



PRE-LODGEMENT ENGAGEMENT REPORT

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 (ABN 92 931 097 959)

REF: M250441

DATE: 4 June 2026





Contents

1.	INTRODUCTION	3
2.	DESCRIPTION OF THE PROPOSAL	4
2.1	The Project	4
2.2	Site Details	4
3.	ENGAGEMENT OBJECTIVES AND METHODS	6
3.1	Consultation and Engagement Objectives	6
3.2	Engagement Guidelines for State Significant Projects	6
3.3	Consultation and Engagement Methods	7
4.	COMMUNITY CONSULTATION OUTCOMES	8
4.1	Neighbour Notification	8
4.2	Email Correspondence and Phone Calls	9
5.	FEEDBACK AND ANALYSIS	10
5.1	Neighbour and Community Feedback	10
5.2	Government Authorities	13
5.2.1	Department of Planning, Housing and Infrastructure	14
5.2.2	Transport for NSW (TfNSW)	15
5.2.3	Department of Climate Change, Energy, the Environment and Water	15
5.2.4	Fire and Rescue NSW	15
5.2.5	Ausgrid	15
5.2.6	Sydney Water	16
5.2.7	National Parks and Wildlife Service	17
5.2.8	Water NSW	17
5.2.9	Northern Beaches Council	17
6.	CONCLUSION	21





FIGURES

Figure 1 Aerial photograph with the site outlined red	5
Figure 2 Extract of Concept Extent of Notification for Development Applications.....	8
Figure 3 Notification Area	9

TABLES

Table 1 Summary of Engagement Strategies	7
Table 2 Community Responses.....	10
Table 3 Community Responses.....	17

ANNEXURES

Annexure A. Notification Letter.....	1
Annexure B. Letter from DCCEEW	2
Annexure C. Northern Beaches Council Pre-Lodgement Minutes.....	3





1. Introduction

This Engagement Report ('Report') has been prepared to accompany State Significant Development Application (SSDA) 113872990 which seeks approval for the demolition of all existing structures, tree removal and site clearing and the construction of an eight (8) storey residential flat building with infill affordable housing above three (3) levels of basement car parking and associated landscaping at 35-39 Darley Street East, Mona Vale. The proposal will provide 53 residential apartments, with nine (9) of these dedicated as affordable housing managed by a Community Housing Provider (CHP) for 15 years.

This Report has been prepared in response to the Industry Specific Secretary's Environmental Assessment (SEARs) issued by the Department of Planning, Housing and Infrastructure issued on the 13 April 2026. Item 4 of the SEARs requires an Engagement Report to:

"Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project."

This Report has been prepared in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*. The pre-lodgement engagement processes for this SSDA were undertaken from March to May 2026.

As part of the community engagement process, a letterbox drop was undertaken, guided by Northern Beaches Council's *Community Participation Plan*. Members of the local community were invited to provide a written submission and make phone enquiries.

Engagement with relevant government agencies was captured by the Department of Planning, Housing and Infrastructure (DPHI) in preparation of the SEARs. The following authorities provided input:

- Northern Beaches Council;
- Ausgrid
- Sydney Water
- National Parks and Wildlife service;
- Fire and Rescue NSW
- Heritage Council of NSW
- Water NSW
- NSW DCCEEW Water Group

The purpose of this Report is to describe the pre-lodgement engagement strategies used, record feedback provided and concerns raised by the community, government authorities and other organisational bodies and explain how this information has been considered in the preparation of the Environmental Impact Statement (EIS).

2. Description of the Proposal

2.1 THE PROJECT

SSDA (SSD-113872990) seeks consent for the demolition of all existing structures and the construction of an eight (8) storey residential flat building containing 53 apartments (mix of 2 and 3 bedroom units) above three (3) levels of basement parking, with a total of 124 car parking spaces. Nine (9) apartments (15.5%) will be dedicated affordable housing.

The building envelope and form has been arranged and orientated to address the public domain and provide a suitable level of amenity within the site and for neighbouring properties. The site is capable of accommodating the “bonus” height and FSR available under Chapter 2 of the Housing SEPP proportional to the floor space dedicated to affordable housing. The proposed development utilises the base height and FSR controls permitted under Chapter 6 of the Housing SEPP due to the site’s proximity to Mona Vale Town Centre.

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

As indicated on the ground floor plan, the residential apartments will be supported by well-considered communal areas and facilities including a pool, sauna, gym and amenities area.

The scheme is depicted on the plans prepared by *Plus Studio* at Appendix 10 of the EIS.

Overall, the proposal seeks to make a contribution to deliver diverse and affordable infill housing on a well serviced site in close proximity to Mona Vale Town Centre and to provide affordable accommodation for local key workers within a highly accessible location.

2.2 SITE DETAILS

The subject site (the Site) address is No. 35-39 Darley Street East, Mona Vale. The site is located near Mona Vale Town Centre. The site has a legal description of SP 18919.

The site area is 2,679.4m², 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 slopes down from east to west with the highest ground level of RL 17.11m AHD in the south-eastern corner and a low point of RL 14.39m AHD in the north-western corner.

Existing on the site is a medium density residential flat building under strata plan SP 18919 comprising 18 apartments and a swimming pool.

The site is located within the ‘*low and medium rise (LMR) inner area*’ and an ‘*accessible area*’ as defined in the *State Environmental Planning Policy (Housing) 2021*. The emerging and anticipated character of the locality is for medium to high density residential development. The site is within close proximity to high frequency bus routes and a well-established town centre. The site is within 200m walking distance of Mona Vale Beach and the foreshore reserve and a small number of local shops at the eastern end of Darley Street.

An aerial photograph of the site and its context is provided in **Figure 1** below.

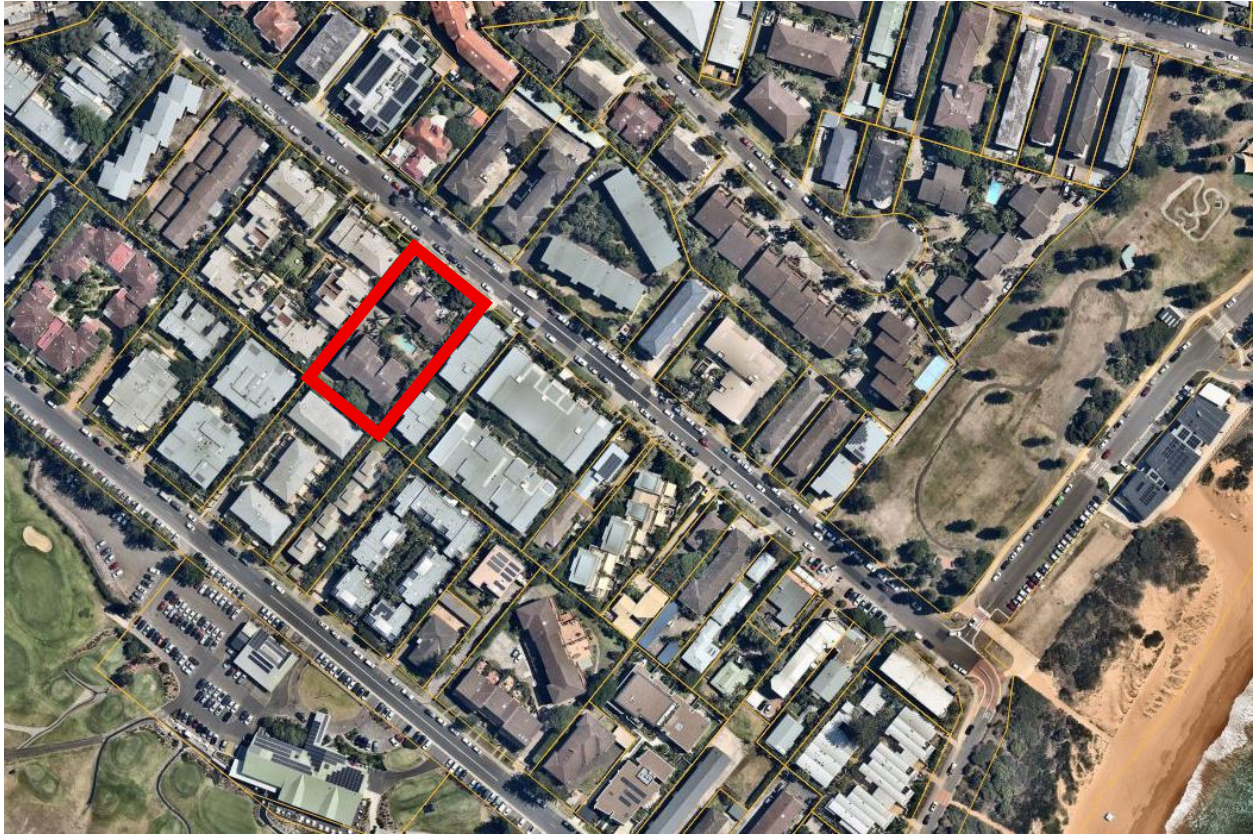


Figure 1 Aerial photograph with the site outlined red (Source: NearMaps 2026)

3. Engagement Objectives and Methods

3.1 CONSULTATION AND ENGAGEMENT OBJECTIVES

This report has been undertaken in response to the issued Industry Specific Secretary's Environmental Assessment (SEARs). The SEARs (Item 4) states as follows:

"Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project."

