

Engagement Report

159 - 167 Darley Street West

Mona Vale

Prepared for The Trustee for DREP1 Mona Vale Sub Trust

October 2025

SEARs Requirements Declaration: 159-167 Darley Street West, Mona Vale

Declaration		
Name	Berge Okosdinossian	
Qualifications	B. Bus (Econ) – UTS	
The undersigned declares that this Engagement Report has been prepared in response to the following SEARs requirements issued for the Project on 22 August 2025 for SSD-91496958:		
SEARs item no.	SEARs Requirement	Relevant Section of this Report
4	Engagement • 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.	Section 2.0 – Section 4.0
Signed	Berge Okosdinossian, Director – Notting Hill Advisory	
		
Dated	10 October 2025	

Executive Summary

Notting Hill Advisory has prepared this Engagement Report on behalf of Prepared for The Trustee for DREP1 Mona Vale Sub Trust (IPM), in support of the State Significant Development Application (SSDA) for the site located at 159 - 167 Darley Street West, Mona Vale (the Proposal).

The Proposal seeks consent for:

- Demolition of existing buildings;
- Removal of trees, transplanting of one (1) tree, planting of new trees;
- Construction of:
 - 1-3 storeys of basement car parking (noting that the basement extent varies per level);
 - 3 x 6 storey residential apartment buildings, comprising 82 apartments, including:
 - 10% affordable housing GFA for the purposes of affordable housing pursuant to the Housing SEPP, for a period of at least 15 years.
 - 5% affordable housing contribution pursuant to the Pittwater LEP 2014 and Northern Beaches Affordable Housing Contributions Scheme.

The Proposal constitutes State Significant Development (SSD) pursuant to Schedule 26A (in-fill affordable housing) of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) being:

- A development on land in the Eastern Harbour City with an estimated cost of development greater than \$75 million
- A development that does not involve development prohibited under an EPI applying to the land; and
- Up to 15% affordable housing (for 15 years).

The engagement approach for the Proposal has been conducted in accordance with the principles set out in the *Undertaking Engagement Guidelines for State Significant Projects* (the Guidelines).

The information in this report illustrates that engagement carried out has been transparent and effective, while noting that the applicant is committed to ongoing consultation with the community as the project progresses through the next phase of planning.

The site is illustrated below in **Figure 1**.



Figure 1 Site Aerial (Source: Nearmp / Ethos Urban)

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1. Background

1.1 Project Description

The Proposal is aligned to NSW Government priorities to deliver additional housing supply and affordable housing in well located areas, close to jobs, amenity and public transport.

The Proposal utilises the infill affordable housing provisions pursuant to Chapter 2 of the Housing SEPP. The proposed works will include:

- Site preparation and excavation works, including demolition of all structures on the site.
- 1-3 storeys of basement car parking (noting that the basement extent varies per level);
- 3 x 6 storey residential apartment buildings, comprising 82 apartments, including:
 - 10% affordable housing GFA for the purposes of affordable housing pursuant to the Housing SEPP, for a period of at least 15 years.
 - 5% affordable housing contribution pursuant to the Pittwater LEP 2014 and Northern Beaches Affordable Housing Contributions Scheme.

1.2 Site Location and Context

The site is located at 159 - 167 Darley Street West within the Northern Beaches Local Government Area (LGA). The site comprises four separate allotments, legally described as Lot 5 DP11108, Lot 4 DP 11108, Lots 2-3 DP 11108 and Lot 1 DP 11108. The consolidated site has a total site area of 6,122m².

The site is surrounded by a mix of low to medium density residential dwellings in its immediate context, with recreational areas to the north and employment lands further east beyond.

The site occupies a well-connected location in Mona Vale, with its primary frontage to Darley Street West overlooking the Bayview Golf Club. To the north-east, approximately 330 metres away, lie Pittwater High School and Winnererremy Bay, reinforcing the area's established community and recreational character.

Medium density residential dwellings define the site's eastern and southern boundaries, transitioning further east to apartment developments including The Masters and Mornington (over 55s complex). Approximately 700 metres to the south-east, the Pittwater Shopping Centre provides access to local retail and employment opportunities.

To the west, the site adjoins low density housing before again meeting the Bayview Golf Course, framing the locality with a mix of residential and open recreational uses.

1.3 Engagement Purpose

The purpose of this stage of engagement is to fulfill the requirements set out in the Secretary's Environmental Assessment Requirements (SEARs), as below:

- 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.

2. Engagement Approach

2.1 Engagement Principles and Guidelines for State Significant Projects

To deliver effective engagement and build trust with the community, Notting Hill adopted the principles and objectives set out in the Department's *Undertaking Engagement Guidelines for State Significant Projects*.

These principles and objectives include:

- Planning and engaging early
- Ensuring engagement is effective
- Ensuring engagement is proportionate to the scale and impact of the project
- Being innovative
- Being open and transparent about what can be influenced

2.2 Engagement Methodology

Notting Hill's data-driven engagement approach is designed to be responsive to the broadly held concerns and interests of the community impacted by a particular proposal. A key component of Notting Hill's engagement approach is in conducting randomised and statistically representative telephone surveys across the community, to ensure we capture views towards the Proposal from a broad catchment of the public.

This approach ensures perspectives from respondents who would otherwise not engage with traditional methods of consultation are captured in the engagement process, including from renters and young people.

Further to this survey methodology, Notting Hill, in collaboration with the Applicant has provided the community with access to detailed information about the Proposal and mechanisms for members of the community to provide written feedback directly to the project team.

3. Engagement Undertaken

3.1 Engagement Activities and Communication Tools

Tables 1 below outlines the engagement activities and communication tools comprising engagement undertaken to date.

Table 1: Engagement Activities and Communication Tools

Activity	Description	Purpose	Level of Engagement
Public Sentiment Research	~10-minute live telephone surveys with n=100 residents living nearby the Proposal.	Randomised research provides an accurate and statistically representative sample of community attitudes towards the Proposal.	Consult, Inform and Involve
Email Feedback Mechanism	A dedicated consultation email address, allowing community members to submit their written feedback directly to the project team for review and response.	To facilitate a mechanism for members of the community to provide written feedback directly to the project team.	Consult and Involve
Community Information Flyer	Flyer distribution via letterbox to nearby residences to inform the community about the Proposal and share access instructions for the Online Portal.	Boost awareness of the Proposal and communication channels available to the community to access information and provide their feedback.	Inform
Virtual Information Webinar	Online webinar held at a convenient weekday evening slot and advertised to residents and businesses adjacent to the Proposal.	Provide an opportunity for interested members of the community to engage directly with the project team and learn more about what is being proposed.	Inform and Consult
Detailed project presentation	Fulsome project information deck presented with	Ensures accurate and consistent information about the Proposal is	Inform

	accompanying project team explanation during the virtual webinar.	accessible to the community.	
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3.2 Public Sentiment Research

Between 16 September 2025 to 29 September 2025, live person-to-person telephone surveys were conducted with n=100 residents living in postcodes close to the Proposal. The average duration of each telephone survey was approximately 10 minutes.

The surveys tested sentiment on a range of issues, including but not limited to:

- Housing affordability and housing supply in the Northern Beaches LGA;
- Attitudes towards the Proposal;
- Attitudes towards the local neighbourhood and existing amenity;
- Public and community infrastructure; and
- Project benefits

The results of the public sentiment research are summarised in Section 4.1 of this report and a full copy of the research report and methodology is provided in **Appendix 1** of this report.

3.3 Community Information Flyer

A community information flyer was distributed to **693** nearby residences and businesses on Thursday 18 September 2025. The flyer provided recipients with information about the proposal and details about registering for the virtual webinar as well as the dedicated consultation email address for written feedback.

A copy of the community information flyer is provided at **Appendix 2** and the associated delivery radius is provided at **Appendix 2.1** of this report.

3.4 Virtual Webinar

The virtual webinar was held at 6pm on Thursday, 3 October 2025. The webinar was designed to provide key project information with an embedded mechanism for participants to ask questions, make comments and provide feedback directly to the project team.

A copy of the presentation that was shared during the virtual webinar is provided at **Appendix 3** of this report.

3.5 Email Feedback Mechanism

A dedicated consultation email address (consultation@nhadvisory.com.au) was established and shared with members of the community. A summary of the feedback received via this email address is provided in Section 4.3 of this report.

4. Engagement Outcomes

This section summarises feedback received throughout the engagement process and how the project team has responded to issues raised.

4.1 Public Sentiment Research

The survey was completed by **100 respondents** living in Mona Vale. As of the last ABS Census recorded in August 2021, Mona Vale has a combined population of around 8,706 adult residents. This geographic area was selected as best representing the community with a significant personal, economic, and/or civic interest in the proposed development.

Around 74% of the adult population are aged under 55. Around 45% of households own their home outright, another 30% are mortgage-holders, and 25% are in renting or other housing arrangements.

A summary of the range of issues from the public sentiment research is included in **Table 2** below and a copy of the methodology and detailed findings from the survey is provided at **Appendix 1**.

