



The General Manager  
Northern Beaches Council

Dear Sir,

Domain Residential and Project Marketing has been servicing the Northern Beaches for almost 25 years - specialising in the consolidation, design, marketing and sale of new apartments, town homes and houses for our clients. In this time we have delivered over 100 medium density developments to the market between Dee Why and Avalon.

A very large proportion of our business is to the downsizer market, that is, buyers who are wanting to scale down from large family homes to smaller accommodation, conveniently located to local amenities. Demand for this sort of stock continues to increase due to the ageing nature of our population, and also with people moving into our area based on COVID related lifestyle and working decisions.

Our last 4 projects in Mona Vale, Warriewood and Newport have sold out 'off plan', prior to the commencement of construction, and with an active database of over 4,000 potential buyers there simply is an undersupply of product to service the market.

Another consequence of this situation is that without sufficient opportunities to move to new medium density complexes, people stay where they are much longer than they would want, causing the housing food chain to clog up all the way down to first home buyers - and thereby affecting housing affordability.

Under current planning guidelines there is less than a handful of suitably zoned properties available to amalgamate in our local catchment area. We support good urban planning practises, they are essential in maintaining the character of our area, and allow for development that is well accepted by the community. However our belief is that consideration should be given to rezoning of sites which present logical and rational reasoning to do so.

The site at 161-167 Darley St West Mona Vale is a site we believe deserves this consideration. This entire section of Darley Street is zoned R3 with the exception of the subject blocks which are located at the quiet cul-de-sac end of the street. To allow medium density development on this site is a logical extension of the surrounding amenity - and we would strongly support a fair and reasonable review of any application presented.

Feel free to contact me at anytime to discuss on 0416 029 417.

Regards

Nik Vuko  
Principal