"If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted."

The purpose of pre-lodgement engagement is to consult with relevant stakeholders, namely state government agencies, local council and the local community and consider their feedback during the design phase. The key intentions for pre-lodgement engagement are to:

- Showcase the proposed development in pre-lodgement form to relevant stakeholders;
- Provide an opportunity for the community and public authorities to respond to the proposal and ask questions about the SSD application and process;
- Engage with the community and public authorities to consider their concerns or feedback in relation to the proposed development; and
- Consider issues raised and feedback received in finalising documents for lodgement.

3.2 ENGAGEMENT GUIDELINES FOR STATE SIGNIFICANT PROJECTS

The Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects* identifies ways to effectively carry out engagement.

The Guidelines provide guidance on the following aspects of engagement:

- Planning the approach to engagement to match the type of development and its context;
- Undertaking engagement to inform stakeholders, the community and public authorities of the proposal and provide opportunities to contribute to better planning outcomes; and
- Reporting back and demonstrating how engagement has shaped the project being assessed.

This engagement report is integral to the SSD application as it demonstrates how pre-lodgement engagement has been undertaken and how feedback has influenced the content of the application. The methods of engagement have been tailored to the scale of the proposal.

The pre-lodgement engagement strategy included the following activities:

- Notifying the community of the proposed development and explain their role in the pre-lodgement engagement process;
- Presenting the proposal to the community and directly responding to the concerns raised by the community and identifying how this feedback will be considered or addressed;
- Responding to the requirements raised by the relevant NSW Government agencies and Council;

- Engaging with the Department of Planning, Housing and Infrastructure (DPHI) with regard to key aspects of the proposed development;
- Advising all stakeholders of the expected formal public notification process to follow lodgement of the SSD; and
- Providing a variety of different methods of communication to allow for direct feedback.

3.3 CONSULTATION AND ENGAGEMENT METHODS

In accordance with the *Undertaking Engagement Guidelines for State Significant Projects*, the proponent for an SSD is to engage with the community, councils and government agencies. The pre-lodgement engagement strategy implemented for this project has utilised a range of engagement tools to satisfy the requirements and ensure that stakeholders are made aware of the proposed development and record concerns, issues and feedback for consideration in finalising EIS documents.

A summary of the pre-lodgement engagement strategies undertaken is provided in **Table 1**.

Table 1 Summary of Engagement Strategies	
Technique	Description
Letter Box Drop to Neighbouring and Nearby Sites	A notification letter was distributed on 26/03/26 and contained key information regarding the proposal. The notification letter advised the community of the intended SSDA and invited comments, enquiries and to register interest in a potential online webinar for the proposal. The letter also provided contact details of where to seek further information and where to send any questions or submissions. A map illustrating where the notification letter was distributed is shown in Figure 3 below at Section 4.1 of this Report and a copy of the letter template is attached.
Email Correspondence with the Community	Throughout the engagement process all emails and phone calls from the community were responded to where a questions was raised.
Response to Government Agencies	Northern Beaches Council have been engaged with via email and a formal pre-lodgement meeting held on the 30 April 2024. The following state government agencies were engaged with through the SSD Portal. • Transport for NSW (TfNSW); • Fire and Rescue NSW; • Heritage Council of NSW; • NSW DCCEEW Water Group; • WaterNSW; • National Parks and Wildlife service; • Department of Climate Change, Energy, the Environment and Water. The following agencies were engaged with outside of the SSD portal: • Sydney Water • Ausgrid All requirements raised by the above stakeholders have been listed and addressed in the documentation submitted with the EIS as summarised below.

4. Community Consultation Outcomes

The process for, and outcome of, community consultation strategies described at Section 3.3 above is provided below.

4.1 NEIGHBOUR NOTIFICATION

Northern Beaches Council Participation Plan provides details on the standard notification methods for certain development types, consistent with Schedule 1 of *Environmental Planning and Assessment Act 1979*. As outlined in the Community Participation Plan (CPP), preliminary Non-Statutory Notification for the proposed development is for a minimum of 14 days and includes the following:

- Placement of a sign on the main frontage of the site.
- Notification to adjoining property owners and occupiers and property owners and occupiers across a street or road from the subject site (refer to **Figure 2** for the example provided in Council's CPP).
- Notification on Council's website.
- Electronic alerts will be sent to any person or group that has registered to receive further information on the re-notification of any proposal based on their nominated interest.

Note - Notification may be amended if Council considers that additional properties are affected by the proposal

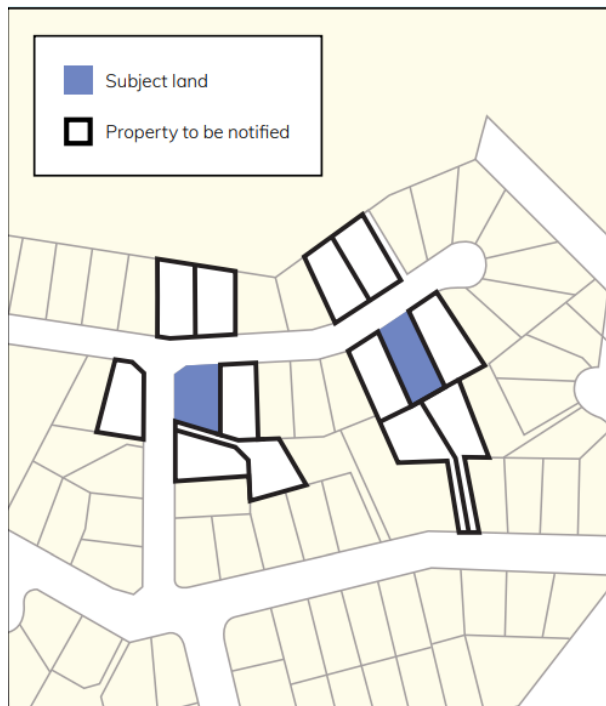


Figure 2 Extract of Concept Extent of Notification for Development Applications (Source: Northern Beaches Community Participation Plan)

In accordance with the above, a letterbox drop was conducted on 26/03/26 to all dwellings indicated on the diagram at **Figure 3**, as well as additional dwellings within a reasonable proximity to the site. **Figure 3** below indicates all of the properties which were notified by letterbox drop around the subject site.



Figure 3 Notification Area (shaded yellow) for 35-39 Darley Street East, Mona Vale (outlined red) (Source: Nearmaps March 2025)

The letterbox drop for the proposed development included a wider catchment area that exceeded the minimal neighbour notification area requirements outlined in the Northern Beaches CPP to match the scale of the proposed development and likely impacts of shadow and local visual changes.

The letterbox drop included a Notification Letter which is provided at **Annexure A** of this Report.

The notification package contained the following information:

- Description (including the address) of the land to which the development application relates;
- Brief description of the proposed development;
- Information regarding the infill affordable housing provisions under Chapter 2 of the Housing SEPP; and
- Name of contact person and contact details to whom enquiries can be directed.

In response to the letterbox drop, 40 emails were received from the community ahead of the webinar and all emails requested a meeting invitation link to attend a webinar.

4.2 EMAIL CORRESPONDENCE AND PHONE CALLS

All email submissions and phone calls from the community were responded to promptly and included questions, clarifications of proposal details and processes and requests for further information.

5. Feedback and Analysis

5.1 NEIGHBOUR AND COMMUNITY FEEDBACK

As previously stated, there were 41 emails/letters received from the community in response to the neighbour notification letter drop.

