



SCOPING REPORT

REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENT (SEARS)

State Significant Development Application for a Residential Flat Building with In-fill Affordable Housing

No. 35-39 Darley Street East,

MONA VALE

Prepared for: The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust

REF: M250441

DATE: 8 April 2026





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1. Introduction

This scoping report has been prepared to inform a scoping meeting and to accompany a request for Secretary's Environmental Assessment Requirements (SEARs) to guide the preparation of a State Significant Development Application (SSDA) for the demolition of all existing structures, site clearing and the construction of an eight (8) storey residential flat building containing 53 apartments and three (3) basement levels at 35-39 Darley Street East, Mona Vale.

This report is prepared by Planning Ingenuity on behalf of The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust and provides the required information set out in the documents '*Guide to Faster Assessments for SSD Housing Applications*' and '*Scoping meeting requirements for applicants*' (Department of Planning, Housing and Infrastructure 'DPHI'). The report references Preliminary Architectural Plans prepared by Plus Studios dated 11 February 2026.

The proposed development is identified as State Significant Development (SSD) as it falls within the requirements of Clause 26A ("In-fill Affordable Housing") of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021, being development to which State Environmental Planning Policy (Housing) 2021 (Housing SEPP), Chapter 2, Part 2, Division 1 applies. Specifically, the residential component of the proposed development will have an estimated development cost of more than \$75 million, the proposal is classified as SSD.

The proposed development also utilises the provisions of the 'low and mid rise' (LMR) housing policy under the Housing SEPP. The site is located in the 'inner area', within 400m walking distance of Mona Vale Town Centre. Resultingly, the site is permitted a maximum building height of 22m and 6 storeys and a FSR of 2.2:1. Furthermore, the site is located in an *accessible area* being within 400m of a regularly serviced bus stop. Therefore, a 30% bonus can be applied to the maximum building height and FSR provisions of the LMR inner area.

The Proponent requests that DPHI consider this application for the Faster Assessment program for Affordable Housing, which applies to SSD applications for in-fill affordable housing as defined in Chapter 2, Part 2, Division 1 of the Housing SEPP. Having regard to the nature of the proposed development, Industry Standards SEARs (Housing) is sought.

1.1 APPLICANT DETAILS

The applicant's details are presented in **Table 1**.

Table 1 Applicant's Details

Applicant	The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust
Address	35-39 Darley Street East, Mona Vale.
ABN	92 931 097 959

1.2 BACKGROUND

An early scoping meeting was held on the 19 December 2025 with DPHI led by Senior Planning Officer, Affordable Housing Assessments together with the Applicant's Consultant Team. As requested, the project documentation provided to DPHI prior to the early scoping meeting was high level and conceptual. A range of planning issues were discussed at the meeting with written summary notes in the form of an email from DPHI following the early scoping





meeting. All of the items raised in DPHI's written feedback are addressed in the relevant sections of this scoping report and the supporting documentation.



2. Site Analysis and Context

2.1 THE SITE

The site is known as No. 35-39 Darley Street East, Mona Vale. The site has a legal description of Lot 16 in DP18919.

An aerial photograph of the site is provided at **Figure 1** below.

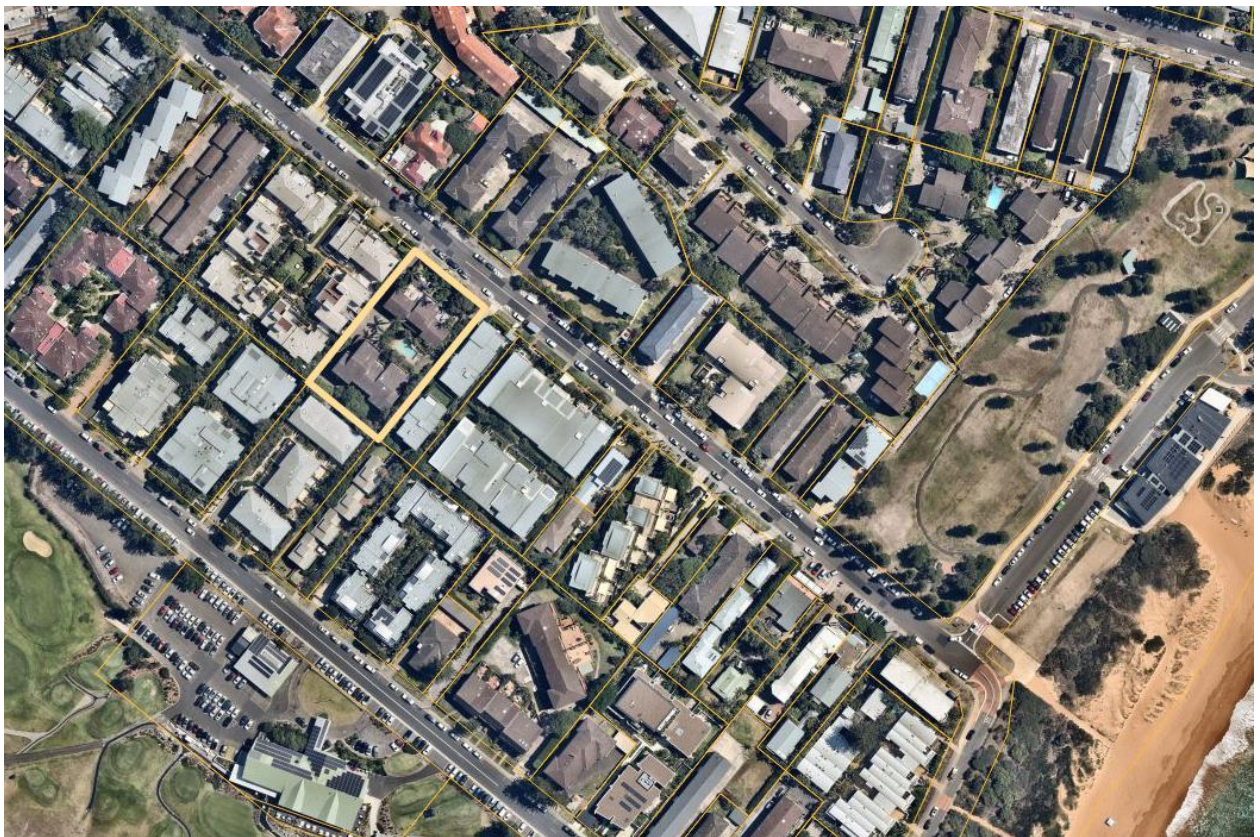


Figure 1 Aerial Photo of The Site in yellow (Source: NearMaps)

The site has an area of 2,679m², with a frontage of 38.1m and a depth of 70.41m. There is an easement to drain water one (1) metre wide located along the western boundary.

The site is currently occupied by a medium density strata complex (SP 18919) comprising 18 dwellings (townhouses, apartments) and swimming pool and is located in a high amenity location, being within walking distance of the Mona Vale town centre (to the west) and Mona Vale Beach (to the east). Mona Vale Golf Course is located to the south (fronting Golf Avenue to the south).

According to the Council's Section 10.7 'Planning' Certificate, the land is within the flood planning area and subject to flood related development controls. There are no other known major constraints affecting the land which is relatively level. The site contains some established vegetation within the landscaped areas of the residential complex.

The accompanying 'Scoping Document' Plan Package (Plus Studio, Rev A dated 11.02.26) provides Preliminary Concept plans and images illustrating the site context and locational attributes.

2.2 SURROUNDING CONTEXT

The site is located within a R3 Medium Density Residential area that is undergoing transition as part of the newly introduced NSW Government's Low and Midrise (LMR) Housing Policy. It is in a centralised location, being within walking distance of the Mona Vale town centre (to the west) and Mona Vale Beach (to the east). Mona Vale Golf Course is located to the south (fronting Golf Avenue to the south).

The immediate area is characterised by medium density residential development, typically two and three storeys on large lots. Specifically, the site is bounded to the:

- North by Darley Street and three (3) storey dated residential flat buildings at Nos. 18 and 20 Darley Street East (refer to **Figure 2**);
- East by a modern double storey residential building at No. 33 Darley Street East (refer to **Figure 3**);
- West by a dated single storey multi dwelling development at Nos. 35-39 Darley Street East (refer to **Figure 4**); and
- South by a double storey multi dwelling modern development at No. 30 Golf Avenue (refer to **Figure 5**).

Further south of Golf Avenue is the Mona Vale Golf Club.



