

Memo

Strategic & Place Planning

To: Toby Philp
Principal Planner

From: Dominic Chung
Senior Urban Designer

Date: 16 August 2021

Subject: PEX2021/0001 – Urban Design Referral – 159 to 167 Darley
Street West MONA VALE

Record Number: Insert Record Number here

The Planning proposal cannot be supported for the following key issues and concerns:

1. The amalgamated sites are in a flood risk area and have an overland flow path across the rear section of the site.
2. The application is for a planning proposal for rezoning the land from R2 to R3, so the development concept submitted is not the final development application. As such, there is no certainty of future built forms indicated in the development concept.
3. The up zoning will become a precedent for future planning proposals from adjoining sites leading to undesirable 'piecemeal' spot rezoning. A better approach will be Council's Housing Strategy approach to identify additional housing density needs in a responsible and sustainable manner.