The table below summarises the key queries and issues raised in community submissions during this pre-lodgement engagement phase of the proposal and includes a response to each to these items.

Any questions raised by the community in the submission have been addressed in this Engagement Report or in the broader SSDA package.

Table 2 Community Responses		
Topic	Queries/Details	Response
Parking, traffic and safety 22 responses	Some residents raised concerns about the traffic, parking and safety implications of the proposed development on Darley Street. Specifically, residents raised issues with the proposed development's impact on existing traffic conditions at Darley Street, the insufficient provision of off-street parking proposed, and the safety impacts of additional traffic on residents and pedestrians.	The proposal provides 124 carparking spaces which significantly exceeds the minimum requirements of the Housing SEPP. The proposed development provides compliant parking and will not result in a reliance on on-street parking. The Traffic Impact Assessment by SGC confirms that a total of 26 additional trips will occur as a result of the proposed development. Additionally, the proposal provides well in excess of the minimum parking requirements under the Housing SEPP. As such, there will not be unreasonable on street parking impacts or congestion as a result of the proposed development.
Structural adequacy of basement 1 response	A resident questioned the structural integrity of the basement with concerns about cracking subsidence and structural movement of the basement carparking in the sandy foundation.	As per the conclusions outlined in the Geotechnical Investigation report by <i>EI Australia</i> , the existing site conditions are suitable to accommodate the proposed basement parking. Structural engineering drawings and dilapidation reports will be provided at the construction certificate stage and monitoring during the construction through to completion is anticipated.
Construction disruption 3 responses	Residents are concerned about potential impacts to Darley Street during construction such as limited car parking on street and increased traffic as a result of an influx in construction workers. Residents also raised concerns regarding the cumulative construction impacts of this proposal with the residential flat building being constructed at No.20 Darley Street East.	The Construction Traffic Management Plan by SGC indicates how construction-related traffic and parking will be managed. The proposed residential flat building development at No.20 Darley Street East is subject to an Appeal with the Land and Environmental Court and therefore the construction timeframe for this development is unknown. However, if construction works for both sites do occur simultaneously, this will be managed via updated Construction Management Plans and Project Management Plans during the CC stage

Table 2 Community Responses

		that will consider the cumulative impact. Conditions of consent are anticipated to address this.
Compatibility with the character of the street/area 18 responses	Several respondents expressed their beliefs that the scale of the proposed development was out of character from the existing predominately two-storey medium density streetscape and locality. Specifically, residents highlighted the need for the proposed street elevation wall height to be reduced to 7.2m to be compatible with the medium density character.	The proposed development aligns with the desired future character of the area, established by Chapter 6 – Low and Mid Rise Housing and Chapter 2 – Infill Affordable Housing of the Housing SEPP. The area is expected to transition to a higher density and built form than what currently exists in the immediate vicinity. A massing diagram depicting the future character of the area is provided in the Design Report.
Affordable housing 7 responses	Some residents questioned the inclusion of the proposed affordable housing highlighting that it does not align with the established affluent character of the Mona Vale locality. They also expressed that the proposed small portion of temporary affordable units should not meet the criteria of 'affordable housing'. Some residents also questioned the removal of 18 existing affordable homes to be replaced with 7 temporary affordable units.	The proposal is aligned with the incentives for the inclusion of infill affordable housing as set out in the Housing SEPP. The incentives are part of the State Government planning strategies to increase opportunities for the delivery of new affordable housing in well-located areas to meet the needs of a wide range of households on very low to moderate incomes. The site is very well suited to deliver infill affordable housing managed by a community housing provider for 15 years. Th existing apartments on the site do not meet the criteria of affordable housing.
Landscaping 8 responses	Several residents raised concerns about the proposed landscaping at the site, highlighting that the proposal does not comply with the Pittwater DCP minimum landscape area control. Residents also highlighted a lack of deep soil areas proposed along the site boundaries in the landscape design, restricting the ability for canopy tree planting in these areas and consequently reducing necessary screening, privacy and amenity for neighbouring sites.	The proposed development is a state significant development application and is not required to strictly comply with the Pittwater DCP controls. The proposed development complies with the applicable requirements of the <i>Tree Canopy Guide for Low and Mid Rise Housing</i> (for both deep soil zones and tree canopy coverage) and with the landscape requirements of Chapter 2 of the Housing SEPP. The Landscape Plans by <i>Wyer & Co</i> show the proposed landscaping design incorporates small and medium canopy trees within deep soil areas around the perimeter of the building providing screening for neighbour amenity and privacy.
Solar access 15 responses	Multiple respondents expressed concerns about surrounding developments experiencing a loss of solar access as a result of the proposed development. Particular concerns were raised about the solar access of neighbouring properties during winter and the lack of compliance with the ADG overshadowing controls and impacts to No.33 Darley Street East.	The Housing SEPP controls allow a building form of 6-8 storeys at the site. It is reasonable to anticipated that overshadowing of nearby properties will occur. The side setbacks at No.33 Darley Street East, do not align with the current setback requirements and this exacerbates mid-winter overshadowing impacts to No. 33 Darley Street East. The proposed building is compliant with the setback requirements and levels 5 to 8 are recessed/stepped in to increase the setback from

Table 2 Community Responses

		the boundary with No.33. The shadow diagrams included in the EIS show the building at No.33 Darley Street is mostly free of shadow prior to 11am in midwinter.
Privacy 9 responses	Several respondents questioned the impacts of the bulk and scale of the development on neighbouring residential amenity and privacy. They particularly raised concerns about overlooking from the development into neighbouring living spaces and outdoor private areas.	The proposed development is consistent with the building separation requirements to achieve visual privacy with additional design detail included for specific parts of the building. For example: screens are attached to the outer edge of the ground floor private courtyards, angled windows are included the side facades on Levels 1-3 and balconies are offset in comparison to balconies on neighbouring buildings. The rooftop open spaces are recessed behind wide planter beds to the outer edge of the building to prevent overlooking. Most living room windows and privacy balconies are oriented to the street or the rear.
Setback / separation 6 responses	Multiple residents commented on the proposed non-compliance with the ADG building separation requirements and Pittwater DCP clause D9.7 minimum setback requirements. In particular, they raised concerns with the proposed 9.3m building separations to habitable spaces at No.33 Darley Street. Residents also commented on the lack of proposed landscaping buffers at the property boundaries, expressing amenity concerns for neighbouring properties.	As above, the Pittwater DCP controls do not apply to State Significant Development. The 9.3m building separation to No.33 Darley Street complies with the minimum requirements of the Apartment Design Guide which is the applicable control. Additional privacy treatments such as screening, window and balcony offsets and angled windows are expected to achieve privacy. As above, landscaping meets the relevant requirements and includes screening planting as shown in the Landscaping plans by <i>Wyer & Co.</i>
Overall Scale and Mass 26 responses	Several residents responded with concerns about the overall scale and mass of the development. Issues regarding the proposed height with the inclusion of the infill affordable housing bonus, the substantial building envelope and the lack of correspondence with the streetscape were raised. Specifically, the proposed development failing to comply with control D9.9 in the Pittwater DCP requiring all development to be sited within the building envelope was another concern that was raised. Additional questions regarding the proposed developments impact on the adjacent heritage item were also raised.	As above, Pittwater DCP does not apply to State Significant Development. The building height is compliant. The mass and scale of the development is visually modulated by the podium and tower arrangement with the upper four (4) levels significantly recessed to comply with the separation and setback requirements. The communal open space within the front setback adds prominent articulation between the Ground Floor and Levels 1 to 3 above. The variety of materials, fin walls, balconies and stepped facades further reduce the bulk and scale of the building. The scale of the building is considered compatible with the future character of the locality as envisioned by the Housing SEPP and as shown in the context of the 3D massing diagrams included in the Design Report. The nearest heritage item is at No.22 Darley Street East which is directly north of the site on the opposite side of the street. Located at No.22 Darley Street East is a house of Local Heritage Significance. It is screened from the street behind

Table 2 Community Responses

		a high solid wall and has no significant engagement with the streetscape. The proposal will have no impact on No.22 Darley Street East.
Waste 1 response	One respondent questioned the arrangement of the garbage storage within the basement and servicing arrangements in the street. The resident recommended the provision of a ground-level loading bay for waste storage.	As outlined in the Waste Management Report by <i>Senica Consultancy Group</i>, a temporary bin holding area is to be located adjacent to the street for storing bins on the day of servicing. At all other times the bins are stored in the basement. Council will service the general waste and recycling weekly via a wheel out wheel back service to a truck parked in the street. This arrangement is deemed the most suitable waste management system for the development.
Environmental considerations 1 response	One response raised concerns about the environmental impacts on the Acacia tree in the northeastern corner of the site and the proposed excavation noting that part of the site is shown in the Northern Beaches Flood Hazard map.	The proposal will retain the Acaia Tree in the northeast corner of the site and establish a tree protection zone during construction as outlined in the Arborist Report by <i>Dr Treegood</i>. The flood hazards have been assessed in the Flood Statement which confirms the site is not within the flood planning area.
Lack of infrastructure (Water services, public transport and sewage) 9 responses	Some residents questioned the potential impact on the existing water, public transport and sewage services noting existing capacity problems, low water pressure, and bus availability.	Early engagement with Ausgrid and Sydney Water has been carried out. It has been established that adequate connections and infrastructure capacity exist for the proposed development. The capacity and frequency of public transport is considered appropriate as confirmed in the Traffic Impact Assessment.

