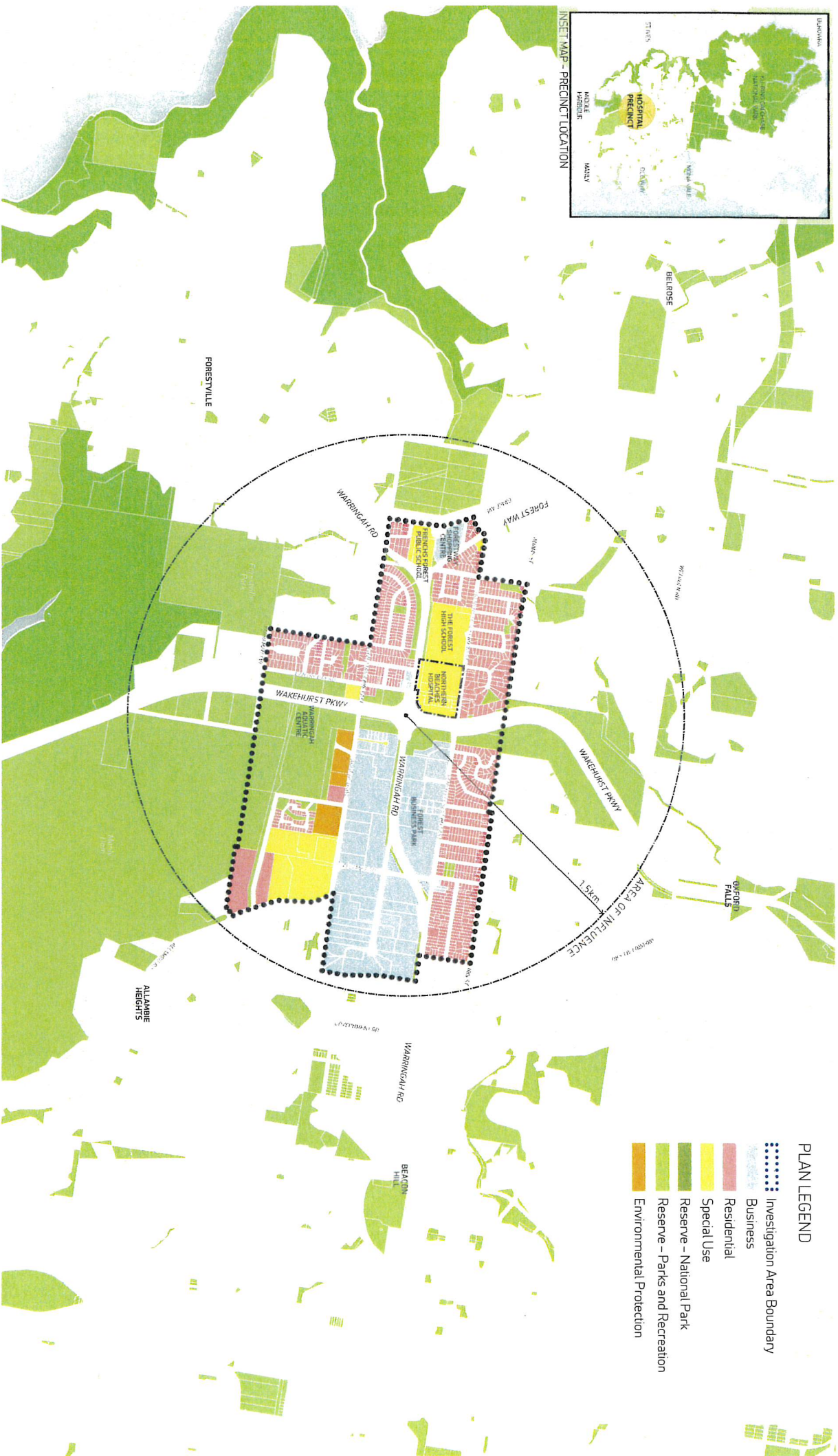


HOSPITAL PRECINCT STRUCTURE PLAN

Planning the area around the new hospital



Plan of the Hospital Precinct showing Investigation Area

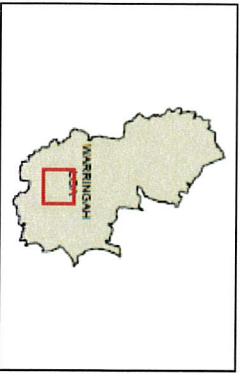


Planning

State Environmental Planning Policy (Major Development) 2005
French Forest Specialised Centre
Land Zoning Map

sheet LZN_001

- Subject Land
- Zone**
- R3 Commercial Core
- B4 Mixed Use
- B7 Business Park
- M3 Medium Density Residential
- RE Public Recreation
- SP1 Special Activities
- SP2 Infrastructure
- Cadastre
- Cadastre 07/12/2010 © NSW LPA/AA



0 50 100 150 m
Scale: 1:10,000 @ A3
Projection: MGA 2011
Datum: GDA 2011

Map Identification Number
SEPP_MJD_FFCLZN_001_L20101029



2.1.2 Urban design context

Within the Project area the built (functional) and community features of the existing environment are summarised below.

