

An aerial photograph of a golf course. A large, irregularly shaped pond with lily pads is the central feature. To the left of the pond is a green with three sand traps. To the right is another green with a single sand trap. The background is filled with a dense forest of tall trees. A path or road runs along the right edge of the course.

ARCADIA

159-167 Darley Street West Mona Vale SSDA Landscape Report

Prepared for IPM
November 2025

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Draft	Issued 24 October 2025	Authorised by MB
A	Issued 31 October 2025	Authorised by MB
B	Issued 03 November 2025	Authorised by MB
C	Issued 07 November 2025	Authorised by MB

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Executive Summary

This Landscape Report, prepared by Arcadia Landscape Architecture, is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of The Trustee for DREP1 Mona Vale Sub Trust (the Applicant) in support of a State Significant Development Application (SSDA), identified as SSD-91496958, for in-fill affordable housing at 159-167 Darley Street West, Mona Vale (the site).

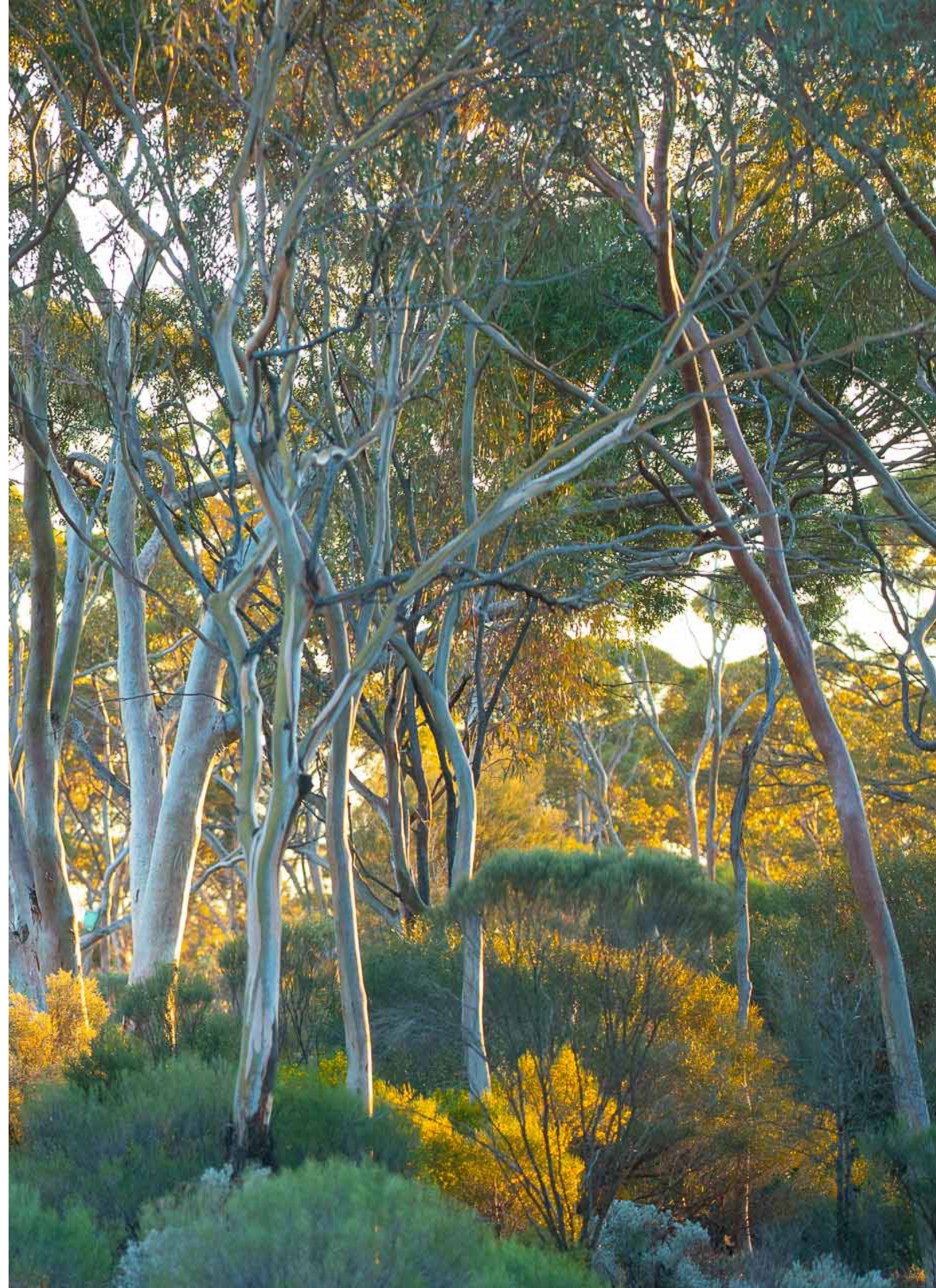
This SSDA seeks consent for the design and construction of a new residential flat development comprising.

- / Site preparation works including demolition, excavation and tree removal;
- / Construction of three (3) x 6-storey residential flat buildings, comprising:
 - 82 apartments, including:
 - . 72 market apartments;
 - . 10 affordable apartments (10.5% of GFA);
 - Separate residential lobbies;
 - Communal open spaces;
- / Construction of 1-3 storeys of basement parking, comprising:
 - 164 car parking spaces, including:
 - . 156 residential spaces;
 - . Eight (8) accessible residential spaces;
 - 27 bicycle parking spaces;
 - Two (2) motorcycle parking spaces;
 - Waste and storage facilities;
- / Associated landscaping, including transplanting of two (2) trees and planting of new trees and vegetation.

Full details of the proposed development are set out in the accompanying Architectural Drawings and Landscape Drawings prepared by PBD Architects and Arcadia Landscape Architecture, respectively.

The site is located at 159-167 Darley Street West, Mona Vale within the Northern Beaches Council Local Government Area (LGA). It is legally described as Lots 1-5 of DP11109 and owned by Darleydev Pty Ltd. The site has an area of approximately 6,122m², with a 76m frontage to Darley Street West to the northeast.

On 22 August 2025, DPHI issued Secretary's Environmental Assessment Requirements (SEARs) to the Applicant for the preparation of an Environmental Impact Statement (EIS) for the proposed development. This report has been prepared to respond to the relevant SEARs.



SEARs Comment

SECTION	SEAR SSD-91496958	LANDSCAPE RESPONSE	PAGE NO.
14. Trees & Landscaping	Provide a landscape plan, that: / details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).	Proposed Site Planting - Refer to the following documentation prepared as part of the SSDA submission: SSDA Landscape Documentation (Softworks Plan) Canopy Coverage - Refer to the following section of this Design Report: Tree Removal and Replacement Plan	- Pg. 15-19, - Pg. 24
14. Trees & Landscaping	Provide a landscape plan, that: / provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.	Refer to the following section of this Design Report: Tree Removal and Replacement Plan Refer to the following report prepared as part of the SSDA submission: Arboricultural Impact Assessment (AIA) For Proposed Residential Development With In-fill Affordable HousingState Significant Development Application (SSD-91496958) At 159-167 Darley Road West MONA VALE NSW ,prepared by Tree Wise Men	- Pg. 24
14. Trees & Landscaping	If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: / any existing canopy coverage to be retained on-site. / tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant.	Refer to the following section of this Design Report: Tree Removal and Replacement Plan Refer to the following report prepared as part of the SSDA submission: Arboricultural Impact Assessment (AIA) For Proposed Residential Development With In-fill Affordable HousingState Significant Development Application (SSD-91496958) At 159-167 Darley Road West MONA VALE NSW ,prepared by Tree Wise Men	- Pg. 24



01 CONTEXT AND ANALYSIS

Background Documents

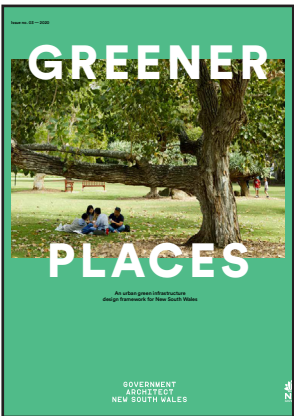
The Government Architect NSW (GANSW) provides strategic design leadership in architecture, urban design and landscape architecture, providing a set of principles and guidance to support good design in NSW.

