

Department of Planning and Environment

Our ref: IRF23/1328

Mr Peter Debnam
Chair
Sydney North Planning Panel
Planning Panels Secretariat
Locked Bag 5022
PARRAMATTA NSW 2124

Via email: enquiry@planningpanels.nsw.gov.au

20 June 2023

Subject: Appointment of Sydney North Planning Panel as Planning Proposal Authority- 159-167 Darley Street West, Mona Vale (PP-2021-7404)

Dear Mr Debnam

I refer to the planning proposal to amend the Pittwater Local Environmental Plan 2014 to rezone 159-167 Darley Street West, Mona Vale (Lots 1-5 in DP 11108) from R2 Low Density Residential to R3 Medium Density Residential and amend clause 4.5A to exclude the site from density limits.

I have determined as the delegate of the Minister for Planning and Public Spaces in accordance with section 3.32 of the *Environmental Planning and Assessment Act 1979* to appoint the Sydney North Planning Panel (Panel) as the planning proposal authority (PPA) for the above planning proposal.

While I acknowledge that Council has previously indicated it would be the PPA for the proposal, I have appointed the Panel as the PPA to ensure the proposal is not further delayed. As requested by the Panel, the Department will be in contact with the proponent and Council regarding the provision of affordable housing and flooding.

Should you have any enquiries about this matter, please contact Ms Lauren Templeman at the Department of Planning and Environment via email lauren.templeman@planning.nsw.gov.au or on (02) 9274 6590.

Yours sincerely



Monica Gibson

Acting Deputy Secretary
Planning and Land Use Strategy