



assessment of consistency



ASSESSMENT OF CONSISTENCY WITH THE FRENCHS FOREST 2041 PLACE STRATEGY

22 KARINGAL CRESCENT
FRENCHS FOREST NSW 2086

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introduction

This Assessment of Consistency has been prepared by Northern Beaches Planning to accompany the lodgement of a development application for the construction of two semi-detached dwellings and the subdivision of one lot into two at 22 Karingal Crescent, Frenchs Forest.

The site is located within the Frenchs Forest Precinct, as shown on the Precincts Map of Warringah Local Environmental Plan 2011 (**WLEP 2011**).

In accordance with the provisions of clause 35A of the Environmental Planning and Assessment Regulation 2021 (**the Regulation**), 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* (**the Strategy**).

assessment of consistency

The proposed development seeks consent for the construction of two semi-detached dwellings and the subdivision of one lot into two at the site. The site is located within the Karingal Crescent Neighbourhood, as identified by the Strategy.

The Strategy prescribes the following in relation to the Karingal Crescent Neighbourhood:

Karingal Crescent Neighbourhood

The Karingal Crescent Neighbourhood will be a place of low-rise medium density housing up to 3 storeys, carefully designed to create a new edge to the town centre that can also integrate with the existing residential neighbourhood. This diversity of housing types within walking distance of the town centre will enhance the established residential character along Karingal Crescent. This will include a mix of dual occupancies, semi-detached and attached dwellings all within a walk of the town centre and Bantry Bay Neighbourhood Centre. Compact housing types will create a new edge to Warringah Road, with landscaped setbacks and north facing rear gardens. Landscaped front setbacks, retention of existing trees and new tree plantings will integrate new development into the streetscape.

Actions

- *Establish site consolidation requirements*
- *Require landscaped and/or deep soil areas to make up 30% of site area*
- *Encourage compact housing types*

The proposed development is consistent with the intent and provisions of the Strategy that are relevant to the Karingal Crescent Neighbourhood, as follows:

- The proposed semi-detached dwellings are a form of development that are anticipated within the Karingal Crescent Neighbourhood.
- The proposed semi-detached dwellings will contribute to the existing mix of housing types within walking distance of the town centre.
- The proposed development creates a new, consistent edge to Warringah Road, with landscaped setbacks and north facing rear gardens.
- The application is accompanied by detailed Landscape Plans which demonstrate landscaped front setbacks and new tree plantings to integrate new development in the streetscape.
- The proposed development retains all existing trees beyond the anticipated building footprint, noting that the retention of trees should not prohibit development occurring in the form anticipated by the Strategy.
- The proposed development achieves consistency with the 30% landscaped area requirements.

The proposed development is also consistent with the broader provisions of the Strategy, as follows:

- The proposed development includes appropriate sustainability practices to reduce future load on existing utility services by:

- Implementing a skilful design that maximises natural light and ventilation to reduce electricity demand for heating and air-conditioning, and
 - Incorporating rainwater tanks and modern appliances to reduce water consumption.
- The proposed development will be required to pay the required infrastructure contributions.
- The proposed development is maintained below the maximum height and floor space ratio prescribed for the site.

conclusion

The proposed development will positively contribute to the Karingal Crescent Neighbourhood and is consistent with the relevant provisions of the Strategy.



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