Table 2: Issues derived from public sentiment research

Topic	Detail	Project Team Response
Housing Affordability	61% of respondents rated housing affordability in Mona Vale as <i>Poor</i> . A majority (56%) agreed that new housing should be constructed close to public transport and local amenities.	The Applicant recognises that housing affordability is a key concern across the Northern Beaches. The Proposal contributes to increasing local housing supply within proximity to public transport and amenities, aligning with community sentiment that well-located housing is essential to addressing affordability pressures.
Traffic and Parking	Traffic and parking were the most frequently mentioned issues in open-ended feedback (28%). Among unfavourable respondents, 27% cited local traffic congestion as their main concerns.	The Applicant acknowledges local sensitivities around traffic and parking. A detailed traffic assessment and preliminary Construction Traffic Management Plan (CTMP) will form part of the SSDA, ensuring any potential impacts are properly assessed and mitigated. Parking provision within the basement will meet project requirements and are consistent with relevant controls.
Public Transport	56% of respondents agreed that new housing should be built near public transport and local amenities.	The site's location on Darley Street West provides convenient access to Mona Vale's local centre, existing bus routes, and active transport options. The Proposal leverages this accessibility, supporting sustainable travel patterns consistent with planning policy objectives set by the NSW Government.
Building Height	Building height was	The Applicant acknowledges community concern

	raised in open-ended feedback by one third of respondents (30%), particularly among unfavourable respondents.	regarding building height. The Proposal balances the need for additional housing supply with the surrounding context, supported by a landscape-led design that minimises visual impact from key vantage points. The inclusion of affordable housing enables the Proposal to utilise the provisions of the Housing SEPP, which allow for additional height where projects deliver dedicated affordable housing outcomes. It is noted that the proposal complies with relevant height controls.
Individual Aspects of the Proposal	The most favourably rated aspects were: 1) Proximity to public transport and amenities (56% favourable), and 2) Provision of affordable housing (favourably mentioned in open-ended comments).	The Applicant notes strong support for well-located housing and affordable housing provision. The project team acknowledges this feedback as part of the consultation record.
Favourability towards the Proposal.	36% of respondents expressed a favourable or neutral view before consideration of detailed benefits. This rose to 37% after benefits were presented, with neutral views increasing 6pts from 12% to 18%.	The modest improvement in sentiment following presentation of benefits indicates that many residents are open to further engagement and information. The project team remains committed to maintaining transparency and addressing key themes raised through consultation.

4.2 Virtual Webinar

A total of 75 community members registered to attend the consultation webinar, with 47 participants joining live (a participation rate of 63%). Over the course of the one-hour session, 82 questions were submitted by attendees. The questions covered a range of planning, design and process themes, as summarised below in Table 3.

Table 3: Summary of Feedback from the Virtual Webinar

Topic	Detail	Project Team Response
Building Height and Local Character	Several questions focused on the proposed six-storey height and its relationship to the character of Mona Vale. Attendees queried	The Proposal utilises provisions of the Housing SEPP that allow additional height where affordable housing is provided. The built form has been developed to minimise

	whether the height complies with planning controls and how it aligns with the surrounding low-rise context.	visual impact and integrate with the existing landscape and streetscape character.
Traffic, Parking and Construction Access	Questions sought clarity on anticipated traffic impacts, parking provisions, and construction-related vehicle movements. Some attendees asked about potential congestion during school periods and worker parking arrangements.	The detailed traffic and parking assessment to address these matters has identified one additional vehicle movement every two minutes in the morning and afternoon peak periods, resulting in a minimal impact from the Proposal. The Proposal includes on-site basement parking and leverages proximity to public transport to reduce private vehicle dependence.
Tree Retention and Landscaping	Multiple questions related to specific trees on or near the site, particularly large native gums, and whether they would be retained.	A detailed arboricultural impact assessment, landscape plan and Biodiversity Development Assessment Report (BDAR) will accompany the SSDA. Trees are to be retained where feasible, supported by new plantings to enhance canopy cover and visual amenity.
Affordable Housing Provision	Attendees sought clarification on the 15 per cent affordable housing allocation, including whether it is based on gross floor area and how dwellings will be managed.	The Proposal includes 10% dedicated affordable housing to be managed by a registered Community Housing Provider in accordance with the Housing SEPP as well as a 5% affordable housing contribution in accordance with Northern Beaches Council policy requirements.
Project Staging and Construction Timing	Questions asked about the anticipated start date of construction, whether all three buildings would be constructed simultaneously, and the expected delivery timeline.	Timing will depend on planning approvals and statutory processes. Construction staging will be determined following approval and will prioritise safety and efficiency.
Site Access and Design Layout	Queries related to the number of access points, basement configuration, and building layout.	The Proposal includes a single vehicular entry point from Darley Street West and a connected basement across the buildings, designed to streamline access and minimise external traffic movements.

Local Centre Proximity and Policy Basis	Attendees asked where the “town centre” of Mona Vale is defined and how proximity thresholds under the Housing SEPP apply.	Under the Low and Mid-Rise (LMR) Housing Policy, land within 800 metres of a local centre - including Mona Vale town centre - is eligible for additional height. The site is within the 800m radius of the local centre.
General Engagement Process	A small number of participants sought clarification about how feedback from the session would be considered.	All questions and comments from the session form part of the consultation record and will be summarised in the Engagement Report lodged with the SSDA. Additionally, once the EIS is lodged with the Department, all relevant material is placed on public exhibition for a period of 14 days to allow for public submissions.

4.3 Email Feedback Mechanism

A total of 15 written submissions were received via the project’s dedicated consultation email address following the distribution of the community information flyer.

Correspondence was received from nearby residents and property owners within and around Darley Street West. The feedback largely centred on issues of building height, traffic and parking, and neighbourhood character, with several residents also seeking clarification on the planning process, affordable housing provision, and future opportunities for input.

The correspondence has been reviewed and thematically summarised in Table 4 below.

Table 4: Summary of Issues Raised via Email Correspondence

Topic	Detail	Project Team Response
Building height	Several respondents sought clarification regarding the proposed building height and its relationship to the surrounding residential area. Some expressed a view that the scale may appear larger than existing development and queried how it aligns with the character of the street.	The Applicant acknowledges the feedback received in relation to height and scale. The Proposal utilises provisions of the Housing SEPP that allow additional height where affordable housing is provided. The design incorporates setbacks, modulation, and landscaped buffers to integrate with the existing streetscape and reduce visual prominence.

Traffic and Parking	A number of submissions raised questions about existing traffic conditions, on-street parking, and potential safety considerations at nearby intersections. Some residents also referred to construction vehicle access and worker parking arrangements.	A detailed traffic and parking assessment and preliminary Construction Traffic Management Plan (CTMP) will accompany the State Significant Development Application. These studies will address local traffic conditions, access arrangements, and safety measures to minimise potential impacts during both construction and operation.
Affordable Housing Provisions	Residents sought further information about the proposed 15% affordable housing component, including how it is determined and how such dwellings would be managed.	The Proposal includes 10% dedicated affordable housing to be managed by a registered Community Housing Provider, consistent with the Housing SEPP as well as a 5% affordable housing contribution in accordance with Northern Beaches Council policy. The inclusion of affordable housing enables the Proposal to access SEPP provisions that permit additional height and floor space.
Flooding and Drainage	Some residents referred to localised flooding near the golf course and sought assurance that drainage and stormwater management would be appropriately addressed.	A flood impact assessment and stormwater management plans will form part of the Environmental Impact Statement (EIS) to ensure the Proposal meets all drainage and flood mitigation requirements.
Construction Impacts and OH&S	A small number of submissions queried potential construction impacts, including heavy vehicle movements, noise, and dust management.	The EIS will include assessments covering construction noise, vibration, air quality, and safety.
Planning Process and Lodgement Timing	Some correspondences sought clarification about the planning process, including the timing of the Environmental Impact Statement (EIS), the Department's assessment process, and opportunities for further input.	This engagement forms part of the early consultation phase prior to lodgement of the State Significant Development Application. Once lodged, the EIS and supporting documentation will be publicly exhibited for 14 days, allowing formal submissions from interested parties.

General Sentiment and Support	While most correspondence focused on clarifications or questions, some residents expressed general support for new housing opportunities in Mona Vale, particularly where affordable housing and improved road safety are incorporated.	The Applicant acknowledges and appreciates the range of views received. The project team remains committed to transparent engagement and to ensuring the proposal is informed by robust technical assessment and compliance with planning policy.
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4.4 NSW Government and Northern Beaches Council Consultation

IPM continues to engage proactively with relevant agencies from the NSW Government as well as representatives from Northern Beaches Council (NBC).

Engagement with Council includes a pre-DA meeting, expected to occur prior to the lodgement of the EIS. In advance of the pre-DA meeting, the applicant provided Northern Beaches Council with a range of technical reports in support of the SSDA, including architectural plans, a traffic impact assessment as well as biodiversity and landscape documentation.

Ongoing engagement is expected to occur with Sydney Water and Ausgrid regarding enabling infrastructure associated with the Proposal. As of the second week of October 2025, a connection offer has been received from Ausgrid and a Notice of Anticipated Requirement (NoAR) has been submitted to Sydney Water.

5. Conclusion and Next Steps

This Community Engagement Report provides a concise overview of the communications and engagement activities undertaken in support of the SSDA for the Proposal.

As the Proposal evolves, IPM will continue to engage local residents, landowners, businesses and key agencies, ensuring that community input remains at the heart of the development process.

