

SURROUNDING LAND USE COMPATIBILITY CONTEXT ANALYSIS

11TH MAY 2022

AS REQUESTED IN 30TH MARCH, PANEL BRIEFING

A detailed context analysis has been prepared as noted in the panel briefing on 30th March.

(Please note you can click on numbers 1 to 24 on page 4 and this will take you to relevant building image)

This analysis demonstrates:

_There are no inherent land use conflicts within the B7 Zone that would preclude Seniors Housing of high amenity

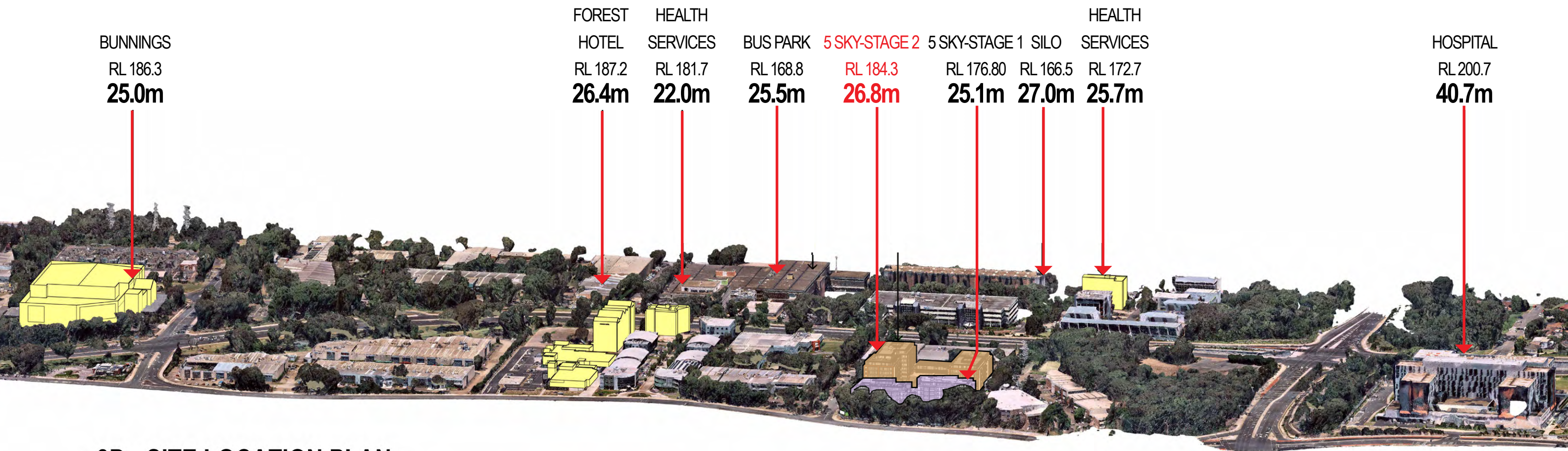
_Rather, this analysis demonstrates that the B7 Zone is characterised by higher order commercial, health-related and supporting retail uses, which are complementary to the provision of Seniors Housing

_The emerging future character of the B7 Zone includes uses consistent with the strategic objective that it acts as a health and education precinct *(Appendix 1)*

_There is no evidence of noisy or polluting heavy industrial uses, which are prohibited within the B7 Zone *(Appendix 2)*

_The Housing SEPP, 26 November 2021, specifically identifies the B7 zone as being suitable for seniors housing and no longer requires a hospital to be permitted *(Appendix 3)*

EXISTING & APPROVED BUILDING HEIGHTS IN IMMEDIATE CONTEXT ³



3D - SITE LOCATION PLAN

_This image shows the maximum height of existing buildings and recent approvals (both absolute RL and metres above existing ground).

_The subject site - proposed at 26.8m - is clearly consistent with the emerging scale and character of the B7 Zone and is compatible with the prevailing height and scale of its immediate neighbours.

_Of particular note are the Forest Hotel (26.4m) at the eastern end of the locality and the Northern Beaches Hospital (40.7 m), which is a prominent landmark on elevated topography.