Figure 2 Nos. 18 and 20 Darley St East (Source: Google Streetview)

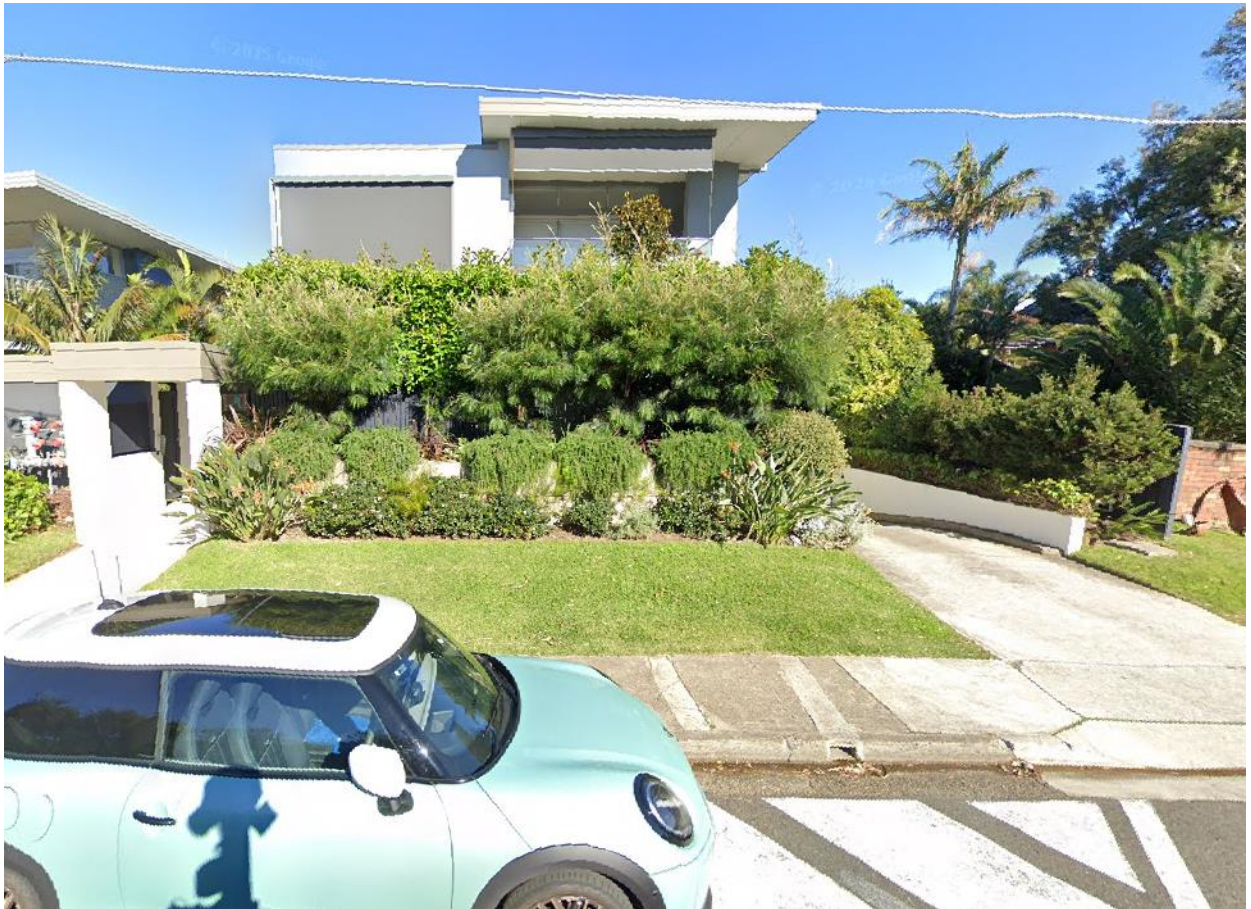


Figure 3 No. 33 Darley St East (Source: Google Streetview)

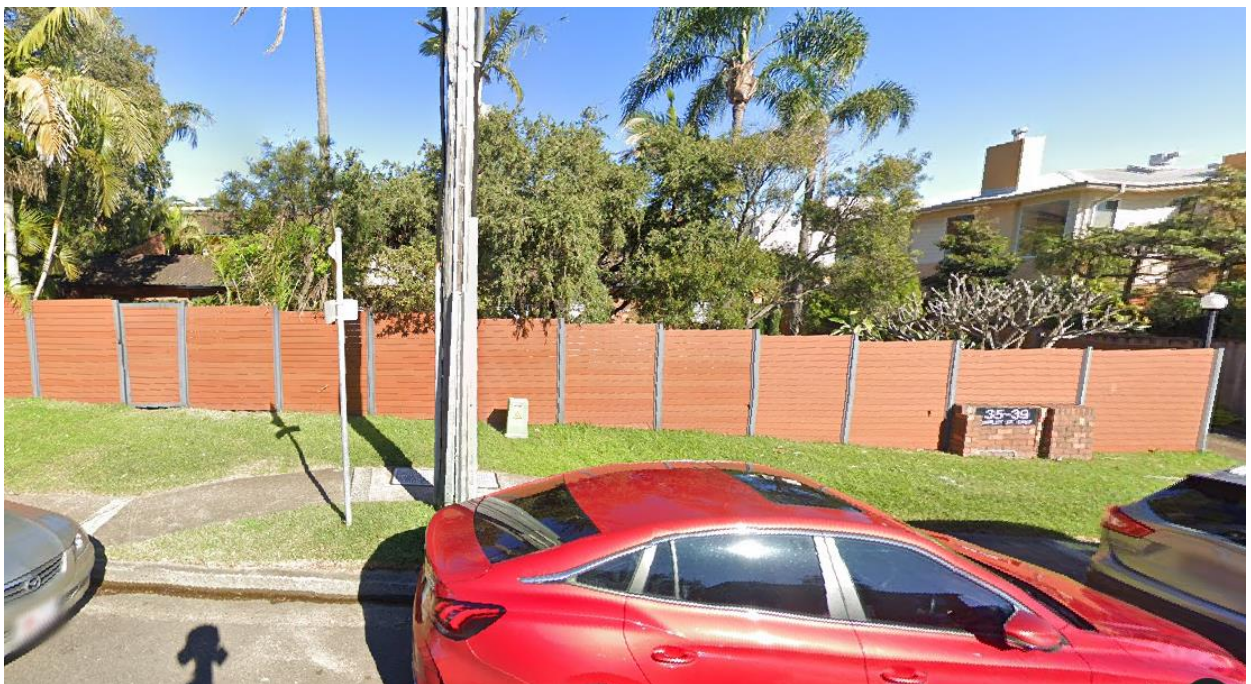


Figure 4 No. 35-39 Darley St East (Source: Google Streetview)



Figure 5 No. 30 Golf Avenue (Source: Google Streetview)

2.3 SITE LOCATION: 'ACCESSIBLE AREA' AND 'WALKING DISTANCE'

The subject site is located within the Northern Beaches local government area, which is within the 'Eastern Harbour City', part of which comprises the 'Six Cities Region' (as defined under the EP&A Act 1979, Schedule 9). The subject site is also located within a 'low and medium rise (LMR) inner area' and an 'accessible area' as defined in the *State Environmental Planning Policy (Housing) 2021*, and as applicable to the relevant provisions within (discussed under later headings of this correspondence).

walking distance means the shortest distance between 2 points measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings.

accessible area means land within—

(a) 800m walking distance of—

- (i) a public entrance to a railway, metro or light rail station, or
- (ii) for a light rail station with no entrance—a platform of the light rail station, or
- (iii) a public entrance to a wharf from which a Sydney Ferries ferry service operates, or

(b) (Repealed)

(c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the [Passenger Transport Act 1990](#), that has at least 1 bus per hour servicing the bus stop between—

- (i) 6am and 9pm each day from Monday to Friday, both days inclusive, and
- (ii) 8am and 6pm on each Saturday and Sunday.

The closest bus stop is Stop ID 210316 on the eastern side of Barrenjoey Road, Mona Vale, which is located 254 metres from the subject site. Bus stop 210311 (northbound) is located on the western side of Barrenjoey Road (304m from the subject land) – refer **Figure 6**. Buses from this stop are very frequent, primarily serviced by the B-Line (Route 139) running to Wynyard, with buses every 10-15 mins during peak times and generally every 15-30 mins off-peak, 7

days a week from early morning (around 4:30 AM) to late night (past midnight), with some routes extending later or running all night. Route 199 (Palm Beach to Manly) also uses this stop.



Figure 6 Distance from subject site to southbound Bus Stop 210316 (at left) and northbound Bus Stop 210311 (at right)
(Source: NSW Planning Portal spatial viewer)

The Mona Vale Town Centre is mapped on the *Town Centres Map* and corresponds with the MU1 Mixed Use zone (which is a ‘*relevant zone*’). The subject site is located within a low and mid rise housing inner area as it is located within 400m walking distance of the Mona Vale Town Centre (refer **Figure 7** below). This has also been confirmed by a registered surveyor.

low and mid rise housing inner area means—

(a) *land within 400m walking distance of—*

- (i) *land identified as “Town Centre” on the Town Centres Map, or*
- (ii) *a public entrance to a railway, metro or light rail station listed in Schedule 11, or*
- (iii) *for a light rail station listed in Schedule 11 with no public entrance—a platform of the light rail station,*
and

(b) *if part of a lot is on land identified in paragraph (a)—the lot.*



Figure 7 Walking distance from subject site (bounded in yellow) to the Mona Vale Town Centre and MU1 Mixed Use zone
 (Source: NSW Planning Portal spatial viewer)

3. Description of the Proposal

The proposal includes the demolition of all existing structures and the construction of an eight (8) storey residential flat building containing 53 apartments (mix of 2, 3 and 4 bedroom units) over three (3) levels of basement parking containing 131 parking spaces (including 19 visitor spaces).

