

6 December 2021

Kiersten Fishburn  
Secretary  
Department of Planning, Industry and Environment  
Locked Bay 5022  
PARRAMATTA NSW 2124

Attn: Brendan Metcalfe

Dear Ms Fishburn,

**REZONING REVIEW – PLANNING PROPOSAL (PP-2021-7404) 159-167 DARLEY STREET WEST, MONA VALE**

Macroplan, on behalf of our client Intrec Management Ptd Ltd (Intrec), is seeking a rezoning review of a Planning Proposal submitted to the Northern Beaches Council (Council) for land located at 159-167 Darley Street West, Mona Vale. The Planning Proposal was rejected by Council on 26 October 2021 and therefore the client is seeking that the Department of Planning, Industry and Environment (DPIE) refer this Planning Proposal to the Regional Planning Panel for a rezoning review.

The Planning Proposal seeks to amend *Pittwater Local Environmental Plan 2014* (PLEP 2014) in two ways as follows:

- Rezone properties 159-167 Darley Street West, Mona Vale from R2 Low Density Residential under PLEP 2014 to R3 Medium Density Residential in order to facilitate the redevelopment of these sites for medium residential housing, consistent with other housing developments within this street.
- Amend clause 4.5A of the PLEP 2014 to remove its applicability to the subject site to provide a diversity and mix of housing.

The proponent requests that the Regional Planning Panel recommend that this Planning Proposal is submitted for a determination under section 3.34 of the EP&A Act (i.e. Gateway Determination).

Please find attached the following information to support this rezoning review request:

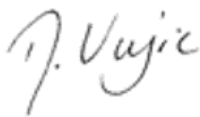
- Rezoning Review Report, dated December 2021 (Attachment 1)
- Rezoning Review Application Form (Attachment 2)
- A copy of the Planning Proposal, dated July 2020 and supporting studies (Attachment 3)
- A copy of the Preliminary Planning Proposal report for the pre-application meeting, dated September 2020 and support information (Attachment 4)

- A copy of Council's meeting notes from the pre-application meeting held on 9 September 2020 (Attachment 5)
- A copy of Macroplan's letter responding to Council's meeting notes from the pre-application meeting, dated 21 October 2021 (Attachment 6)
- A copy of Council's email requesting the applicant withdraw the Planning Proposal, dated 27 July 2021 (Attachment 7)
- A copy of Council's letter acknowledging the lodgement of the Planning Proposal, dated 30 July 2021 (Attachment 8)
- A copy of Macroplan's submission to the Northern Beaches Local Planning Panel, dated 5 October 2021 (Attachment 9)
- A copy of the Northern Beaches Local Planning Panel recommendation, dated 6 October 2021 (Attachment 10)
- A copy of Council's assessment report of the Planning Proposal, dated 26 October 2021 (Attachment 11)
- A copy of Council's notification letter advising the Planning Proposal has been rejected, dated 5 November 2021 (Attachment 12)
- A copy of a letter addressed to Council from Domain Residential, sent to Council in November 2021 (Attachment 13)
- A copy of Council's draft Mona Vale Place Plan, dated September 2016 (Attachment 14)
- A copy of Council's draft Mona Vale Place Plan Consultation Outcomes Report, dated June 2017 (Attachment 15)

The application fee for the rezoning review will be made when submitting this application via the NSW Planning Portal.

I trust that the information provided is all that is required at this stage to progress this rezoning review. Should you require further information or have any queries regarding the information submitted, please do not hesitate to contact Brendan Nelson, via email on [brendan.nelson@macroplan.com.au](mailto:brendan.nelson@macroplan.com.au) or me via email on [daniela.vujic@macroplan.com.au](mailto:daniela.vujic@macroplan.com.au) or by phone on 0427 664 128.

Yours sincerely



**Daniela Vujic**  
**General Manager Planning**