The following reports guide best practice design for **159-167 Darley Street West Mona Vale**. They set the benchmark for design quality, environmental performance, and landscape integration within the Northern Beaches local context.

The landscape design has been developed in response to the Northern Beaches LEP and DCP, the Apartment Design Guide, and other strategic policies. These documents collectively ensure that the proposal aligns with current planning priorities, supports local ecological values such as the Pittwater and Wagstaffe Spotted Gum Forest TEC, and contributes positively to the character and resilience of the Mona Vale area.



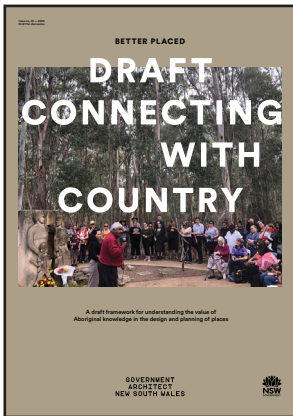
Better Placed (2017)



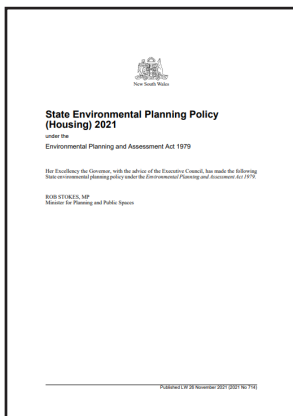
Greener Places (2020)



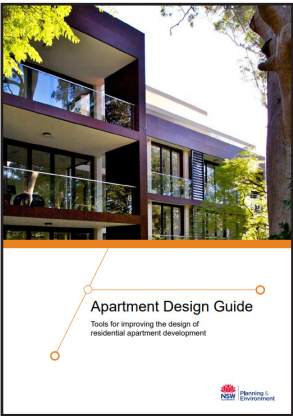
Design and Place in NSW (2021)



Draft Connecting with Country (2020)



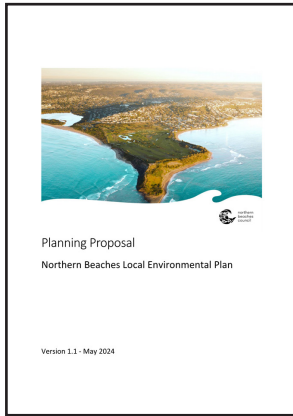
Housing SEPP (2021)



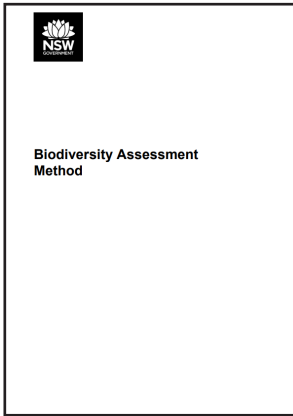
Apartment Design Guide (2020)



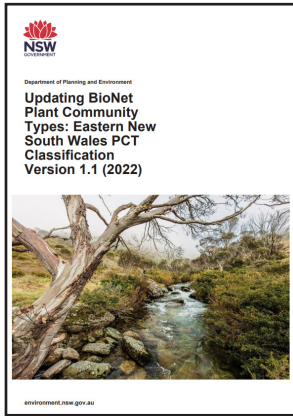
Sustainable Building SEPP (2023)



Northern Beaches LEP/DCP (2020)



Biodiversity Assessment Method (2022)



BioNet Plant Community Types and TEC (2022)

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Regional Context

Mona Vale Context

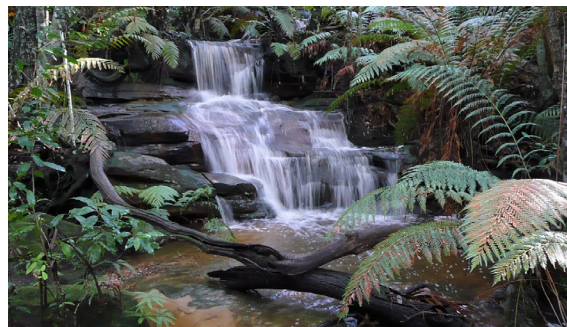
Mona vale is located at the convergence of routes north to Barrenjoey and Newport, Bayview and Church Point, south to Manly, and westwards inland to Lane Cove.

The site is located an hour's drive from Sydney's CBD. The site sits adjacent Bayview Golf Club and in close proximity to the beach.

