

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Friday, 13 August 2021 12:01:42 PM

Submitted on Fri, 13/08/2021 - 12:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Daniel

Last name

TRAN

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

FRENCHS FOREST

Submission

1. When's the plans start after public feedback on the plans?
2. What's Site (A, B or C) do first?

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Sunday, 15 August 2021 11:25:56 AM

Submitted on Sun, 15/08/2021 - 11:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my submission to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Frenchs Forest

Submission

I would like to state that high rises are not in keeping with our area. I urge you to ensure that no higher than the already unsightly hospital should be the strict guidelines. We need green spaces to exercise, Covid has shown us that. Local, open spaces to exercise.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Monday, 16 August 2021 10:47:01 AM

Submitted on Mon, 16/08/2021 - 10:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my submission to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Frenchs Forest

Submission

Thank you for the opportunity to offer input. I understand the need and desirability for a town plan, affordable housing and increased medium-density housing.

My biggest concern is how the increased traffic will be managed.

* Once we return to the pre-lockdown movement of traffic, I fear the peak hour traffic congestion will be even heavier than it was before you constructed the underpass. With even more people movements, how does a short underpass solve the issue? All it does is move the issue down the road by 1 to 2km.

* I live in Valley View Road and I have to take two buses to get to work in the city. I get on a bus at 6.30am to try to avoid the peak of traffic, but it still takes me over an hour in the morning and 1.5 hours in the evenings. How much thought is going into the bus services to speed this up? There is no point just putting more buses on and hoping that will solve the problem.

I agree to the above statement

Yes

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To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Special Infrastructure Contribution
Date: Tuesday, 17 August 2021 12:53:56 PM

Submitted on Tue, 17/08/2021 - 12:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Cameron

Last name

Joss

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

Bike paths and plans are not visually or communicated with detail. It would be great for this to be communicated in more detail as it sounds like it contributes to your strategy.

The design needs a foot bridge / bike bridge from the town centre to the other side of Forest Way (too dangerous for kids without one).

Include proper bike paths from all Frenchs Forest primary schools, not just basic RMS bike paths that tick a box. Main benefit, this next generation will extensively use the bike paths and use the town centre and library as a hub. Over 10 years, you will see a significant "green" transport change. It also improves safety for children and teenagers if they are not riding within 800mm without a hard barrier.

Sydney light rail put in a bike path. It is a narrow, uneven path that appears more dangerous than riding a bike on Sydney roads. This is an example of what not to do.

Battery technology is proven to have a significant increase (cars, electric bikes) over the next 5 years. For quick wins in your project, you can trial state of the art bike path in the town centre, and test the benefits. Green highways are the transportation of the future, and will also reduce car and bus traffic which appear to be the major issue in the area.

Look at Marseille Museum in the south of France for ideas on innovative foot bridges which can take people from the town centre to the other side of Forest Way Rd or Wakehurst Rd.

Look at Docklands VIC Library for a state of the art library and meeting point.

Hope this helps.

You are doing a great job!!!

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Special Infrastructure Contribution
Date: Tuesday, 17 August 2021 4:17:07 PM

Submitted on Tue, 17/08/2021 - 16:16

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Cameron

Last name

Joss

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

Hello, could you please describe and visually show how children can safely ride their bikes from the town centre to the other side of Forest Way. Discussion were spoken about a well designed bridge that would take pedestrians and bikes similar to the Korean Green Bridge. It would be great to see this design to help connect all local primary schools to the town centre.

