

## Strategic Planning Referral Response

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| <b>Application Number:</b>             | DA2024/0499   |
| <b>Proposed Development:</b>           | Demolition works and construction of three residential flat buildings   |
| <b>Date:</b>                           | 21/05/2024  |
| <b>To:</b>                             | Adam Croft  |
| <b>Land to be developed (Address):</b> | <p>Lot 1 DP 213608 , 120 Frenchs Forest Road West<br/>FRENCHS FOREST NSW 2086</p> <p>Lot 2 DP 213608 , 118 Frenchs Forest Road West<br/>FRENCHS FOREST NSW 2086</p> <p>Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST<br/>NSW 2086</p> <p>Lot 24 DP 25713 , 116 Frenchs Forest Road West<br/>FRENCHS FOREST NSW 2086</p> |

### Officer comments

| STRATEGIC PLANNING ASSESSMENT   |
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| Discussion of reason for referral   |
| <p>This application has been referred as the subject site to clause 35A(1) of the Environmental Planning &amp; Assessment Regulations 2021 (the Regulations). The site is zoned R3 Medium Density Residential under Warringah Local Environmental Plan 2011 (WLEP 2011).</p>  |
| Consideration of Application  |
| <p>The application is for the demolition of the existing dwellings and structures on the site and construction of three residential flat buildings providing 127 apartments (9 x 1-bed, 85 x 2-bed, 33 x 3-bed). Of these, 9 apartments dedicated to Council and 21 apartments dedicated to affordable housing. The two basement levels contain 139 vehicle spaces, 13 visitor and 17 car share are proposed.</p> <p>Matters for consideration are discussed below.</p> |

### The Regulations

A response to clause 35A(1) of the Regulations is required. Clause 35A states:

#### *35A Additional requirement for development application in Frenchs Forest Precinct*

- 1. 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 documentation submitted (including the Statement of Environmental Effects) has not demonstrated an assessment of the consistency of the proposed development with the Frenchs Forest 2041 Place Strategy.

The application cannot be supported in its current form unless a response is provided to clause 35A(1) of the Environmental Planning and Assessment Regulation 2021 either in the Statement of Environmental Effects as a new Section titled 'Statement of Consistency', or as a separate supporting document.

### **Further Comments**

COMPLETED BY: Shima Niavarani

DATE:21/05/2024

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.