

Strategic Planning Referral Response

Application Number:	DA2024/1390
Proposed Development:	Demolition works and construction of seniors housing
Date:	21/10/2024
To:	Kye Miles
Land to be developed (Address):	Lot B DP 393276 , 14 Gladys Avenue FRENCHS FOREST NSW 2086 Lot A DP 393276 , 12 Gladys Avenue FRENCHS FOREST NSW 2086

Officer comments

The proposal is considered acceptable in terms of Council's Strategic Planning.

STRATEGIC PLANNING ASSESSMENT
Officer Comments
Proposal
<p>The site at 12 and 14 Gladys Avenue, Frenchs Forest, currently comprises two detached dwelling houses. The proposal is for the demolition of the existing dwellings and the construction of a seniors housing development incorporating nineteen (19) in-fill self-care housing units (2 x 2-bedroom and 17 x 3-bedroom) and basement car parking for 28 vehicles.</p> <p>The proposed development is located within the R2 zone, and seniors housing, as defined by the Warringah Local Environmental Plan (WLEP) 2011, is prohibited within this zone. However, the use remains permissible with consent via the operation of SEPP Housing and clause 1.9 of WLEP 2011.</p>
Hospital Precinct Structure Plan
<p>In August 2017, Council adopted the Northern Beaches Hospital Precinct Structure Plan (Structure Plan) to guide land use planning decisions in Frenchs Forest over the next 20 years. The subject site is located outside the Structure Plan's Phase 1 area but is in proximity to the future town centre identified for R2 (Low Density) development. This future residential uplift is concentrated around the proposed future town centre site next to the hospital.</p> <p>The site falls within the 'Future Investigation' area, with no current implications for zoning or land use permissibility. The Structure Plan does not propose any changes to</p>

the site's zoning, land use permissibility, or development controls. The site's 'Future Investigation' label does not impose restrictions on developments consistent with current planning controls.

Conclusion

The proposal is considered acceptable in terms of Council's Strategic Planning.

Further Comments

COMPLETED BY: Shima Niavarani

DATE:21/10/2024

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.