5.2 GOVERNMENT AUTHORITIES

SEARs identified that engagement with government authorities would only be required where approval or authorisation was required by those authorities under another Act but for the application of s 4.41 of the EP&A Act or under another Act to be applied consistently by s 4.42 of the EP&A Act.

The following state agencies were consulted with through the SSD Portal:

- Transport for NSW (TfNSW);
- Ausgrid;
- National Parks and Wildlife;
- Sydney Water;
- Fire and Rescue NSW;
- Department of Climate Change, Energy, the Environment and Water.

These authorities were provided a copy of the Scoping Report and Architectural Plans which formed part of the Applicants Request for SEARs.

A summary of how the application has addressed advice from authorities is below.

5.2.1 Department of Planning, Housing and Infrastructure

Formal and informal communications have been made with DPHI throughout the SSDA preparation, including via an 'early scoping meeting' held on Microsoft Teams on the 19 December 2025 and follow up email correspondence of the matters discussed at that meeting.

The Department has not raised any major concerns with the proposed development during the pre-lodgement phase and listed matters to be addressed as contained in an email from Kevin Kim (Senior Planner – Infill Affordable Housing) dated 2 April 2024. These matters are below along with response comments.

- *Walking distance verification - engage a qualified surveyor to confirm that the walking distances comply with the LMR and affordable housing provisions under the Housing SEPP.*

Comment: A Walking Survey Plan has been prepared by Norton Survey Partners at Appendix 9 of the EIS which confirms the site is within 400m walking distance of the mapped area of Mona Vale Town Centre.

- *EDC report - Update and prepare the EDC report in accordance with the relevant guidelines.*

Comment: An updated EDC Report has been prepared by Newton Fisher Group at Appendix 6 of the EIS in accordance with the relevant guidelines.

- *Design compliance - ensure the proposal satisfies the ADG design criteria, including (but not limited to) CPTED principles. This includes providing a separate pedestrian pathway for the ground-floor units along the western side.*

Comment: An assessment against the ADG is provided in the Statutory Compliance Table at Appendix 3 of the EIS. Any contraventions to the ADG controls are justified in Section 6.2 of the EIS. Alignment with the CPTED principles is considered in Section 6 of the EIS.

A pedestrian path directly connects the street and the common ground floor lobby and is located between the vehicle crossing and the communal open space. Ground floor apartments on the western side share a pathway connecting private courtyards with the street.

- *Internal corridor ventilation and sunlight - consider relocating the fire stairs and lift core to introduce open ends on the north and south sides of the internal corridor, improving both ventilation and solar access. This may also assist with articulation of the side elevations through the introduction of indents, recesses, and similar design elements.*

Comment: The corridors and lobby will be ventilated through the louvre window between the lifts. The area of the opening meets the requirement for natural ventilation requirements under the NCC. Introducing an additional window for the corridor would impact the views afforded to the ocean facing apartments.

- *Basement access - confirm that the driveway ramp accommodates two-way traffic movement.*

Comment: Swept paths are indicated on the basement floor plan Drawing Number PLA-DA-10B1 and demonstrate two way movement of vehicles can be achieved.

- *Darley Street east-facing units - the perspectives appear to show wintergardens (enclosed balconies). As the proposal already achieves the maximum GFA, these may need to be removed.*

Comment: No wintergardens are proposed as part of this development.

- *Unit layouts and storage - Units 4.04 and 5.04 include internal storage rooms that appear capable of functioning as additional bedrooms. Please review these layouts.*

Comment: These storage rooms will be fitted out for storage. The windows within these storage rooms provide an option for better natural ventilation to the specific rooms and the broader apartments.

- *Storage - Additionally, storage provision in the basement appears limited relative to the number of units proposed and should be reassessed.*

Comment: Storage has been provided in the basement in line with the requirements of ADG.

5.2.2 Transport for NSW (TfNSW)

Transport for NSW (TfNSW) were requested to provide their comments on the preliminary concept through the SSD Portal on the 13 April 2026. No response was received from TfNSW by the due date of 11 May 2026.

5.2.3 Department of Climate Change, Energy, the Environment and Water

The Department of Climate Change, Energy, the Environment and Water (DCCEEW) were requested to provide their comments on the preliminary concept through the SSD Portal on the 13 April 2026. On the 11 May 2026, a response was received from DCCEEW in the form of a letter provided in **Annexure B**. The letter provided the following feedback:

- *The proposed SSD site does not include any State Heritage Register (SHR) listed items and there are no SHR listed items in the vicinity of the site. As such, we have no advice regarding built heritage. However as local heritage items are in the vicinity, advice should be sought from the local council.*
- *We recommend that the statement of heritage impact for the SSD include consideration of the historical archaeological potential of the study area. Any proposed impact to identified 'relics' of local or state significance should be supported by an historical archaeological assessment prepared by a suitably qualified archaeologist in accordance with the relevant guidelines.*

With regard to point 1, advice has been sought from Northern Beaches Council in the form of a pre-lodgement meeting to obtain feedback regarding the local heritage item.

The Heritage Impact Statement provided at Appendix 22 and the Aboriginal Heritage Impact Assessment at Appendix 21 of the EIS address point 2.

5.2.4 Fire and Rescue NSW

Fire and Rescue NSW were requested to provide their comments on the preliminary concept through the SSD Portal on the 13 April 2026. On the 17 April, a response was received from Fire and Rescue NSW which states:

"FRNSW will not comment on this project at this time, however, will provide advice through the Dept. of Planning or other consent authority as the project progresses.

FRNSW and DPHI have established processes for review and recommendations for State Significant Development (SSD), and with consent authorities for Designated Development. It would be FRNSW expectation that regular applicable processes (FEBQ and FER), codes and standards (NCC) and legislative instruments will be followed for this proposal and FRNSW will engage with the consent authority through those established processes."

No specific comments regarding the preliminary proposal have been provided.

5.2.5 Ausgrid

Ausgrid was identified as a key stakeholder as the development will likely require a substation kiosk. Ausgrid was contacted through email on 19 December 2025 in which they were notified of the proposed development and were



provided with a connection application. They returned a letter of offer on the 5 January 2026 for the applicant to enter into a contract for design related services with Ausgrid.

The following information was provided in the letter of offer by Ausgrid:

- Determination that the installation of a L-type kiosk substation is likely to be required
- The relevant ASP Level 3 (ASP/3) will be required to undertake the design and then the relevant ASP Level 1 (ASP/1) will be required undertake the design and construction. Consultation with these stakeholders will be required prior to Ausgrid certifying the design as Ready for Construction and for the applicant to understand the overall costs incurred for the design and construction.
- Once the works have been satisfactorily completed and electrified, the premises connections assets will be owned and maintained by Ausgrid as part of the electricity distribution network
- Initial estimates and process of the acceptance fees
- Option to accept or decline the offer on the Ausgrid Portal

As per the Architectural Plans, a substation is located in the north-east corner of the site matching the design requirements.

5.2.6 Sydney Water

Sydney Water was contacted through email on 9 January 2026 in which they were notified of the proposed development and were also offered the opportunity to provide feedback.

