

Strategic Planning Referral Response

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| Application Number: | DA2019/0988 |
| To: | Lashta Haidari |
| Land to be developed (Address): | Lot 7 DP 1020015 , 49 Frenchs Forest Road East FRENCHS FOREST NSW 2086 |

Officer comments

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| 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> |

Matters for consideration are discussed below.

Land Use

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.

Objectives of the Zone

An objective of the B7 zone is 'to create business park employment environments of high visual quality that relate favourably in architecture and landscape treatment to neighbouring land uses and to the natural environment'. Consideration of the lift overrun should be made as an aspect of the overall building design, particularly when the subject site is viewed from Warringah Road.

In conclusion, 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, the Greater Sydney Commission's vision for a health and education precinct, and encourage employment growth in the area. However, a matter for development assessment to consider is whether there could be an improvement in the building design relating to the lift overrun and its presentation to the Warringah Road streetscape.

Other/Further Strategic Investigations

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| 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: 2 October 2019

Strategic Planning Conditions:

Nil.