

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2023/0172
<b>Proposed Development:</b>	Demolition works and construction of a multi-dwelling housing development comprising of 30 townhouses and basement car parking
<b>Date:</b>	24/04/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 16 DP 25713 , 7 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 171 DP 849591 , 5 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 172 DP 849591 , 5 A Gladys Avenue FRENCHS FOREST NSW 2086 Lot 19 DP 25713 , 1 Gladys Avenue FRENCHS FOREST NSW 2086

### Officer comments

DA2023/0172 seeks the demolition of existing dwelling houses and construction of multi-dwelling housing comprising 30 dwellings over 3 storeys.

The architectural plans identify the following composition of the proposed multi-dwelling housing:

- 1-bed dwellings – 1 (TH30)
- 2-bed dwellings – 3 (TH21, TH22, TH29)
- 3-bed plus dwellings - 26

### SUBJECT SITE

The subject site is 1, 5, 5A and 7 Gladys Avenue, Frenchs Forest and is zoned R3 Medium Density Residential under the Warringah LEP 2011.

The subject site contains four existing dwellings, one on each allotment. These existing dwellings all comprise at least three bedrooms each.

### ASSESSMENT OF DA

The subject site is within the Frenchs Forest Planned Precinct. The Department of Planning and Environment prepared the Frenchs Forest 2041 Place Strategy on 17 December 2021 and the land was rezoned on 1 June 2022.

The Frenchs Forest Town Centre Contributions Plan 2022 (the Contributions Plan) came into force on 1 June 2022 and funds the delivery of local infrastructure required to support development under the Frenchs Forest 2041 Place Strategy. The Contributions Plan levies both residential and non-residential development that will result in additional population. The Contributions Plan applies to the subject site and to the development proposed under DA2023/0172.

A contribution will be calculated in accordance with Table 2 in the Contributions Plan. A credit will be provided for the four existing 3-bed dwellings on the subject site. If DA2023/0172 is approved as currently proposed, the required contribution will be based on the following additional residential development:

- 1-bed dwellings – 1
- 2-bed dwellings – 3
- 3-bed plus dwellings – 22 (includes a credit for the four existing dwellings)

The residential rates in the Contributions Plan are subject to the Environmental Planning and

Assessment (Local Infrastructure Contributions) Direction 2012 until such time as an IPART-reviewed contributions plan is in force. This Direction caps residential contributions at \$20,000 per dwelling or allotment. IPART are currently reviewing the Contributions Plan however the timing of this review is uncertain.

There is also uncertainty regarding the final quantum and composition of dwellings to be supported by the Assessing Officer. Due to this uncertainty, a calculation of the required development contribution cannot be provided at this time and the application is not supported.

Once the final quantum and composition of dwellings is known, the applications must be referred to Strategic and Place Planning 3 to calculate the required contribution and apply a condition of consent.

#### Special Infrastructure Contribution

The Frenchs Forest Special Infrastructure Contribution (SIC) determination came into effect on 7 December 2021. The SIC levies monetary contributions to fund improvements to identified regional infrastructure and is managed by the NSW Government.

The SIC applies to the subject site and to the development proposed under DA2023/0172. If the application is supported, the Assessing Officer must impose the standard SIC condition on the Notice of Determination.

#### RECOMMENDATION

A. DA2023/0172 is not supported.

B. Once the final quantum and composition of dwellings has been agreed by the Assessing Officer, DA2023/0172 must be referred to Strategic and Place Planning 3 to allow a calculation of the required contribution and condition of consent.

C. The Assessing Officer must impose the standard condition requiring payment of the SIC.

The proposal is therefore unsupported.

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

#### **Strategic Planning Conditions:**

Nil.