All units on Level 1 are to be dedicated for the purpose of infill affordable housing, equating to nine (9) units and 1,191.2m² (15.5%) of the total GFA proposed on the site.

The scheme proposes to retain some trees on site, provides deep soils planting within the building setbacks and intends to provide above ground landscaping. Communal open space is provided at ground floor level with an area of 687m² equating to 25.6% of the site. The communal open space will feature a swimming pool, sauna, amenities rooms, BBQ and outdoor furniture.

The overall massing is reduced through a podium and tower arrangement, with the top four levels set back from the side boundaries in accordance with the Apartment Design Guide (ADG). Along the eastern elevation, extensive glazing and integrated landscaping help soften the building's visual presence when viewed from the street.

The proposal is depicted in the Architectural Plans prepared by Plus Studios (Registered Architects) that accompany this report. A summary of the key numerical data of the proposed development is provided in **Table 2**.

The proposed apartment development (exceeding 40 dwellings) will have an estimated development cost (EDC) exceeding \$75 million, thereby comprising state significant development (SSD) pursuant to Schedule 1, Section 26A 'Infill Affordable Housing' of *State Environmental Planning Policy (Planning Systems) 2021*.

The ground floor plan is provided at **Figure 7** and the eastern elevation fronting Darley Street East is provided at **Figure 8**.

Table 2 Project Data		
	Proposed	Compliance
Residential Units	24 x 2 bedroom 26 x 3 bedroom 3 x 4 bedroom	N/A
Total	53 units	
Affordable Housing Units	9 units	Yes – equates to 15% of the total GFA of the development.
Building Height	Height = approximately 28.6m	Yes (to top of lift overrun)
Gross Floor Area	7,653m ²	Yes – complies with the maximum GFA permitted under the Housing SEPP.
FSR	2.86:1	Yes – complies with maximum FSR permitted under the Housing SEPP
Deep Soil	359m ² (13.4%)	Yes
Communal open space	687m ² (25.6%)	Yes
Parking	131 spaces including 19 visitor	Yes
EDC	\$93,025,000	Yes, Schedule 1 of Planning Systems SEPP Refer to EDC Report at Appendix A .

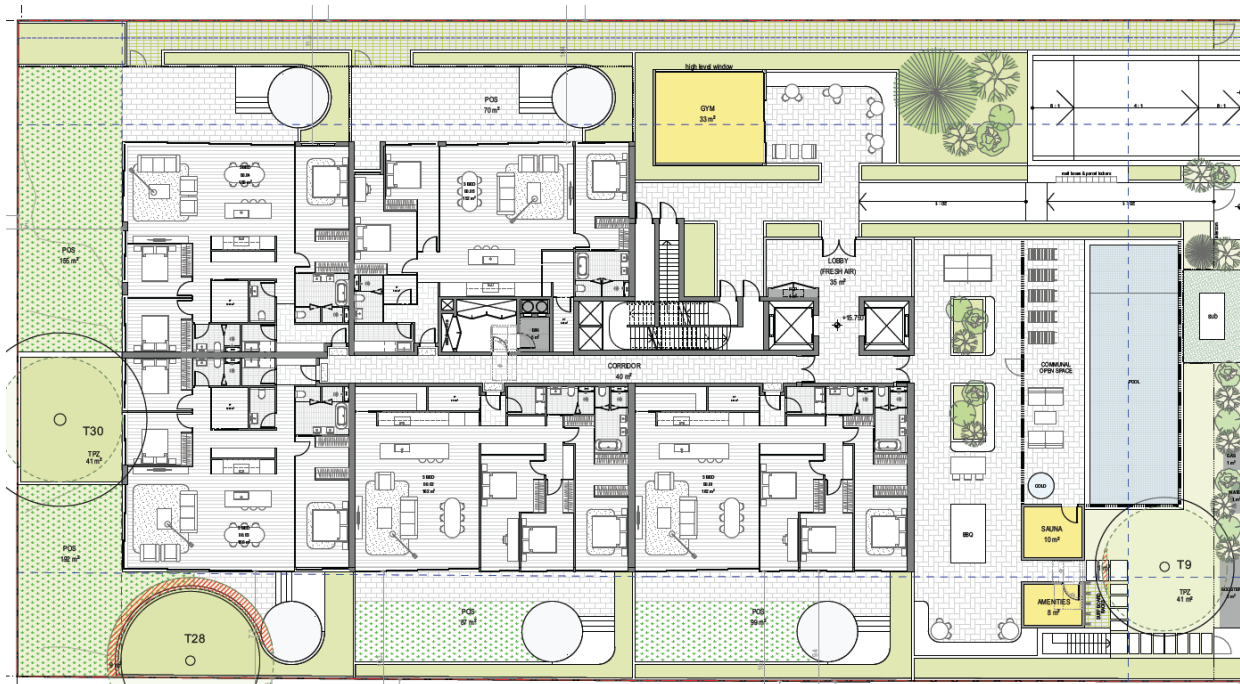


Figure 8 Ground floor plan (Source: Plus Studio)

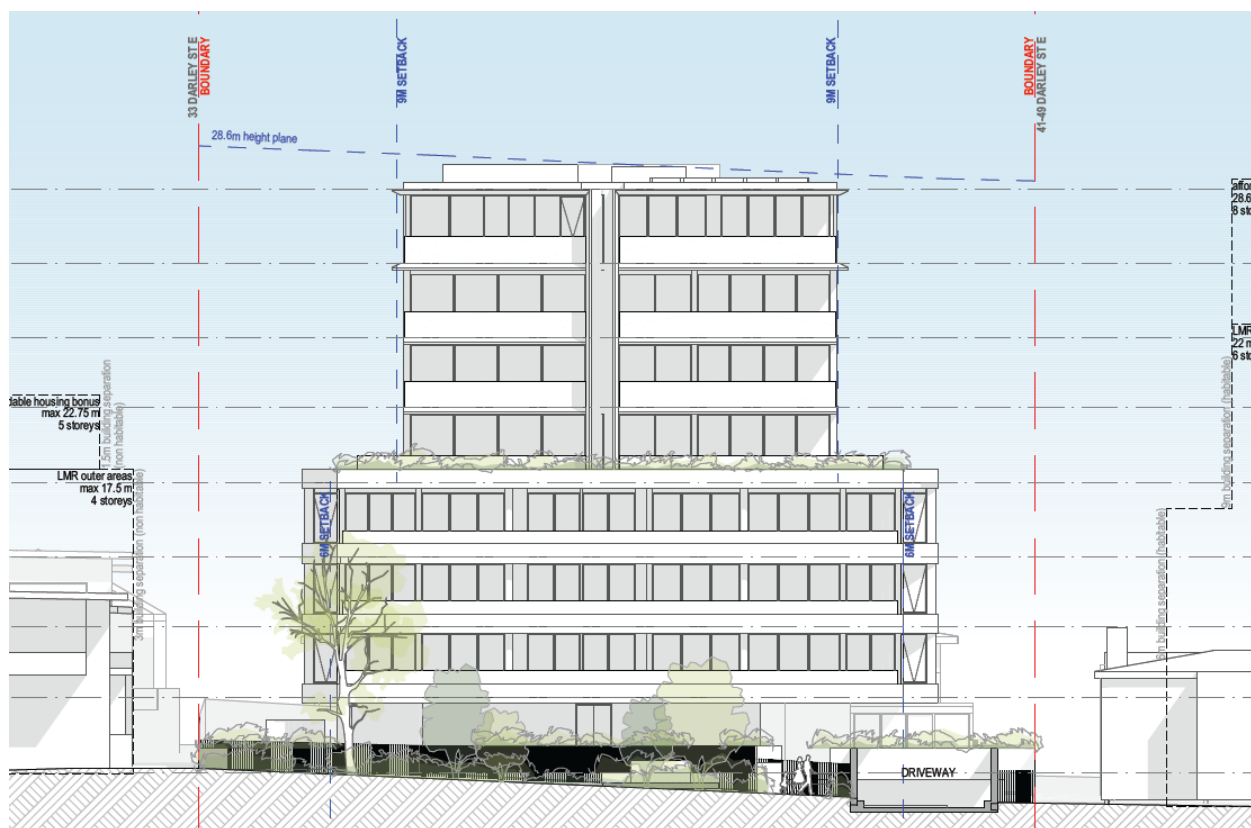


Figure 9 Eastern elevation, Darley Street East (Source: Plus Studio)



4. Environmental Planning Framework

4.1 STATUTORY PLANNING POLICIES

The legislation and environmental planning instruments applying to the proposed development include, but are not limited to:

- *Environmental Planning & Assessment Act 1979*
- *State Environmental Planning Policy (Planning Systems) 2021;*
- *State Environmental Planning Policy (Housing) 2021;*
- *State Environmental Planning Policy (Resilience and Hazards) 2021; and*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021;*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021;*
- *State Environmental Planning Policy (Sustainable Buildings) 2022;*
- *Pittwater Local Environmental Plan 2014; and*
- *Pittwater Development Control Plan 2021.*

4.2 STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

The proposal is SSD, pursuant to Clause 26A of Schedule 1 of the Planning Systems SEPP, being development to which the Chapter 2, Part 2, Division 1 of the Housing SEPP applies, being residential development with an estimated development cost of more than \$75 million.