INSTRUCTIONS:

- Please click on the numbers from **1** to **24** to open the related building image
- When on the individual building Image please click on the button which states **BACK TO MAP** to return

For example - Building 13





**SCHOTT AUSTRALIA PTY.
TOOLEY
HUBER SUHNER**

**LABORATORY GLASSWARE AND MEDICAL SUPPLIER
AUTOMOBILE PARTS IMPORTER
CABLE SUPPLIES**

**8:30AM-5:30PM MONDAY -FRIDAY
8AM-5PM MONDAY-FRIDAY
8:30AM-5PM MONDAY-FRIDAY**



2 BACK TO MAP

SKY RACING

MEDIA BROADCASTING

MONDAY TO SUNDAY 9AM TO 9PM



3 BACK TO MAP



KURTZ AUSTRALIA
HUBER SUHNER
IKON DOORS
COLDBUSTER:

EMBOSSING AND PLASTIC PRINTING
CABLE SUPPLIES
INSTALLATION OF PASSIVE FIRE PROTECTION SYSTEMS
HEATING EQUIPMENT SUPPLIER

8:30AM-5PM
8:30AM-5PM MONDAY-FRIDAY
8:30AM-5PM
8:30AM-5:30PM MONDAY-FRIDAY



NORTHERN BEACHES HOSPITAL

HEALTH SERVICES FACILITY

24 HOURS, 7 DAYS

5 BACK TO MAP



NORTHERN BEACHES HEALTH HUB

HEALTH SERVICES FACILITY

6AM TO 8PM MONDAY-FRIDAY

6 BACK TO MAP



ADEC PREVIEW SOLUTIONS
IMPRESSION TECHNOLOGY
OBT CONSULTING - UNIT
HARCOR SECURITY SEALS
EXPERTISE EVENTS

DOCUMENT SCANNING
DIGITAL TEXTILE PRINTING
COMPUTER CONSULTING
SECURITY SEALS FOR DRUGS & MEDICAL EQUIPMENT
EVENT MANAGEMENT

7AM-4PM MONDAY-FRIDAY
9AM-5PM MONDAY-FRIDAY
7AM-6PM MONDAY-FRIDAY
8:30AM-4:30PM MONDAY-FRIDAY
24 HOURS



MIELE EXPERIENCE CENTRE

SHOWROOM AND OFFICES

9AM- 5PM MONDAY-SATURDAY



DOUGLASS HANLY MOIR PATHOLOGY
OCCUPATIONAL THERAPY ‘HELPING CHILDREN’
SCENT THROAT SPECIALISTS
DENTIST TOOTH SPARKLER

PATHOLOGY
OCCUPATIONAL THERAPY
MEDICAL SPECIALISTS
DENTIST

8AM – 5PM MONDAY - FRIDAY
8AM-5PM MONDAY - FRIDAY
8AM-5PM MONDAY- FRIDAY
8.30AM-5PM MONDAY-FRIDAY

9

[BACK TO MAP](#)**NORTHERN BEACHES CANCER CARE****CANCER CARE SPECIALIST****8AM-4:30PM MONDAY-FRIDAY**



NORTHERN BEACHES CO-WORKING

BVG CONSULTANTS

MINDLIFE CLINIC

OFFICE PREMISES

STRUCTURAL ENGINEER

PSYCHIATRIST

24 HOURS 7 DAYS



BRELLAH MEDICAL CENTRE - GP, SPECIALIST DOCTORS
ALLIED HEALTH & FITNESS CENTRE 'MOVEMENT HQ'
SABRE CORPORATION

MEDICAL SPECIALISTS
GYM
BEAUTIFY TREATMENT DISTRIBUTION

9AM-5PM MONDAY-FRIDAY
9AM- 5PM MONDAY-FRIDAY
9AM- 5PM MONDAY-FRIDAY



CITIZEN WATCHES

OFFICE PREMISES

24 HOURS 7 DAYS



PENINSULA SLEEP CLINIC
NSW HEALTH PATHOLOGY
PENINSULA RESPIRATORY GROUP
GENESIS CARE
NORTHERN BEACHES BREAST CLINIC
SAZERELLI DESIGNS
TALKSHOP SPEECH PATHOLOGY

MEDICAL SERVICES (SLEEP CLINIC)
MEDICAL SERVICES
MEDICAL SERVICES
MEDICAL SERVICES
MEDICAL SERVICES
OFFICE PREMISES
SPEECH PATHOLOGIST

24 HOURS 7 DAYS
8AM-3:30PM MONDAY- FRIDAY
8AM-4PM MONDAY- FRIDAY
8AM-5PM MONDAY-FRIDAY
8AM-5PM MONDAY- FRIDAY
9AM-5PM MONDAY TO FRIDAY
8AM-6PM MONDAY TO FRIDAY