LOCAL CHARACTER



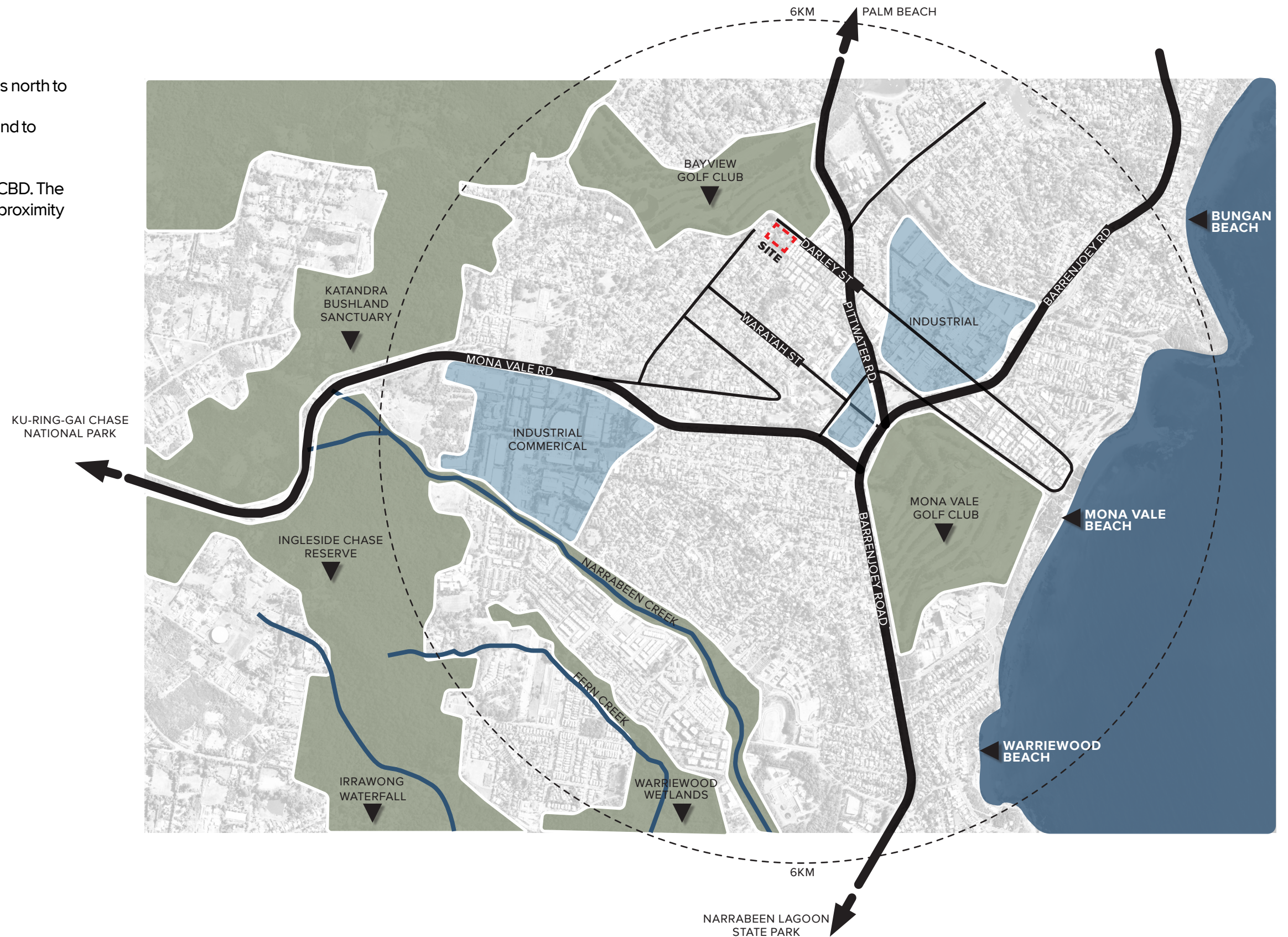
Bayview Golf Course



Katandra Bushland Sanctuary

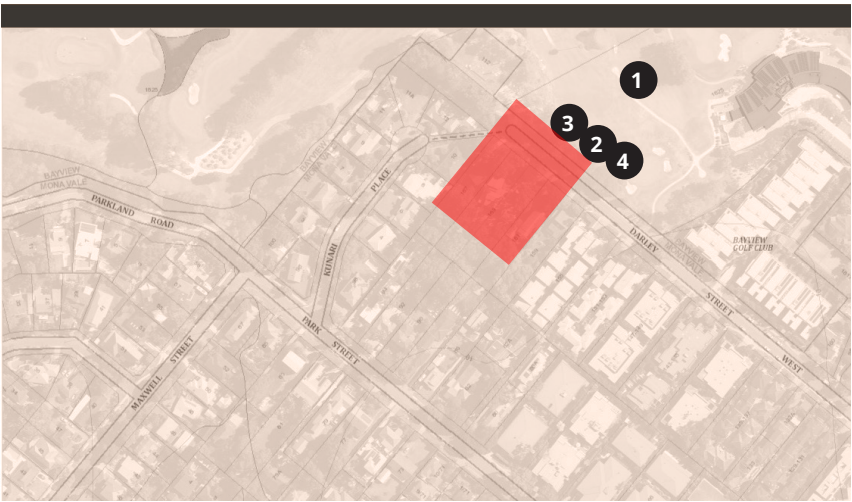


Mona Vale Surf Club



Site Context

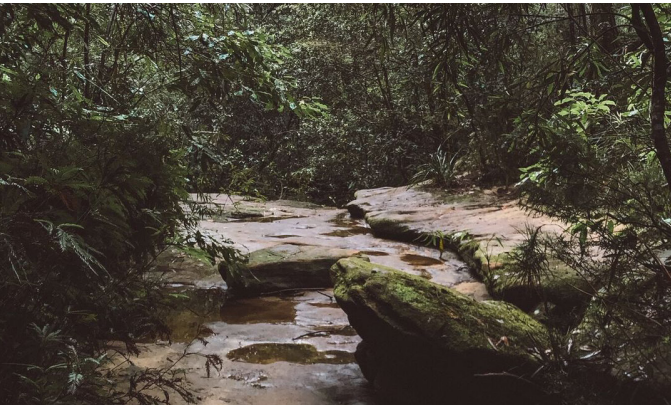
Mona Vale's landscape character is defined by its coastal setting, combining surf beaches, rocky headlands, and ocean views with leafy residential streets, bushland reserves, and gently undulating terrain. The area features a strong connection to the natural environment, with native vegetation, sea breezes, and a relaxed coastal village atmosphere. Bayview Golf Club, located near the western edge of Mona Vale, adds to the area's open green space and scenic quality, reinforcing its distinctive mix of natural beauty, recreation, and suburban charm.



Connecting with Ecology

Vegetation Mapping

The project site is nestled within an ecologically rich context, there are four dominant vegetation communities including:



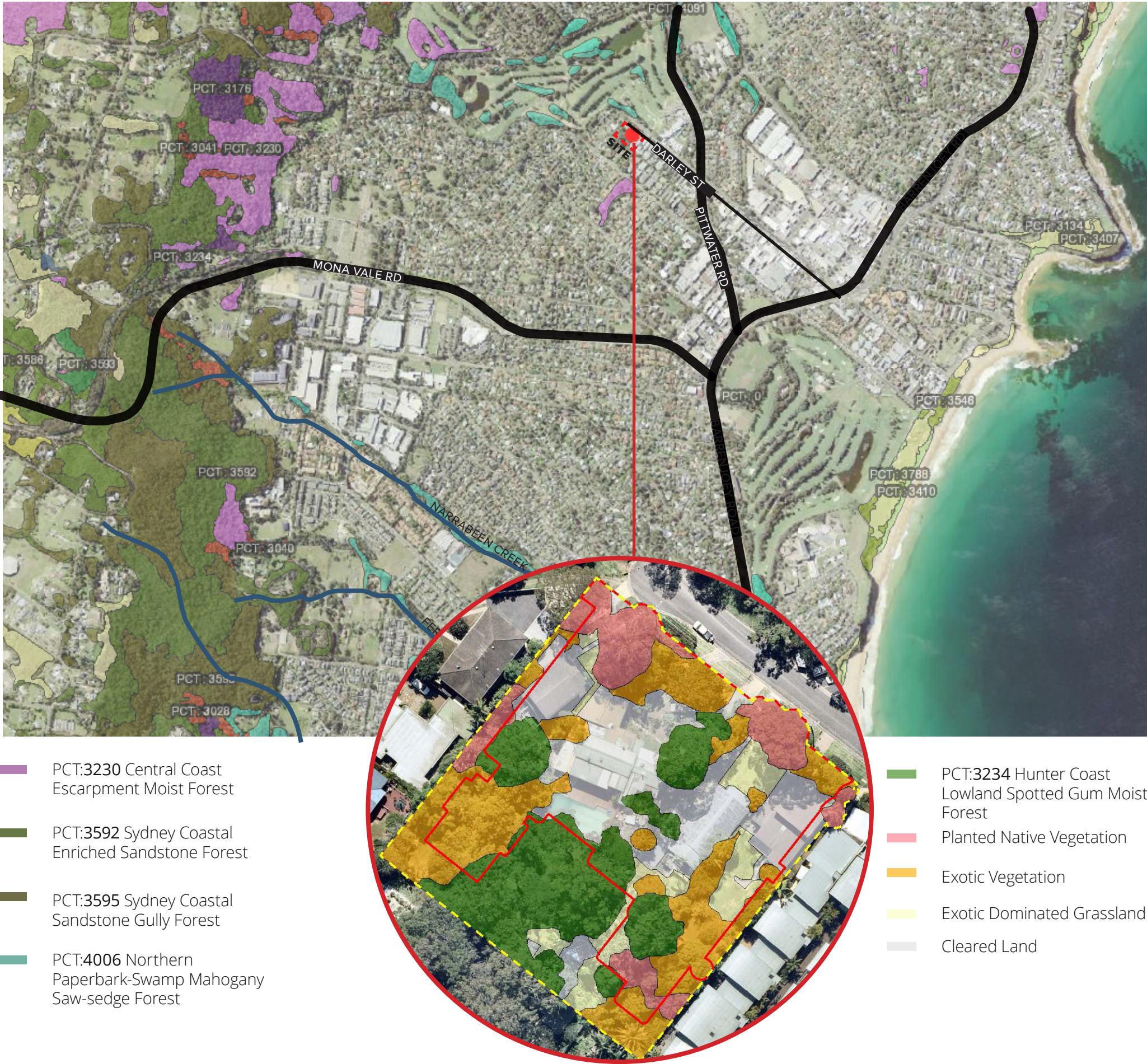
Ku-ring-gai Chase



Elvina Trailhead



Ingleside Chase Reserve



Pittwater and Wagstaffe Spotted Gum

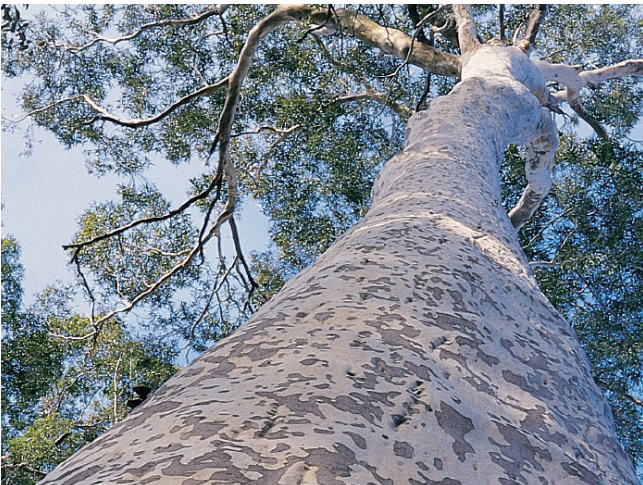
Pittwater and Wagstaffe Spotted Gum Forest (PWSGF) occurs within the northern part of the Northern Beaches on the Barrenjoey Peninsular, Scotland Island and Western Foreshores of Pittwater. Remnant parcels of this vegetation community are typically small due to fragmentation from urban development. It is made up of both coastal dry spotted gum forest and coastal moist spotted gum forest. The tree canopy layer is characterised by *Corymbia maculata* (Spotted Gum) and *Eucalyptus paniculata* (Grey Ironbark) and is associated with *Angophora costata* (Smooth-barked Apple), *Corymbia maculata* (Red Bloodwood), *Eucalyptus punctata* (Grey Gum), *Syncarpia glomulifera* (Turpentine), *Eucalyptus botryoides* (Bangalay), and *Angophora floribunda* (Rough-barked Apple).

To minimise ecological impacts, the proposal has been designed to avoid and retain as much of the PWSGF Threatened Ecological Community (TEC) as possible. The development footprint has been strategically located within previously disturbed areas and largely avoids the largest, most intact patch of PWSGF (PCT 3234) located to the rear of the site.. A Vegetation Management Plan (VMP) will be prepared for the project. The VMP will specify measures that will be implemented to protect and enhance the Pittwater and Wagstaffe Spotted Gum Forest TEC located in the Study Area. It will also provide guidelines for revegetation using native species characteristic of the PWSGF community.

Corymbia maculata



Eucalyptus paniculata



Angophora costata



Corymbia gummifera





02 VISION

Vision
Strategies



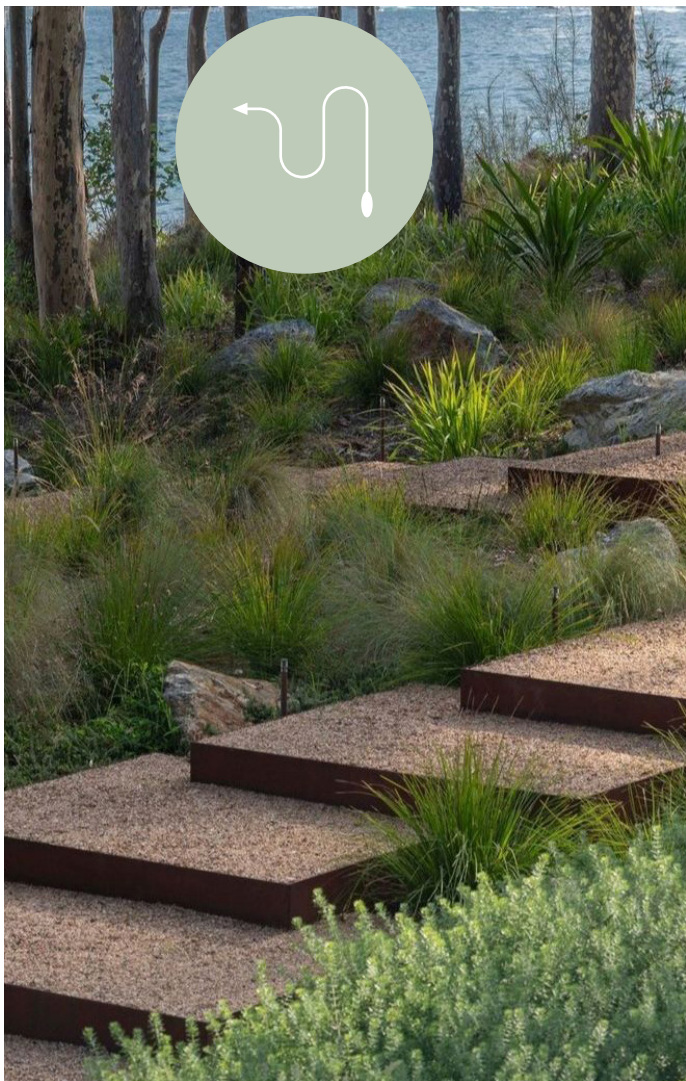
**Unique landscape
rooms**

Create a series of immersive and experiential landscape rooms for residents to enjoy.



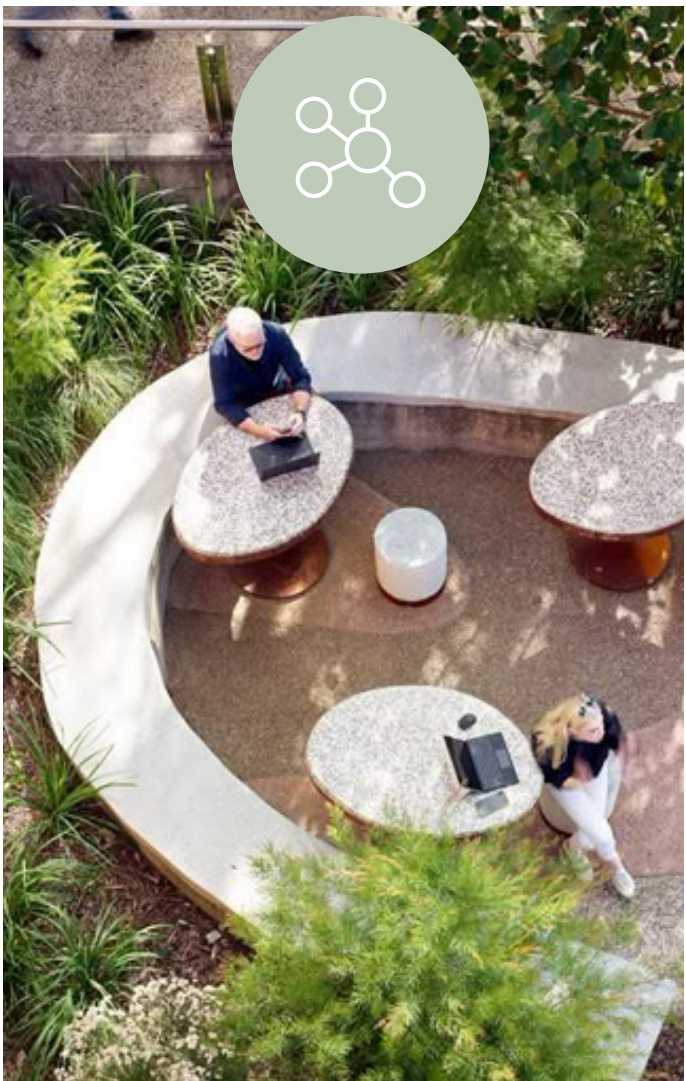
**Local Landscape
Charactor**

- Strengthen and capture local charactor and merge into native forest
- Consider foreground, mid ground and background in outdoor rooms and views



**Create a Journey
between each space**

Utilise planting and materiality to create experiential journeys throughout the landscape.