Sydney Water responded with a feasibility letter dated January 15, 2026 providing advice for the proposed development and the following concerns and comments:

- The letter outlined servicing requirements for the proposed development relating to water, sewage and infrastructure contributions as well as special requirements for the development.
- Water:
 - Requirement for each lot in the subdivision to have a frontage to a drinking water main that is the right size and can be used for connection
 - Recommendation from the WSC that the development connects to the DN100 drinking water main located in East Darley Street
 - Statement that drinking water for firefighting capacity is limited in the locality
 - A more detailed assessment of any drinking water requirements or amplifications will be provided when the proponent applies for a Section 73 Certificate.
- Sewer:
 - Requirement for each lot in the subdivision to have a sewer main that is the right size and can be used for connection
 - Recommendation from the WSC that the development connects to the DN225 wastewater main at the front of the site
- Infrastructure Contributions:
 - Requirement to pay an infrastructure contribution towards the cost of each Sydney Water system that will serve the development
 - Summary and table of the estimate amounts of the infrastructure contributions required based on the yield of 57 dwellings
 - List of reasons on why infrastructure contributions amounts might fluctuate
- Special requirements:
 - Requirements for multi-level individual meetings that the applicant must either allow or provide for the development
 - Requirements to get a Section 73 Certificate

- Information on the actionable steps to take if Sydney Water does not have capacity or future servicing plans for the development

Refer to the Integrated Water Management Plan and Civil Engineering plans which account for the design requirements. Other matters are expected to be addressed by conditions of consent.

5.2.7 National Parks and Wildlife Service

The National Parks and Wildlife Services (NPWS) were requested to provide their comments on the preliminary concept through the SSD Portal on the 13 April 2026. On the 30 April 2026, a response was received from NPWS confirming that NPWS has no comment or feedback to provide on the proposal.

5.2.8 Water NSW

Water NSW were requested to provide their comments on the preliminary concept through the SSD Portal on the 13 April 2026. On the same day, a response was received from Water NSW stating that the site is not located near any Water NSW lands or assets.

No further comment was received.

5.2.9 Northern Beaches Council

A pre-lodgement meeting with Northern Beaches Council was conducted via Microsoft Teams on the 30 April 2026 at 11:30AM. The pre-lodgement minutes are provided in **Annexure C**.

Table 3 outlines the feedback provided from Council.

Table 3 Community Responses		
Discipline	Queries/Details	Response
Waste	• Reconfiguration of bins to 240L.	Architectural Plans have been updated to show 240L bins within bin storage areas.
	• GF Temporary bin holding area to be repositioned within 6.5m from the property boundary.	The Ground level temporary bin holding area is not changed because it is suitably accessible for truck servicing as well as concealed from the street and does not detract from the street interface.
	• GF waste collection access path should be reconsidered given the waste vehicle will obstruct the neighboring site.	The kerbside frontage is sufficient to park waste trucks without obstructing neighbouring driveways.
	• The carpark exhaust in the centre of the B1 waste room should be removed.	The exhaust has been relocated to abut the wall of the waste room and will no longer obstruct the movement of bins.

Table 3 Community Responses

**Urban
Design/Planning**

- Significant impact on existing streetscape and character- 8 storeys proposed in generally 2 storey setting.
- Shadow impacts are significant.
- Too many hardscaped areas within the front setback. More landscaping should be prioritised in this area.
- The pool and amenities in the front setback are not supported.
- Substation should be meaningfully integrated into the development.
- Encourage more sunlight to the entry path and lobby.
- Pedestrian entry point to the proposed building should be more direct to the street.
- A 6.5m front setback should be provided.

The scale and dimensions of the proposed building is compliant with the provisions of the Housing SEPP. Whilst it will be larger than many other buildings currently in the streetscape, it will be compatible with the anticipated future character to evolve in response to the Housing SEPP incentives. See the 3D massing diagrams included in the Design Report.

The shadow impacts as a result of the proposed development are addressed in detail in the EIS. The shadow is reasonable and is generated from a compliant building envelope.

The communal open space has been provided in the front setback to maximise solar access and utilise space which has the best microclimatic conditions for year-round communal recreation. High usage of this space requires durable paved surfaces. The proposal is compliant with canopy tree planting rates and deep soil landscaping areas.

The amenities proposed in the communal open space are well set out for active and passive uses and are expected to optimise the attractiveness and use of the facilities year-round. The features are typical of high quality residential apartment developments and are suited to the microclimate conditions within the ground level front setback. The location will minimise noise and overlooking to neighbouring properties and screen hedging and fencing will maintain privacy and security from the footpath.

Substation complies with Ausgrid requirements and is discretely integrated with the street presentation.

Colonnades and recesses allow sunlight to the entry path and lobby.

The entry path follows a direct route in line with the building façade and is clear and prominent for wayfinding.

Levels 1 to 3 have a minimum 6.5m front setback to the edge of balconies and the external wall setbacks exceed 6.5m and are variable. The gym is setback approximately 12.4m and the main built form approximately 18m at ground level. Whilst it is acknowledged that features such as amenities building and pool are located within the front setback, these do not contribute to the bulk and scale of the built form when viewed from the streetscape.

Table 3 Community Responses

• Inadequate deep soil within the eastern and western boundary resulting in unsuitable privacy issues.	The basement is designed to consolidate deep soil areas particularly within the rear setback consistent with the Tree Canopy Guideline. The proposal provides compliant deep soil and tree canopy in line with the LMR guide. Privacy to the eastern and western neighbours is addressed with additional fixed screens to the outer edge of private courtyards and dense planting adjacent to the common boundary.
• GF and L4 POS areas do not respond to ADG.	Private open spaces at Ground level and Level 4 exceed ADG requirements for dimensions and areas. The generous size of private open spaces allows the future users to have more choice as to which parts of the space are used for different purposes with the intention of achieving privacy and separation most suited to the context of each space.
• Splayed windows to not cause additional overshadowing issues.	The splayed windows do not cast shadows that add to the overall mid-winter shadow outline between 9am and 3pm.
• Greater articulation is required to the tower component of the development.	Articulation to all facades of Levels 5 to 8 is achieved by recessed balconies and variety in materials, colours and windows.
• The upper two storeys permitted under the 30% bonus should not create additional overshadowing impacts.	The upper two storeys will cast additional shadow. However, this is reasonably anticipated given the additional two (2) storeys permitted.
• Must demonstrate that a minimum of 15% GFA contributes to affordable housing to benefit from the 30% bonus.	The Architectural Plans demonstrate 15.5% of GFA is dedicated for the purpose of affordable housing.
• Cl. 4.5A of PLEP 2014 must be addressed and a Cl. 4.6 provided.	Cl. 4.5A is addressed adequately in the EIS and Clause 4.6 Variation Statement at Appendix 35 of the EIS.
• Must provide survey that indicates the site is within 400m of Mona Vale Town Centre.	A survey of this nature is provided in Appendix 11.
• Driveway and parking area gradients shall be in accordance with AS/NZS 2890.1:2004. In particular, the first 6m from the front boundary into the property shall be at maximum 5% gradient if the driveway is going down from the front boundary.	The driveway gradient is 8:1 at the front building line and is not in accordance with AS/NZS 2890.1:2004. This is in direct response to the topography of the site.

Table 3 Community Responses

Traffic	• Generally, parking numbers, design and arrangement are supported. • Must demonstrate suitable clearance is provided to the loading bay on B1.	Noted. This has been confirmed in the Transport Impact Assessment.
Landscaping	• Lack of tree retention and planting in front and side setbacks should be expanded upon. • Arborist Report should consider impacts to neighbouring Tree 31 and 34.	The extent of tree removal is supported by an Arborist Report with significant compensatory planting proposed. Trees 31 and 34 are proposed for retention. TPZ and SPZs as well as other onsite management measures are proposed in the Arborist Report to ensure these trees are protected during construction and operation.



6. Conclusion

This Report provides an overview of the pre-lodgement engagement and consultation strategies undertaken prior to the lodgement of the State Significant Development (SSD) application at No. 35-39 Darley Street East, Mona Vale.

This pre-lodgement engagement strategy and practices implemented have been informed by the *Undertaking Engagement Guidelines for State Significant Projects* and *Northern Beaches Council Community Participation Plan*. The proposal satisfies the guidelines in achieving efficient community and public authority engagement to inform the finalisation of the SSDA prior to lodgement.

The queries, concerns and feedback received have been recorded and addressed.

The proposal will be placed on Public Exhibition by DPHI once the SSDA has been lodged. This will provide an opportunity for the community and public authorities to provide further feedback or raise any concerns through the statutory assessment process. Formal submissions will be taken into consideration and addressed by the Applicant in a response to submissions prior to determination of the SSDA.



