

## Strategic Planning Referral Response

<b>Application Number:</b>	DA2018/1924
<b>Date:</b>	21/10/2020
<b>To:</b>	David Auster
<b>Land to be developed (Address):</b>	Lot 20 DP 1209801 , Forest Way FRENCHS FOREST NSW 2086

### Officer comments

#### **ADDITIONAL INFO RECEIVED – 11/09/2020**

The amended plans dated October 2020 demonstrates revised vehicular access arrangements to the subject site. Access arrangements include Forest Way (left in), Russell Avenue (entry/exit) and Grace Avenue (entry/exit). The new access arrangements off Russell Avenue are proposed to be in the same position as existing access.

As part of the Hospital Precinct Structure Plan, it is proposed to close Russell Avenue and extend Naree Road through to Grace Avenue. Comment from Council's Traffic Engineers would be required on the Russell Avenue access and whether this is considered appropriate given future closure of the intersection.

The proposal is supported provided concurrence is received from RMS and Council's Traffic Engineer on the traffic and transport matters.

#### **ADDITIONAL INFO RECEIVED - 16/03/2020**

The amended plans include an amended Structural Engineering Statement dated 12 March 2020 which reflects the current architectural plans and confirms that the structural design can accommodate future residential apartments as identified in Council's Hospital Precinct Structure Plan. Strategic Planning is satisfied that the Statement provided verifies that the design is able to allow for future growth.

In regards to the urban design of the south-eastern corner, Council's Urban Design comments is to be referred to.

The proposal is supported provided concurrence is received from RMS and Council's Traffic Engineer on the traffic and transport matters.

#### **ADDITIONAL INFO RECEIVED - 30/01/2020**

The amended plans dated October 2019 demonstrate a number of changes in response to Council's previous referral comments. Of note is the provision of a 3.5m setback and readjusted property

boundary along Forest Way to accommodate future road widening as discussed at the meeting on 23 August 2019. This is supported.

The amended plans are also supported by a Structural Engineering Statement prepared by a qualified Structural Engineer which verifies that provision will be made in the design of the structure (footings and columns) to accommodate residential towers located above the shopping centre to a maximum height of 40m. However, further information is required in the Statement to confirm that this advice reflects the current architectural plans dated October 2019.

In regards to the south-eastern corner, the comments by Council's Urban Designer (16/01/20) are supported. Further improvement can be accommodated should a major re-design be required (if RMS concurrence is not granted) by shifting the main pedestrian entrance further south where the HPSP indicates a pedestrian/cyclist overpass and a Green Link along Holland Crescent. Primary vehicular egress/exit would be focused towards the rear of the site at Grace Avenue. This would be supported by the proposed traffic infrastructure upgrades identified as part of the HPSP work. Despite the above comments, the proposal can be supported if concurrence from RMS and Council's Traffic Engineers is granted.

**PREVIOUS COMMENTS - 16/01/2019**

<b>STRATEGIC PLANNING ASSESSMENT</b>
<b>Discussion of reason for referral</b>
<p>The application has been referred as the subject site is identified within Phase 3 of the Hospital Precinct Structure Plan (2017), adopted by Council on 1 August 2017.</p> <p>The site is currently zoned B2 Local Centre under Warringah LEP 2011 and development consent is required for the partial redevelopment and expansion of the Forestway Shopping Centre.</p>
<b>Hospital Precinct Structure Plan and Frenchs Forest Planned Precinct</b>
<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 for uplift in Phase 3. Phase 3 is dependent on the delivery of significant regional infrastructure such as The Beaches Link Tunnel and/or an east-west bus rapid transit system from Chatswood to Dee Why.</p>
<b>Consideration of Application</b>
<p>The Application is for the partial redevelopment and expansion of the Forestway Shopping Centre. In particular, the development proposes to expand the existing retail</p>

gross leasable area (GLA) from 9,577sqm to 21,593sqm (additional 12,016sqm), increase the number of car spaces from 348 to 741 spaces (additional 393 spaces) and provide a new signalised intersection and revised egress/ingress to Forest Way.

