

05 November 2021



Mr Andrew Thurlow
Intrec Management Pty Ltd
73 Reserve Road
ARTARMON NSW 2064

Our Ref: PEX2021/0001

Dear Andrew

Council decision on Planning Proposal at 159-167 Darley Street West MONA VALE

I am writing to advise you that on 26 October 2021, Council resolved to:

1. Reject the Planning Proposal for 159-167 Darley Street West, Mona Vale and not forward it to the NSW Department of Planning, Industry and Environment seeking a Gateway determination for the following reasons:
 - A. The Planning Proposal is inconsistent with the provisions of the North District Plan.
 - B. The Planning Proposal is inconsistent with the provisions of Council's Local Strategic Planning Statement - Towards 2040.
 - C. The Planning Proposal does not demonstrate strategic merit or site specific merit when assessed against the NSW Planning & Environment's: A guide to preparing planning proposals.
 - D. The Planning Proposal may establish an unwanted precedent.
 - E. The Planning Proposal does not provide affordable housing in keeping with the requirements of Council's Affordable Housing Policy.
2. As part of the Mona Vale Place Planning Process, include 159-167 Darley Street West, Mona Vale for consideration within the Centre Investigation Area (as identified within the draft Local Housing Strategy) and the appropriateness of clause 4.5A of the Pittwater LEP 2014 for the locality be reviewed as part of the Place Planning process.

The Council Minutes can be viewed at northernbeaches.nsw.gov.au/council/meetings.

Should you require further information on this matter, please contact me on 8495 6270 or Toby.Philp@northernbeaches.nsw.gov.au

Yours faithfully



Toby Philp
Principal Planner