4.3 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The Housing SEPP applies to development proposals for affordable and diverse housing and aims to encourage and promote the provision of affordable housing within residential and mixed use developments. This section addresses the key applicable provisions of the Housing SEPP relating to the proposed development, namely Chapter 6 (LMR), Chapter 2 (Affordable Housing) and Chapter 4 (Design of Residential Apartment Development). It is noted that the development proposes to apply the 30% infill affordable housing bonus to the height and FSR permitted under the LMR provisions.

Chapter 6 – Low and mid-rise housing (LMR)

In line with the aims of this chapter, the proposed development seeks to provide a quality residential development that will provide for increased housing density in identified well-located areas. The shaded area below in **Figure 10** illustrates the site's location within the recently Low and Mid Rise Housing area. As recently introduced provisions, the future character of this area is expected to transition to a higher density and built form than that currently exists, and what the local planning controls enable (eg. 8.5m building height at 2-3 storeys). The LMR provisions enable a building height of 17.5 to 22m (4 to 6 storeys) in R3 zones.



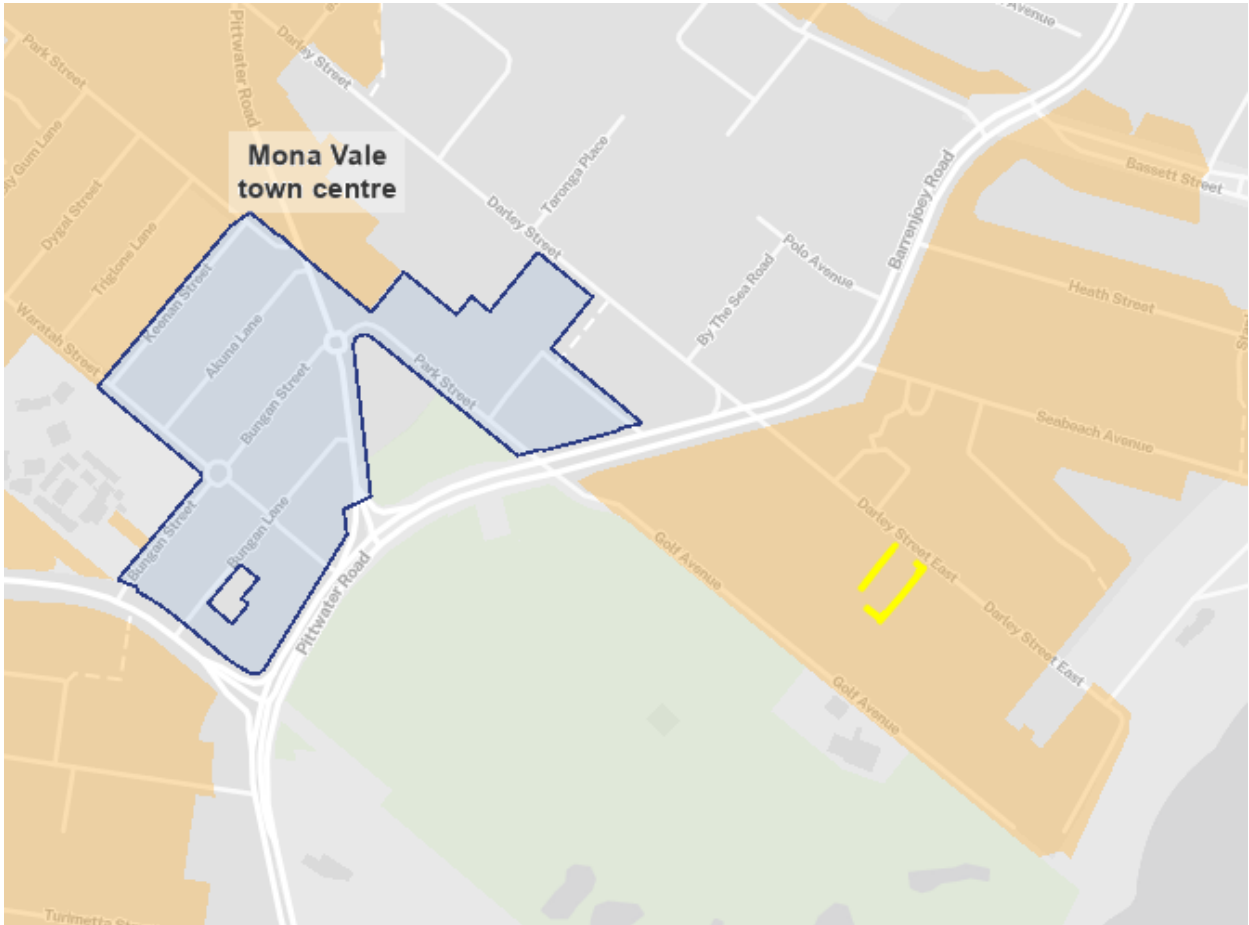


Figure 10 The subject site (bounded in yellow) within the indicative mapped LMR area
(Source: <https://spatialportal.dpie.nsw.gov.au>)

Table 3 below addresses the relevant provisions of this Chapter.

Table 3 Chapter 6 Low and Mid Rise Housing - Compliance Table

Clause / Control	Requirement	Proposal	Y/N
Part 1 Preliminary			
164 Land to which chapter applies	(1) This chapter applies to the whole of the State, other than the following— (a) bush fire prone land, (b) land identified as a coastal vulnerability area or a coastal wetlands and littoral rainforests area within the meaning of State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 2, (c) land to which Chapter 5 applies, (d) land that is a heritage item or on which a heritage item is located, (e) the following local government areas— (i) Bathurst Regional, (ii) City of Blue Mountains, (iii) City of Hawkesbury, (iv) Wollondilly, (f) flood prone land in the Georges River Catchment and Hawkesbury-Nepean Catchment under State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6, (g) land in a flood planning area in the following local government areas— (i) Armidale Regional, (ii) Ballina, (iii) Bellingen, (iv) Byron, (v) City of Cessnock, (vi) Clarence Valley, (vii) City of Coffs Harbour, (viii) Dungog, (ix) Goulburn Mulwaree, (x) Kempsey, (xi) Kyogle, (xii) City of Lismore, (xiii) City of Maitland, (xiv) Nambucca Valley, (xv) City of Newcastle,	The site is not identified as bushfire prone. The site is not identified as a coastal vulnerable or wetlands area. The site is not within a Transport Orientated Development area. The site does not contain a heritage item. The site is not identified in any of the listed LGA's. The site is not located in these catchments. The site is not identified in any of the listed LGA's.	N/A N/A N/A N/A N/A N/A N/A

Table 3 Chapter 6 Low and Mid Rise Housing - Compliance Table

	(xvi) Port Stephens, (xvii) Queanbeyan-Palerang Regional, (xviii) Richmond Valley, (xix) City of Shoalhaven, (xx) Singleton, (xxi) Tweed, (xxii) Upper Hunter Shire, (xxiii) Walcha, (h) land in an ANEF contour or ANEC contour of 20 or greater, (i) land within 200m of a relevant pipeline within the meaning of State Environmental Planning Policy (Transport and Infrastructure) 2021, section 2.77, (j) land identified as "Deferred Transport Oriented Development Areas" on the Deferred Transport Oriented Development Areas Map, (k) land within 800m of a public entrance to a railway, metro or light rail station listed in Schedule 12.	The site is not within an ANEF or ANEC contour area. Not applicable. The site is not identified within a 'Deferred Transport Orientated Development Area'. The site is not within 800m of a listed station in schedule 12.	N/A N/A N/A N/A
	(2) This chapter does not apply to land identified as an "Accelerated TOD Precinct" on the Accelerated Transport Oriented Development Precincts Rezoning Areas Map.	The site is not identified as a "Accelerated TOD Precinct".	N/A
	(3) In this section— ANEC contour has the same meaning as in State Environmental Planning Policy (Precincts—Western Parkland City) 2021, section 4.17. ANEF contour has the same meaning as in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. flood planning area has the same meaning as in the Flood Risk Management Manual.	Not applicable.	N/A
165 Non-discretionary development standards – the Act, s 4.15	Sections 168, 169, 172, 173, 179, and 180 identify non-discretionary development standards for the Act, section 4.15(2).	Noted. Refer Part 4 below	Refer Part 4 below