I agree to the above statement

Yes



**Link
Wentworth**
Providing homes, building futures.

ABN 62 003 084 928

Chatswood

Level 10
67 Albert Avenue
Chatswood
NSW 2067

PO Box 5124
Chatswood West
NSW 2067

T 02 9412 5111
F 02 9412 2779

Penrith

Borec House
Level 1
Suite 1002
29-57 Station Street
Penrith
NSW 2750

PO Box 4303
Penrith Westfield
NSW 2750

T 02 4777 8000
F 02 4777 8099

enquiries@
linkwentworth.org.au

Chatswood
Katoomba
Lithgow
Penrith
West Ryde
Windsor

17 August 2021

NSW Department of Planning, Industry and Environment
23-33 Bridge Street
Sydney NSW 2000

Dear Sir or Madam,

Draft Frenchs Forest 2041 Place Strategy – Link Wentworth Response

Link Wentworth welcomes and appreciates the opportunity to respond to the Department of Planning Industry and Environment (DPIE)'s Draft Frenchs Forest 2041 Place Strategy. Link Wentworth Housing Ltd (Link Wentworth) is a Tier-1 Registered Community Housing Provider (CHP) and Licensed Real Estate Agent. We are one of the oldest not-for-profit CHPs in NSW and now manage over 6,400 homes across Greater Sydney.

Link Wentworth provides the following services to eligible clients:

- Social housing
- Affordable housing
- Housing for people with disability
- Specialist Homelessness Services
- Access and Demand products and services
- Support services and programs through a network of partners

In 2018, Link Wentworth (then Link Housing) was successful in a tender to undertake management of almost 2,000 properties transferred from Department of Communities & Justice as part of the Social Housing Management Transfer (SHMT) program. Link Housing was also successful with a tender in partnership with Cerebral Palsy Alliance (CPA) to manage over 230 Specialist Disability Accommodation (SDA) tenancies in the Northern Sydney region. More recently, Link Wentworth was officially formed on 31 March 2021 after a merger was completed between major Tier-1 housing providers, Link Housing and Wentworth Community Housing.

Link Wentworth work closely with the State & Local Governments in a range of LGA's in Greater Sydney, including the Northern Beaches. These relationships are particularly important for all partners involved as they provide the linkage role from the strategic / enabling function of both State and Local governments to the operational management of social and affordable housing products. We meet regularly with our LGA partners to discuss a range of key issues including:



- Operational management of affordable housing in the LGA
- Access and demand related issues – allocation of social and affordable housing
- Financial monitoring and reporting on social and affordable housing in management
- Ongoing social and affordable housing pipeline discussions

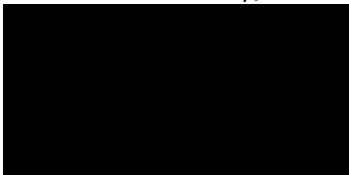
Our relationships with State and Local Governments are integral to our ability to increase our portfolio and enable Link Wentworth to help more households achieve a long-term sustainable housing outcome. The Frenchs Forest precinct presents a timely opportunity for the Government to work with the Community Housing Sector in the delivery of the priorities and actions outlined in the 'Housing 2041' NSW Housing Strategy and the associated 2021-22 Action Plan. In particular Priority Area 3 of the 2021/22 Action Plan – 'Maximising the impact of government-owned land, investment of assets, and government-led development projects or funding to achieve the housing vision.'

Thank you for the opportunity to provide feedback on this important draft strategy.

Link Wentworth would be interested in providing ongoing support and advice going forward to enable the DPIE and Northern Beaches Council to deliver the most effective Place Strategy for the residents of the Northern Beaches.

Please find below our overall comments on the Frenchs Forest 2041 Place Strategy.

Yours faithfully,



Andrew McAnulty
Chief Executive Officer



Proposed Housing Diversity

Contained within the draft Frenchs Forest Place Strategy, particularly in sections on character areas such as the Town Centre, Frenchs Forest Road West Neighbourhood Centre and the Karingal Crescent Neighbourhood, are various commitments to offer a 'diversity of housing' for residents. Link Wentworth notes that all references to housing diversity throughout the Plan only refer to built form and diversity, rather than to tenure. It would be beneficial to broaden discussion on diversity by including references to tenure, particularly since the Place Strategy has established a commitment to the delivery of affordable housing in the town centre and surrounding areas.

