



DATE OF DETERMINATION	19 April 2022
DATE OF PANEL DECISION	13 April 2022
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Graham Brown, Annelise Tuor
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Brian Kirk withdrew for the Panel as he had participated in related Local Planning Panel meetings at Northern Beaches Council.

REZONING REVIEW

Request for a rezoning review - RR-2021-104 – Northern Beaches – Rezoning review - 159-167 Darley Street West, Mona Vale. The rezoning review request made by Macroplan on behalf of Intrec Management Pty Ltd seeks to amend the Pittwater Local Environmental Plan 2014 to:

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

Reason for Review:

- The Council has notified the proponent that the request to prepare a planning proposal has not been supported
- The Council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1. Based on this review, the Panel resolved to seek further information from the Council and the Proponent as outlined below.





Given the subject site is included in the Council's Centre Investigation Area around Mona Vale in which opportunities for new housing would be identified, the Panel requests Council advise the Panel as soon as possible of the outcome of the Mona Vale Place Plan Review. The Panel understands Council may be in a position to advise the Panel by late May / early June 2022.

"In the case of the Proponent, the Panel requests further consideration be given to the provision of affordable housing for the site, as defined by Council's Affordable Housing Policy or State Environmental Planning Policy (Housing) 2021 and would appreciate that advice by the end of May 2022."

The Panel will reconvene in June/July to further consider the request for rezoning review and the responses of Council and Proponent. If the additional information is not provided during this period, the Panel will determine the request for rezoning review on the information currently before it.

The Panel's decision was unanimous.

PANEL MEMBERS

 Peter Debnam (Chair)	 Annelise Tuor
 Julie Savet Ward	 Graham Brown

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	RR-2021-104 – Northern Beaches –159-167 Darley Street West, Mona Vale.
2	LEP TO BE AMENDED	Pittwater Local Environmental Plan 2014
3	PROPOSED INSTRUMENT	<p>The rezoning review request made by Macroplan on behalf of Intrec Management Pty Ltd seeks to amend the Pittwater Local Environmental Plan 2014 to:</p> <ul style="list-style-type: none"> • Rezone properties 159-167 Darley Street West, Mona Vale from R2 Low Density Residential to R3 Medium Density Residential in order to facilitate the redevelopment of these sites for medium residential housing, and <ul style="list-style-type: none"> • Amend clause 4.5A of the PLEP 2014 to remove its applicability to the subject site to provide a diversity and mix of housing
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Rezoning review request documentation • Briefing report from Department of Planning, Industry and Environment
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<p>Site inspection has been curtailed due to COVID-19. Panel members to undertake site inspection individually.</p> <ul style="list-style-type: none"> • Briefing with Department of Planning, Industry and Environment (DPIE): 13 April 2022 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Graham Brown and Annelise Tuor ○ DPIE staff in attendance: Luke Johnson and Brendan Metcalfe • Briefing with Council: 13 April 2022 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Graham Brown and Annelise Tuor ○ DPIE staff in attendance: Luke Johnson and Brendan Metcalfe ○ Council representatives in attendance: Neil Cocks • Briefing with Proponent: 13 April 2022 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Graham Brown and Annelise Tuor ○ DPIE staff in attendance: Luke Johnson and Brendan Metcalfe ○ Council representatives in attendance: Neil Cocks ○ Proponent representatives in attendance: Andrew Thurlow, Brendan Nelson, Gary White

- Papers were circulated electronically on 30 March 2022.