Transport network

Warringah Road is the main arterial road in the region. It links Chastwood and the Pacific Highway to the south west, and Dee Why to the east. Wakehurst Parkway connects the Narrabeen region through to Manly and the Spit, while Forest Way connects Terry Hills, St Ives and Mona Vale from the north. A number of bus services utilise this route, connecting the various local and regional centres and future transport planning includes provision for bus rapid transit (BRT) corridor along Warringah Road.

Pedestrian / cycle network

The existing pedestrian network generally consists of 1.2m – 1.5m wide pathways along Frenchs Forest Road (east + west) and Warringah Road. There are no formal bicycle facilities other than the use of roads, footpaths and bus lanes. A partially complete off-road connection exists from Warringah Aquatic Centre to Bantay Bay Road.

Land use

The land uses in the area are a mix of residential, commercial retail, industrial and community (school and health). The new Northern Beaches Hospital precinct will have a strong influence on the future land development. The study area falls within the NSW Department of Planning and Environment structure plan for a future specialised centre based around the hospital.

These key functional and community features are illustrated in Figure 4.

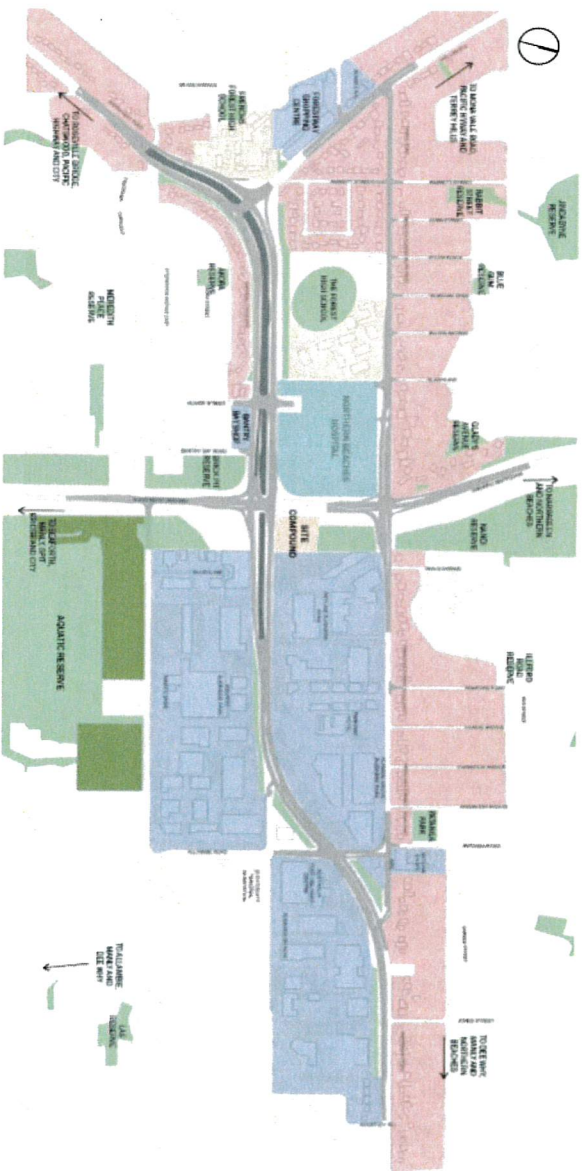


Figure 4 Project area illustrating the land use and functional structure of the local context

- Legend**
- Public open space
 - National Park / Nature Reserve
 - Residential
 - Commercial
 - School

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Hospital Structure Plan Update - Message from the Administrator

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Hospital Structure Plan Update - Message from the Administrator

28 days ago

Council has been working with residents and other key stakeholders to finalise the Draft Hospital Precinct Structure Plan. This update is to ensure everyone is informed with the latest information available.

Throughout the precinct planning process and review of existing land uses the community has maintained that a new strategic centre in Frenchs Forest needs to be supported by a vibrant urban core. This includes new and/or enhanced educational facilities and an appropriate level of community infrastructure to support any future population growth.

The planning for the area also involves consultation and approval from a number of State Government departments. Ultimately, Council cannot finalise the draft structure plan without their agreement.

Whilst Council has been working continuously with these Departments, we have been unsuccessful in reaching agreement about the best way forward. This is a complex matter and any increase in the density of the precinct has major financial implications for a number of the agencies involved. Without this Council has no choice but to defer the finalisation of the Draft Hospital Precinct Structure Plan and also defer the report that was scheduled to be presented at Council's next meeting on 27 September.

The State Government Departments have been supportive of Council's work to date and in particular the review of existing land uses.

It is imperative that both the existing and future population of Frenchs Forest have access to suitable high quality facilities and services.

Council understands this delay impacts upon many local residents and the wider community and we acknowledge these delays are frustrating. However, in good conscience Council cannot put forward a Draft Hospital Precinct Structure Plan that does not provide for an appropriate level of infrastructure for our community and its future.

Residents can be assured that this matter continues to receive the highest priority and we will continue to work to ensure the most appropriate outcome is achieved.