

Strategic Planning Referral Response

Application Number:	DA2019/1419
To:	Lashta Haidari
Land to be developed (Address):	Lot 7 DP 1020015 , 49 Frenchs Forest Road East FRENCHS FOREST NSW 2086

Officer comments

STRATEGIC PLANNING ASSESSMENT
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 the construction of a four storey health services facility.</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 the construction of a four storey health services facility comprising a gross floor area of 2,099m². The proposed development intends to accommodate a cancer treatment centre with consulting, imaging and pathology services. Two beds are proposed for anaesthetic procedures and recovery. The facility proposes to provide jobs for 52 staff and accommodate a maximum of 98 patients.</p> <p>No issues are raised with the proposed land use. The proposal is supported as it will contribute towards additional jobs for the precinct. In addition, the uses will support the new Northern Beaches Hospital, the NSW Government's vision for a health and education precinct, and encourage employment growth in the area.</p> <p>The application is supported as it will contribute towards additional jobs for the precinct. In addition, the uses will support the new Northern Beaches Hospital,</p>

the Greater Sydney Commission's vision for a health and education precinct, and encourage employment growth in the area.

Other/Further Strategic Investigations

Greater Sydney Region Plan	Y	The proposal provides additional jobs and services in the Frenchs Forest Strategic Centre.
North District Plan	Y	The proposal provides new businesses, diversifies the range of activities to support a future health and education precinct and reinforces the centre as an employment hub, which addresses Action 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.