KWIK KOPY
INTERTEK
SPORTSPRO

PRINTING BUSINESS
OFFICES

8:30AM-5PM MONDAY-FRIDAY
UNKNOWN
9AM-5PM MONDAY-FRIDAY



FOREST ESPRESSO	FOOD AND DRINK PREMISES	6:30AM- 3PM MONDAY-FRIDAY
BIRK & BLYME	TILE COMPANY	8:30AM- 5PM MONDAY-FRIDAY
GAP STUDIOS	UNKNOWN	UNKNOWN
RAY WHITE REAL ESTATE	REAL ESTATE AGENTS	9AM-5:30PM MONDAY-FRIDAY
IMK ACCOUNTING	ACCOUNTANT	
OCCUPATIONAL THERAPY HELPING CHILDREN	THERAPIST	



BEAUTIFUL GROUP OF TRADES
NEUROCARE
GROWTH BUILT
POWER CLEAN AIR PRODUCTS

BUILDING SUPPLIER
MEDICAL CENTRE
SITE OFFICE
CLEAN AIR PRODUCTS

UNKNOWN
9AM-5PM MONDAY-FRIDAY
UNKNOWN
9AM-5PM MONDAY-FRIDAY



**CONSTRUCTION SITE - HEALTH SERVICES FACILITY
(GENESIS CARE)**

**HEALTH SERVICES FACILITY
(DA/2019/1419)**

7AM-7PM, 6 DAYS A WEEK



BACK TO MAP



**DAN MURPHY'S
FOREST HOTEL**

**BOTTLE SHOP
FOREST HOTEL PUB**

**MONDAY- WEDNESDAY 9AM-8PM, THURSDAY-SATURDAY 9AM- 9PM
MONDAY TO SATURDAY 10AM - 12AM, SUNDAY 10AM - 10PM**



APPROVED HOTEL/MOTEL ACCOMMODATION

HOTEL OR MOTEL ACCOMMODATION

24 HOURS 7 DAYS

20&21
BACK TO MAP



PLUS FITNESS

BICYCLES ONLINE

AUSSIE GEMS CHEERLEADING & GYMNASTICS

UNION JACKS HAIR

HUKILAU CAFÉ

ASCOMATION

DJO GLOBAL

AUSTRALIAN BIOTECHNOLOGIES

ROLAND DG

END GAME ESCAPE ROOM

GYM

BICYCLE SHOP

GYMNASTICS

HAIRDRESSER

CAFE

MANUFACTURING

WAREHOUSE AND DISTRIBUTION CENTRES

BIOTECHNOLOGY COMPANY

MANUFACTURING

ESCAPE ROOM

24 HOURS 7 DAYS A WEEK

VARIOUS HOURS (USUALLY 9AM-5PM MONDAY-FRIDAY)