Appendices

NOTTING HILL ADVISORY

Appendix 1	Public Sentiment Research
Appendix 2	Community Information Flyer
Appendix 2.1	Map of Distribution Area for Information Flyer
Appendix 3	Virtual Webinar Presentation

Appendix 1

Appendix 1 Public Sentiment Research

Darley St West

Community Consultation

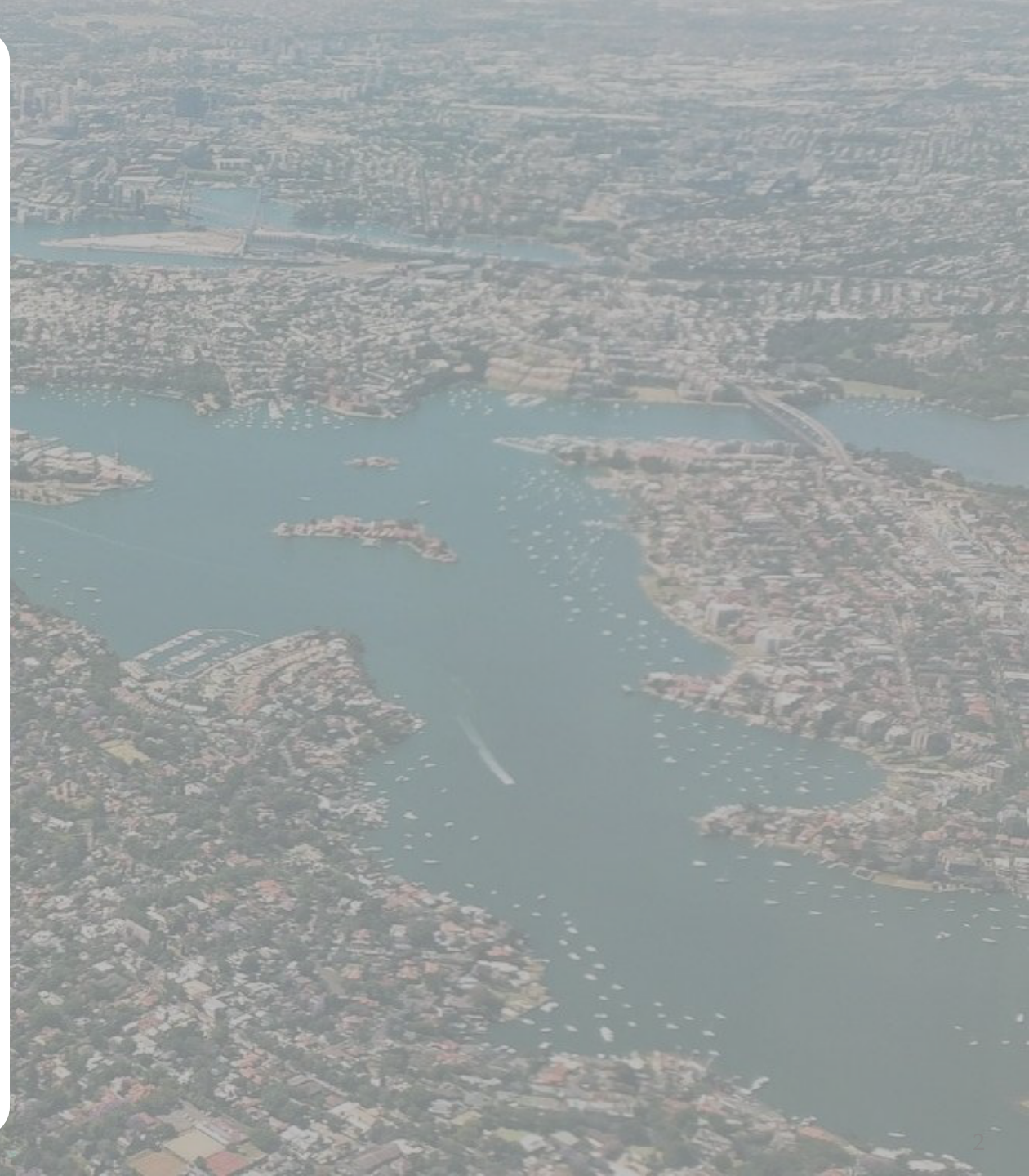
Prepared for IPM
October 2025



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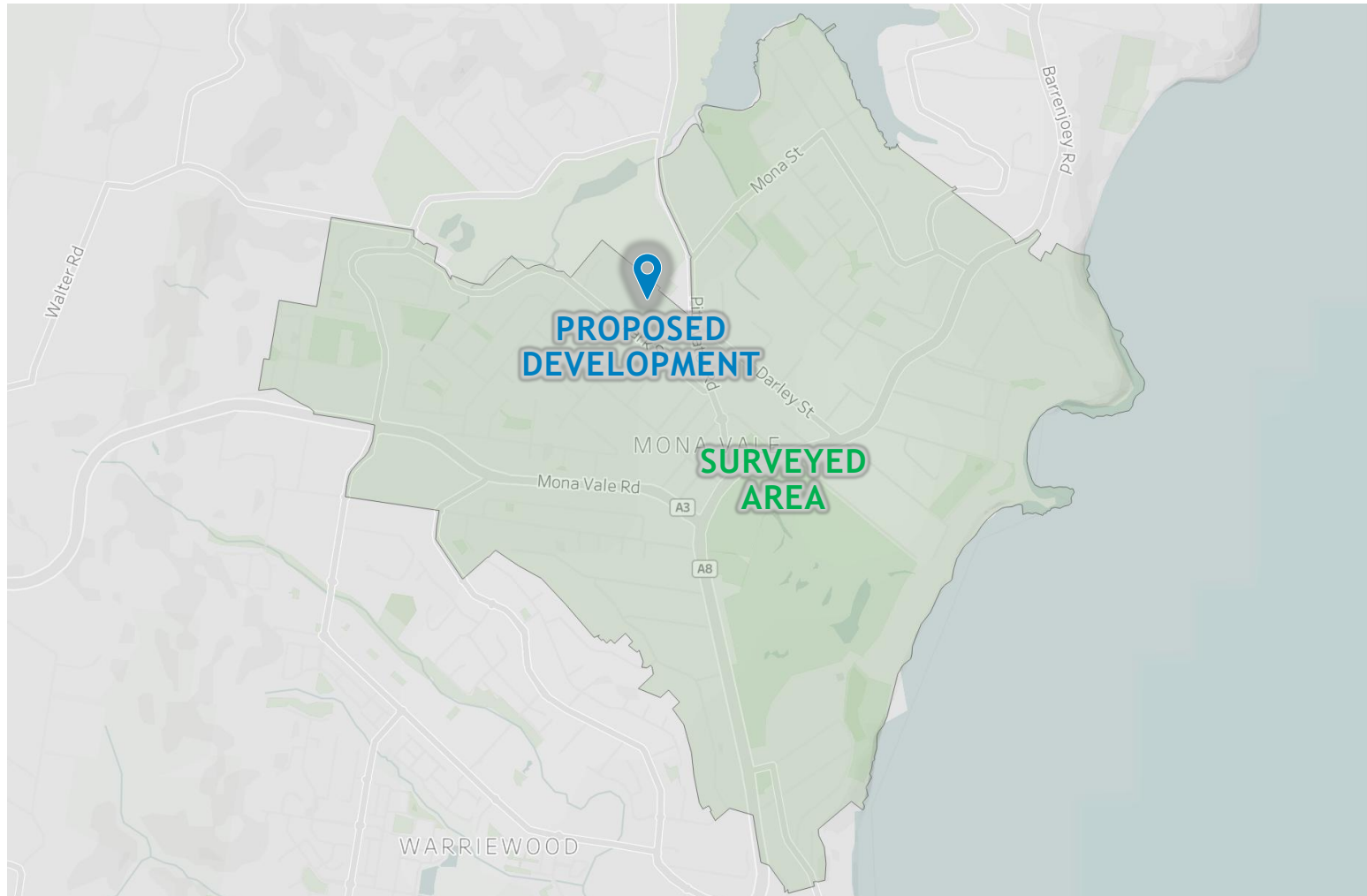
DARLEY ST WEST PROPOSAL – COMMUNITY CONSULTATION

- ▶ Methodology
- ▶ Executive Summary
- ▶ Attitudes towards housing & local neighbourhood
- ▶ Attitudes towards Darley St West proposal
- ▶ Open-ended responses



Survey targeted residents within the suburb of the proposed development

SURVEYED GEOGRAPHICAL AREA



The survey targeted the suburb of Mona Vale with a combined population of around 8,706 adult residents, according to the last Australian Bureau of Statistics Census from August 2021.

Around 74% of the adult population are aged under 55. Around 45% of households own their home outright, another 30% are mortgage-holders, and 25% are in renting or other housing arrangements.

This geographic area was selected as best representing the community with a significant personal, economic, and/or civic interest in the proposed development.

Source: ABS Census (August 2021)



Methodology

DARLEY ST WEST PROPOSAL – COMMUNITY CONSULTATION

- ▶ 8–10-minute interviews were conducted by Computer Assisted Telephone Interviewing (CATI); call-centre staff conducted live person-to-person phone interviews of target population.
- ▶ Fieldwork was undertaken from 16 September to 2 October 2025.
- ▶ The total sample includes n=100 completed interviews with adult residents.
- ▶ Data weighted by age-gender and tenure to be reflective of the Mona Vale adult population.
- ▶ Margin of sampling error for this poll is approximately +/- 10% for topline results, according to a 95% confidence interval.
- ▶ Note margin of error increases for sub-samples (by gender, age, etc.). Caution should be taken in interpreting smaller sample sizes.



Research team are members of the International Association for Public Participation (IAP2 Australasia), and the Market Research Society (MRS).