Table 3 Chapter 6 Low and Mid Rise Housing - Compliance Table

Part 4 Residential flat buildings and shop top housing

Division 1 Preliminary

174 Development permitted with development consent	Development for the purposes of residential flat buildings is permitted with development consent on land to which this chapter applies in a low and mid rise housing area in Zone R2 Low Density Residential or R3 Medium Density Residential.	Not applicable.	N/A
175 Development standards – low and mid rise housing inner area	(1) This section applies to land in a low and mid rise housing inner area in Zone R3 Medium Density Residential or R4 High Density Residential.	Applies. The property is zoned R3.	Yes
	(2) Development consent must not be granted for development for the following purposes if a resulting building will have a building height of up to 22m unless the consent authority is satisfied that the building will have 6 storeys or fewer	The proposed development has a maximum building height of approximately 22.55m and is eight (8) storeys in nature. When applying the 30% infill affordable housing bonus to the 22m LMR height control, a height of 28.6m is permitted. There is legal advice that states the 6 storey limitation in the LMR does not apply when utilising the bonuses under Chapter 2 of the SEPP.	Yes – refer to Chapter 2 of Housing SEPP
177 Landscaping – residential flat buildings or shop top housing	(1) This section applies to land in a low and mid rise housing area in Zone R3 Medium Density Residential or R4 High Density Residential.	Applies as the property is zoned R3.	Yes
	(2) Development consent must not be granted for development for the purposes of residential flat buildings or shop top housing unless the consent authority has considered the <i>Tree Canopy Guide for Low and Mid Rise Housing</i> , published by the Department in February 2025. This document provides the following guidance: <i>Where the Apartment Design Guide (ADG) applies:</i> – provide deep soil and tree canopy in line with Table 6 – seek to enhance tree canopy outcomes by providing deep soil and either the tree canopy percentage targets <u>or</u> the tree planting rates in Table 7 For the purposes of this guide, assumed tree sizes are summarised in Table 2. Assumed tree sizes at maturity.	A deep soil area of 359m ² (13.4%) is provided which exceeds 7%. Preliminary plans provide 15% tree canopy (418m ²)	Yes Yes

Table 3 Chapter 6 Low and Mid Rise Housing - Compliance Table

	Table 2. Assumed tree sizes at maturity <table><tr><th>Size category</th><th>Min. diameter spread</th><th>Min. canopy area</th></tr><tr><td>Small</td><td>6 m</td><td>28 m²</td></tr><tr><td>Medium</td><td>8 m</td><td>50 m²</td></tr><tr><td>Large</td><td>12 m</td><td>113 m²</td></tr></table> Table 6. Tree canopy and deep soil (residential flat buildings and shop-top housing) <table><tr><th>Site area</th><th>Tree canopy (min % site area)</th><th>Deep soil (min % site area)</th></tr><tr><td>All lots</td><td>15%</td><td>7%</td></tr></table> Table 7. Tree canopy and deep soil (residential flat buildings and shop-top housing – enhanced) <table><tr><th>Site area</th><th>Tree canopy (min % site area)</th><th>Deep soil (min % site area)</th><th>Tree planting rate</th></tr><tr><td><650 m²</td><td>15%</td><td>7%</td><td>For every 350 m² of site area or part thereof, plant at least one small tree in the deep soil area.</td></tr><tr><td>650-1,500 m²</td><td>15%</td><td>10%</td><td>For every 350 m² of site area or part thereof, plant at least one medium tree in the deep soil area.</td></tr><tr><td>>1,500 m²</td><td>20%</td><td>15%</td><td>For every 575 m² of site area, or part thereof, plant at least 2 medium trees or one large tree in the deep soil area.</td></tr></table>	Size category	Min. diameter spread	Min. canopy area	Small	6 m	28 m²	Medium	8 m	50 m²	Large	12 m	113 m²	Site area	Tree canopy (min % site area)	Deep soil (min % site area)	All lots	15%	7%	Site area	Tree canopy (min % site area)	Deep soil (min % site area)	Tree planting rate	<650 m²	15%	7%	For every 350 m² of site area or part thereof, plant at least one small tree in the deep soil area.	650-1,500 m²	15%	10%	For every 350 m² of site area or part thereof, plant at least one medium tree in the deep soil area.	>1,500 m²	20%	15%	For every 575 m² of site area, or part thereof, plant at least 2 medium trees or one large tree in the deep soil area.		
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178 Minimum lot size for residential flat buildings or shop top housing	(1) This section applies to development for the purposes of residential flat buildings or shop top housing on land in a low and mid rise housing area in Zone R3 Medium Density Residential or R4 High Density Residential.	Applies.	Yes																																		
	(2) A requirement specified in another environmental planning instrument or development control plan in relation to the following does not apply to development that meets the standards in section 180(2) or (3) (a) minimum lot size, (b) minimum lot width.	Noted.	-																																		
Division 2 Non-discretionary development standards – the Act s 4.15																																					
180 Non-discretionary development standards—residential flat	(1) This section applies to development for the purposes of residential flat buildings or shop top housing on land in a low and mid rise housing area in Zone R3 Medium Density Residential or R4 High Density Residential.	Applies as an R3 zone.	Yes																																		
	(2) The following non-discretionary development standards apply in relation to development on land in a low and mid rise housing inner area—	The proposal provides a GFA of 7,653m² and FSR of 2.86:1 which complies with the LMR + 30% bonus.																																			

Table 3 Chapter 6 Low and Mid Rise Housing - Compliance Table

buildings and shop top housing in Zone R3 or R4	(a) a maximum floor space ratio of 2.2:1, (b) for residential flat buildings—a maximum building height of 22m, (c) for a building containing shop top housing—a maximum building height of 24m.	The proposal has a maximum building height of 28.55m which complies with the LMR + 30% bonus.	Yes (refer to Chapter 2 of Housing SEPP)
	(3) The following non-discretionary development standards apply in relation to development on land in a low and mid rise housing outer area— (a) a maximum floor space ratio of 1.5:1, (b) a maximum building height of 17.5m.	Not applicable. The subject site is located within an inner area.	N/A

Chapter 2 – Infill Affordable Housing

Division 1 of Chapter 2 in Part 2 of the Housing SEPP contains provisions relating to in-fill affordable housing. Clause 15C is met as: the development will meet the above requirements since it is permissible with consent under the SSLEP; will provide more than 10% gross floor area as affordable housing; and is carried out within an accessible area. Therefore Division 1 applies to the development.

Clause 16 of the Housing SEPP provides the following provisions in relation to the available affordable housing bonus under this Division:

(1) *The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).*

(2) *The minimum affordable housing component, which must be at least 10%, is calculated as follows—*

$$\text{affordable housing component} = \frac{\text{additional floor space ratio}}{(\text{as a percentage})} \div 2$$

(3) *If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).*

In accordance with the above Clause, the development is permitted a bonus FSR and building height of up to 30% (above those permitted in the LMR area) if 15% of the gross floor area on the site is provided as affordable rental housing.

A summary of the proposal compliance against Clause 19 is provided at **Table 4** below.

Table 4 SEPP (Housing) 2021 Compliance Summary

Clause	Requirement	Compliance
19 Non-discretionary development standards – the Act, s 4.15	(2)(a) a minimum site area of 450m ²	The site has an area of 2,679.4m ² .
	(2)(b) a minimum landscaped area that is the lesser of— (i) 35m ² per dwelling, or (ii) 30% of the site area,	The proposal is considered to be able to provide a minimum 30% landscaped area that will be achieved at ground level and above ground within planters. landscaped area means the part of the site area <u>not occupied by a building</u> and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area. The landscaped area provided is the same as the communal open space area provision since the space includes all areas of the site not occupied by a building and not for the use of a driveway or parking area. The space includes planters, grass,

Table 4 SEPP (Housing) 2021 Compliance Summary

	trees and communal pathways and is counted as landscaped area in accordance with the definition.
(2)(c) a deep soil zone on at least 15% of the site area, where— (i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,	Does not apply. Refer to Clause (3) below.
(2)(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,	Does not apply. Refer to Clause (3) below.
(2)(e) the following number of parking spaces for dwellings used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms—at least 1 parking space,	The proposal provides the following dwellings for affordable housing: 2 bed = 5 dwellings (2.5 spaces required) 3 bed = 4 dwellings (4 spaces required) A total of 6.5 parking spaces are required. The proposal provides at least 5 spaces for the affordable housing units.
(2)(f) the following number of parking spaces for dwellings not used for affordable housing— (ii) for each dwelling containing 2 bedrooms—at least 1 parking space, (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,	The proposal provides the following dwellings for non-affordable housing: 2 bed = 19 dwellings (19 spaces required) 3 bed = 22 dwellings (33 spaces required) 4 bed = 3 dwellings (4.5 spaces required) A total of 44 parking spaces is required. The proposal provides at least 44 spaces for the non-affordable housing units.
(2)(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,	All units comply with the minimum internal areas under the ADG. Refer to the Architectural Plans for compliance.
(2)(h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,	Not applicable.
(2)(i) if paragraphs (g) and (h) do not apply, the following minimum floor areas— (i) for each dwelling containing 1 bedroom—65m ² , (ii) for each dwelling containing 2 bedrooms—90m ² , (iii) for each dwelling containing at least 3 bedrooms—115m ² plus 12m ² for each bedroom in addition to 3 bedrooms.	Clause (2)(g) applies to the development.
(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.	Chapter 4 applies to the proposal, as addressed below.

