

21 October 2020

Adonna See
Principal Planner
Northern Beaches Council
BY EMAIL: Adonna.See@northernbeaches.nsw.gov.au

Dear Ms See,

Planning Proposal Pre-Lodgement Advice and Meeting Minutes: 159-167 Darley St W Mona Vale

I refer to the Pre-lodgement advice and meeting minutes issued to Macroplan on 13 October 2020 in relation to a meeting held with Council on 9 September 2020 regarding a proposed Planning Proposal for 159-167 Darley Street West, Mona Vale. Macroplan and the client have reviewed the advice and meeting minutes and are of the opinion that the advice and meeting minutes do not reflect the discussions held with Council.

The minutes recorded appear to have introduced a more deliberate and structured opinion piece perhaps more aligned to the views of others, that is a strategy position which in effect is to hold in abeyance consideration of housing products in Mona Vale. It is my recollection from the conversations which took place at the meeting related to timing issues around the release of the Housing Strategy however, this is matter which could be considered by the client based on the housing / density products discussed and contemplated by Council's Local Strategic Planning Statement (LSPS). Discussions at the meeting also included what might be the composition of an application, noting that Council were looking at its overall Shire situation around acknowledgement of the LSPS provisions in both the LEP and the Housing Strategy.

I recall raising the issue that from a strategic planning point of view, a LSPS has already earmark the locality (Mona Vale) for residential medium density. In a contemporary strategic planning context, that means a council's housing strategy and LEP are a response to the intent already expressed in a council's strategic land use plan (i.e. the LSPS). From a pragmatic position this should not necessarily mean that consideration could not be given to a variety of housing product contemplated by the LSPS or that matters like the proposed medium density development at Mona Vale should just be held in abeyance until council got around to doing its reviews.

It was also my recollection that matters associated with flooding were of a nature that could be considered and resolved through an engineering design solution subject to detailed modelling being provided to confirm this. Put another way, flooding was not seen in any way as a significant issue that would impede consideration of a development application in the future.

We wish to advise Council that we believe that the proposal is consistent with the strategic intent and messaging of Council's LSPS and that Macroplan will be preparing a Planning Proposal on behalf of the client.

Should you wish to discuss this matter further, I can be contacted on 0407 969 442.

Yours sincerely,

A handwritten signature in grey ink, appearing to read 'G White', with a horizontal line extending to the right.

Gary White
Chief Strategic Planner