ANNEXURE A

Notification Letter



Our Ref: M250441

26 March 2026

To the Resident

INFORMATION ABOUT A PROPOSED NEW APARTMENT BUILDING INCLUDING AFFORDABLE HOUSING

35-39 DARLEY STREET EAST, MONA VALE

Planning Ingenuity has been engaged by *Darley Vale Pty Ltd* to speak with neighbours about a proposed redevelopment at 35-39 Darley Street East, Mona Vale. The proposal is for a new apartment building that would provide 53 new homes, including a proportion dedicated to affordable housing.

The project is being prepared as a State Significant Development (SSD). The design is still in its early stages, and the aim is to create well-designed housing that supports the NSW Government's plans to increase housing supply and improve affordability - particularly in areas close to town centres such as Mona Vale.

We are getting in touch early to share initial information and invite your feedback **by 24 April 2026**. Your input will help the project team refine the proposal before it progresses further.

Subject Site



Indicative Location Map (Source: Plus Studio)



PLANNING INGENUITY

Suite 210, 531-533 Kingsway
Miranda NSW 2228
P 02 9531 2555

Suite 6, 65-67 Burelli St
Wollongong NSW 2500
P 02 4254 5319





Overview of the Proposed Development

The concept proposal currently includes:

- Removing the existing dwellings on the site
- Constructing an eight-storey apartment building with 53 apartments (a mix of 2, 3 and 4-bedroom homes)
- Providing a three-level basement car park for residents and visitors
- Dedicating around 15% of apartments as affordable housing, to be managed by a Community Housing Provider and allocated based on established income eligibility criteria



Concept plans prepared by Plus Studio can be viewed at bit.ly/35-39DarleyStreetEast or by scanning the QR code to the right. These plans are early designs and may change as the proposal develops.



The proposal will seek an increase in floor space ratio and building height under NSW planning incentives that allow up to a 30% bonus for developments that include affordable housing. More information about these planning provisions can be accessed at www.planning.nsw.gov.au/policy-and-legislation/housing/housing-sepp/in-fill-affordable-housing or by scanning the QR code to the left.

Next Steps

The project team is currently engaging with the NSW Department of Planning, Housing and Infrastructure (DPHI). The Department will shortly issue formal requirements that set out the studies and assessments needed to guide the design and prepare the Environmental Impact Statement (EIS).

Once the design is finalised and the SSD application package including the plans and EIS are submitted, the Department will place them on public exhibition. At that time, the community will have another opportunity to review the documents and make formal submissions. This is expected to occur in several months.

Contact Us

If you would like more information or wish to provide feedback on the proposal, our contact details are as follows:

- **Phone:** (02) 9531 2555 (business hours)
- **Email:** admin@planningingenuity.com.au
- **Mail:** Planning Ingenuity, PO Box 715, Miranda NSW 1490





Please quote **Reference No. M250441** in any correspondence and provide **by 24 April 2026**.

All feedback received during this early engagement phase will be summarised in an Engagement Outcomes Report. This report will outline the issues raised and how the project team has considered and responded to them, including any design changes. The report will be publicly available when the SSD application is exhibited by DPHI.

Thank you for taking the time to review this information and for any feedback you may wish to offer.

Yours sincerely,

Planning Ingenuity Pty Ltd



ANNEXURE B

Letter from DCCEEW



Our ref: HMS ID 14339

Planning Ingenuity Pty Ltd

Letter uploaded to the Major Projects Planning Portal

Pre-lodgement Consultation – State Significant Development

Proposal: Residential development with in-fill affordable housing - 35-39 Darley Street East, Mona Vale

Major Project reference: SSD-113872990

Received: 13 April 2026

To the Applicant,

Thank you for your referral dated 13 April 2026 regarding pre-lodgement engagement with the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

We have reviewed the following documents:

- *Scoping Report*, Planning Ingenuity, 8 April 2026.

As delegate of the Heritage Council of NSW, we provide the following pre-lodgement advice:

- The proposed SSD site does not include any State Heritage Register (SHR) listed items and there are no SHR listed items in the vicinity of the site. As such, we have no advice regarding built heritage. However as local heritage items are in the vicinity, advice should be sought from the local council.
- We recommend that the statement of heritage impact for the SSD include consideration of the historical archaeological potential of the study area. Any proposed impact to identified 'relics' of local or state significance should be supported by an historical archaeological assessment prepared by a suitably qualified archaeologist in accordance with the relevant guidelines.

If you have any questions about this correspondence, please contact Anna Simanowsky, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW

7 May 2026

ANNEXURE C

Northern Beaches Council Pre-Lodgement Minutes





Pre-lodgement Meeting Notes

Application No:	PLM2026/0058
Meeting Date:	30 April 2026
Property Address:	35 Darley Street East MONA VALE
Proposal:	State Significant Development (SSD) for an 8-storey residential flat building containing 53 apartments
Attendees for Council:	Tom Prosser, Rod Piggott, John Coldwell and Dominic Chung
Attendees for applicant:	Charlotte Startari, Josh Thompson, Andoni Ribes and John Walsh

General Comments/Limitations of these Notes

These notes have been prepared by Council's Development Advisory Services Team based on information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only.

These notes are an account of the advice on the specific issues nominated by the Applicant and the discussions and conclusions reached at the meeting.

These notes are not a complete set of planning and related comments for the proposed development. Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority.

A determination can only be made following the lodgement and full assessment of the application.

In addition to the comments made within these Notes, it is a requirement of the applicant to address the relevant areas of legislation, including (but not limited to) any State Environmental Planning Policy (SEPP) and any applicable sections of the Pittwater Local Environmental Plan 2014 and Pittwater 21 Development Control Plan, within the supporting documentation including a Statement of Environmental Effects, Modification Report or Review of Determination Report.

You are advised to carefully review these notes. If specific concerns have been raised, or non-compliances identified that cannot be supported, you are strongly advised to review your proposal and consider amendments to the design of your development prior to the lodgement of any development application.



SPECIFIC ISSUES FOR DISCUSSION

Response to Issues Discussed

- **Character and response to local context**

Comments:

The current scheme does not adequately respond to the local context in terms of landscape character, setbacks, and amenity impacts. The application is required to address the Schedule 9 Design Principles for Residential Development under SEPP Housing 2021, which include consideration of local context and desired future character.

It is established that the surrounding area is predominantly characterised by medium density development in generous, well-landscaped setbacks. The proposal includes substantial built form within the front and side setbacks, including a large swimming pool within the front setback and private open space with spa areas located in the side setbacks. These elements are inconsistent with the prevailing character of the medium density locality.

A substantial redesign of these setback areas is recommended to ensure the proposal provides an appropriate response to the local context. Specific recommendations for each setback area are outlined further below.

Further, the over bulk of the building should be significantly reduced with the introduction of indentation and articulation to the long building facades.

In addition, alignment with the Apartment Design Guide, as discussed below, would assist in achieving an appropriate built form, character, and response to the local context.

- **Front Setback area**

Comments:

It is acknowledged that the Warringah DCP does not apply to the development as a State Significant Development.

However, the front setback control for the street is 6.5m, and this provides a good indication of the character that has formed and required to be considered under the SEPP.

It is therefore recommended that, in order to achieve an appropriate response to local character, a substantial redesign be undertaken so that the front setback area is predominantly landscaped and large built structures, including the swimming pool, are not located within this area.



- **Side setback areas**

Comments:

The proposal involves various private open space and spa areas within the side setbacks. This is not an appropriate response to the ADG or local context. The spa areas are within close proximity to neighbouring living spaces and would result in unreasonable visual and acoustic impacts.

It is strongly recommended that the positioning of ground level private open space be reconsidered to ensure appropriate separation from neighbouring properties.

A substantial landscaped buffer should be provided to each side setback area to assist in mitigation of privacy impacts and also provide appropriate response to local character (with balance between built form and landscaping).

- **Response to Apartment Design Guide (ADG)**

Comments:

The ADG table under the section for Chapter 4 below identifies areas in which the proposal does not respond to the guidance provided by ADG.

As part of any redesign, this area should be reconsidered to achieve consistency with all relevant criteria of the ADG. This will require amendments to ensure the proposal fully addresses each of the applicable ADG requirements outlined in the table below. As noted above, the current design does not provide adequate physical separation to maintain privacy.

