

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2019/0087
<b>To:</b>	Daniel Milliken
<b>Land to be developed (Address):</b>	Lot 5 DP 25713 , 8 Gladys Avenue FRENCHS FOREST NSW 2086

### Officer comments

The proposal is considered acceptable in terms of Council's Strategic Planning, provided there is satisfactory compliance with the requirements of the SEPP (Housing for Seniors or People with a Disability) with regards to accessibility and design.

### Accessibility

Seniors Housing is prohibited under the site's R2 zoning, but made permissible by the SEPP. Clause 26 of the SEPP sets out specific requirements for location and access to facilities and services. In particular, proposed developments must be within 400m of facilities and services or a public transport service, accessible by means of a "suitable access pathway". It will be necessary to assess the status of existing/proposed footpaths along Gladys Avenue to confirm that the SEPP requirements are satisfied.

### Hospital Precinct Structure Plan

In August 2017, Council adopted the Northern Beaches Hospital Precinct Structure Plan (Structure Plan) to guide future land use planning decisions in Frenchs Forest over the next 20 years. Whilst not a statutory document, Council is working in partnership with the NSW Department of Planning and Environment to implement Phase 1 of the Structure Plan into the statutory planning framework as part of the Frenchs Forest Planned Precinct project.

The subject site falls outside the Structure Plan's Phase 1 (immediate), Phase 2 (10 years) and Phase 3 (10years+) development areas. Phases 2 and 3 are dependent on the delivery of significant regional infrastructure such as the Beaches Link Tunnel and/or an east-west bus rapid transit system from Chatswood to Dee Why.

The subject site is just outside (one block removed from) the Phase 1 area on the northern side of Frenchs Forest Road West identified in the Structure Plan for R3 (Medium Density) and R3+ (Medium Density Residential plus additional land uses). This future residential uplift is concentrated around the proposed future town centre site next to the hospital.

The subject site is part of an area further away from the future town centre identified for 'Future Investigation', after the implementation of Phases 1, 2 and 3.

The Structure Plan does not propose any change to the site's zoning, land use permissibility or development controls. The site's 'Future Investigation' label has no implications at this stage for any development of the site that is consistent with the current planning controls.

### Conclusion

The proposal is considered acceptable from a forward planning perspective, provided there is

satisfactory compliance with the requirements of the SEPP (Housing for Seniors or People with a Disability) with particular regard to accessibility and design.

These comments are provided in relation to the strategic planning framework for Frenchs Forest. They do not indicate any assessment of the application against relevant planning controls.

**Strategic Planning Conditions:**

Nil.