



PLANNING PROPOSAL AUTHORITY
RECORD OF DECISION TO SUBMIT REVISED PLANNING
PROPOSAL TO GATEWAY DETERMINATION
 STRATEGIC PLANNING PANEL of the
 SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	17 August 2023
DATE OF DECISION	14 August 2023
DATE OF BRIEFING	14 August 2023 12:36pm – 12.54pm
PANEL MEMBERS	Sue Francis (Acting Chair), Greg Woodhams, Glennis James, Annelise Tuor and Graham Brown
APOLOGIES	None
DECLARATIONS OF INTEREST	None
DEPARTMENT OF PLANNING AND ENVIRONMENT	Lauren Templeman – North District Team Louise McMahon, Doug Cunningham, Wayne Williamson, Jeremy Martin, Brendon Roberts and Tim Coorey – Agile Team Lisa Kennedy and Adam Williams – Panel Secretariat

Planning proposal

PP-2021-7404 – Northern Beaches LGA – 159-167 Darley Street West, Mona Vale

The planning proposal seeks to amend the Pittwater Local Environmental Plan 2014 to rezone 159-167 Darley Street West, Mona Vale (Lots 1-5 in DP 11108) from R2 Low Density Residential to R3 Medium Density Residential and amend clause 4.5A to exclude the site from density limits.

PANEL DECISION

The Panel determined as the Planning Proposal Authority (PPA) that the Planning Proposal should be submitted to the Department of Planning and Environment for Gateway Assessment on the condition that, as part of the Gateway determination, the planning proposal be updated to:

- Include an affordable housing contribution rate of 5% which is to be mapped and included in a new Affordable Housing clause in the Pittwater LEP 2014;
- address the most recent version of Ministerial direction 4.1 Flooding;
- address the most recent versions of all Ministerial directions and State Environmental Planning Policies; and
- reflect the current status of the Mona Vale Place Plan Review.

The decision was unanimous.



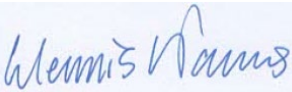


The Panel met with the Department for a Pre-Gateway briefing to consider whether the additional information provided by Northern Beaches Council and Macroplan (the proponent) had addressed the Panel’s recommendations from the Rezoning Review of 7 September 2022, *‘that prior to proceeding to Gateway Determination the Proponent should work with the Department and Council to resolve an appropriate affordable housing mix consistent with the North District Plan and address any flooding constraints of the site’*.

The Panel was briefed on both the Proponent’s affordable housing contribution viability assessment (prepared by Macroplan, dated 10 March 2023) and the peer review on affordable housing feasibility analysis by HillPDA (dated 30 March 2023). The Panel discussed the proposed affordable housing contribution rates and the requirements of the North District Plan. The Panel noted the Peer Review had found that a contribution rate of 5% is viable with a break-even point of 6.4%. The Panel determined that the planning proposal is be updated to include an affordable housing contribution

rate of 5%, which is broadly consistent with the North District Plan and the Local Strategic Planning Statement.

The Panel also discussed how the planning proposal had addressed the issue of flooding constraints on the site. The Panel noted that the planning proposal and stormwater management strategy still need to be updated to address the most recent version of Ministerial direction 4.1. This could be dealt with at the Gateway determination assessment stage.

The Panel concurred with the Department's Pre-Gateway briefing report that the additional information has embraced the intent of the two rezoning review recommendations but noted the Planning Proposal must further detail the means of effecting those conditions as part of the Gateway determination.

PANEL MEMBERS	
 Sue Francis (Acting Chair)	 Greg Woodhams
 Glennis James	 Annelise Tuor
 Graham Brown	