

Strategic Planning Referral Response

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| Application Number: | DA2019/1439 |
| To: | Lashta Haidari |
| Land to be developed (Address): | Lot 2 DP 1020015 , 49 Frenchs Forest Road East FRENCHS FOREST NSW 2086 |

Officer comments

| STRATEGIC PLANNING ASSESSMENT |
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| Discussion of reason for referral |
| <p>This application has been referred as the subject site is identified within the 'jobs growth' area of the Hospital Precinct Structure Plan, adopted by Council on 1 August 2017.</p> <p>The site is currently zoned B7 Business Park under Warringah LEP 2011 and development consent is required for alterations and additions to an existing Medical Centre and approval to construct outside standard construction hours.</p> |
| Hospital Precinct Structure Plan |
| <p>Council has adopted the Hospital Precinct Structure Plan (HPSP) to guide future land use planning decisions in Frenchs Forest over the next 20 years. Whilst this is not a statutory document, Council is working with the NSW Department of Planning and Environment to implement Phase 1 of the HPSP into the statutory planning framework as part of the Frenchs Forest Planned Precinct project.</p> <p>The subject site is identified within the jobs growth area of the Hospital precinct. The HPSP states that this precinct is able to grow and mature under its current B7 Business Park zone to support the new Northern Beaches Hospital and deepen the locality's employment base.</p> |
| Consideration of Application |
| <p>The Application is for alterations and additions to an existing Medical Centre and approval to construct outside standard construction hours. The alterations and additions involve an extension of the western (rear) boundary at the ground level and first floor. The extension is proposed to be contained within the existing roof plan. The construction hours propose a total of four weekends, inclusive of Saturday and Sunday 7.00am to 4.00pm.</p> <p>The application is supported as this will contribute towards additional jobs (short-term construction jobs) for the precinct. In addition, the uses will support the new Northern Beaches Hospital, the Greater Sydney Commission's vision for</p> |

a health and education and precinct, and encourage employment growth in the area.

Other/Further Strategic Investigations

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| Greater Sydney Region Plan | Y | The proposal provides additional short-term jobs and services in the Frenchs Forest Strategic Centre. |
| North District Plan | Y | The proposal retains an existing health related business and supports a future health and education precinct. In addition, the proposal reinforces the centre as an employment hub which addresses Actions 29, 35 and 36. |
| Northern Beaches Hospital Precinct Structure Plan | Y | The proposal is consistent with the jobs growth identification for the subject site. |

Further Comments

COMPLETED BY: Maxine Szeto, Principal Planner

DATE: 20 December 2019

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.