

12<sup>th</sup> December 2024

The CEO  
Northern Beaches Council  
PO Box 82  
Manly NSW 1655

Attention: Adam Croft – Principal Planner

Dear Mr Croft,

**Development Application No. DA2024/0499**  
**Supplementary Statement of Environmental Effects**  
**Demolition and construction of three (3) residential flat buildings**  
**116 – 120 Frenchs Forest Road West and 11 Gladys Avenue, Frenchs**  
**Forest**

This Supplementary Statement of Environmental Effects has been prepared in response to clause 35A(1) of the Environmental Planning and Assessment Regulation which prescribes the following:

*A person must not apply to a consent authority for development consent to carry out development on land in the Frenchs Forest Precinct unless the application is accompanied by an assessment of the consistency of the proposed development with the Frenchs Forest 2041 Place Strategy.*

Having reviewed the adopted Frenchs Forest 2041 Place Strategy (the Strategy) we respond as follows.

This supplementary statement considers the objectives and intent of the Strategy and demonstrates that the proposal will satisfy each of the identified “Big Moves” through the provision of a well-considered and well-designed residential flat building development.

The proposed residential flat development is consistent with the objectives and standards of both the Warringah LEP and DCP which has been recently amended in response to the Hospital Precinct Structure Plan and the Strategy. The subject property is located within the Frenches Forest Road West Neighbourhood Centre with the proposal consistent with “Big Move 4” being to establish a vibrant and safe high-street and medium density residential buildings which provide safe, energised and a tree lined high-street for residents and workers.

In this regard, the proposal will provide for a high-quality, contemporary development with dwellings orientated to the public domain with landscaping incorporated as a fundamental component of the development. The development will contribute positively to the streetscape character of the area and amenity for occupants and workers.

The proposal is also consistent with “Big Move 5” which seeks to “*build on the established character of French’s Forest to create a place for people*”. The proposed residential flat development will contribute positively to the character of the area in terms of its architectural quality and integrated landscape outcome.

The proposal appropriately responds to the stated Actions of the French’s Forest Road West Neighbourhood Centre as follows:

| <b>Strategic Actions for the French’s Forest Road West Neighbourhood Centre</b>  |  |
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| <b>Strategy Action</b>   | <b>Response</b>  |
| <i>Provide an interface to the surrounding low density residential areas and offer a diversity of housing</i>                          | The proposal appropriately responds to the low-density residential area to the north of the site with the significant spatial separation afforded ensuring no unacceptable residential amenity impact consistent with the strategy action  |
| <i>Plan for the new high-street of French’s Forest Road West, with a range of retail, office and medical uses</i>                      | The proposal does not seek a mixed-use outcome on the site with the proposal not antipathetic to the strategy action   |
| <i>Plan for apartment buildings and an urban residential character and north of Frenchs Forest Road West</i>                           | The subject site is located on the northern side of Frenchs Forest Road West with a residential apartment building proposed. The form and massing of the development which will sit within a landscaped setting is consistent with the urban residential character established in the area consistent with the strategy action |
| <i>Provide diverse and engaging ground floor uses in the mixed-use buildings opposite the town centre of French’s Forest Road West</i> | The proposal does not seek a mixed-use outcome on the site with the proposal not antipathetic to the strategy action.  |

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| <i>Create a new high-street focused on people in place, with no new vehicle accessed from Frenchs Forest Road West</i> | The residential flat building has been designed to address the Frenchs Forest Road West frontage and provide an appropriate level of activation. All vehicular access is proposed from Gladys Avenue consistent with this strategy action. |
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Accordingly, the consent authority can be satisfied that the proposed development is consistent with the Frenchs Forest 2041 Place Strategy and the Frenchs Forest Precinct specific standards and controls incorporated within Warringah LEP 2011 and Warringah DCP applicable to development on the land.

Please not hesitate to contact me to discuss any aspect of this submission.

**Yours faithfully**

Boston Blyth Fleming Town Planners



Greg Boston

B Urb & Reg Plan (UNE) MPIA

B Env Hlth (UWS)

**Director**