- **Further information for Views, Visual impact and Overshadowing**

Comments:

Consideration should be given to potential view corridors, visual impacts, and overshadowing. The application should be supported by appropriate analysis and documentation demonstrating that all reasonable efforts have been made to maximise amenity and minimise visual and environmental impacts.

The application should also be supported with montages that are consistent with the architectural plans, including that it be demonstrated there is adequate deep soil on architectural plans wherever landscape features on the montages are shown.

- **Demonstration of Gross Floor area (GFA) for Affordable Housing**

Comment:

The future application should include gross floor calculation plans, measured consistent with the definition for gross floor area. These should demonstrate 15% of Total GFA is affordable to obtain a 30% uplift in GFA.

- **4.5A Density controls for certain residential accommodation under Pittwater LEP**

Comments:

As the site is zoned R3 Medium Density Residential, this clause applies to the proposal. The development seeks a significant variation to this development standard, and a Clause 4.6 variation request would therefore need to be submitted to the Department for consideration. The built form reductions and amendments recommended throughout these comments may assist in supporting a justification to vary this development standard.



Response to Issues Discussed

- **Likely integrated development (Dewatering)**

Comments:

It is identified for the applicant's consideration that the application may require dewatering, and the proposal would therefore be for integrated development under the *Water Management Act*.

- **Multi-Purpose rooms**

Comments:

It is considered that the "multi-purpose rooms" should be included as bedrooms for the purposes of ADG requirements and parking requirements.

- **Transition of built form to the south-east**

Comments:

It is noted that properties to the south-east do not have the same development potential, as they are located outside the "inner" low- to mid-rise housing area.

Accordingly, careful consideration should be given to the amenity and visual impacts on development to the south-east, which is of a lower scale both in its existing form and in terms of its future development potential.

PITTWATER LOCAL ENVIRONMENTAL PLAN 2014 (PLEP 2014)

PLEP 2014 can be viewed at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320>

Part 2 - Zoning and Permissibility

Definition of proposed development: (ref. PLEP 2014 Dictionary)	Residential flat building
Zone:	R3 Medium Density Residential
Permitted with Consent or Prohibited:	Permitted with consent

Clause 4.6 - Exceptions to Development Standards

Clause 4.6 enables the applicant to request a variation to the applicable Development Standards listed under Part 4 of the LEP pursuant to the objectives of the relevant Standard and zone and in accordance with the principles established by the NSW Land and Environment Court.

A request to vary a development Standard is not a guarantee that the variation would be supported as this needs to be considered by Council in terms of context, impact and public interest and whether the request demonstrates sufficient environmental planning grounds for the variation.

Part 4 - Principal Development Standards

Standard	Permitted	Proposed	Compliance
----------	-----------	----------	------------



Part 4 - Principal Development Standards			
4.3 Height of buildings	8.5m	28.6m	No (see SEPP Housing)
4.5A Density controls for certain residential accommodation	1 dwelling per 200sqm of site area Approx. site area: 2679sqm (13 dwellings)	53 dwellings	No (see comments above)

SEPP (HOUSING) 2021

Chapter 2 (Infill Affordable Housing) and Chapter 6 (LMR)

State Environmental Planning Policy (Housing) 2021 – Chapter 2 and Chapter 6			
Standard	Required	Proposed	Compliance
Clause 16 – Affordable housing requirements for additional floor space ratio and Section 165 Low Mid rise Housing inner area	FSR: 2.6:1 Max. (3915.5m ² of GFA)	2.6:1	Appears to comply but to be demonstrated
	Height: 26.6m	26.6 metres	Appears to comply but to be demonstrated
Clause 19 Landscaped Area	30% of site area	18%	No (should comply based on comments above)
Clause 22(a) Parking	81 spaces (including 18 visitor spaces under Pittwater DCP – see Traffic office comments)	106 spaces	Yes

Chapter 4

The following table identifies some of the areas of the development that do not follow the guidance of the ADG.

ADG			
Standard	Requirement	Proposed	Compliance



ADG													
3F Visual Privacy	6m (up to 4 storeys) 9m (5+ storeys)	GF – Ground Floor POS encroaching (1.2m) L1-L3 - Minor encroachment of windows within 6m Fifth storey (L4) – Balcony 7m	No (see comments)										
4A Solar and Daylight Access	70% apartments receive 2 hours between 9am and 3pm	More information required	To be demonstrated										
4B Natural Ventilation	Appears to comply	To be demonstrated	To be demonstrated										
4F Common circulation and spaces	8 units of a circulation core Corridors 12m from lift core	9 units off circulation core (L1-3) 20m from lift core	No (see comments)										
4D Apartment size and Layout	8m habitable room depths	Most dwellings comply (however some up to 10m)	No (see comments)										
4G Storage	<table border="1"><thead><tr><th>Dwelling type</th><th>Storage size volume</th></tr></thead><tbody><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></tbody></table>	Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	Does not comply	No (see comments)
Dwelling type	Storage size volume												
Studio apartments	4m³												
1 bedroom apartments	6m³												
2 bedroom apartments	8m³												
3+ bedroom apartments	10m³												
4H Acoustic Privacy	Appropriate separation to noisy areas	Spas and POS within side setback	No (see comments)										

Specialist Advice
<u>Traffic comments</u> The PLM proposal is for a residential flat building of 8 storeys within the Mona Vale LMR housing zone which permits buildings up to 6 storeys in height. The applicant seeks approval for 8 storeys citing provisions for exemptions to the 6-storey limit as they are proposing affordable housing. This is a planning matter and no comment on this aspect of the development is made.



Specialist Advice

Parking requirements

In terms of parking provisions SEPP Housing has standard which, if met do not permit Council to impose more onerous standards. The applicant is required to provide at least 1 parking space for each 2 bedroom dwelling and 1.5 spaces for each 3 (or more) bedroom dwelling. There are 19x2 bed dwellings, 33x3 bed dwellings and 3x 4 bed dwellings requiring no less than 56.5 parking spaces. For the affordable housing component 0.5 spaces are required for each 2 bedroom dwelling and 1 parking space for each 3 bed dwelling. There are 5x2 bedroom affordable dwellings and 4x 3 bed affordable dwellings requiring no less than 6.5 parking spaces. The total residential parking that must be provided is therefore 63 spaces.

In addition to the above parking for visitors is also required. The Housing SEPP is silent in terms of visitor parking requirements and the requirements as detailed in the Pittwater DCP i.e. 1 visitor space for each 3 dwellings is therefore referenced. As there are 53 units in total there is a visitor parking requirement of 17.66 spaces (round up to 18).

The Pittwater DCP also requires 3% of spaces to be for people with disabilities in addition to any adaptable housing requirements. As there are 81 parking spaces required there are 2.43 disabled parking spaces required (rounded up to 3). The Pittwater DCP requires 10% of units to be adaptable and 1 adaptable space for each adaptable unit. As there are 53 units proposed, 5.3 adaptable parking spaces (round up to 6) are required.

There is also a requirement for a parking space for a removalist van and emergency vehicles and a space for a vehicle wash bay

In response to the above requirements the developer proposes:

106 residential parking spaces including 8 disabled parking spaces and 3 adaptable parking spaces. The number of disabled parking spaces exceeds requirements while the adaptable parking is less than the minimum requirement however the oversupply of accessible parking spaces is considered acceptable to offset the adaptable parking shortfall. The quantum of residential parking is acceptable

18 visitor parking spaces are also proposed meeting the DCP requirement with 4 of those being disabled parking spaces. This is acceptable.