Executive Summary

DARLEY ST WEST PROPOSAL – COMMUNITY CONSULTATION

- ▶ **Local awareness of the proposal is moderate;** around one in three (36%) residents are aware of the proposal (page 10).
- ▶ **There are a range of attitudes towards the proposal;** 57% have an unfavourable view of the proposal, while 32% are favourable or neutral towards it (page 11).
- ▶ **Attitudes are positive towards many of the proposal's details;** majorities have favourable views of the basement car parking (61%), inclusion of affordable housing (57%), and proximity to the town centre and public transport (57%).
- ▶ **Most residents see benefits in the proposal;** 67% agree the type of housing is suitable for local 'down-sizers', 53% that apartments are a more affordable type of housing for locals, and 47% that the proposal's affordable housing will help maintain housing options for lower-income residents in Mona Vale. Additionally, 61% rate as local housing affordability and availability as poor.
- ▶ **Residents are generally divided on new housing on the Northern Beaches;** 36% say no additional housing should be built in the Northern Beaches Council area, while 48% disagree.

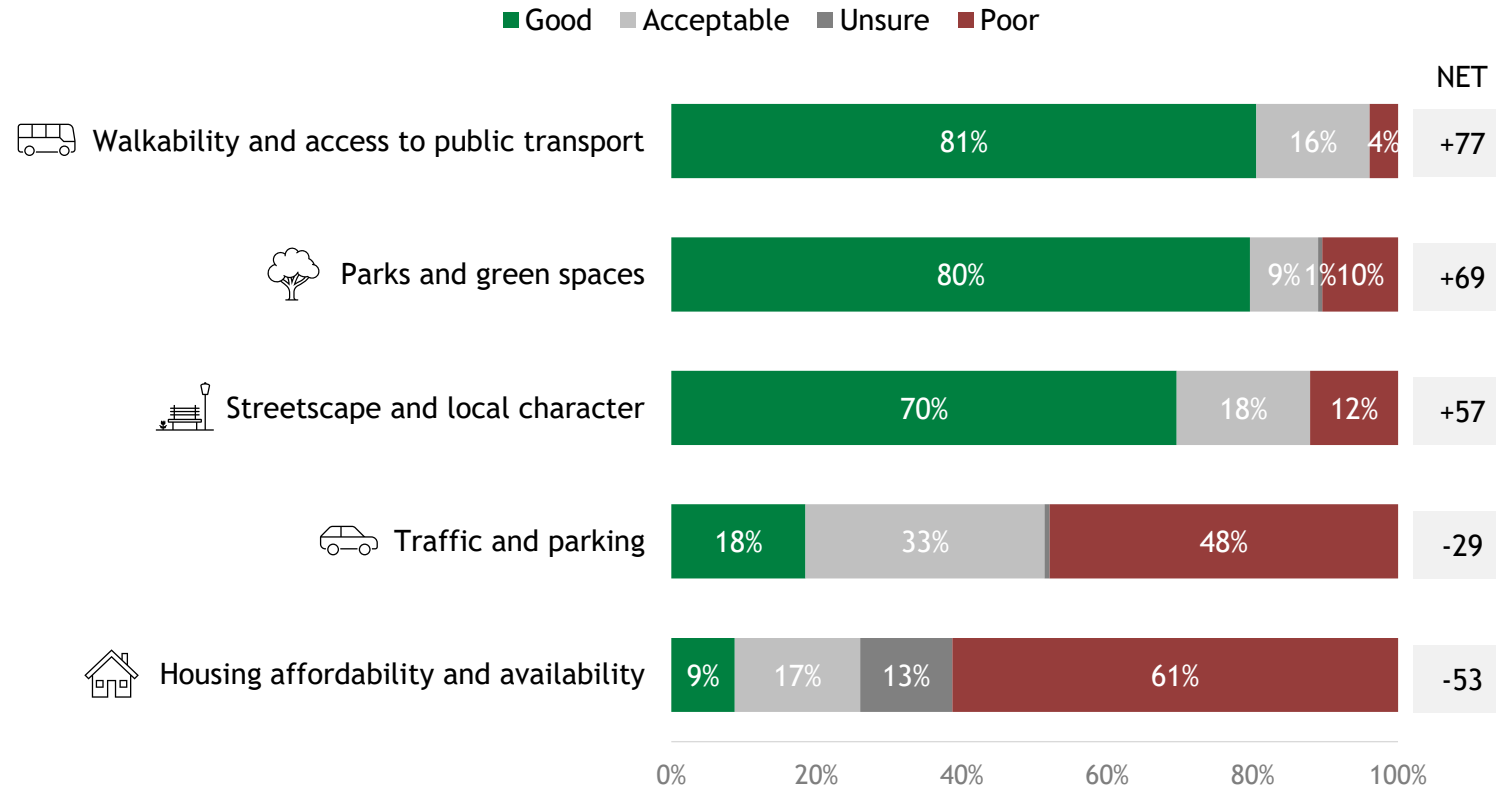
Attitudes towards
Housing & Local
Neighbourhood



Residents rate their local neighbourhood poorly on traffic and housing affordability

PERCEPTIONS OF LOCAL NEIGHBOURHOOD

Q. I'd like you to rate certain aspects of your local neighbourhood.
How would you rate your local neighbourhood for ... Is it Good, Acceptable or Poor?



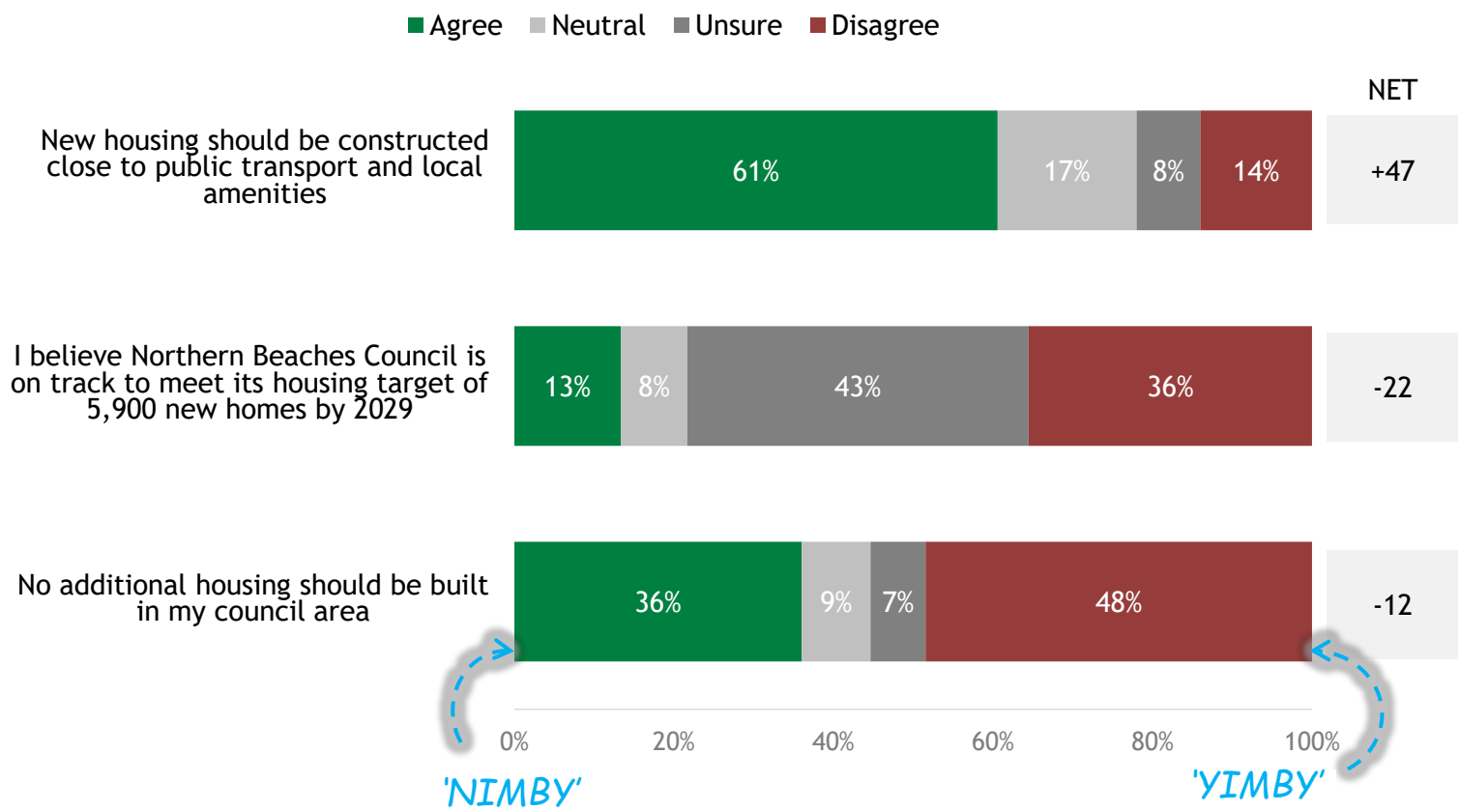
"NET = % Good minus % Poor
(Unsure/Acceptable not included)."



A majority believe new housing should be constructed close to public transport and local amenities

GENERAL VIEWS ON HOUSING

Q. I am now going to read out some statements on housing. For each statement, could you tell me if you agree, disagree, or are neutral?



A majority (61%) agree that new housing should be constructed close to public transport and local amenities.

Only around one in eight (13%) believe the Northern Beaches Council is on track to meet its housing target.

Around one in three (36%) say that no additional housing should be built in the council area, while around half (48%) disagree.

The image is a composite of two photographs. The top photograph shows a vast, flat landscape under a clear blue sky, with a dark green semi-transparent band overlaid across the middle. The bottom photograph is an aerial view of a golf course on the left, featuring green fairways and sand traps, and a large, modern building complex with multiple interconnected wings on the right. The building has a light-colored facade and a flat roof. In the foreground, there are residential houses with tiled roofs and some solar panels. A road with a red double-decker bus is visible on the right side of the building complex.

