

## Strategic Planning Referral Response

<b>Application Number:</b>	REV2019/0014
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 1 SP 49558 , 1 / 5 Skyline Place FRENCHS FOREST NSW 2086 Lot 2 SP 49558 , 2 / 5 Skyline Place FRENCHS FOREST NSW 2086 Lot 3 SP 49558 , 3 / 5 Skyline Place FRENCHS FOREST NSW 2086 Lot 4 SP 49558 , 4 / 5 Skyline Place FRENCHS FOREST NSW 2086 Lot 5 SP 49558 , 5 / 5 Skyline Place FRENCHS FOREST NSW 2086 Lot CP SP 49558 , 5 Skyline Place FRENCHS FOREST NSW 2086

### Officer comments

#### REV2019/0014 Strategic Planning Comments

The following comments are provided in addition to those provided by Strategic Planning in relation to DA2018/0995. Strategic Planning continues to bring forward those same comments in relation to REV2019/0014.

Strategic Planning acknowledges that REV2019/0014 makes certain changes to the development proposal. However, it continues to raise concerns that the development is not consistent with Council's strategic objective for the site and the wider Frenchs Forest precinct.

#### Strategic direction under current planning tools

Council's current planning requirements, as expressed through Warringah LEP 2011 and Warringah DCP 2011, are designed to maintain and enhance a robust employment area in the B7 Business Park zone at Frenchs Forest.

The current planning regime does not contemplate residential uses of any form in the B7 zone. This is a deliberate policy position of Council which is aimed at encouraging a range of employment generating uses, primarily office and light industrial uses, and preserving the land for further specialisation and innovation in its future employment options. The current planning regime recognises that many employment uses that are permitted in the zone may not be deemed compatible to co locate with residential uses; hence residential uses are prohibited by the LEP.

The objectives of the B7 zone do not anticipate or address the inclusion of a residential population co existing with employment generating uses within the employment precinct. Employment generation uses frequently are associated with generation of noise, out of hours activity and heavy service vehicle activity. In relation to service needs for a residential population, the permitted uses are limited to a low level of retailing that is deemed necessary to serve an employment workforce.

Council's strategic policy recognises that there is ample residentially zoned land immediately adjacent to the B7 zone in which residential accommodation can occur and that infill residential development, including seniors housing, should be afforded the amenity benefits of a residential environment. It also recognises three existing business zones that lie in close proximity to the B7 zone and the surrounding residential areas, these being the B2 Local Centre zone at Forest Way shops and the B1

Neighbourhood Centre zones at Bantry Bay and Skyline shops. These small centres can offer retailing and service activities more consistent with the day to day needs of a residential population. Also, mixed residential/ commercial uses are permitted in the B1 and B2 zones.

### **Future planning directions**

The future strategic planning directions of both Council and the State Government continue to support and build on Council's current planning directions for the B7 zone and the precinct around the new Northern Beaches Hospital. It is noted that the State Government has declared a Planned Precinct at Frenchs Forest and has partnered with Council in preparing the Council's Northern Beaches Hospital Precinct Structure Plan (HPSP)

The HPSP envisages the continuance and development of a strong mix of employment uses within the B7 zone. In particular, it supports the maintaining of an employment area that does not include a residential population. It is envisaged that the B7 zone will continue to accommodate employment generating uses and will attract an increasing range of health and education related service functions to locations in proximity to the new hospital.

Consistent with the area's role as a planned precinct the HPSP seeks to create a mixed use centre that accommodates a residential function in association with retail, commercial, entertainment and community functions all within a new B4 Mixed Use zone located immediately to the west of the new hospital.

The HSPS also supports an increased range of residential typologies in residential areas adjacent to the hospital and the B7 zone. These will be accommodated in a new R3 Medium Density Residential zone which will include 'Additional Permitted Uses' being business premises, office premises, medical centres, hotel or motel accommodation and serviced apartments, and lies immediately to the north of the hospital and B4 zone. An expanded range of residential typologies will also be included (as 'Additional Permitted Uses') in the R2 Low Density Residential zone adjacent to the hospital and on the southern side of Warringah Road.

The future zoning regime will address the State Government's planning directions as expressed in the Greater Sydney Region Plan and the North District Plan. It will provide ample land that is ideally located to provide a range of residential infill accommodation, including seniors housing, in environments that offer residential amenity and a broad range of land uses that will service and enhance the living environment. It will continue to recognise the B7 zone, to the immediate east of the new town centre and hospital, as offering primarily an employment role that will serve both new residents and the wider population.