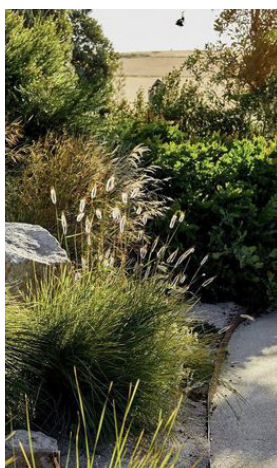
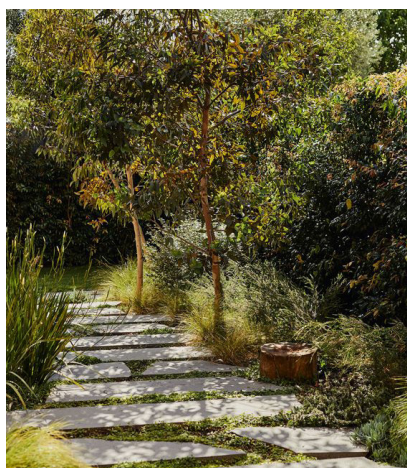


Ecological Integrity

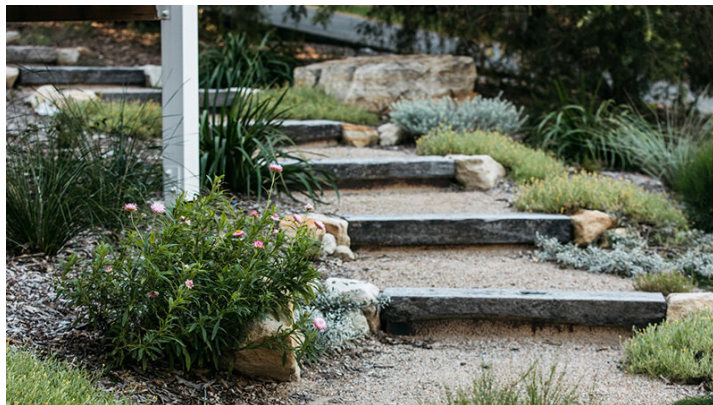
Re-establish local vegetation community + enhance habitat throughmanagement of none-native species.