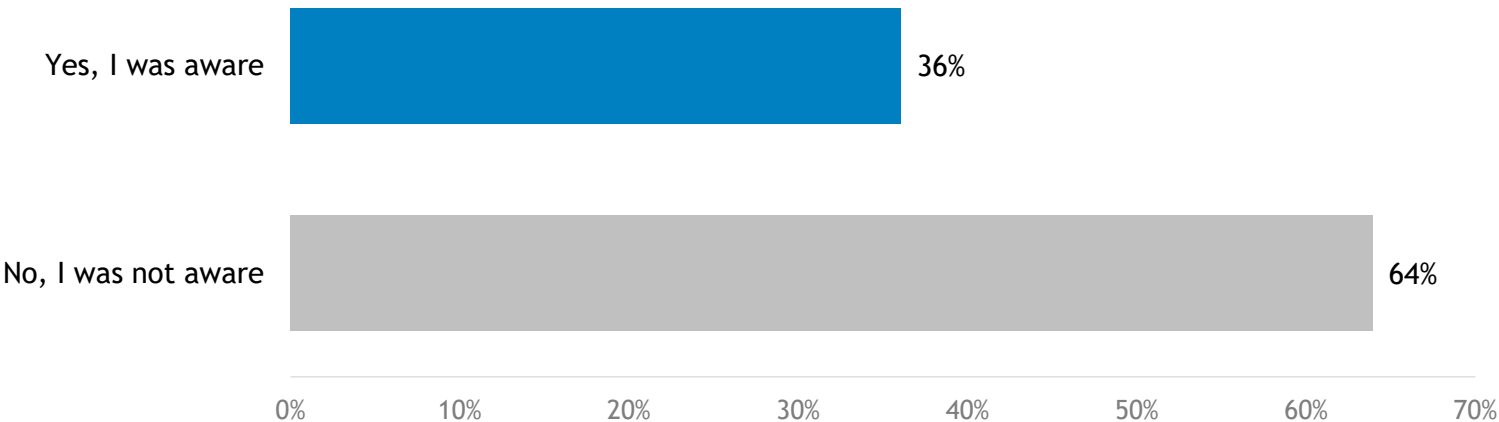
Attitudes towards Darley St West Proposal

Around one in three residents are aware of the proposal

AWARENESS OF DARLEY ST WEST PROPOSAL

- A new development is being proposed on Darley Street West, near Bayview Golf Club, by Sydney developer IPM.
- The proposal is for three residential buildings of six storeys, with a total of 81 new homes.
- 70% of the apartments will be three-bedroom units, and 30% will be two-bedroom units.
- The project includes between one to three basement levels of parking for cars and bicycles.
- 10.5% of the apartments will be set aside as affordable rental housing, managed by a community housing provider for at least 15 years.
- The site is a 10-minute walk to the town centre, and a 15-minute walk to the B-Line bus service to the city.

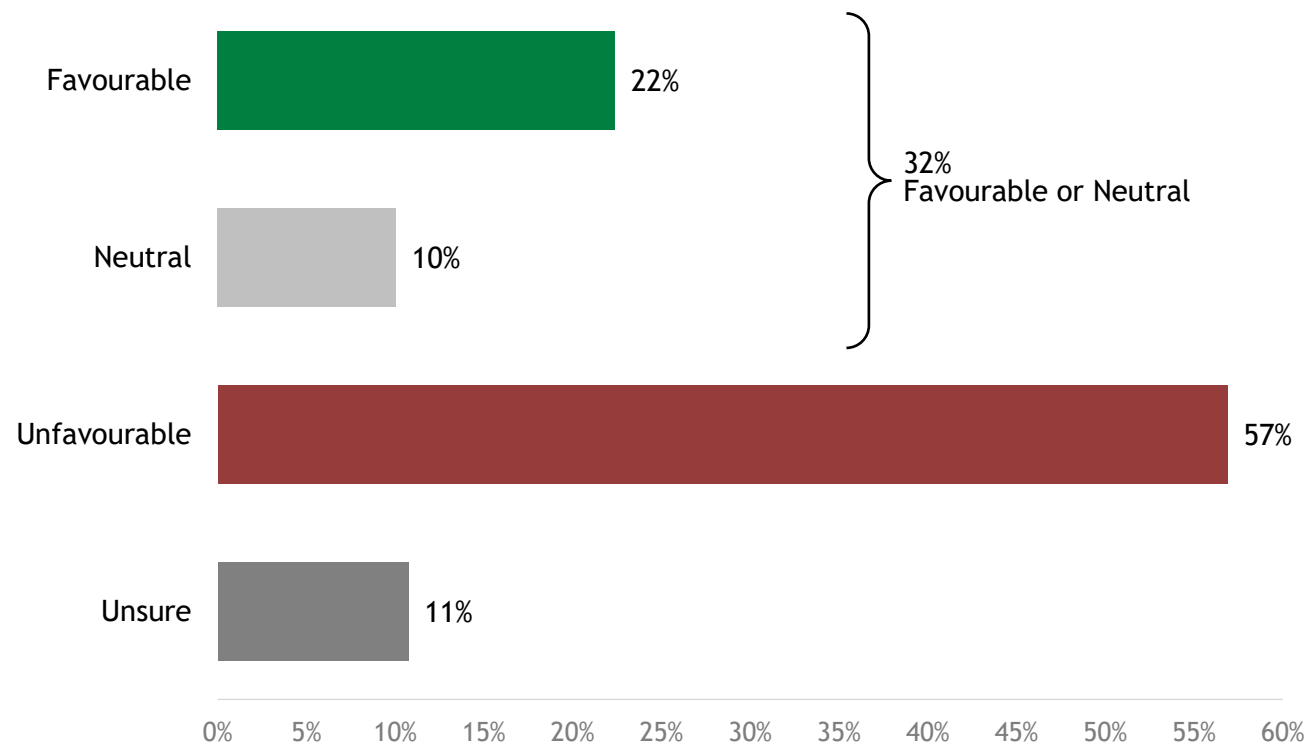
Q. Before today, were you aware of this proposal?



Residents have a range of views on the proposal; more than half have an unfavourable view, and around one third favourable or neutral

ATTITUDE TOWARDS THE PROPOSAL

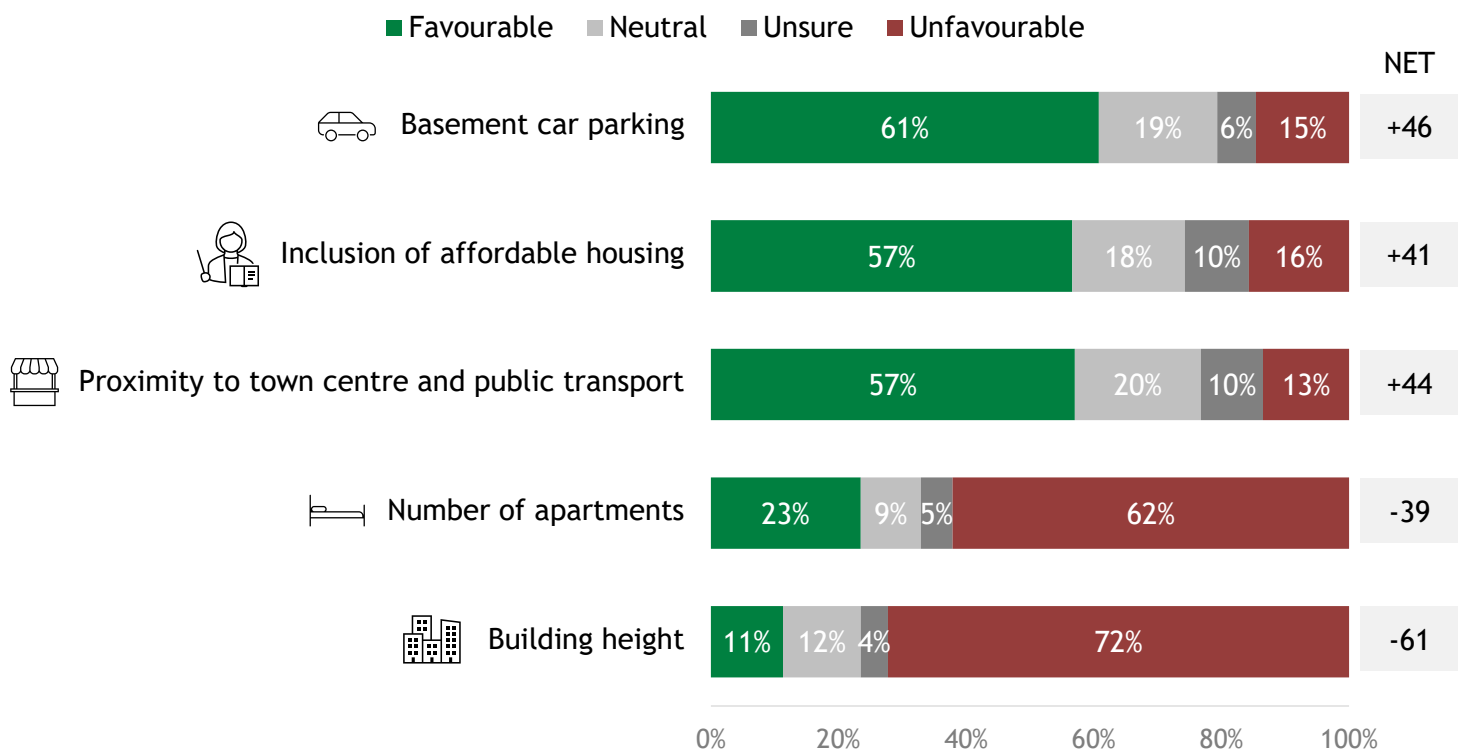
Q. Based on what you know of this proposal, what best describes your attitude towards it?