GREENWOOD EDUCATION
PROAV SOLUTIONS
MY FIRST GYM
WIZZY WORLD

CHILDCARE FACILITY
AUDIOVISUAL - OFFICE AND STORAGE
CHILDREN’S GYMS
CHILDREN’S AMUSEMENT CENTER

7AM-6PM MONDAY-FRIDAY
9AM-5PM MONDAY-FRIDAY
9AM-6:30PM MONDAY-FRIDAY, SATURDAY 8AM-12PM
9AM-5PM MONDAY -SUNDAY



KFC

TAKE AWAY FOOD AND DRINK PREMISES

10AM-11PM MONDAY- SUNDAY



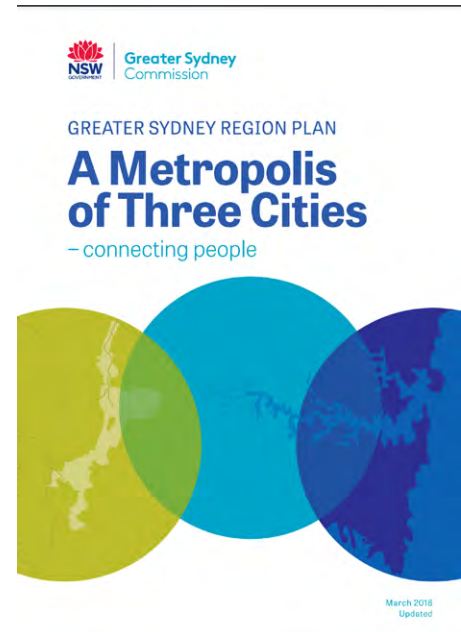
**APPROVED BUNNINGS
WAREHOUSE**

**HARDWARE & BUILDING SUPPLIES &
GARDEN CENTRE
(BUNNINGS WAREHOUSE)**

**6.00AM TO 10.00PM MONDAY TO FRIDAY AND 6.00AM TO
7.00PM SATURDAYS, SUNDAYS AND PUBLIC HOLIDAYS**

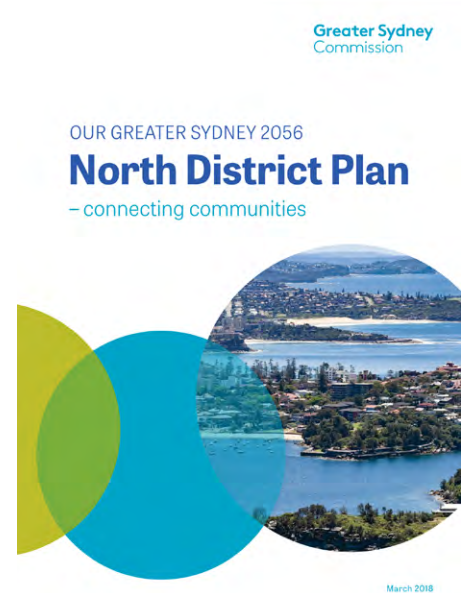
**NOISE FROM OPERATIONS MUST NOT BE HEARD AT ANY
RESIDENTIAL PREMISES OUTSIDE OF THESE HOURS
(CONDITION 4 DA2020/0717)**

BUSINESS PARK FUTURE OBJECTIVES AND STRATEGIC POLICY CONTEXT

**Greater Sydney Region Plan, A Metropolis of Three Cities (2018)**

The Plan identifies Frenchs Forest, as an emerging health and education precinct. The plan outlines a vision for health and education precincts as innovation districts that are:

“Transit-accessible precincts centred around health and education assets, surrounded by a network of medical research institutions, a mix of complementary industry tenants, housing, ancillary facilities and services”

**North District Plan (2056)**

Specifies The Northern Beaches Hospital development will be the anchor of the new health and education precinct in Frenchs Forest

The plan indicates that Councils' retail and employment strategies should provide guidance on the transition of business parks into mixed employment precincts including, where appropriate, ancillary residential developments to support the business park. The plan acknowledges the need to grow existing centres, including business parks, describing how creating jobs and providing services to local communities can be initiated within business parks.

(APPENDIX 2)

ZONE B7 BUSINESS PARK CURRENT OBJECTIVES/PERMISSABILITY - TAKEN DIRECTLY FROM WARRINGAH LOCAL ENVIRONMENT PLAN 2011

Zone B7 Business Park

Objectives of zone

- To provide a range of office and light industrial uses¹.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To create business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.
- To minimise conflict between land uses in the zone and adjoining zones and **ensure the amenity of adjoining or nearby residential land uses.**

1. Light industry means a building or place used to carry out an industrial activity that **does not interfere with the amenity of the neighbourhood** by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry,
- (d) creative industry.

*(APPENDIX 3)*NSW STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021,
26th NOVEMBER**Chapter 1 Preliminary****1 Name of Policy**

This Policy is State Environmental Planning Policy (Housing) 2021.

2 Commencement

This Policy commences on the day on which it is published on the NSW legislation website.

3 Principles of Policy

The principles of this Policy are as follows—

- (a) enabling the development of diverse housing types, including purpose-built rental housing,
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,
- (c) ensuring new housing development provides residents with a reasonable level of amenity,
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,
- (e) minimising adverse climate and environmental impacts of new housing development,
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,
- (h) mitigating the loss of existing affordable rental housing.

8 Relationship with other environmental planning instruments

Unless otherwise specified in this Policy, if there is an inconsistency between this Policy and another environmental planning instrument, whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency.

Part 5 Housing for seniors and people with a disability**Division 1 Land to which Part applies****79 Land to which Part applies**

This Part applies to land in the following zones—

- (a) Zone RU5 Village,
- (b) Zone R1 General Residential,
- (c) Zone R2 Low Density Residential,
- (d) Zone R3 Medium Density Residential,
- (e) Zone R4 High Density Residential,
- (f) Zone B1 Neighbourhood Centre,
- (g) Zone B2 Local Centre,
- (h) Zone B3 Commercial Core,
- (i) Zone B4 Mixed Use,
- (j) Zone B5 Business Development,
- (k) Zone B6 Enterprise Corridor,
- (l) Zone B7 Business Park,
- (m) Zone B8 Metropolitan Centre,
- (n) Zone SP1 Special Purposes,
- (o) Zone SP2 Infrastructure,
- (p) Zone RE2 Private Recreation