge that if the information provided is misleading any approval granted 'may be void'.	Yes <input checked="" type="radio"/>	No <input type="radio"/>
I/We agree to the use of the plans and supporting documents provided in support of this application for advertising and notification purposes.	Yes <input checked="" type="radio"/>	No <input type="radio"/>
I/We declare that the information submitted on USB/CD is identical to the details submitted on hard copy plans and documents. I/We accept Council cannot be held responsible for any discrepancies of information provided on the electronic and hard copy plans and documents. The information has been electronically submitted. Hard copies can be provided if requested.	Yes <input type="radio"/>	No <input type="radio"/>
I/We have identified sensitive or confidential information that I/We seek to be redacted from exhibition.	Yes <input checked="" type="radio"/>	No <input type="radio"/>
Political donations or gifts		
Have you, or any person with a financial interest in this application made a political donation of gift (greater than \$1000) in the previous 2 years?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
If yes, complete the Political Donation Declaration and lodge it with this application. If no, in signing this application I undertake to advise the Council in writing if I become aware of any person with a financial interest in this application who has made a political donation or has given a gift in the period from the date of lodgement of this application and the date of its determination.		
Conflict of interest		
I am an employee / Councillor or relative of a Councillor	Yes <input type="radio"/>	No <input checked="" type="radio"/>
If yes, state relationship		
Applicant Signature		Date

### Part 6: Lodgement

Please contact the Specialist Administration Officer in Strategic and Place Planning to arrange an appointment to lodge this application. Phone: 1300 434 434
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**ALL HARD COPIES TO BE DESTROYED  
ACCORDING TO PROCEDURES**

Credit Card Details			
Please charge my	<input type="radio"/> Mastercard	<input type="radio"/> Visa	<input type="radio"/> American Express
Amount	\$		

Name as appears on card																
Card Number																
Expiry Date																

Signature																
Daytime Phone Number																
Date																

Please note: Payment card surcharge of 0.5% applies
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**Magnolia Views Property  
Pty Ltd**

ACN 632 574 326  
73 Reserve Road  
Artarmon 2064

Chief Executive Officer  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

7<sup>th</sup> July 2021

Dear Ray Brownlee,

RE: Planning Proposal Submission for 159-167 Darley Street West, Mona Vale

I refer to the above Planning Proposal Submission to rezone the land known as 159-167 Darley Street West, Mona Vale being Lots 1-5 in DP 11108. The Planning Proposal is seeking to modify the zoning to R3 (Medium Density Residential).

Magnolia Views Pty Ltd are the owners of 161 and 163-165 Darley Street West, Mona Vale and hereby consent to the application being made in relation to the land described above. We also authorise Council Officers to enter the land to carry out inspections relating to this application.

Further, we have appointed Intrec Management and Macroplan to act for us as our authorised representatives and accept that all communication regarding this application will be through them.

Regards,



**Andrew Thurlow**

Director



**Clint Bragg**

Director