Majorities have favourable views of the proposal's car parking, affordable housing, and proximity to transport & the town centre

ATTITUDE TOWARDS ASPECTS OF THE PROPOSAL

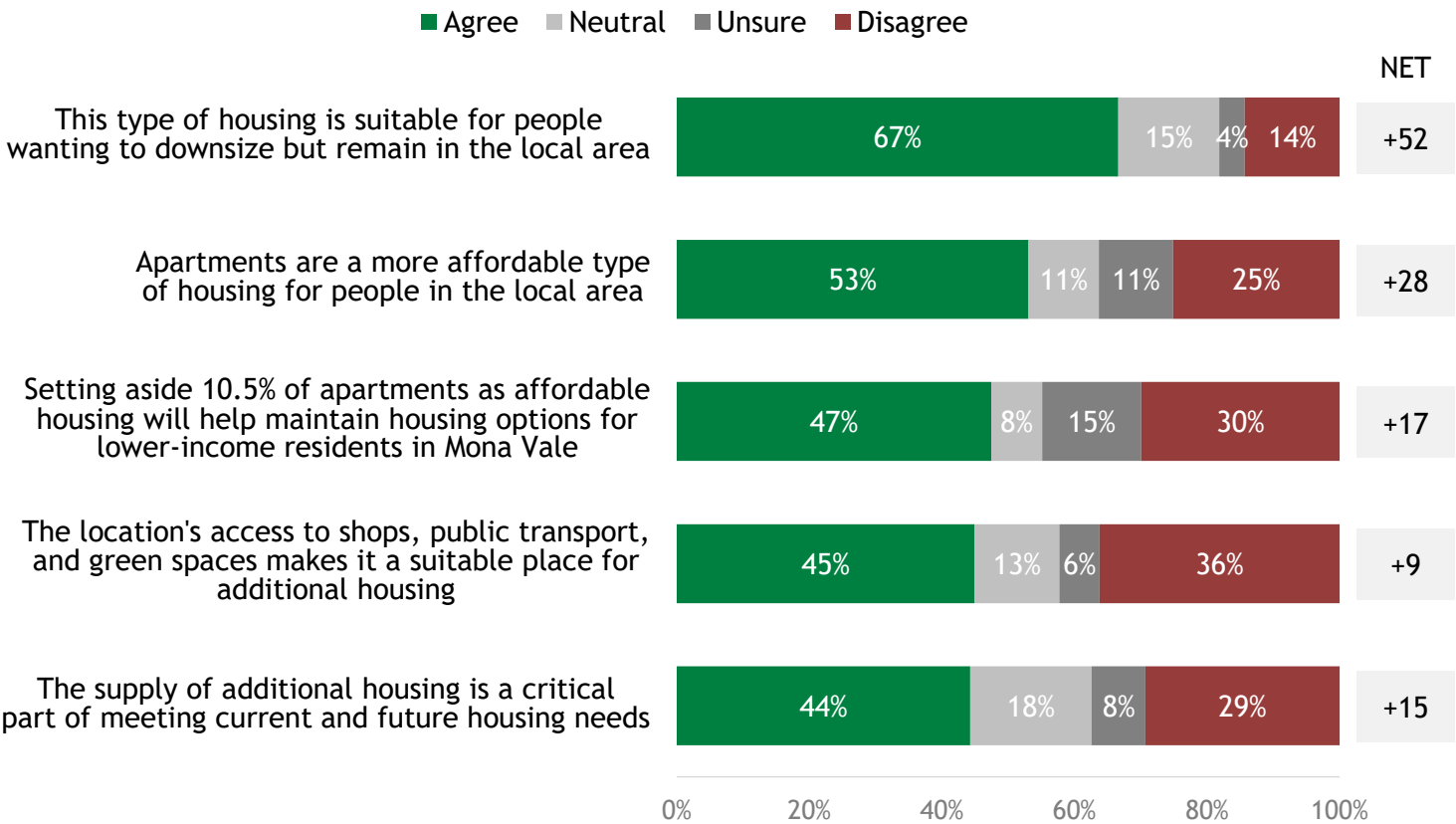
Q. I am now going to read out some specific aspects of the proposed development. For each, could you tell me whether your attitude towards it is favourable, unfavourable, or neutral?



A majority of residents see this type of housing as suitable for local ‘down-sizers’

PROJECT BENEFITS

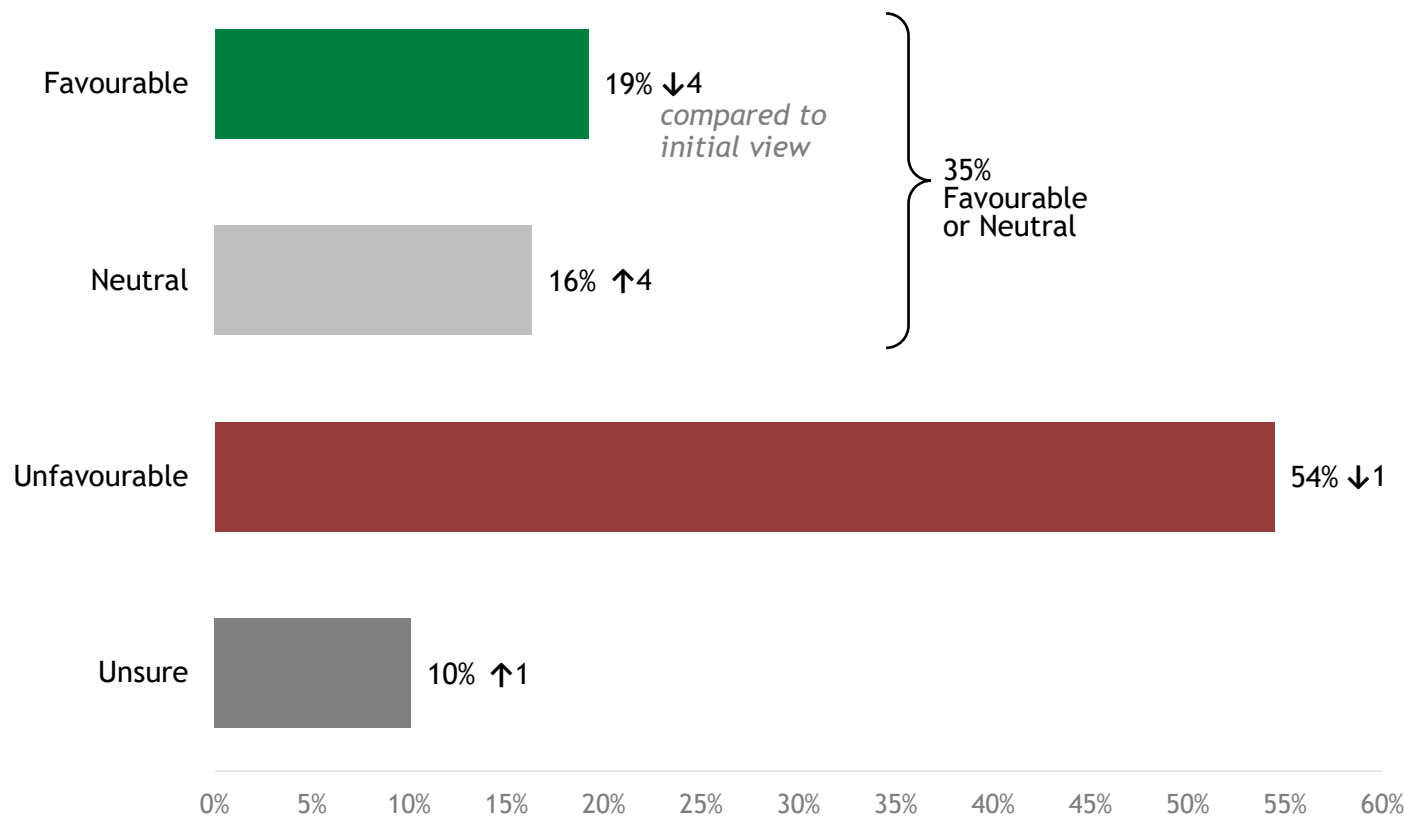
Q. I am now going to read out some statements relating to the proposed development. For each statement, could you tell me if you agree, disagree, or are neutral?



After considering the proposal's details and posited benefits, there was little change in attitudes towards it

POST-CONSIDERATION ATTITUDE TOWARDS THE PROPOSAL

Q. Thinking again about the proposal, what best describes your attitude towards it?



After considering individual aspects of the proposal, and a selection of presented benefits, unfavourable views of the proposal decrease 1pt from 55% to 54%, while neutral views increase 4pts from 12% to 16%. These changes were not large enough to be statistically significant.

Net favourability (% favourable minus % unfavourable) for the project was unchanged.

N.B. Between the pre- and post-consideration questions, respondents were asked about their attitudes towards five individual aspects of the proposal, and five statements on its posited benefits.

Figures rounded.





