

ITEM 8.9	PREPARATION OF A STRUCTURE PLAN FOR THE NORTHERN BEACHES HOSPITAL PRECINCT
REPORTING MANAGER	DEPUTY GENERAL MANAGER ENVIRONMENT
TRIM FILE REF	2013/194709
ATTACHMENTS	NIL

EXECUTIVE SUMMARY

PURPOSE

To seek Council endorsement for the preparation of a Structure Plan for the Northern Beaches Hospital (NBH) Precinct and to seek funding from the Department of Planning and Infrastructure (DoPI) to assist in the preparation of the Structure Plan.

SUMMARY

On 2 May 2013 the New South Wales (NSW) Minister for Health, The Hon. Jillian Skinner MP announced that expressions of interest will be invited from the private sector to design, construct, operate and maintain a world-class hospital at Frenchs Forest. The development of a new hospital is a significant investment in public infrastructure and is of a scale not seen on the Northern Beaches for many years. For this reason, it is important that Council carefully considers the wider implications of a new hospital and further explores the land use planning opportunities for land in proximity to the NBH site.

The development of a new hospital creates a number of land-use planning opportunities and further planning needs to be undertaken to ensure that these opportunities can be harnessed and land surrounding the hospital is appropriately zoned to facilitate these opportunities in the future. It is imperative that a Structure Plan be prepared to inform future planning decisions for land within the NBH Precinct. It is recommended that Council seek funding from the DoPI to prepare the Structure Plan.

FINANCIAL IMPACT

Council will seek funding from the DoPI to prepare the Structure Plan for the NBH Precinct.

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER ENVIRONMENT

That Council:

- A. Seek funding for the preparation of a Structure Plan for the Northern Beaches Hospital Precinct; and
 - B. Subject to receiving appropriate funding from the Department of Planning and Infrastructure, commence preparation of a Structure Plan for the Northern Beaches Precinct.
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REPORT

BACKGROUND

On 2 May 2013 the NSW Minister for Health, The Hon. Jillian Skinner MP announced that expressions of interest will be invited from the private sector to design, construct, operate and maintain a world-class hospital at Frenchs Forest.

The NBH is proposed to be built on a 6.5 hectare site bounded by Frenchs Forest Road West, Warringah Road, Wakehurst Parkway and the Forest High School. The 423-bed NBH will provide both public and private services and be constructed with state-of-the-art materials and digital technologies. It will provide surgical, medical, paediatric, obstetric and inpatient mental health services and will also feature a large emergency department. The hospital is a significant investment of state infrastructure for the Northern Beaches estimated to be valued at approximately \$600 million. As such, it is imperative that appropriate consideration be given to the land-use planning implications on the surrounding area for a development of this scale.

To date, the proponent (NSW Health) has given consideration to the local and regional context (i.e. existing development); however there has been little planning analysis on a broader precinct level to determine any opportunities and or constraints for lands adjacent, or in proximity, to the proposed NBH site. The Director General's Requirements which have been issued to the proponent (on 13 June 2013) do not include any requirement for the proponent to consider the wider precinct level/land use planning implications of the development and no requirement to identify any future land use planning opportunities. Further planning analysis needs to be undertaken on a broader 'precinct' level to identify any opportunities and synergies so that these opportunities can be harnessed and complimentary land uses can be identified.

It is without doubt that the scale of the NBH development will change the dynamic of the area surrounding the NBH site which re-enforces the need for Council to undertake forward planning to determine the most appropriate future land-uses on key sites in proximity to the NBH including the B7 Frenchs Forest Business Park. A structure plan is required to be prepared to ensure that Council has a solid planning framework which can be used to inform any future planning (zoning) decisions for land surrounding the NBH site.

