
From: Jackson Whitehair [REDACTED]
Sent: Tuesday, 5 September 2023 8:58 AM
To: Planning Panels - Northern Beaches
Subject: Submission to NBLPP - Application DA 2023/0172

Categories: NBLPP

To the Northern Beaches Local Planning Panel,

Apologies for the late submission.

I am writing in reference to item number 4.2 on the agenda of the Panel's meeting of 6 September 2023: DA 2023/0172, the development of 30 dwellings at No. 1, 5, 5a and 7 Gladys Avenue, Frenchs Forest.

Developments such as this would create greater housing density which is very much needed on the Northern Beaches given the prevalence of housing affordability concerns.

To my understanding the Northern Beaches Housing Strategy and the Frenchs Forest 2041 Place Strategy have identified opportunity in this area for increasing housing supply. The Place Strategy states it will deliver in Frenchs Forest:

- 2,000 new homes (1,000 of these in the town centre; 1,000 in the adjacent residential areas) with a range of housing including townhouses, terraces, apartments and aged care; and homes for essential workers such as nurses and paramedics.

The increase in housing density this development would provide would improve the availability of smaller dwellings closer to an affordable price range for younger and lower income families on the Northern Beaches, which often struggle to afford to stay in the area. This is well aligned with the issues and principles identified in the Northern Beaches Housing Strategy, as outlined in the council's YouTube video

here: https://youtu.be/1yQalr2Dfws?si=yYcExitoft_LmKnz

As former Mayor Michael Reagan states: "we need to find housing for that demand", "The new Strategy will identify existing planned areas such as French's Forest ... there's opportunities within a Kilometre or so for additional growth." and "we need the missing middle which is the town houses and the villas."

I am concerned that this development is being recommended for refusal on technical grounds such as the isolation of one dwelling, traffic, design and engineering, while the significant benefits from the increase in dwelling supply it would provide are not being sufficiently considered.

Kind regards,
Jackson Whitehair
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