Open-ended responses

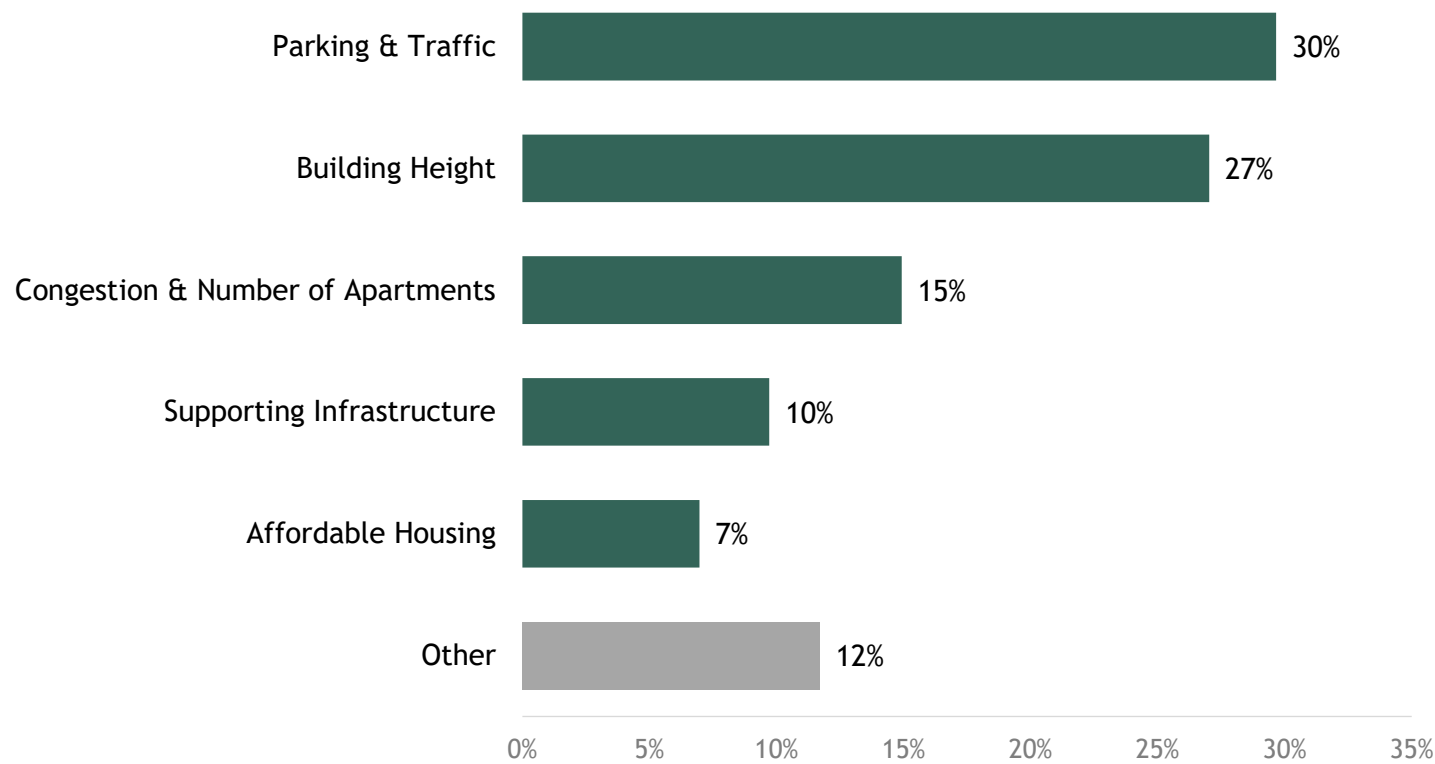
72 of 100 respondents provided comments

Parking & traffic, and building height led the discussion

MAIN SUBJECT MATTER OF OPEN-ENDED RESPONSES (CODED)

Q. And very briefly, do you have any additional comments on the proposal?

N.B. 72 respondents took the opportunity to provide additional comments.
Coding based on leading subject of each comment.



72 respondents (72%) took the opportunity to provide additional comments.

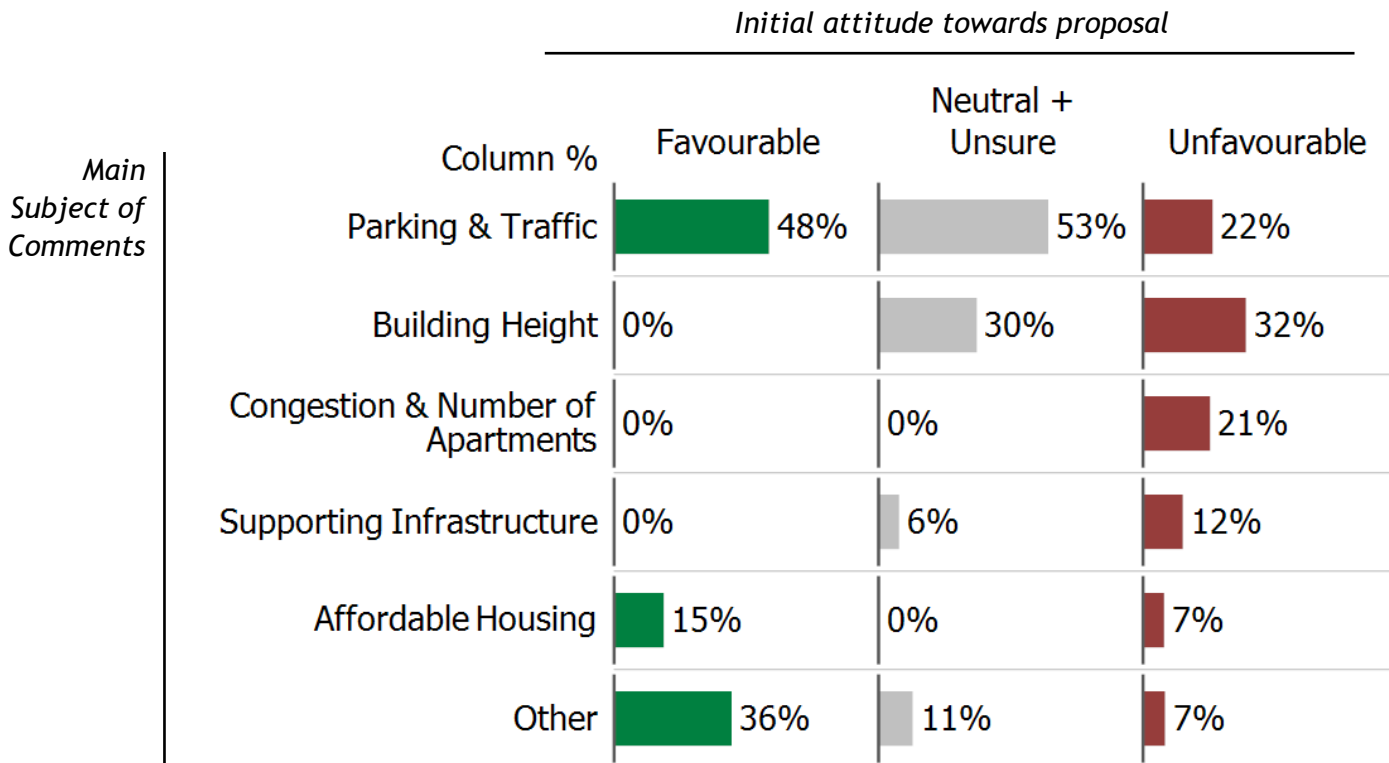
Of those who provided comments, the most common leading subjects were parking & traffic (30%) and building height (27%).



Parking & Traffic, and Affordable Housing were the leading subjects among those respondents who were favourable towards the proposal

MAIN SUBJECT MATTER OF OPEN-ENDED RESPONSES (CODED), BY INITIAL ATTITUDE

Q. And very briefly, do you have any additional comments on this proposal?



Those with favourable views were most likely to comment on parking & traffic (48%), followed by affordable housing (15%).

Those with unfavourable views of the project were most likely to comment on building height (32%), followed by parking & traffic (22%) and congestion & number of apartments (21%).

N.B. 72 respondents took the opportunity to give additional comments. Coding based on leading subject of each comment.

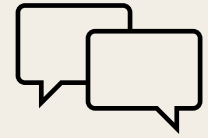


Respondents had a range of opinions, on the proposal and Mona Vale more generally

SELECTED VERBATIM QUOTES

Q. And very briefly, do you have any additional comments on this proposal?

- ▶ *“I'd like to see more of these developments closer to the central shopping centre. I'm even interested in purchasing one.” Male 65-74, Homeowner without a mortgage*
- ▶ *“Hurry up and finish the project.” Female 45-54, Homeowner without a mortgage*
- ▶ *“It would be good to have more than 10.5% of units of affordable housing.” Female 35-44, Homeowner with a mortgage*
- ▶ *“A 6-storey building is too high. If it had been just 4 storeys, it would be fine. A development of that height will make the area too busy and congested. This area is primarily residential, with houses that have garages. Placing such a large building here does not suit the existing character of the neighbourhood.” Male 45-54, Homeowner without a mortgage*
- ▶ *“If they limit the 6-storey apartment building to 3 storeys, I would be favourable.” Female 75+, Homeowner without a mortgage*
- ▶ *“There are already too many people in Mona Vale, we don't need a high-rise complex.” Female 65-74, Homeowner without a mortgage*
- ▶ *“They need to improve the infrastructure first in order to support a larger population.” Male 45-54, Homeowner without a mortgage*





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Appendix 2

Appendix 2

Community Information Flyer

Information for Residents

159 - 167 Darley Street West, Mona Vale

Notting Hill Advisory, an independent community engagement consultancy, has been appointed by the landowner of 159–167 Darley Street West, Mona Vale to consult with the local community regarding a proposal to deliver new housing, including affordable housing, at this site.

The proposal seeks to deliver 81 new dwellings across three, six-storey residential buildings comprising a mix of 70% three-bedroom apartments and 30% two-bedroom apartments, to support greater housing diversity in Mona Vale.