No vehicle wash bay has been shown on the plans. This must be shown on the DA plans with the bay appropriately bunded and connected to sewer. One of the visitor parking spaces could be a visitor/wash bay

Deliveries

An off street delivery bay has been provided however it is unclear what the overhead clearance over this bay will be. It is considered that this bay should as a minimum be sized to cater for deliveries a small rigid vehicle (SRV) e.g. Coles/Woolworths home delivery trucks or small removalist trucks. This would require vertical clearance of 3.5m, a width of 3.5m and a length of 6.4m. A clearance plot to/from the bay and the street will be required to show that adequate clearance is available for the SRV



Specialist Advice

Carpark design

The carparking levels appear to be appropriately designed. The DA plans will need to be fully dimensioned showing parking bay and aisle width dimensions to confirm compliance with AS2890.1 and AS2890.6 requirements

Swept path plots will need to be provided in a traffic report accompanying the DA to demonstrate passing of B85 & B99 vehicles at critical junctions including junction points of parking levels, at 90 degree bends and at the driveway/Darley Street junction. The swept paths at the Darley Street junction must be prepared allowing for vehicle parking at kerbside adjacent to the driveway wings. The traffic report must also demonstrate access to critically located parking spaces by a B85 vehicle

Driveway and carpark ramp design

The driveway and carpark ramp grades must be designed in compliance with requirements outlined in AS2890.1 particularly clauses 2.5.3 & 3.3 with overhead clearances for SRV access and access to and over disabled parking spaces demonstrated to be compliant with AS2890.1 & 2890.6 requirements

Pedestrian sight line triangles must be plotted on the DA plans at the point where the driveway meets the property boundary

Traffic Generation

Council will require SIDRA modelling of the intersection of Darley Street and Barrenjoey Road to be undertaken for the existing and post development scenarios to demonstrate the intersection continues to operate at the same level of service and without significant change to delays or queue lengths at peak times

Landscape comments

- General
 - Consider the requirements of the PDCP and PLEP.
- Front northern setback
 - The front setback is heavily impacted by built form which is exacerbated by the proposed pool location and fire water tank below.
 - The retention of tree 9 is supported; however, aside from this tree no significant street level landscaped areas or deep soil are provided to allow the establishment of other trees (and vegetation) that will help soften the bulk and scale of the building.
 - Street level landscaped areas and/or deep soil should be increased for the entirety of this setback, at a generous width, and should contain tree planting that will help to soften the bulk and scale of the built form. Tree species should be able to achieve a mature height commensurate to the built form height.
 - Objective 4O-2 of the ADG states "*Landscape design contributes to the streetscape and amenity*" and outcome O4 of PDCP section C7.7 states "*To enhance the landscape setting, soften the visual impact of built form and increase canopy cover by including trees in deep soil areas*". It is noted the existing and desired future character of the streetscape is built form set in a landscape setting



Specialist Advice

- with vegetation in the front setbacks commensurate to the bulk and scale of the adjacent built form.
- Side eastern setback
 - On structure landscaped areas and soil volumes shall be maximised if deep soil isn't provided to allow the establishment of vegetation that can offer some visual amenity between neighbouring properties.
 - Side western setback
 - On structure landscaped areas and soil volumes shall be maximised if deep soil isn't provided to allow the establishment of vegetation that can offer some visual amenity between neighbouring properties.
 - Insignificant landscaped areas are provided adjacent to units 00.04 and 00.05 and the elongated bin hold which limits opportunities to soften built form.
 - Deep soil
 - As outlined in the ADG deep soil can be increased by consolidating basement car park design beneath the building footprint.
 - Insufficient deep soil is provided in the front setback.
 - Both the ADG and Tree Canopy Guide for Low and Mid Rise Housing defines deep soil as areas not impeded by structures above or below the ground surface (some minor structures are acceptable) and are areas contiguous with neighbouring deep soil. The proposed retaining walls in the rear setback around tree 30, and in the eastern side setback around tree 28 may diminish the quality of the available deep soil and inhibit contiguous deep soil.
 - Trees
 - Some trees are proposed to be retained, which is supported, and their retention shall be supported by an Arboricultural Impact Assessment.
 - Impact to neighbouring trees (i.e. tree 31 and 34) is not permissible.
 - Retention of prescribed trees can be included in the tree canopy calculations.
 - Landscape plans should show replacement tree planting to offset any canopy loss of the proposed tree removals, and in accordance with the Tree Canopy Guide for Low and Mid Rise Housing.
 - At a minimum 5 large trees or 10 medium trees planted in deep soil are to be provided. As outlined in the Tree Canopy Guide for Low and Mid Rise Housing, the *"guide should not be used to justify tree removal or a reduction in canopy cover"*. Final tree planting rates shall be determined once all tree removals are quantified.
 - Furthermore, sufficient deep soil shall be provided to satisfy the objective of the Tree Canopy Guide for Low and Mid Rise Housing *"Provide sufficient deep soil to support healthy root system development and ensure canopy trees reach maturity"*.
 - Landscape plans shall be submitted, prepared by a suitably qualified professional (i.e. Landscape Architect or Landscape Designer).

Flood comments

The proposed residential development is outside of the high/medium flood risk precinct and does not appear to have a significant impact on the low flood risk precinct (Probable Maximum Flood - PMF). Subject to not having a significant impact on the PMF, the proposal is supported. A flood management report is not required.



Specialist Advice

Development Engineering

- Driveway and parking area gradients shall be in accordance with AS/NZS 2890.1:2004. In particular, the first 6m from the front boundary into the property shall be at maximum 5% gradient if the driveway is going down from the front boundary. Please amend the driveway long-section accordingly.
- Stormwater plans shall be prepared by a qualified civil/hydraulic engineer in accordance with Council's 'Water Management for Development Policy'. Of note that OSD system shall be provided.
- A geotechnical report shall be prepared by a qualified geotechnical engineer identifying the groundwater level etc.

Urban Design

Context and Height

- The proposal seeks an 8 storey built form in a Low and Mid-Rise Housing policy (LMR) area utilising the 30% height bonus under the Affordable Housing SEPP (130% x 22m=28.6 m).
- Given the surrounding predominantly 2-storey building context, the full application of Apartment Design Guide (ADG) and Northern Beaches Development Control Plan (DCP) setback controls is required to manage scale, bulk, and transition.

Setbacks, Deep Soil and Landscaping

- ADG/DCP setbacks are to be maintained and utilised for deep soil planting and canopy trees.
- Basement construction is to be setback from all boundaries to maximise deep soil zones and allow meaningful perimeter tree planting in accordance with the Tree Canopy Guide.

Front Setback and Streetscape

- Swimming pool and water tank currently located in the front setback are not supported.
- These elements should be relocated, the communal swimming pool preferably to the rooftop, to improve streetscape outcomes and provide high quality common shared amenities for all residents.

Rear Setback and Solar Access

- The encroachment into the 6 m rear setback zone (including splayed windows and bedroom areas) is not supported.
- The encroachment should be removed to maximise building separation, protect the existing tree to be retained, and maintain reasonable solar access to adjoining dwellings.

Eastern Side Setback

- Fire stairs and pool amenity rooms within the eastern side setback reduce landscape potential and are not supported.
- These elements should be relocated to increase landscape area and deep soil provision.

Overshadowing and Height Bonus

- The upper two storeys associated with the Affordable Housing height bonus must not result in additional unreasonable overshadowing of surrounding properties.



Specialist Advice

- Shadow impacts are to be demonstrated as acceptable in accordance with the Housing SEPP and the Apartment Design Guide.
- Should unacceptable impacts occur, a reduction in height may be required.

Built Form and Façade Design

- Façade treatment must address the transition from low-scale neighbouring development to an 8-storey form.
- A fine-grain approach using articulation, modulation, and material variation is required to reduce perceived bulk and improve streetscape integration.

Urban Design Outcome

- The site is located within a transition area undergoing change.
- A high standard of urban design is required to set a positive precedent for future development, particularly in relation to built form, landscape integration, and residential amenity.

Policy Considerations – LMR and Affordable Housing SEPP

- While the LMR controls permit increased heights, overshadowing and amenity impacts on neighbouring properties must still be assessed through the ADG and DCP controls.
- Height bonuses under the Housing SEPP are not automatic and may be reduced where site-specific impacts, including loss of solar access, are unacceptable.
- Tree canopy, deep soil, and urban greening outcomes must align with the Tree Canopy Guide to protect local character.

Note on Urban Design officer comments: It is recognised DCP controls do not apply to SSD applications. However, references to DCP controls remain relevant as they assist with addressing local context.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 30 April 2026 to discuss State Significant Development (SSD) for an 8-storey residential flat building containing 53 apartments at 35 Darley Street East MONA VALE. The notes reference the plans prepared by Inca labelled Rev A.

Overall, the proposal, in its current form, does not adequately respond to the established local context, desired future character, or key design principles under SEPP Housing 2021 and the Apartment Design Guide. The development exhibits excessive built form within front and side setbacks, inadequate landscaping, and insufficient design for privacy, amenity, and visual impacts on surrounding lower-scale development. A substantial reconsideration and redesign of the scheme is recommended.

Questions on these Notes

If you have any questions or would like clarification on any matters in these Notes, please contact the Development Advisory Services Team member listed on the front page.