

Memo

Development Assessment

To: Northern Beaches Local Planning Panel

Cc: Peter Robinson, Executive Manager Development Assessment

From: Rebecca Englund, Northern Beaches Planning

Date: 5 September 2023

Subject: Agenda Item 4.2 – DA2023/0172 – 1, 5, 7 & 7A Gladys Avenue, Frenchs Forest

Record Number: 2023/568763

The purpose of this memo is to advise the Panel that, in the time since the Assessment Report was finalised, one additional submission has been received in relation to DA2023/0172.

The submission, from Jackson Whitehair of 15 Seaview Avenue, Curl Curl, raises concerns that *“the application is being recommended for refusal on technical grounds such as the isolation of one dwelling, traffic, design and engineering, while the significant benefits from the increase in dwelling supply it would provide are not being sufficiently considered”*.

The submission also suggests that the form and density of the development is consistent with Northern Beaches Housing Strategy and the Frenchs Forest 2041 Place Strategy, with the townhouse style development contributing to the “missing middle” that is required to improve the availability of smaller dwellings closer to an affordable price range for younger and lower income families on the Northern Beaches.

The proposed density of the development is generally consistent with that anticipated within the Frenchs Forest Town Centre, and there is no objection to the concept of townhouse style development within the R3 Medium Density zone. However, in order to develop the site at this higher density, the proposal must have appropriate consideration of the relevant policies and controls that were developed in consultation with the community to facilitate the increased density in the area. In particular, the development should be consistent with the desired character of the area, with appropriate levels of amenity provided for future occupants of the site and surrounding land. As detailed in the Assessment Report, the proposal before the Panel has not had appropriate consideration of the relevant policies and controls, is not consistent with the desired future character of the locality and does not provide appropriate amenity for future occupants of the site and surrounding land. As such, the proposal should not be supported.

The matters raised in the submission do not change the recommendations of the Assessment Report.

Recommendation

The Panel note the late submission received.