Chapter 4: Design of residential apartment development

In accordance with Clause 147 under Chapter 4 of the Housing SEPP, development consent must not be granted to residential apartment development unless the consent authority has considered the following:

- (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,
- (b) the Apartment Design Guide,
- (c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.

A Design Statement will be provided by Plus Studio in the forthcoming SSDA.

A summary of the proposal's compliance against the key design criteria of the Apartment Design Guide is provided at **Table 5** below.

Table 5 Apartment Design Guide Compliance Summary														
Clause	Requirement	Compliance												
3D Communal and Public Open Space	Communal open space has a minimum area equal to 25% of the site. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	The proposal will provide 687m ² (25.6%) of communal open space. More than 50% of the proposed communal open space can achieve 2 hours of sunlight in midwinter.												
Deep Soil	Deep soil zones are to meet the following minimum requirements: <table border="1"> <thead> <tr> <th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr> </thead> <tbody> <tr> <td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr> <tr> <td>650m² - 1,500m²</td><td>3m</td></tr> <tr> <td>greater than 1,500m²</td><td>6m</td></tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr> </tbody> </table> On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: 10% of the site as deep soil on sites with an area of 650m² - 1,500m² 15% of the site as deep soil on sites greater than 1,500m²	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	The proposal provides 13.4% deep soil planting.
Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m ²	-	7%												
650m ² - 1,500m ²	3m													
greater than 1,500m ²	6m													
greater than 1,500m ² with significant existing tree cover	6m													
3F Visual privacy	Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: <table border="1"> <thead> <tr> <th>Building Height</th><th>Habitable rooms & balconies</th><th>Non-habitable rooms</th></tr> </thead> <tbody> <tr> <td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr> <tr> <td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr> <tr> <td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr> </tbody> </table>	Building Height	Habitable rooms & balconies	Non-habitable rooms	Up to 12m (4 storeys)	6m	3m	Up to 25m (5-8 storeys)	9m	4.5m	Over 25m (9+ storeys)	12m	6m	GF – Habitable setback 6m with ground floor POS areas encroaching. L1-L3 – 6m habitable separation except where offset windows are proposed which provide minor encroachment but greater privacy outcome. L4 – 9m habitable setback with balconies encroaching (7m setback). L5/L6 – 9m habitable setback.
Building Height	Habitable rooms & balconies	Non-habitable rooms												
Up to 12m (4 storeys)	6m	3m												
Up to 25m (5-8 storeys)	9m	4.5m												
Over 25m (9+ storeys)	12m	6m												

Table 5 Apartment Design Guide Compliance Summary

3J Bicycle and Car Parking	The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.	The parking requirements under the prevailing Housing SEPP are achieved.
4A Solar and daylight access	Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	71.7% of dwellings achieve direct sunlight between 9am and 3pm during midwinter.
4B Natural Ventilation	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	60.4% of dwellings achieve natural ventilation.
4C Ceiling heights	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: 2.7m for habitable rooms and 2.4 for non-habitable.	All units comply with the minimum internal areas under the ADG. Refer to the Architectural Plans for compliance.
4D Apartment size and layout	Apartments are required to have the following minimum internal areas: 1 bedroom = 50m²; 2 bedroom = 70m², 3 bedroom = 100m² (additional bathroom increases minimum internal area by 5m²). Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a minimum width of: 3.6m for studio and 1 bedroom apartments 4m for 2 and 3 bedroom apartments The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	All units comply with the minimum internal areas under the ADG. Refer to the Architectural Plans for compliance. All apartments comply. All master bedrooms meet the minimum requirements. Refer to the Architectural Plans. All bedrooms meet the minimum dimensions. Refer to the Architectural Plans. All dwellings achieve the minimum width requirements. Refer to the Architectural Plans. Complies. Refer to Architectural Plans.
4E Private open space and balconies	All apartments are required to have primary balconies as follows: 1 bedroom apartments = 8m ² in area and 2m minimum depth; 2 bedroom apartments = 10m ² in area and 2m minimum depth.	Balconies achieve minimum requirements.
4G Storage	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Studio - 4m² 1 Bedroom - 6m² 2 Bedroom - 8m² 3 Bedroom - 10m² At least 50% of the required storage is to be located within the apartment.	Required storage is provided within the basement and within each dwelling. Details on storage will be provided within the documentation which accompanies the SSDA.



4.4 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 requires the consent authority to consider whether land is contaminated and if it is contaminated whether it can be made suitable for the proposed purpose. Due to the sites residential history there is no reason to expect the site to be contaminated, however, the EIS will be accompanied by a Preliminary Site Investigation to ensure the site is suitable for the proposed development.

4.5 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 2 Vegetation in Non-rural Areas of State Environmental Planning Policy (Biodiversity and Conservation) 2021 requires approval from the consent authority for the removal or pruning of any vegetation unless exempted under a development control plan. The site contains several trees, particularly around the perimeter which will be sought to be removed by the SSDA. Trees on the site to be removed and retained will be assessed in an Arborist Report.

4.6 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Chapter 2 of State Environmental Planning Policy (Transport and Infrastructure) 2021 contains provisions for various land uses and activities, including development in or adjacent to rail corridors and interim rail corridors and to road corridors and road reservations. Under Clause 2.122 'Traffic-generating development' the SSDA will be referred to Transport for NSW the proposal is of a type listed in column 3 of Schedule 3, being 50 or more car parking spaces and 75 or more dwellings.

4.7 STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022

In accordance with the provisions of the SEPP, a BASIX Certificate will be submitted with the EIS to confirm that the proposal (once operational) will comply with the water, thermal comfort and energy efficiency requirements of the policy.

4.8 PITTWATER LOCAL ENVIRONMENTAL PLAN 2014

A preliminary assessment of consistency with the relevant clauses of Pittwater Local Environmental Plan 2014 (PLEP) is provided in **Table 6** below.

Table 6 Assessment Against PLEP 2014

Clause	Provision / Standard	Comment
Clause 2.1 Land Use Zones	R3 Medium Density Residential Objectives: - To provide for the housing needs of the community within a medium density residential environment. - To provide a variety of housing types within a medium density residential environment. - To enable other land uses that provide facilities or services to meet the day to day needs of residents.	The R3 zone permits residential flat buildings with consent.



Table 6 Assessment Against PLEP 2014

	To provide for a limited range of other land uses of a low intensity and scale, compatible with surrounding land uses.	
Clause 4.3 Height of Buildings	8.5m	Refer to Housing SEPP.
Clause 4.4 Floor Space Ratio	N/A	Refer to Housing SEPP.
Clause 5.10 Heritage Conservation	(5) Heritage assessment The consent authority may, before granting consent to any development— (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) <u>on land that is within the vicinity of land referred to in paragraph (a) or (b).</u> require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The site is not identified as containing heritage items and is not located within a heritage conservation area. The site is located opposite to No. 22 Darley Street East, a dwelling house which is identified as an item of local heritage significance (Refer to Figure 11). A Heritage Impact Statement will be provided to accompany the future application to assess the impact of the proposal on the nearby heritage item, and any other items within the locality. 
Clause 5.21 Flood Planning	(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of	The s10.7 certificate states that the site is within a flood planning area and subject to flood related development controls. A flood report will be prepared and accompany the SSDA (SEARs requirement).

Figure 11 Heritage Mapping
(Source: NSW Planning Portal)

Table 6 Assessment Against PLEP 2014

	riparian vegetation or a reduction in the stability of river banks or watercourses.	
Clause 7.1 Acid Sulfate Soils	(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the <u>Acid Sulfate Soils Map</u> as being of the class specified for those works. Class 5 Soil: Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	The site is located within class 5 Acid Sulfate Soils on the Acid Sulfate Soils Map. A geotechnical report and ASS Management Plan (if required) will be prepared and will accompany the SSDA (SEARs requirement)
Clause 7.2 Earthworks	(2) Development consent is required for earthworks unless— (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.	Consent will be sought for the earthworks required to undertake the proposed development. A geotechnical report is also a SEARs requirement and will specifically address the proposed basement design and proximity to boundaries.
7.10 Essential services	Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access.	The site contains existing connections to essential services.
7.14 Affordable housing	(2) Development consent must not be granted unless the consent authority is satisfied that the proportion of the gross floor area of the building used for affordable housing is not less than the amount shown on the <u>Affordable Housing Contributions Scheme Map</u>.	The site is not within the current Affordable Housing Contribution map. A Planning Proposal is currently under assessment (at gateway determination) which seeks to increase requirements for the provision of affordable housing contributions to meet targets set by Council's Local Housing Strategy through the inclusion of new and amended local provisions in Manly LEP 2013, WLEP 2011, WLEP 2000 and PLEP 2014, to enable the collection of affordable housing contributions in accordance with proposed amendments to Council's Affordable Housing Contributions Scheme.

