

ITEM 10.3	OPEN SPACE IN THE PROPOSED FRENCHS FOREST TOWN CENTRE SITE
REPORTING MANAGER	EXECUTIVE MANAGER STRATEGIC & PLACE PLANNING
TRIM FILE REF	2018/063502
ATTACHMENTS	NIL

REPORT

PURPOSE

To inform Council of 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 in response to Council's resolution on 24 October 2017.

REPORT

At the Council meeting on 24 October 2017, Council resolved through a Mayoral Minute:

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).*

Frenchs Forest has been identified as a 'Planned Precinct' by the NSW Department of Planning and Environment (the Department), who are leading the precinct planning for the area in collaboration with Council and relevant state agencies.

In late 2017, the Department engaged a number of consultants to prepare technical studies and statutory planning controls to support the (statutory rezoning process). Council will utilise a number of these studies to prepare a Developer Contributions Plan.

The studies commissioned by the Department cover a range of topics including the following:

- Urban Design built form analysis
- Public domain, social infrastructure and open space assessment
- Green Infrastructure Plan
- Heritage
- Utilities
- Traffic and Transport
- Sustainability
- Employment
- Stormwater
- Contamination

In addition to the above, a specialist engagement and communications consultancy, have been engaged by the Department to build on previous community and stakeholder engagement undertaken by Council and to further explore the community's vision. A number of community workshops are scheduled to be held in the coming months. It is anticipated that the community workshops will assist in the development of a Local Character Statement for Frenchs Forest. This will assist the Department in validating community values and aspirations for Frenchs Forest. More information regarding the workshops will be provided to Council by the Department in due course.

In regards to options for open space, it remains too early in the design process to provide detailed options for the provision of open space in the town centre. The site identified for the town centre has an area of approximately 6.5 hectares, of which approximately 2 hectares is utilised for a playing field (approximately 30% of the site).

Whilst the size of the future open space will be a key consideration, the function of this space and its relationship with the town centre and surrounding area is crucial. Typically, the size of one football (soccer) field is approximately 0.9ha and a village green approximately 0.5 to 1 hectares. The town centre will have a dense, urban character and analysis regarding the appropriate size of the open space is with respect to function, usability and suitability in this new environment is currently underway.

The importance of the provision of open space within the town centre is recognised by Council and the community. To that end, staff have been working with the Department and the appointed Urban Design and Public Domain consultants to explore and develop best practice outcomes for the existing and future Frenchs Forest community.

Council is committed to working with the community to implement Phase 1 of the Northern Beaches Hospital Structure Plan, establishing a vibrant and sustainable new town centre, next to the Northern Beaches Hospital. In addition to the community workshops outlined above, the Northern Beaches Hospital Precinct Structure Plan Consultation Committee, adopted by Council on 28 November 2017, will provide further input and oversight into the precinct planning process.

Council anticipates that the Precinct Plan (including open space options for the town centre) will be exhibited in the second half of 2018 for public comment by the Department of Planning. Following this, the Department will consider submissions and prepare a final report and recommendation to the Minister for Planning based on community feedback. Determination of the rezoning will be made by the Minister for Planning.

FINANCIAL CONSIDERATIONS

Council will prepare a Section 94 Developer Contributions Plan in order to fund any required infrastructure, such as the embellishment of existing open space. The preparation of the Section 94 Developer Contributions Plan is included in Council's existing operational budget.

ENVIRONMENTAL CONSIDERATIONS

Open space within the future town centre will have a positive impact on the environment through the provision of a sustainable town centre with opportunities for passive open space.

SOCIAL CONSIDERATIONS

The future town centre will provide a social benefit as it will be a vibrant, new place for people to meet, socialise and visit, and will ultimately play a more important role as the Strategic Centre for the Northern Beaches over the next 20 years and beyond. Of equal importance is the 15% affordable rental housing target identified for key workers by Council. This will ensure that the Hospital precinct reflects best practice planning outcomes by integrating affordable rental housing within the new town centre, so that is in walking distance to shops, services, amenities, jobs and the new Northern Beaches Hospital.

GOVERNANCE & RISK CONSIDERATIONS

The Department are the lead government agency for the Frenchs Forest Planned Precinct. A governance arrangement has been adopted by the Department which ensures that the Department, Council and relevant state agencies work collaboratively.

RECOMMENDATION OF ACTING GENERAL MANAGER PLANNING PLACE & COMMUNITY

That Council invite the NSW Department of Planning and Environment to brief Councillors on the Frenchs Forest Precinct Plan, including the intended provision of open space, prior to public exhibition.

10.2 PLANNING PROPOSAL – FACILITATING ACTIVITIES ON COMMUNITY LAND – MANLY LOCAL ENVIRONMENTAL PLAN 2013

NOTE 1: Councillors Amon, Daley and Ferguson left the chamber at 8:57pm due to a declared pecuniary interest in this item.

NOTE 2: Councillor White left the chamber at 9:00pm and returned at 9:01pm.

067/18 **RESOLVED**

Cr Grattan / Cr Harrison

That Council approves the submission of a Planning Proposal to the Department of Planning and Environment to insert a new provision into Schedule 2 of Manly Local Environmental Plan 2013 to make the use of “outdoor areas of community land for commercial purposes” Exempt Development subject to the use being in keeping with the requirements of the relevant Plan of Management.

VOTING

FOR: Crs McTaggart, Heins, Grattan, Philpott, White, Warren, Harrison, Sprott, Walton, DeLuca, Bingham and Regan

ABSENT: Crs Amon, Daley and Ferguson

CARRIED

10.3 OPEN SPACE IN THE PROPOSED FRENCHS FOREST TOWN CENTRE SITE

NOTE 1: Councillors Amon, Daley and Ferguson returned to the chamber at 9:02pm.

NOTE 2: Councillor Grattan left the chamber at 9:02pm and returned at 9:04pm.

068/18 **RESOLVED**

Cr Harrison / Cr Walton

That Council invite the NSW Department of Planning and Environment to brief Councillors on the Frenchs Forest Precinct Plan, including the intended provision of open space, prior to public exhibition which is scheduled for September 2018.

VOTING

FOR: Unanimous

CARRIED