Matters for consideration are discussed below.

#### Land Use

No issues are raised with the proposed land uses and expansion of the retail GLA. As part of the HPSP, an economic impact assessment demonstrated that the proposed additional GLA could be accommodated alongside the future town centre with no major impacts to the Frenchs Forest trade catchment.

It is considered that the expansion of this local shopping centre is a logical response to a growing population and changing consumer demands. The proposal includes a restaurant/recreation precinct, child care, medical, office and gym components, in addition to increased retail floor space. The proposal creates a wider range of non-retail uses that will widen employment opportunities and services.

With regards to the future residential outcomes for the site envisaged in the HPSP, the proposal incorporates structural elements (appropriately sized columns etc.) to allow for future residential towers above. Council's Strategic and Place Planning Team cannot support the application in its current form without the submission of a Structural Engineers Report (prepared by a suitably qualified Engineer) in order to verify that the proposed building design can accommodate residential towers above (as specified in the HPSP – maximum building height of 40m, maximum 2.2:1 FSR).

#### Vehicular Access

Vehicular access and associated roadworks will need to be resolved with Council's Traffic Engineers and Roads and Maritime Services.

The development proposes a new signalised entrance on Forest Way to the north of the existing vehicle access comprising one access driveway and three egress lanes, with left-in/left-out and right out traffic movements. Vehicular access is also proposed at Grace Avenue comprising a single entry and two exit lanes.

In relation to the HPSP, Council is proposing the closure of Russell Avenue, upgrades to Grace Avenue and the extension of Naree Road across Forest Way to facilitate Phase 2 and 3 developments. This has been modelled extensively and is considered to be the most appropriate traffic solution for the broader transport network. The proposed new signalised intersection at Forest Way would compromise this arrangement and is inconsistent with the HPSP. Council's Strategic and Place Planning Team cannot support the application in its current form without concurrence from RMS and Council's Traffic Engineers on the proposal's traffic arrangement.

#### Pedestrian Access

Pedestrian connectivity to the future town centre should be maximised. The design of the shopping centre should optimise future pedestrian connectivity to the town centre, and the most direct route would seem to be where the existing crossing is and where the HPSP indicates a pedestrian/cyclist overpass and a Green Link along Holland Crescent.

The proposal does not offer a good design outcome in terms of this future connectivity. The main pedestrian entries to the shopping centre from surrounding footpaths are

located off Russell Ave (near the intersection with Forest Way) and around the back off Sorlie Place. Only a minor entry via a convoluted path that passes by services, ramps, and the side wall of Woolworths is provided at the site's south-eastern corner to Forest Way. In addition, there is the potential for conflicts between pedestrians and vehicles, particularly as this access point is at a high volume traffic area, being Forest Way. The design could be improved by allowing for a more legible, outward-looking pedestrian entry to the shopping centre with a well-defined, convenient and separated pathway connecting to and across Forest Way to the future town centre.

Council's Strategic and Place Planning Team cannot support the application in its current form unless the proposal is redesigned to maximise pedestrian connectivity and safety at Forest Way to the future town centre.

**In conclusion, the application cannot be support in its current form unless the following matters are addressed:**

1. **The provision of a Structural Engineer's Report (prepared by a suitably qualified Engineer) in order to verify if the proposed building design can accommodate residential towers above (as specified in the HPSP – maximum building height of 40m, maximum 2.2:1 FSR);**
2. **Concurrence from RMS and Council's Traffic Engineers on the proposal's traffic arrangement; and**
3. **Re-designing the south-eastern corner to maximise pedestrian connectivity and safety at Forest Way to the future town centre.**

#### Other/Further Strategic Investigations

Greater Sydney Region Plan	Y	The proposal provides additional jobs, goods 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	N	The proposal is inconsistent with the R3 Medium Density Residential zone proposed for the site, which would prohibit commercial premises.

#### Further Comments

COMPLETED BY: Maxine Szeto, Principal Planner

DATE: 16 January 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.