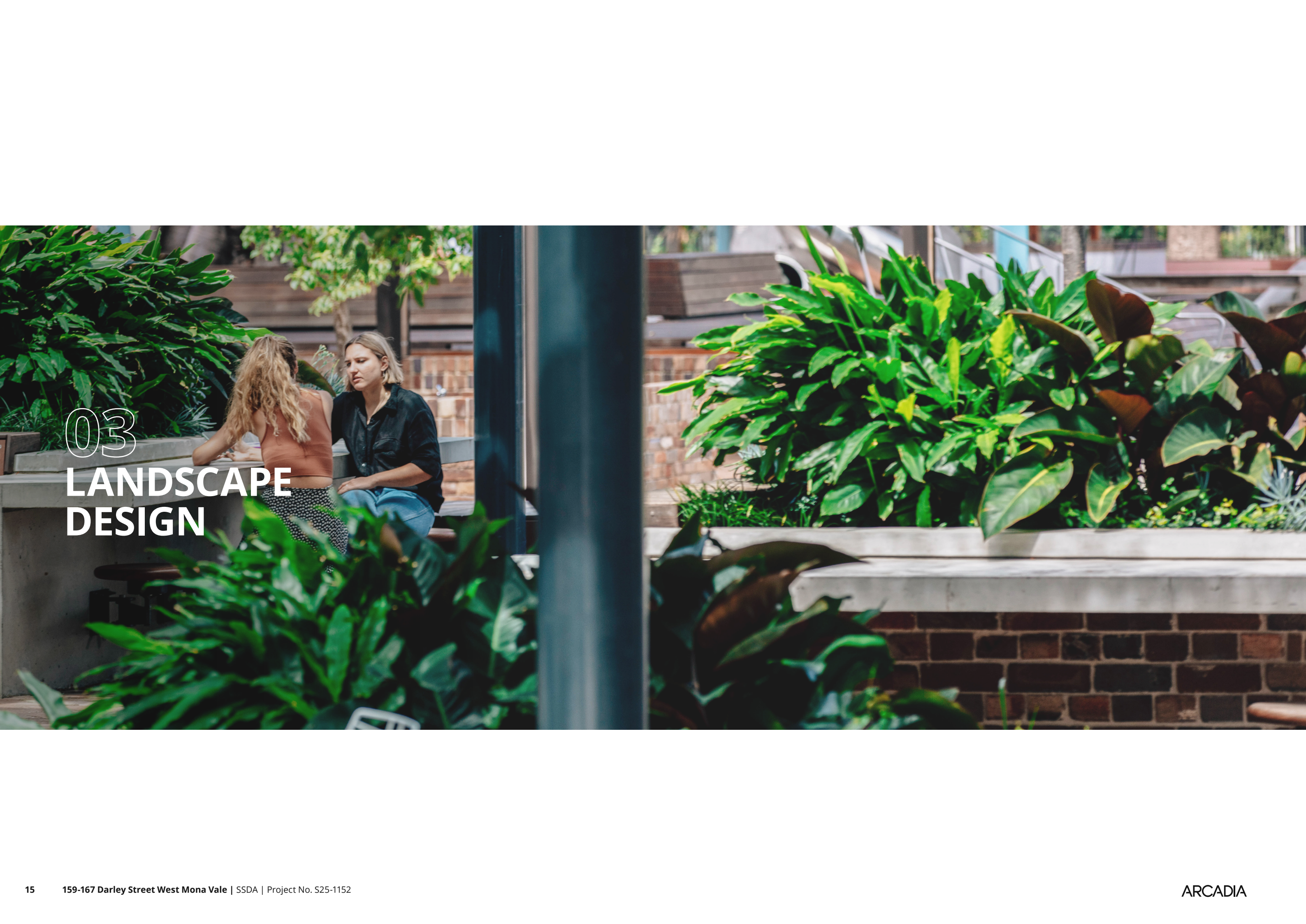
Vision
Look and Feel

Planting Character



Materiality





03

LANDSCAPE DESIGN

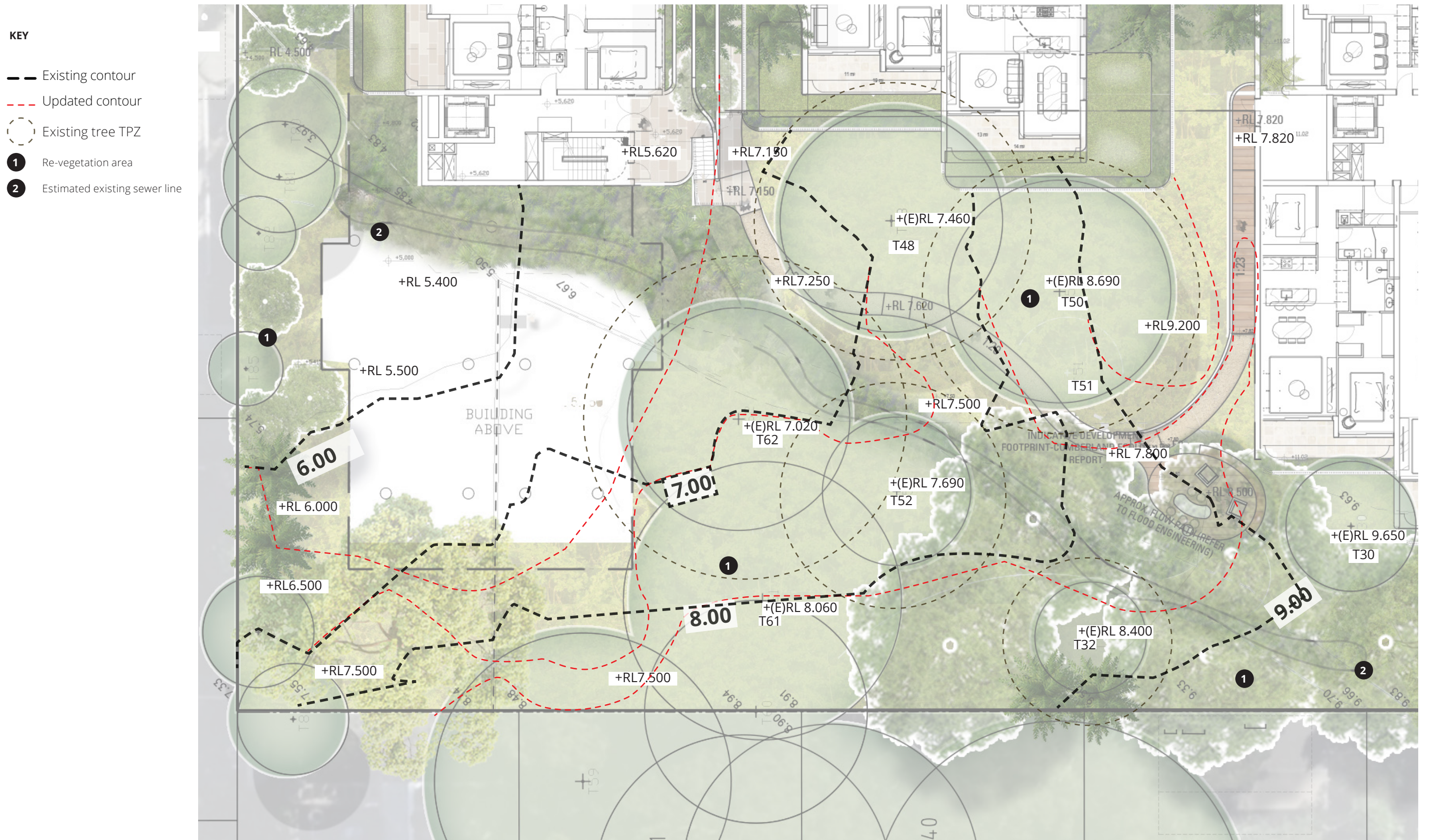
Landscape Masterplan

- KEY
- 1 Fenced area underneath Building C
 - 2 Amenity platform
 - 3 Private Terrace - Lawn
 - 4 Crushed sandstone Access link
 - 5 Green arbor above drive way
 - 6 Casual seating



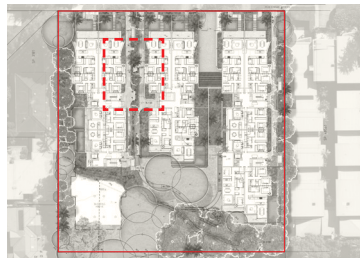
Landscape Masterplan

- Levels & Existing Trees



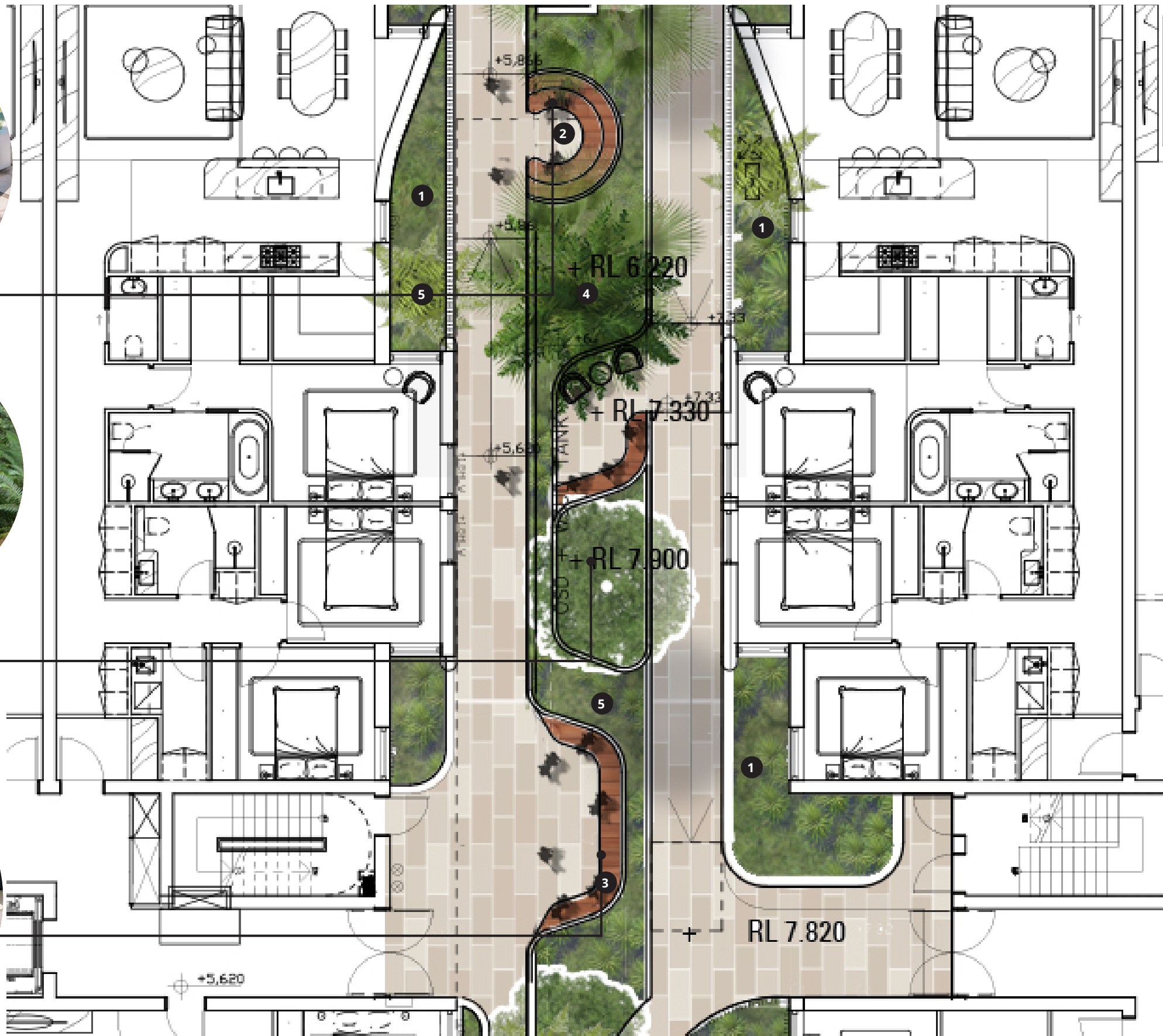
Landscape Masterplan

Amenity & Site link



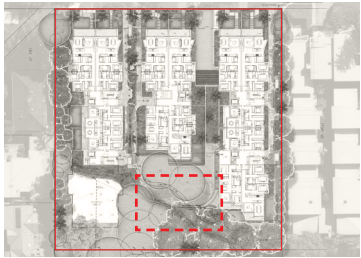
KEY

- 1 Fern Valley
- 2 Reading nook
- 3 Casual seating
- 4 Transplanted Palm
- 5 Feature palm



