

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2025/0506
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	28/05/2025
<b>To:</b>	Ryan Fehon
<b>Land to be developed (Address):</b>	Lot 25 DP 30837 , 147 Frenchs Forest Road West FRENCHS FOREST NSW 2086

### Officer comments

#### STRATEGIC PLANNING ASSESSMENT

#### Officer Comments

The proposal has been reviewed against Council's strategic planning framework and is considered acceptable.

#### STRATEGIC PLANNING ASSESSMENT

#### Proposal

The subject site is currently occupied by a single residential dwelling. The proposed development involves internal reconfiguration, conversion of the existing garage, construction of a rear extension including a new kitchen and outdoor deck, and upgrades to the driveway and landscape areas. The proposal includes two off-street parking spaces.

#### Frenchs Forest Hospital Precinct Structure Plan

The site is located within the boundaries of the Northern Beaches Hospital Precinct Structure Plan. The subject land is not identified for rezoning or increased density as part of the Structure Plan and retains its R2 zoning with no proposed uplift.

The Structure Plan recognises the importance of maintaining low density character in areas such as Frenchs Forest Road West while ensuring new development integrates with surrounding streetscape and contributes positively to the amenity of the area. The

proposal aligns with these principles through its scale, compatibility with surrounding dwellings, and preservation of landscape areas.

### **Conclusion**

The proposal is considered acceptable in terms of Council's Strategic Planning framework and consistent with the intent of the Northern Beaches Hospital Precinct Structure Plan.

### **Further Comments**

COMPLETED BY: Shima Niavarani

DATE:28/05/2025

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### **Strategic Planning Conditions:**

Nil.