Table 6 Assessment Against PLEP 2014

The forthcoming SSDA will consider this Planning Proposal and subsequent changes to the affordable housing contributions scheme.

4.9 PITTWATER DEVELOPMENT CONTROL PLAN 2021

Pursuant to Clause 2.10 of SEPP (Planning Systems), Development Control Plans do not apply State significant development. Nonetheless, the proposal will have regard to the relevant controls of the Pittwater DCP 2021.

4.10 STRATEGIC PLANNING FRAMEWORK

The relevant strategic planning policies which apply to the proposed development include:

- NSW State Priorities;
- The Greater Sydney Region Plan – A Metropolis of Three Cities;
- North District Plan;
- Northern Beaches Local Strategic Planning Statement;
- North Beaches Local Housing Strategy;
- Future Transport Strategy 2056;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013;
- Sydney's Bus Future 2013;
- Crime Prevention Through Environmental Design (CPTED) Principles;
- Better Placed – an integrated design policy for the built environment of NSW; and
- Healthy Urban Development Checklist, NSW Health.

The EIS will assess the proposal against these relevant strategic planning policies.



5. Engagement

As part of preliminary consultation, the Applicant's project team participated in an initial scoping meeting with DPHI on 19 December 2025. This early discussion recommended early stakeholder engagement for the proposal at a formative stage.

The approach to community engagement is informed by DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (2024), and this process has commenced by the appointment of a consultant to prepare an engagement strategy as summarised below:

5.1.1 Method of Engagement

Engagement will be undertaken using different methodologies tailored to the stakeholder. State and local government agencies will be consulted via email (refer list at 4.1.2 below). A notification letter and preliminary Architectural Plans will be attached to the email. These agencies will be invited to provide feedback on the proposal within a 3-week time period. This consultation is intended to commence at the beginning of March 2026.

Consultation with the community will likely comprise two (2) key stages.

Stage 1

The first will be a letter box drop to neighbouring sites containing a notification letter and QR code to the Architectural Plans. The letter box drop will be undertaken to all neighbouring properties within a 150m radius of the site. The notification letters will invite neighbours to submit a written response via email.

Stage 2

An online webinar may be scheduled roughly one 1-2 months after the letter box drops are completed. This is dependent on the number of unique submissions received during Stage 1. If a significant number of community submissions are received indicating considerable community interest, a webinar will be held to address the members of the community that provided a written submission. These community members will be invited to register their interest to attend an online webinar via email.

Details of issues raised in the consultation process with the relevant agencies and local community and how these have been responded to will be documented in the Engagement Report, which will accompany the EIS.

The Applicant will continue to engage with community stakeholders following the determination of the proposal to provide information and seek feedback on the design process and project delivery phases. The Engagement Outcomes Report will also include details of strategies to monitor, review and adapt engagement methods over the life of the project. This engagement will be complimentary to and independent of Department-led consultation during their assessment of the SSDA.

5.1.2 Key Stakeholders

A Community Engagement Strategy is under preparation for the project and it has identified the key stakeholders for the project, are:

- Local community including immediate and wider neighbours and community representatives and interest groups;



- Northern Beaches Council;
- Government agencies, including:
 - The Department of Planning, Housing and Infrastructure;
 - The Department of Climate Change, Energy, the Environment and Water;
 - Transport for NSW;
 - Fire and Rescue NSW;
 - Heritage NSW;
 - NSW National Parks and Wildlife Service;
 - Aboriginal Land Council
 - Relevant utility and service authorities, including Ausgrid, Jemena and Sydney Water.

The SSDA process will provide additional formal opportunities for community input and for the proponent to consider and respond to matters raised during public exhibition. As such, throughout the assessment and determination process, the project team is committed to remaining transparent and maintaining constructive engagement with stakeholders and the local community.



6. Review of Key Planning Considerations

This section provides a high-level review of the likely impacts associated with the proposal, key matters requiring further assessment in the EIS. It is anticipated that the Industry-specific SEARs for Housing will be issued for the project, and therefore some of the supporting documentation and site assessment has commenced and is underway to inform the detailed design. Table 6 at the end of this section lists supporting documentation that is not anticipated to be required and/or is not likely to be relevant to the project. DPHI's feedback on this is sought as part of the scoping process.

6.1 BUILT FORM, URBAN DESIGN AND FUTURE CHARACTER

The proposed building height, while greater than that of the existing surrounding development, is considered appropriate in the context of the anticipated future character envisaged for the locality under the Housing SEPP, particularly within the LMR Inner area, where increased residential densities are both supported and expected. The site sits within a precinct identified for significant uplift, and the proposal reflects a scale of development consistent with the strategic planning framework rather than the existing, lower-scale built form that represents a transitional context.

The Plus Studio plans provide a preliminary assessment of this current and future urban context (refer extracts at Figure 12 below), and considers built form and associated potential impacts on the surrounding locality, such as overshadowing, view implications, perceived visual massing, building setbacks and street presentation, against the backdrop of the permissible controls and the site's strategic position within a designated growth area. These plans demonstrate that the proposal achieves an appropriate balance between built form, amenity and the intended future urban character, including examples of recent/current proposals in the precinct.

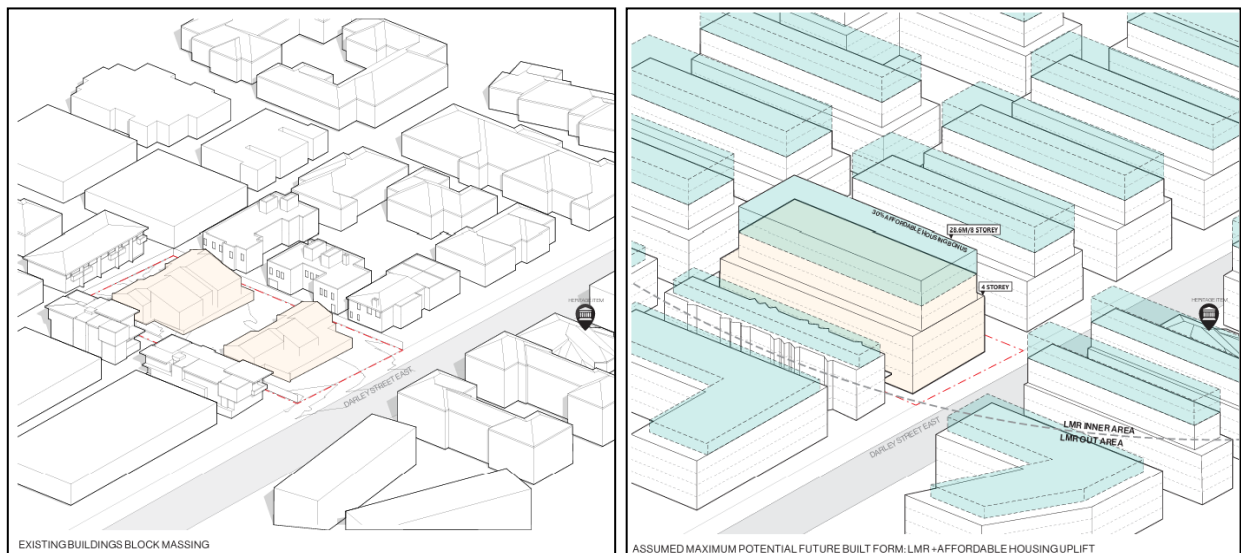


Figure 12 Existing built form massing (left) and assumed maximum potential built form (right) (Source: Plus Studio)

The EIS will demonstrate that the site is suitable for the proposed bulk and scale, inclusive of the bonus height and FSR provisions available under the relevant Chapters of the Housing SEPP. Although the building height exceeds that anticipated under Council's current LEP controls, the proposal nonetheless represents an outcome that is reasonably anticipated for this site and similarly located sites, having regard to the prevailing SEPP-enabled parameters governing height and density.



Importantly, the site is located within 400 metres walking distance of the Mova Vale Town Centre, an area identified for higher-density residential development due to its excellent proximity to public transport, employment opportunities and public open space. This strategic positioning supports the delivery of additional housing opportunities in line with broader State planning objectives. Accordingly, the increased height and density of the proposal is well aligned with the planned evolution of the locality and represents an appropriate response to the site's context and policy setting.

