

## Strategic Planning Referral Response

<b>Application Number:</b>	REV2021/0045
<b>Date:</b>	20/04/2022
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 101 DP 1209504 , 5 Skyline Place FRENCHS FOREST NSW 2086

### Officer comments

Strategic Planning Referral comments have not changed from those provided on 08/04/21 (see TRIM 2021/250690).

I note changes to the proposal include a reduction from 133 independent living units to 108; 12 affordable housing units are now proposed to be 5 and 12 disability housing units are proposed to be 10 along with commercial floorspace, communal facilities and basement parking.

Fundamental concerns regarding the introduction of residential land uses (in the form of seniors, affordability and disability housing) into the Frenchs Forest B7 Business Park Zone remains. Whilst housing for seniors, affordable housing and those living with a disability is recognised as important within proximity of the new Hospital, the B7 Business Park zone is not the appropriate location as it will further compromise the existing strategic advantage of the business park and the future capacity of surrounding businesses to respond to economic opportunities including automated 24 hour advanced manufacturing and warehousing operations.

The proposal remains inconsistent with:

- The Hospital Precinct Structure Plan (HPSP) adopted by Council in 2017.
- The Frenchs Forest 2041 Place Strategy which identifies the business park for continued employment activity.
- Council's Local Strategic Planning Statement - Towards 2040, particularly priority 28 to safeguard employment lands, priority 22 Jobs that match the skills and needs of the community and Priority 23 Frenchs Forest as a sustainable health and education precinct.
- The desired future character established by the objectives of the B7 Business Park Zone under Warringah Local Environment Plan 2011.
- The desired future character established by State Government metropolitan Planning, which reinforces the importance of retaining and enhancing employment uses within the Business Park.
- The proposed development raises potential for land use conflict with surrounding businesses, particularly given the growing trend towards automated and 24 hour operational activity given the shortfall of industrial floorspace in the North District which is projected to be only 1sqm per capita by 2036 compared to a benchmark of 3sqm per capita used by the Greater Sydney Commission.
- The subject site is not the right location for seniors housing, affordable housing and disability housing. The Business Park environment supports and encourages a diverse range of commercial and industrial activities with a shortfall of industrial land in the North District seeing increasing demand for industrial floorspace in Business Parks on the Northern Beaches. Residential uses are appropriately located within the new Frenchs Forest town centre. Severance issues with the hospital and the business park exist with pedestrian access to the subject site unappealing given the slope of Frenchs Forest Rd East and major arterial roads.
- The development will set a precedent for introduction of residential land uses into the B7

business park zoned land within Frenchs Forest.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Strategic Planning Conditions:**

Nil.