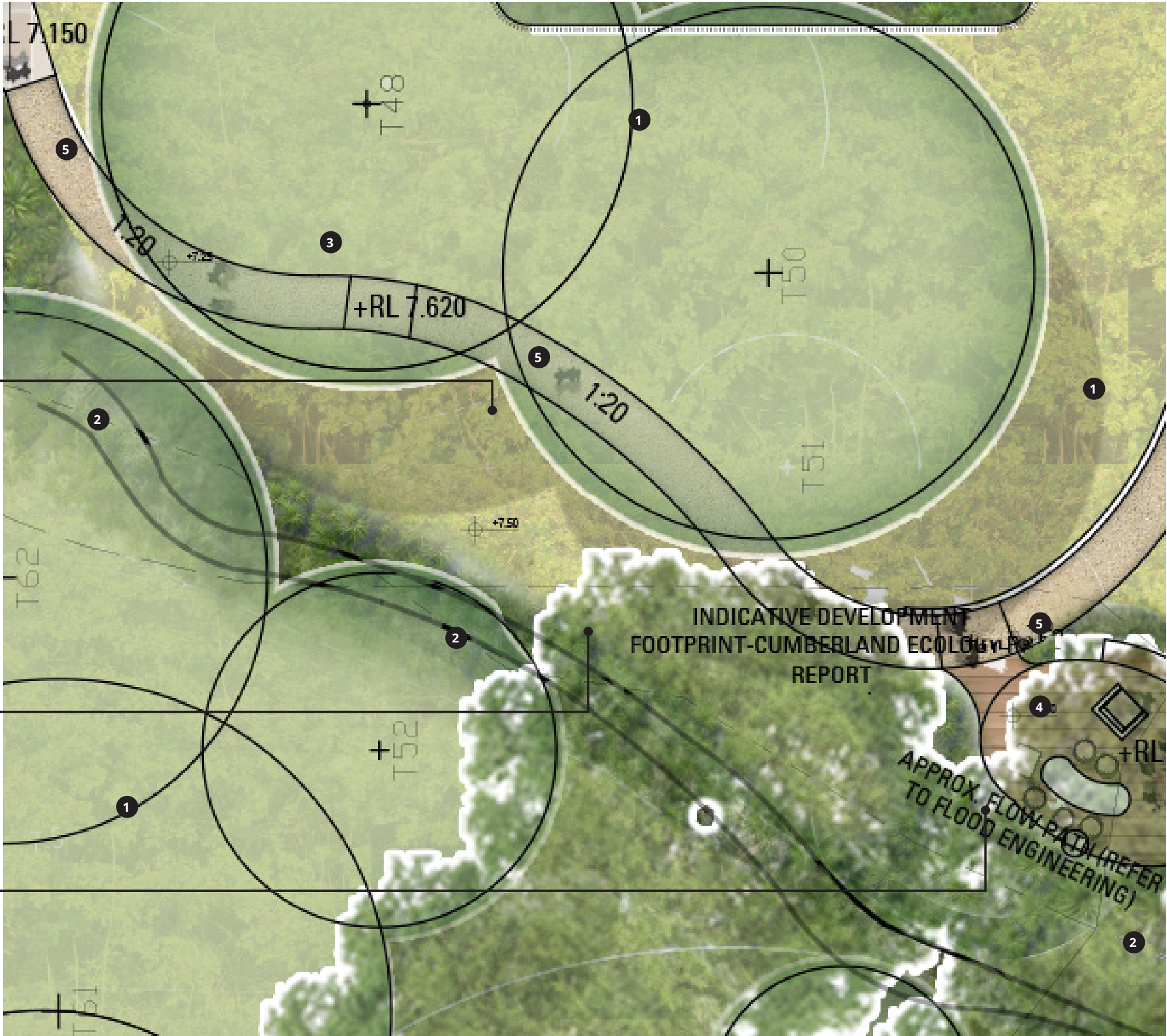
Landscape Masterplan

Amenity & Bush Walk



KEY

- 1 Revegetation area
- 2 Estimated existing sewer line
- 3 Minimise impact to existing tree
- 4 Lounge seating platform with picnic table
- 5 Crushed sandstone path



Sections





04 LANDSCAPE STRATEGY

KEY

- **ENTRANCE**
- **COUNTOUR**
- **EXTENT OF BASEMENT**
- **EXTENT OF SITE**
- **VIEW**
- **RELATIVELY HIGH POINT**
- **RELATIVELY LOW POINT**

