

Daniela Vujic

From: Andrew Thurlow <andrew.thurlow@intrec.com.au>
Sent: Thursday, 18 November 2021 2:59 PM
To: Daniela Vujic
Subject: Fw: Planning Proposal for 159-167 Darley Street, Mona Vale

Daniela,

See below.




Thanks,

Andrew Thurlow
Development Director



✉ andrew.thurlow@intrec.com.au
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From: Andrew Thurlow <andrew.thurlow@intrec.com.au>
Sent: 27 July 2021 16:17
To: Toby Philp <Toby.Philp@northernbeaches.nsw.gov.au>
Cc: Neil Cocks <Neil.Cocks@northernbeaches.nsw.gov.au>
Subject: Re: Planning Proposal for 159-167 Darley Street, Mona Vale

Hi Toby,

We have considered your feedback and request that Council continues to assess and consider the submitted Planning Proposal for Darley Street West. While we note your comment that the subject site is not located within the Mona Vale CIA, we are also aware that the April version of the LHS has not been approved by DPIE. Hence, the current version of the LHS is not final and may require amendments to align with Council's LSPS.

With regards to Council's Affordable Housing Policy, please refer to page 3 of Appendix J of the Planning Proposal.

We would appreciate you keeping Macroplan and me updated on this matter.

Happy to discuss further.

Regards,

Andrew

From: Toby Philp <Toby.Philp@northernbeaches.nsw.gov.au>
Sent: 21 July 2021 11:15
To: Andrew Thurlow <andrew.thurlow@intrec.com.au>
Cc: Neil Cocks <Neil.Cocks@northernbeaches.nsw.gov.au>
Subject: RE: Planning Proposal for 159-167 Darley Street, Mona Vale

Hi Andrew

With reference to the recently submitted Planning Proposal for 159-167 Darley Street West, I am advising you that Council is unlikely to support the Proposal as it is inconsistent with Council's Strategic documentation.

In particular, Council has recently adopted its Local Housing Strategy for the Northern Beaches LGA (which provides a locally relevant response to the *Greater Sydney Region Plan* and *District Plan*), part of which identifies a centre investigation area (CIA) within an 800 metre radius around Mona Vale that will be subject to separate precinct based master-planning and community consultation.

The subject site is not within the Mona Vale CIA.

Further, the Mona Vale Place Plan process (which incorporates CIA planning) will be commencing imminently and submissions will be sought during this process.

The Proposal also does not address Council's Affordable Housing Policy of providing 10% affordable rental housing for areas of urban renewal (areas of zoning uplift).

Council would therefore like to offer you an opportunity to withdraw the application, with the application fee to be refunded.

Alternatively Council will assess the application as submitted, but is unlikely to support the Proposal.

Please advise within 7 days of your intended approach.

Should you wish to discuss any of the above please contact me via email or phone.

Regards

Toby Philp
Principal Planner

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