

1 December 2023

TfNSW Reference: SYD23/01224/01

DPE Reference: PP-2021-7404

Program, Infrastructure and Digital | Planning Group
Department of Planning and Environment
4 Parramatta Square,
12 Darcy Street,
PARRAMATTA, NSW 2150

Attention: Mr Douglas Cunningham
douglas.cunningham@dpie.nsw.gov.au

RE: PLANNING PROPOSAL - 159-167 DARLEY STREET WEST, MONA VALE

Dear Mr Cunningham,

Thank you for referring the above planning proposal to Transport for NSW (TfNSW) on 31 October 2023. TfNSW appreciates the opportunity to provide comment on the Planning Proposal under Condition 3 of the Gateway Determination.

TfNSW notes the Planning Proposal seeks to amend the Pittwater Local Environmental Plan (PLEP) 2014 to:

- rezone the subject land from R2 Low Density Residential to R3 Medium Density Residential,
- remove the application of clause 4.5A - *Density controls for certain residential accommodation* from the site.

The intended outcome of the proposal is to enable the redevelopment of the site for medium residential housing including town houses and residential flat buildings.

TfNSW has reviewed the submitted documentation and notes that future access to the site would be achieved via the local road network and acknowledges that the potential traffic impacts of the proposal will likely be minor.

For any further enquiries, please contact Stephen Briant – Land Use Planner on mobile 0414 949 990 or email: development.sydney@transport.nsw.gov.au

Yours sincerely,



Carina Gregory
Senior Manager Strategic Land Use (Eastern)
Land Use, Network & Place Planning

OFFICIAL

Level 4, 4 Parramatta Square, 12 Darcy Street Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2124

W transport.nsw.gov.au