

## GCC Planning Proposal Comments

Proposal:	<b>PLANNING PROPOSAL – PP-2021-7404</b> <b>159-167 Darley Street West, Mona Vale</b>
Recommendation:	GCC generally supports the Planning Proposal to rezone the 159-167 Darley Street West, Mona Vale site from R2 low density residential to R3 medium density residential.
Purpose:	Public authority response to Planning Proposal exhibition.
Key issues:	<p>Consideration of relevant plans:</p> <p><b>Greater Sydney Region Plan</b></p> <p>A Metropolis of Three Cities – the Greater Sydney Region Plan is the NSW Government’s overarching strategic plan for growth and change in Sydney. The plan sets out four goals: securing ‘a city supported by infrastructure’ and ‘a collaborative city’; achieving ‘a city for people’ - housing the city and a city of green places; creating ‘a well-connected city’ - jobs and skills for the city; delivering ‘a city in its landscape’ - an efficient and resilient city.</p> <p>The Region Plan identifies several objectives that aim to deliver the vision for Greater Sydney and the North District. The following objectives are relevant to this PP:</p> <ul style="list-style-type: none"><li>• Objective 10 - Greater housing supply</li><li>• Objective 11 - Housing is more diverse and affordable</li><li>• Objective 14 - Integrated land use and transport creates walkable and 30-minute cities</li><li>• Objective 27 - Biodiversity is protected, urban bushland and remnant vegetation is enhanced</li></ul> <p>The Planning Proposal is generally consistent with these objectives in the Region Plan.</p> <p><b>North District Plan</b></p> <p>Relevant priorities and actions include:</p> <p><i>Planning Priority N5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.</i></p> <p>The proposal is consistent with this priority as it will have the effect of delivering additional and more diverse housing supply in an area near the Mona Vale strategic centre. The site is also</p>

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close to employment lands in the Mona Vale basin and the centre's retail and commercial core.

*Planning Priority N10: Growing investment, business opportunities and jobs in strategic centres.*

This priority includes reference to Mona Vale strategic centre and the need to protect and nurture its retail and commercial core and further develop jobs supported by improved housing options to accommodate more workers. The proposal will create additional housing capacity in close proximity to the centre and in turn support the continued growth and viability of the centre. The proposal is therefore consistent with this priority.

*Planning Priority N12: Delivering integrated land use and transport planning and a 30-minute city.*

The Planning Proposal supports this priority by accommodating new housing within walking distance of the Mona Vale strategic centre and with good access to established public transport links to the centre, across the northern beaches generally and to other strategic and metropolitan centres. It is therefore consistent with 30-minute city concept outlined in the District Plan.

*Planning Priority N16: Protecting and enhancing bushland and biodiversity.*

The proposal includes the retention of a significant portion of vegetation identified as having the highest ecological value, which will provide a link through the site to other nearby habitats. However, it is acknowledged that further assessment of the broader impacts of vegetation proposed to be removed to facilitate development of the site still needs to be undertaken. Subject to a detailed planning assessment by the planning authority, the proposal is generally consistent with this priority.

Other matters:

### **Affordable Housing**

It is noted that the proposal includes the introduction of an affordable housing contributions scheme over the site (5% - as directed by a condition of gateway approval). This is consistent with provisions in the District Plan aimed at introducing measures to support housing affordability and diversity.

Conclusion:	<p>GCC supports the Planning Proposal to rezone the 159-167 Darley Street West, Mona Vale property to a R3 medium density residential classification.</p> <p>The proposal will facilitate the development of the subject site for low-rise medium density housing which is consistent with the character of existing development in the locality. It will also provide greater choice of housing options in a location in close proximity to the Mona Vale strategic centre and contribute towards housing targets identified for the LGA in the North District plan.</p>
Attachments:	1. Nil