As part of the proposal, 10.5% of new dwellings will be dedicated affordable housing. These homes will be managed by a not-for-profit Community Housing Provider (CHP) and allocated to tenants based on established income eligibility criteria. Affordable housing typically supports local essential workers, such as teachers, nurses and first responders.

The proposal is in the early planning stages and an Environmental Impact Statement (EIS) is being prepared for lodgment with the NSW Department of Planning, Housing and Infrastructure (DPHI). The EIS will be reviewed by the Department and placed on public exhibition for further community feedback, expected later this year or early next year.

Notting Hill Advisory invites interested members of the community to learn more about the proposal and provide feedback at this early stage. Feedback received will assist the project team in refining the proposal as it advances through the planning process.

Learn More

A community information webinar will be held on Thursday 2 October 2025 at 6:00 pm. Please scan the QR code or visit bit.ly/darleyst to register your attendance.



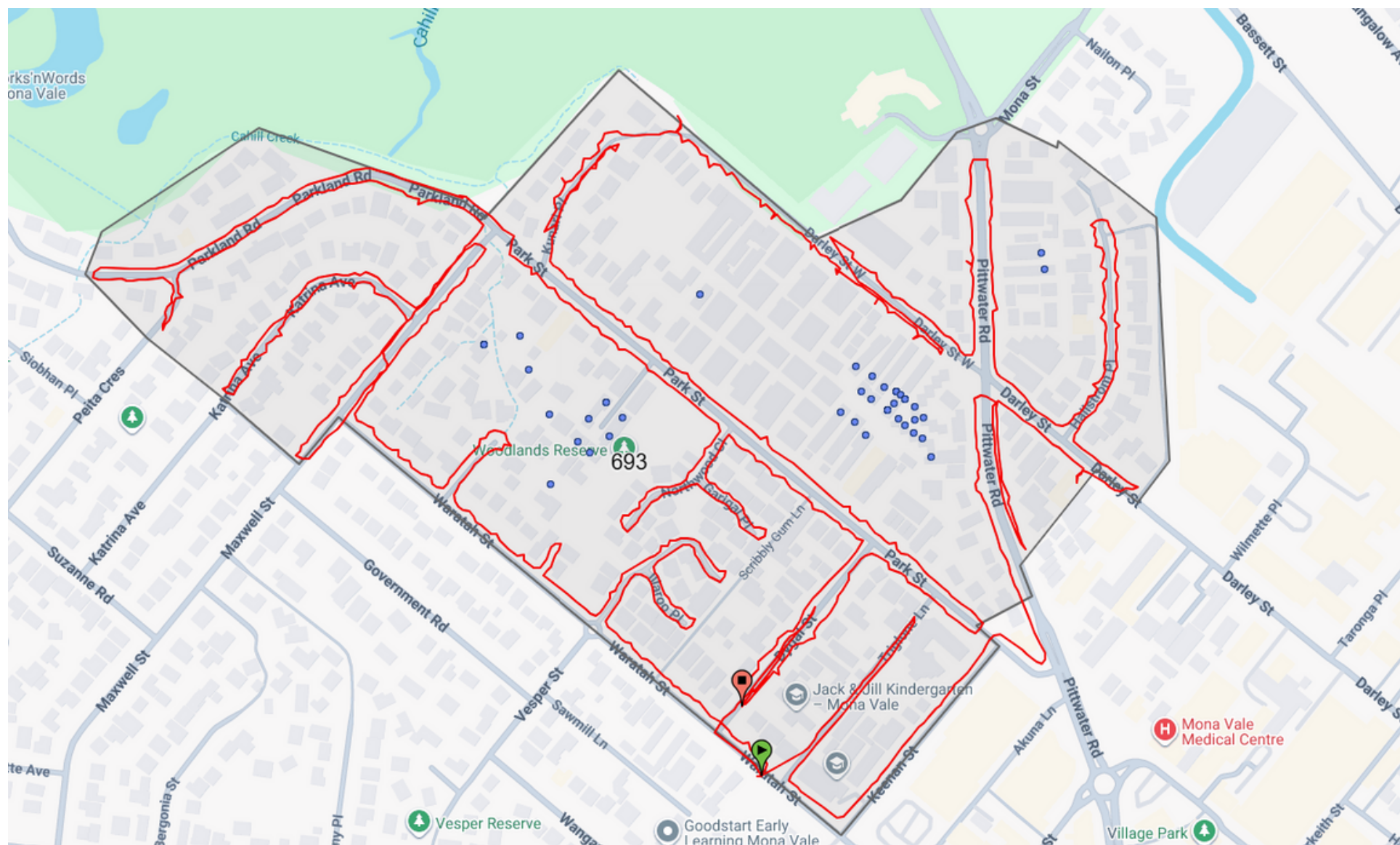
Have Your Say

You can also contact the project team directly to share your views or ask questions. A dedicated project email has been established for this purpose and individual feedback will remain confidential.

Email: consultation@nhadvisory.com.au

Appendix 2.1

Appendix 2.1 Map of Distribution Area for Information Flyer



Appendix 3

Appendix 3 Virtual Webinar Presentation



NOTTING HILL
A D V I S O R Y

159 – 167 Darley Street West

Mona Vale

Community Webinar
Thursday 2 October 6pm

Team



Development Manager



Architect

NOTTING HILL

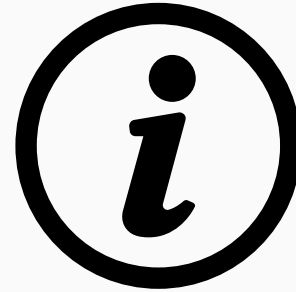
Community Engagement

Housekeeping

- Tonight's webinar is a presentation format, with the moderator and supporting material on screen.
- If you have a question, please use the question mark icon in the top right of your screen and type in your question.
- If you have any technical issues, use the question function and we will respond to you directly.



Purpose of early engagement



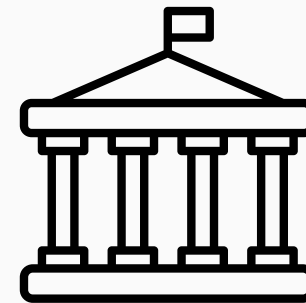
Provide clear information about the proposal in its early stages



Gather community feedback on key issues and concerns



Feedback received is summarised in an Engagement Report



Engagement Report is lodged as part of the application



Engagement conducted according to NSW Government Guidelines

Agenda

- Who is delivering the Project
- Planning Context
- Affordable Housing
- Traffic and Parking
- Design
- Questions

Who is delivering the Project

IPM have been appointed by the landowner to manage the development.

Established in 1979, IPM is a multi-award winning property developer with over 40 years' experience in developing luxury, residential dwellings. IPM has a proven track record of successfully delivering more than 70 boutique residential projects, comprising over 2,200 dwellings.

IPM's portfolio includes numerous projects on the Northern Beaches such as Alaia in **Warriewood**, Oceans in **Newport**, Pavilions and Oceans in **Freshwater**, Iluka in **Mona Vale** and **The Masters**, which is also located **on Darley Street**, close to the proposed development.

IPM creates places where people aspire to live – homes with timeless appeal, sophisticated design and unrivalled quality and craftsmanship.

Planning Context



Planning Context

State Significant Development Application

- The project is classified State Significant because it includes Infill Affordable Housing and the estimated development cost exceeds the required threshold
- SSDA's must prepare a comprehensive suite of documents forming an Environmental Impact Statement (EIS)
- The EIS will consider matters including, traffic and parking, built form, design, landscaping, biodiversity and community engagement (not exhaustive)

Land Use

- The land is zoned R3 Medium Density Residential. Apartment buildings are permissible with development consent

Building Height

- Given the proposal includes an affordable housing component, NSW planning rules (NSW Housing SEPP) allows for a building height up to 22.75 metres or about 6 storeys

Affordable Housing

- A minimum 15% affordable housing will be provided in line with NSW planning regulations and Northern Beaches Council policy
- Affordable housing units will be managed by a Community Housing Provider (CHP) for 15 years
- Aimed at supporting key workers who work but do not live in the Northern Beaches

Affordable Housing

- **What it is** – Affordable housing refers to rental homes priced so that low to moderate income households can live locally without being under housing stress. It is different to social housing or crisis housing.
- **Who it is for** – Generally key workers such as teachers, nurses, aged care and childcare workers; people who work in the the local area but often struggle to find housing nearby.
- **How it works** – A portion of apartments within the project will be set aside as affordable rental housing and managed by a registered Community Housing Provider, ensuring they go to eligible households.

Planning Context

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Traffic and Parking

- **Basement parking for 163 car parking spaces**, including 16 accessible spaces. This is consistent with parking provisions outlined in the Northern Beaches Council Development Control Plan (DCP)
- The proposal is expected to generate approx. **one additional car movement every two minutes** during the morning and afternoon peak periods
- A **Construction Traffic Management Plan** will be prepared to minimise disruption during works., including designated truck routes, work hours and safety measures for pedestrians and cyclists
- Access will be via a single driveway on Darley Street West, with separate entry and exit points

Design

Design Strategy

- Three slender building forms referencing the original subdivision pattern
- Landscaped frontage with retention of existing trees where possible
- Central building footprint reduced to preserve the spotted gum forest
- Additional tree planting across the site
- Vegetation layers used to soften views and minimise visual impact

Materiality & Appearance

- Coastal and natural tones throughout the design
- Sandstone elements in the public domain to reflect local character
- Upper levels finished with natural colours and timber-like soffits and façades
- Warm, organic appearance designed to blend with the surrounding environment



Questions



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Thank you

Community Webinar
Thursday 2 October 6pm