6.2 RESIDENTIAL AMENITY

The EIS will address how the proposed concept scheme will enable a high level of residential amenity to be delivered to the proposed apartments. A full assessment against the provisions of Chapter 4 of the Housing SEPP and ADG will be conducted and submitted with the EIS. The Preliminary Architectural Plans (Plus Studio) accompanying this report confirm that the proposed built form can comply with the key design principles of the ADG including solar access, natural ventilation, apartment layouts that meet or exceed minimum room sizes, and circulation requirements. The proposal also provides well-designed communal open spaces, adequate deep soil zones.

The amenity impacts (including privacy and visual impacts) to adjacent properties and the streetscape has been considered in the Preliminary Architectural Plans, in particular the interface with the side boundaries and street frontage. Refer to page 31-33 of the Plus Studio plans accompanying this report. The ADG principles for building separation and landscape design have been incorporated to mitigate adverse impacts to the neighbouring residences.

6.3 AFFORDABLE HOUSING

The proposal will deliver 15% of the total residential FSR as affordable housing for a minimum period of 15 years (9 apartment on Level 1 of the building). The preliminary design provides a fair and consistent residential amenity for the affordable units within the development. Detailed management arrangements will be resolved through ongoing design development and consultation with a selected Community Housing Provider (CHP).

6.4 TRAFFIC AND PARKING

The proposal will provide a total parking provision which aligns with the Housing SEPP provisions in order to support approximately 53 residential apartments. A traffic and parking impact assessment will form part of the EIS and will address issues relating to impacts on the existing road network and parking, arrangement of on-site parking, potential delays and peak traffic movements generated by the proposed development.

6.5 ACCESS TO UTILITIES/SERVICES

The EIS will demonstrate that the subject site is capable of supporting the proposed development with regard to the availability of utilities and infrastructure.

6.6 HERITAGE

As detailed earlier in this report, the site is located within close proximity to an item of heritage significance. As such, the concept development will be accompanied by a heritage impact statement which will assess of the proposed development and its potential impacts on the heritage significance of the item and locality.



6.7 FLOODING

Part of the site is impacted by flooding in accordance with the Northern Beaches Council Flood Hazard Map. As indicated in **Figure 13**, the rear of the site falls within a low flood risk precinct. The extent of flood affectation at the site and design/evacuation requirements for the proposed development will be assessed in a Flood Impact and Risk Assessment prepared by a qualified specialist.

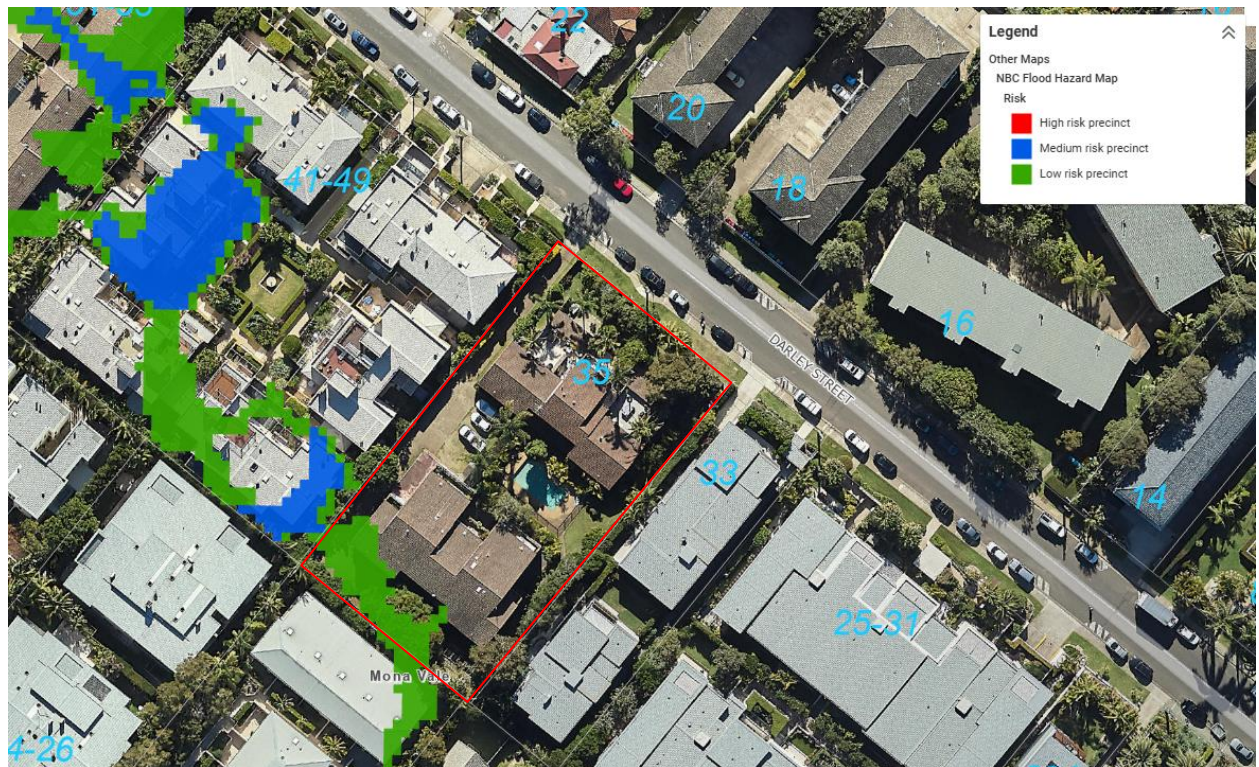


Figure 13 NBC Flood Hazard Map – site in red

(Source: <https://pubapp.northernbeaches.nsw.gov.au/icongis/planningmap.html?l=NBC%20Flood%20Hazard%20Map>)

6.8 MATTERS NOT REQUIRING FURTHER DETAILED ASSESSMENT

This section of the Scoping Report outlines the matters that are not considered relevant and/or do not require detailed assessment. It is noted that the final deliverables will be confirmed pending the outcome of site investigations.

An assessment of the matters not likely to require further assessment in the EIS is provided in **Table 7** below.

Table 7 Matters Not Requiring Further Assessment in the EIS		
Matter	Assessment	Anticipated Deliverables
Biodiversity	There is no significant vegetation on the site mapped as containing biodiversity values. A BDAR Waiver will be sought for the SSDA.	BDAR Waiver
Groundwater impact assessment and salinity management plan	The site is not identified mapped on the NSW Spatial Viewer as Groundwater Vulnerability Map.	To be confirmed by Geotechnical assessment/ investigations
Bushfire	The site not affected by bushfire prone land.	N/A
Hazard analysis	Based on an initial assessment, it appears that the development is not affected by above ground dangerous goods storage from surrounding development nor are there underground high-pressure dangerous gas or liquid pipelines in the vicinity of the site.	N/A
Archaeology	The appointed Aboriginal Cultural Heritage consultant has confirmed that at the date of inspection there were no registered archaeological AHIMS items located within 200m of the site. An ACHA Waiver will be sought for the SSDA in consultation with/informed by the Aboriginal Heritage consultant.	ACHA Waiver
Crime Prevention Through Environmental Design (CPTED)	The residential design will incorporate safety and security measures and considerations. The four CPTED principles as related to the proposal will be addressed within the EIS.	Address in EIS
Social Impact Assessment (SIA)	The proposed density of residential development/use is appropriate for the locality (as evidenced by the compliance with LMR Policy provisions and mapped area) and is expected to provide positive social outcomes with the provision of affordable housing and housing choice within an accessible and high amenity area. A detailed SIA is not considered to be warranted and will be addressed in the EIS.	Address in EIS
Design Review Panel Referral	There is no trigger for referral to SDRP as the Pittwater LEP 2014 does not include a Design Excellence clause. It is understood that referrals to the Office of the Government Architect NSW can occur should unresolved design issues occur, however this is not anticipated.	Address in EIA (supported by Design Statement from Registered Architect)



7. Conclusion

By virtue of Clause 26A (“In-fill Affordable Housing”) of Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021, the proposal is State significant development being development to which State Environmental Planning Policy (Housing) 2021 (Housing SEPP), Chapter 2, Part 2, Division 1 applies with an estimated development cost of more than \$75 million.

This Scoping Report has been prepared in support of the proposed SSDA for the demolition of all existing structures and the construction of an eight (8) storey residential flat building containing 53 apartments (mix of 2, 3 and 4 bedroom units) above three (3) levels of basement parking. The development will provide 9 affordable dwellings, comprising 15% of the gross floor area of the building and the balance being 44 market dwellings.

The report has described the proposal, confirms that the site is located in an accessible area, identifies the relevant strategic and statutory context, and describes the scale and nature of the impacts of the proposal.

The accompanying Architectural Plans by Plus Studio detail the existing site information and preliminary design scheme, including contextual information for the current and future character having regard to the planning controls.

We therefore request that the Planning Secretary issue the Industry-Standards SEARs (Housing) to enable progression of the application and enable the delivery of in-fill affordable housing in accordance with the State Government’s Policies.

ANNEXURE A

Estimated Development Cost Report (Newton Fisher Group)

