



th Newport Residents Association Inc.

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24th November 2016

The Hon. Rob Stokes, MP
Minister for Planning,
1725 Pittwater Road
MONA VALE NSW 2103

Dear Rob,

Re Mona Vale Place Plan

We note the comments attributed to yourself in the local paper congratulating the Northern Beaches Council Administrator, Mr Dick Persson, on making the decision to pull the draft place plan from exhibition and send it back for further public consultation and review. The NRA also applauds that decision.

At this week's Newport Residents Association (NRA) meeting a motion was passed that we write to you asking for you to support our association in our opposition to the high density development proposed in the Mona Vale Place Plan, particularly the proposal to permit buildings higher than four storeys. The NRA is also concerned about the proposal for the rezoning of industrial land to residential land and the possible reduction of the village green.

Whilst there were probably good intentions in the proposals put up by the architects (mainly staff) of the need for affordable housing which appears to have driven the density height increases, this matter had not been discussed at any of the workshops and briefing sessions with the community before the draft place plan was released. Hence, we believe the plan should rightly be sent back to the drawing board. The definition or explanation of 'what is affordable housing' also appears a mystery to our association.

We look forward to you support in the above terms.

Yours sincerely,

Gavin Butler
President