

<b>ITEM S.4</b>	<b>MAYORAL MINUTE NO 04/2017 - NORTHERN BEACHES HOSPITAL STRUCTURE PLAN – INCREASE IN GREEN SPACE</b>
<b>TRIM FILE REF</b>	<b>2017/387439</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

### **MAYOR'S REPORT**

The Northern Beaches Hospital Precinct Structure Plan adopted by Council outlines the overarching strategy for future planning in Frenchs Forest and sets a 20 year vision for development and growth.

The State Government recently announced Frenchs Forest as a Priority Precinct which essentially means they will have overall planning control so it will be critical for Council to work in close partnership to ensure the local community's interests are represented in any decisions made. Along with myself, Councillors Harrison, Philpott and Sprott who represent the Frenchs Forest Ward, have had many conversations with local residents and strongly support any push to increase green space within the Structure Plan for Frenchs Forest.

The Structure Plan envisages a Town Centre with commercial, retail and residential opportunities as well as a new high school proposed for the Warringah Aquatic Centre site. As part of this, it is important to remember that development standards of a floor space ratio of 2.9:1 and a height of 40 metres (no taller than the hospital) were key foundations of the proposed town centre in the Structure Plan. Having said this though, it is also important that we continue to advocate for more green space within the town centre to cater for the increase in residents who will be living not only in the town centre but those in the existing surrounding areas.

There is green open space included in the Structure Plan such as the proposed improvements already identified, for example the upgrading of Brick Pit Reserve (Bantry Bay Rd) that will also form a link to the aquatic centre area, however further consideration is required to deliver as much green space as possible across the precinct. Sadly, the construction of the hospital saw substantial tree removal and this loss is still not forgotten by our community.

The existing school site is perfect for the delivery of Open Space with connections to the town centre and the future retail and residential precinct. Innovative and considerate planning will be needed to deliver a solution that assists in breaking up the taller elements of the plan. Equally, consideration needs to be given to development underground for a transport interchange to future proof a rapid transport solution. This site is potentially a central connection to the hospital, the town centre, Warringah Road and Forest Way. We cannot lose that opportunity and must push for that in future plans.

I believe that the funding needed to increase community green space could be found through possible Developer Contributions or Special Infrastructure Contributions and would therefore not place any burden on ratepayers. Equally the proceeds of the school site can go back to providing the green space, on the same site.

---

### **RECOMMENDATION OF MAYOR**

That Council prepare a short report to present to Council within three months that identifies options to increase open space in the proposed Frenchs Forest town centre site as part of the ongoing development of the Northern Beaches Hospital Precinct Structure Plan.

---



**Michael Regan**  
**MAYOR**

**5.4 MAYORAL MINUTE NO 04/2017 - NORTHERN BEACHES HOSPITAL STRUCTURE PLAN – INCREASE IN GREEN SPACE**

*NOTE: Councillor Warren left the chamber at 7:58pm and returned to the chamber at 8:01pm.*

134/17 **RESOLVED**

**Cr Regan**

That Council:

1. Prepare a short report to present to Council within three months that identifies options to increase open space in the proposed Frenchs Forest town centre site as part of the ongoing development of the Northern Beaches Hospital Precinct Structure Plan.
2. Form a community consultation group with the following stakeholders:  
  
Dr Rob Stokes, Brad Hazzard, Jonathon O’Dea, Brett Whitworth (Executive Director State Department of Planning and Environment), Sarah Hill (CEO Greater Sydney Commission), Fiona Morrison (Open Space Coordinator, State Minister for Planning and Housing).

**VOTING**

**FOR:** Unanimous

**CARRIED**

**PROCEDURAL MOTION - CHANGE TO ORDER OF BUSINESS**

135/17 **RESOLVED**

**Cr Regan / Cr Amon**

That the Order of Business be changed so Items 10.1 and 10.2 be brought forward and dealt with immediately.

**VOTING**

**FOR:** Unanimous

**CARRIED**