Currently, the area is in transition. The new hospital is operational and work is continuing to upgrade surrounding infrastructure. Work is well underway to bring the changes to the planning regime on line. The introduction of seniors housing into the B7 zone is in conflict with the strategic intention for this precinct.

Should this development, and any subsequent similar ones, proceed to locate in the B7 zone new business operators will be required to consider the impacts of their operations on a residential population and weigh this against their business requirements.

Longer term, this is most likely to result in potential loss of certain types of employment opportunities from the precinct. Hence, residential development in the B7 zone has the capacity to prejudice the types of employment generating activities and diminish of the employment base in the precinct. This is of particular concern as the strategic objectives for the precinct endeavour to respond to future needs for growth in jobs numbers, changing technologies and market demands.

### **Proposed amendments to built form and site landscaping**

It is noted that proposed amendments include a reduction in building height, increased articulation of the built form and increased site landscaping.

The proposed amendments do not alleviate concerns that the development will be inconsistent with the desired character (and with the desired future character) and objectives of the B7 zone which seek development of a non – residential character and significantly less scale. It does not contribute to the identity of the area as an employment precinct.

### **Proposed amendments to land use compatibility and amenity**

It is noted that under the current and future planning directions there is no objective to include residential accommodation into the employment area defined by the B7 zone.

The development remains primarily a residential one. The amendments whereby residential floor space is reduced and commercial floor space is increased do not overcome concerns in relation to the introduction of a residential population into a business and industrial environment.

The development application relies on SEPP (HSPD) 2004; that is, because hospitals are a permitted use on the site, the development application for seniors housing is legitimised. In this instance, whilst an application for a hospital might be assessed as suitable in the B7 zone, it does not follow that residential development, in the form of infill self - care housing for seniors, is also suitable. The B7 zone does not contemplate mixed (residential) use development, particularly development in which self-contained residential dwellings predominate.

The amendments to the development proposal do not change concerns in relation to potential conflict of land uses and loss of employment land. There remains concern that:

- Amenity for residents can be impacted by the operation of nearby businesses due to due to the different needs and requirement of the respective land uses.
- Operators of certain employment uses will decide not to locate in the B7 zone due to perceived limitations on their operation that will result due to conflict between their different needs and requirements and those of a residential population.
- The development will establish a precedent. The cumulative impact of multiple seniors housing developments will result in a loss of available employment land and diminishing of the lands employment role due to some business operators perceptions that residential co location is in conflict with their business needs and requirements.

### **Economic Development**

- The additional information does provide the clarity previously sought on net impact on jobs and business activity which was missing from the original EIA. This specifically identifies the properties which will be redeveloped (i.e. groundfloor Gym and two levels of vacant office stock and adjoining carpark) and current job yield (15 jobs). This enables the applicant to demonstrate that redevelopment (ground floor retails uses) would result in a net job increase (55 new jobs). However, this assessment of net job growth is based on current vacant office stock, not if it was occupied which may result in limited net job growth.

The additional analysis on total development capacity of the business park is again valid and highlights the significant remaining capacity of the business park to support new employment (especially office and logistics/manufacturing).

While the supplementary advice provides some valuable arguments for limited impact of this DA on long term economic function of the whole Business Park, previous comments around inconsistency of introducing senior housing, defined as a type of residential accommodation in

the WLEP, into the Frenchs Forest Business Park remain the same as follows. The development is fundamentally inconsistent with objectives of the B7 land use zone and could create potential land use conflicts (including businesses within remaining Skyline Business Park), and may create precedence for further residential accommodation in the Business Park, ahead of finalising the Hospital Precinct Structure Plan. Arguments previously raised about local traffic impacts also remain.

- **Conclusion**

- Strategic Planning does not support the revised application for the following reasons:

1. The proposed amendments do not alleviate concerns that the development will be inconsistent with the desired character (and with the desired future character) and objectives of the B7 zone which seek development of a non – residential character and significantly less scale. It does not contribute to the identity of the area as an employment precinct.
2. The amendments to the development proposal do not change concerns in relation to potential conflict of land uses and loss of employment land. There remains concern that:
  - Amenity for residents can be impacted by the operation of nearby businesses due to due to the different needs and requirement of the respective land uses.
  - Operators of certain employment uses will decide not to locate in the B7 zone due to perceived limitations on their operation due to conflict of competing interests with residential neighbours.
  - The development will establish a precedent. The cumulative impact of multiple seniors housing developments will result in a loss of available employment land and diminishing of the lands employment role.

**Strategic Planning Conditions:**

Nil.