At this early stage we identify the following key issues that need to be considered in the preparation of the NBH Structure Plan:

- Ensure that the existing facilities and industries can continue to be catered for within the NBH precinct;
- Ensure that there are appropriate and logical allowances for expansion of facilities and existing uses;
- Explore opportunities to attract complementary services and mixed use facilities for land within the NBH precinct (including medical related facilities);
- Determine what types of industries are needed to compliment the hospital along with their land use and zoning requirements;
- Explore opportunities for increased residential development within the NBH Precinct to assist Council in achieving its future housing targets (as determined by the Department of Planning and Infrastructure) and provide accommodation for NBH employees;
- Consideration be given to the use of airspace above transport corridors and explore innovative solutions to improve utilisation of existing public spaces;

- Identify and improve synergies with existing public facilities (including the Warringah Aquatic Centre);
- Ensure that the level of accessibility and connectivity for land within the NBH Precinct can be improved (i.e. identify key linkages, cross overs, and improvements);
- Potential to relocate any incompatible land uses to maximise development potential and improve urban amenity, pedestrian connectivity and civic quality within the NBH Precinct.

In addition to the above, it is important to consider the outcomes of the two community visioning forums which were convened by the NSW Department of Planning and Infrastructure in December 2012. These forums provided participants with an opportunity to deliberate on their aspirations for the future of the NBH precinct. Participants were also asked to raise any issues that they would like to be considered in any future planning process for the NBH Precinct. The outcomes of these forums will need to be considered in the preparation of the NBH Precinct Structure Plan.

With early works scheduled to commence on the NBH later this year (i.e. 2013) and the construction of the main hospital building scheduled for 2015, it is important that Council commences the preparation of the NBH Precinct Structure Plan as a matter of urgency. It is intended that Council staff would liaise with Transport for NSW, NSW Health and the Department of Planning and Infrastructure (DoPI) in the preparation of the Structure Plan for the NBH Precinct. Council currently has no funds allocated for the preparation of a Structure Plan for the NBH Precinct, however it is appropriate that Council pursue funding from the DoPI given that the proposed NBH has been proclaimed as State Significant Infrastructure (26 October 2012) by the Minister for Planning.

FINANCIAL IMPACT

Council will seek funding from the DoPI to prepare the Structure Plan for the NBH Precinct.

POLICY IMPACT

Nil

8.7 MINUTES OF THE WARRINGAH/PITTWATER BUSH FIRE MANAGEMENT COMMITTEE MEETING HELD 5 MARCH 2013183/13 **RESOLVED****Cr Regan / Cr Heins**

That the Minutes of the Warringah/Pittwater Bush Fire Management Committee Meeting held 5 March 2013, be noted.

RESOLVED BY EXCEPTION**8.8 BELROSE WASTE MANAGEMENT CENTRE**184/13 **RESOLVED****Cr Regan / Cr Heins**

That:

- A. Council prepare a Planning Proposal to amend WLEP 2011 to amend Schedule 1 by adding *Recreation facility (outdoor)* as an additional permitted use for Lot 2, DP 1144741, Bundaleer Street, Belrose;
- B. Council send the Planning Proposal to the Department of Planning and Infrastructure (DoPI) seeking Gateway Determination,
- C. Upon receipt of the DoPI's Gateway Determination, and in accordance with any directions contained, Council authorises the public exhibition of the Planning Proposal.

RESOLVED BY EXCEPTION**8.9 PREPARATION OF A STRUCTURE PLAN FOR THE NORTHERN BEACHES HOSPITAL PRECINCT**185/13 **RESOLVED****Cr Regan / Cr Heins**

That Council:

- A. Seek funding for the preparation of a Structure Plan for the Northern Beaches Hospital Precinct; and
- B. Subject to receiving appropriate funding from the Department of Planning and Infrastructure, commence preparation of a Structure Plan for the Northern Beaches Precinct.

RESOLVED BY EXCEPTION**8.11 ADOPTION OF PROPOSED SPORTS GROUND LIGHTING FEES 2013 - 2014**186/13 **RESOLVED****Cr Regan / Cr Heins**

That Council adopt the proposed sports ground lighting fees for 2013 – 2014 as detailed in Attachment 2 to this report.

RESOLVED BY EXCEPTION