

Strategic Planning Referral Response

Application Number:	DA2019/0409
To:	Daniel Milliken
Land to be developed (Address):	Lot 1113 DP 752038 , 1113 / 752038 Oxford Falls Road FRENCHS FOREST NSW 2086

Officer comments

A portion of the subject site (approximately half of the site) lies within the 'Area of Influence' identified for the purposes of developing the Hospital Precinct Structure Plan. As such, the DA has been referred to Strategic Planning for comment in relation to future strategic planning directions for the area.

In August 2017 Northern Beaches Council adopted the Hospital Precinct Structure Plan. Work is currently underway to develop the required amendments to Warringah LEP 2011 and Warringah DCP 2011 to carry forward Stage 1 of the Structure Plan directions. The proposed LEP and DCP amendments are scheduled for public exhibition in the second half of 2019.

The site is not subject to any proposed changes to the current planning provisions arising from the Hospital Precinct Structure Plan; nor will the proposed development have any impact in relation to the future operation of the Structure Plan and associated amended planning controls.

By way of note, it is advised that the future planning controls for the Hospital Precinct will continue to ensure that seniors housing is a permitted use in residential zones within and surrounding the hospital and the Precinct. It is also proposed that seniors housing is permitted in the future Frenchs Forest Town Centre mixed use zone.

Strategic Planning Conditions:

Nil.