

ITEM 5.2	MAYORAL MINUTE NO 12/2014 - COMMUNITY DEMAND FOR HOUSING OPTIONS WITH THE CONSTRUCTION OF THE NORTHERN BEACHES HOSPITAL - FRENCHS FOREST AND FORESTVILLE
TRIM FILE REF	2014/247595
ATTACHMENTS	NIL

BACKGROUND

The State Government has moved quickly into the final phases of the biggest infrastructure projects on the Northern Beaches for decades. The new Hospital has begun the first phase of construction with site preparation, clearing and services work ahead of the announcement at the end of the year of the successful tenderer.

The Roads and Maritime Services have announced the road upgrades in two stages and is currently working through the proposal through direct consultation with the community/stakeholders/ Council. Transport NSW is also being asked to respond to the challenges for additional bus services that will be required.

Many people living alongside, opposite or even further down towards the Roseville Bridge will be directly affected by this development. At this point in time, the changes proposed for the Starkey Street/ Warringah Road, Forestville are not yet known however they have been discussed at various public forums as being quite substantial.

Council has in the past prepared a Housing Strategy which is available but is not in a prominent position on Council's website. It is timely now to discuss the future housing options around the Hospital and Road Upgrades from Frenchs Forest to Forestville. This document is a good starting point for that discussion and should be promoted as that, a starting point.

Council has commenced planning for the precinct immediately around the hospital and wrote to all residents and businesses in the study area in early June advising of the commencement of the project. Community and stakeholder engagement opportunities are planned for October and November. These will provide information about the scope of the project and will seek input about the community vision for the area and the issues that need to be addressed. Engagement will include workshops to assist the development of structure plan options. It is anticipated that by February 2015, exhibition of options and development of a preferred option will occur. I now seek that those potentially affected as outlined above in Frenchs Forest and Forestville, be notified directly and be encouraged to participate in the Precinct Structure Plan.

Recently, a Development Application for Seniors Living in Bernie Ave, Forestville has been approved for 12 units on what was previously three blocks of land in a cul-de-sac. Change is inevitable and the demand for downsizing and affordability is well recognised. Our recent forum certainly highlighted this and so we need to plan more effectively for the future growth in our local community. I believe we need to do this by developing a complete strategy so it doesn't allow for ad-hoc seniors living developments to just pop-up in quiet streets and cul-de-sacs as they alone do not serve to meet the current and future needs of our community.

We need to provide a choice for existing residents (especially those directly impacted by the hospital and road upgrades) to have the option of staying or going yet the ability to still be able to afford to live in their chosen area. I have been approached by many residents/business owners seeking Council's position on our future plans for housing in Warringah now that the hospital and road works have been announced by the State Government.

Obviously, we want to see any changes incorporating clever, smart and interesting design concepts. Councillors may recall that Freshwater sort a specific DCP for the local area around the development of the shopping village. With this in mind, I seek Council's support for a Design

Competition to be set up to engage the community and to ultimately complement any future changes that Council identifies in our planning. We have many talented, design and planning professionals in our local area who can help partner with us to create a new community in Frenchs Forest / Forestville area.

RECOMMENDATION

That Council:

- A. Write to residents in Frenchs Forest and Forestville who are directly affected by the Northern Beaches hospital plans to encourage them to participate in the Structure Planning process that Council is running.
 - B. When the structure plan is adopted by Council that the Community be engaged in developing changes to Warringah's current Development Control Plan with the aim to incorporate flexibility for creativity and innovation to encourage better design in the future development of Warringah by undertaking a design competition.
 - C. Identify possible funding sources to allow prize monies to be awarded such as existing operational funding or future unidentified surplus funding allocations?
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Michael Regan
MAYOR