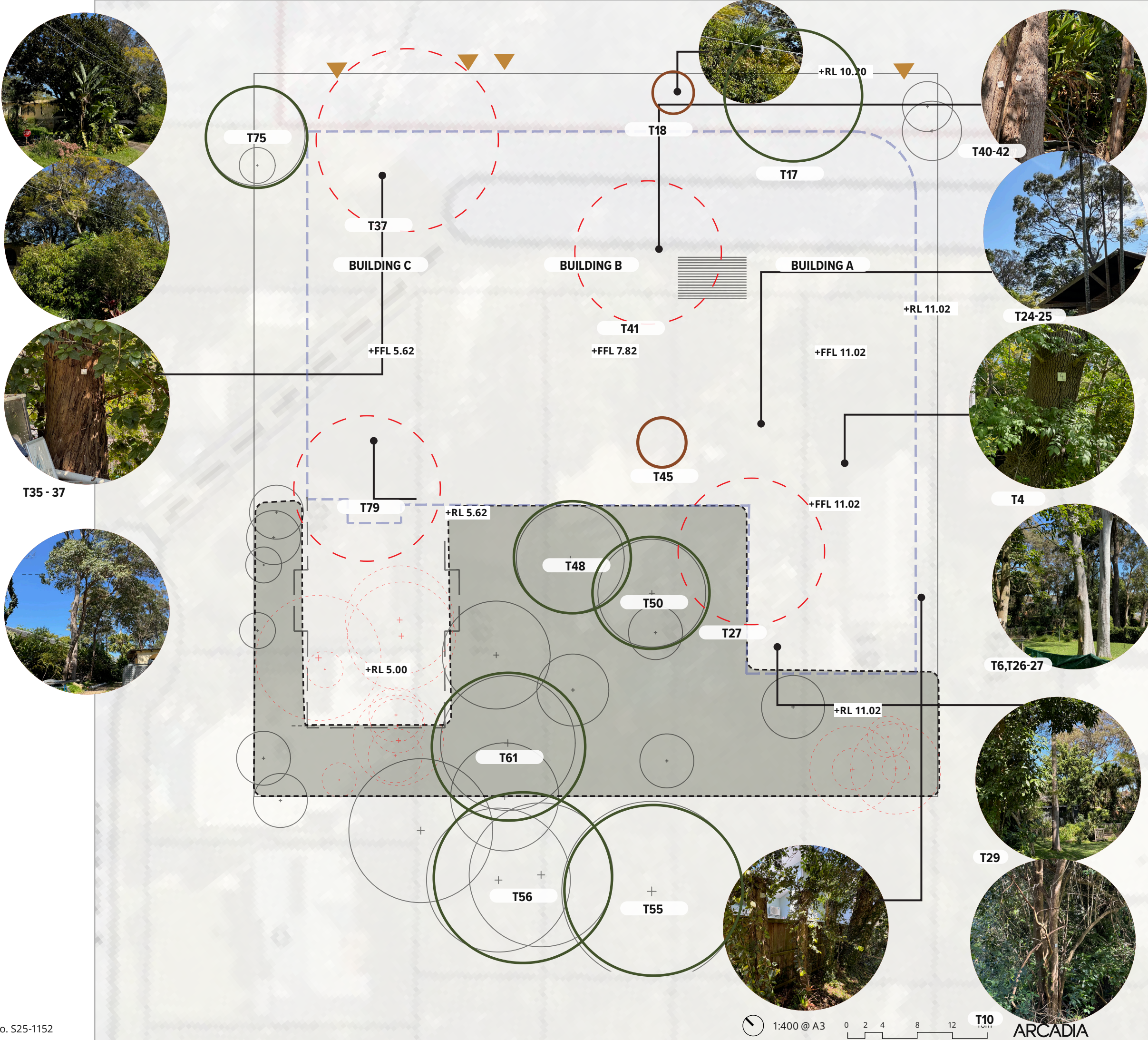


Landscape Strategy

Existing Trees

- KEY
- 
ENTRANCE
- 
LIFT/ STAIRS
- 
EXTENT OF VEGETATION REGENERATION
- 
HIGH VALUE TREE TO BE RETAIN
- 
HIGH VALUE TREE TO BE REMOVED
- 
TREE TO BE TRANSPLANTED
- 
EXTENT OF SITE

Tree retention value rated A: T17, T27, T37, T41, T48, T50, T55, T56, T61, T75, T79



Landscape Strategy

Tree Removal and Replacement Plan

KEY

EXTERNAL TREES

TREES TO BE RETAINED

TREES TRANSPLANTED

TREE CANOPY

TREES TO BE REMOVED

*Refer to the arborist report for confirmation of trees indended to be removed

Item	Total Number
Trees to be removed	60
Trees to be retained	25
Trees proposed	84
Trees to be transplanted	2
Tree replacement ratio(trees removed / trees proposed)	1: 1.4
Tree Canopy percentage	32.0%

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159-167 Darley Street West Mona Vale | SSDA | Project No. S25-1152

ARCADIA

Landscape Strategy

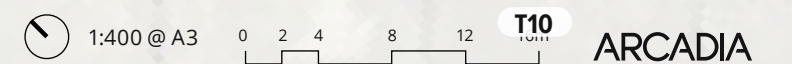
Circulation

- KEY
- ENTRANCE
 - LIFT/ STAIRS
 - PRIMARY CIRCULATION
 - SECONDARY CIRCULATION
 - COUNTOUR
 - EXTENT OF BASEMENT
 - EXTENT OF SITE
 - VIEW
 - FEATURE SSEATING NOOK/ AMENITY



KEY

- REVEGETATION MIX
- EXTENT OF REVEGETATION
- EXTENT OF SITE



KEY

 COMMUNAL OPEN SPACE ON GROUND FLOOR 1554M2 (25.4%)

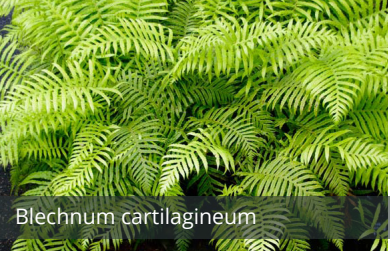
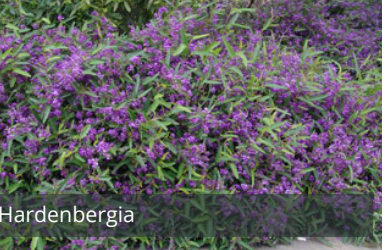


DEEP SOIL AREA	2,266 M2	37.0%
PLANTING ON PODIUM	197M2	
EXTENT OF BASEMENT		
EXTENT OF OSD TANK		
SITE	6,122 M2	



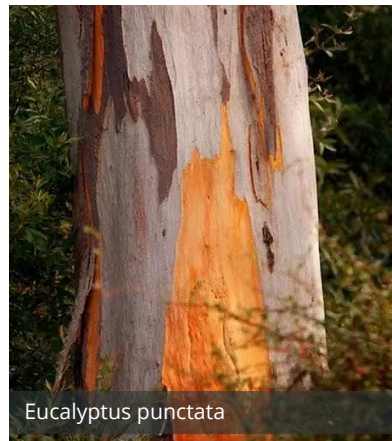
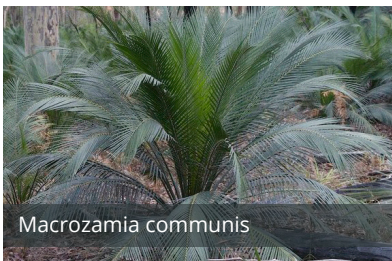
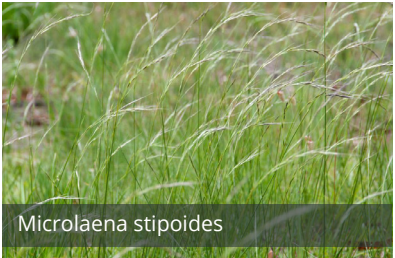
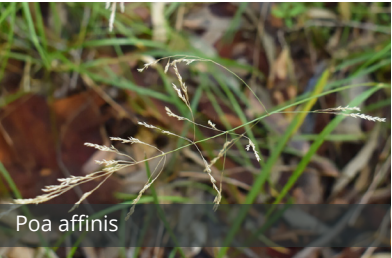
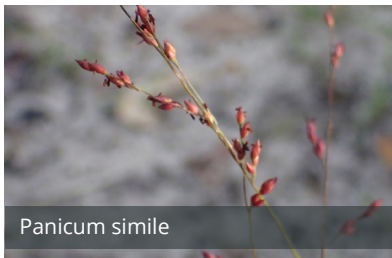
Design Strategy

GF - Communal Open Space Planting

TREES + FERNS	 Cyathea cooperi	 Dicksonia antarctica	 Livistona australis	 Backhousia myrtifolia	 Leptospermum petersonii	 Banksia integrifolia	
SHRUBS + ACCENTS	 Grevillea 'Wattlebird Yellow'	 Doryanthes excelsa	 Grevillea 'Coconut Ice'	 Westringia fruticosa	 Hymenosporum flavum 'Gold Nugget'	 Syzygium australe 'Baby Boomer'	 Correa alba "Saint Andrews"
	 Banksia marginata' Mini marg'	 Libertia paniculata	 Dianella caerulea	 Lomandra longifolia	 Blechnum cartilagineum	 Asplenium australasicum	 Philodendron Xanadu
GROUNDCOVERS	 Dichondra repens	 Pratia pendunculata	 Trachelospermum jasminoides	 Casuarina glauca 'Cousin It'	 Hardenbergia		

Design Strategy

GF - Re-vegetated Native Planting

TREES	 Corymbia maculata	 Eucalyptus paniculata	 Angophora costata	 Angophora floribunda	 Eucalyptus punctata	 Syncarpia glomulifera
SHRUBS + ACCENTS	 Breyenia oblongifolia	 Dianella caerulea	 Elaeocarpus reticulatus	 Lomandra filiformis	 Macrozamia communis	 Gynochthodes jasminoides
	 Lomandra confertifolia	 Myrsine variabilis	 Marsdenia rostrata			
GROUNDCOVERS + GRASSES	 Microlaena stipoides	 Poa affinis	 Entolasia stricta	 Panicum simile	 Pratia purpurascens	 Pseuderanthemum variabile

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