Linked to the above point is the lack of reference throughout the draft Frenchs Forest Place Strategy to any provision of social housing in the Frenchs Forest precinct. This would be a significant missed opportunity to provide a broad range of housing tenure options on a large scale State Government led development project. Inclusion of social housing delivery as part of the draft Frenchs Forest Place Strategy would also lead to closer alignment between this strategy and the Housing 2041 NSW Housing Strategy. A key goal of the Housing 2041 NSW Housing Strategy Action Plan is to 'maximise the impact of government-owned land, investment or assets, and government-led development projects or funding to achieve the housing vision'. Provision of social housing is key to enable the achievement of the 20 year vision of the Housing 2041 NSW Housing Strategy and the scale of the draft Frenchs Forest Place Strategy could play an important part.

A key objective of the draft Frenchs Forest Place Strategy is to 'Provide a range of housing types and densities, including apartments, terraces and affordable housing, to improve housing choice and create opportunities for key workers to live close to the hospital'. Currently, all references to affordable housing are made independently to discussions on built form and density and it is recommended that affordable housing as a tenure is embedded in discussions on diversity, rather than treated as a separate product. Offering housing diversity in tenure is key to enhancing housing choice and creating opportunities for residents and responding to varying household types and housing need. To this end, we also encourage DPIE and Council to consider a wider variety of social and affordable housing products. This could include the delivery of build to rent, shared equity, shared ownership and other innovative mixed-use schemes developed and operated by Community Housing Providers (CHPs). This in turn contributes to a sustainable, balanced resident population. As stated above, Link Wentworth have over 35 years of experience as a CHP and would welcome the opportunity to work closely with Government to deliver new and innovative housing products in the Frenchs Forest Precinct.

Affordable Housing Contribution

The proposed target of 15% for the town centre, and 10% for other areas, implemented via Council's Affordable Housing Contribution Scheme, is encouraging and will assist in addressing the significant local unmet supply of affordable housing. However, it would be positive to see State Government adopt a more aspirational target bearing in mind the opportunity that is presented by Government owned land and the significance of the Government's role in project delivery and land value uplift which has resulted from the billions of dollars of public investment in the hospital and road network upgrades. Therefore, Link Wentworth feel that it would be possible to increase the proposed target for affordable housing in town centre areas and other areas significantly. For example, 25% in town centre areas and 15% in other areas.



Link Wentworth would like to flag a potential issue if the target of up to 250 affordable housing dwellings is a subset of the larger target of 1,880 additional social and affordable dwellings proposed in the Northern Beaches Draft Local Housing Strategy¹. This target was generated based on the current very low proportion of social and affordable housing in the Northern Beaches LGA, due to the consistent under supply of new social and affordable housing dwellings provided in the area.

Throughout the draft Frenchs Forest Place Strategy, the Precinct is positioned as a community characterised by employment and educational opportunities through the new Hospital and relocation of Forest High School. Therefore, affordable housing should be considered essential social infrastructure as a large proportion of potential new residents will consist of key workers performing important roles in the local health and education sectors. In addition, the provision of social and affordable housing is one of five priority areas of the Northern Beaches Local Housing Strategy.

Taking the above information into account, there is a key opportunity for the DPIE and Council to become key stakeholders in the strategic enabling and delivery of affordable housing as essential social infrastructure. Two methods that could be used by State Government to use the draft Frenchs Forest Place Strategy as a best practice example have been identified above. Inclusion of social housing delivery in addition to affordable housing and significantly increasing the proposed target for affordable housing delivery on government owned land.

Maximising the impact of government-owned land is a key priority area of the 'Housing 2041' NSW Housing Strategy², and there is an opportunity here for the NSW Government to deliver on this priority through working closely with and enabling Council as well as through more direct intervention. CHPs such as Link Wentworth are uniquely placed to develop and manage affordable properties, identify suitable applicants from among our own tenant base as well as manage administration, and would be interested in providing ongoing support and advice on their delivery.

The social and affordable housing delivered should also be owned by a Community Housing Provider in order to leverage the current affordable NHFIC (National Housing Finance Investment Corporation) long term bond finance – and optimise the quality and longer term nature of the homes provided.

¹ Northern Beaches Council, 2021. *Draft Northern Beaches Housing Strategy*. [online] Available at: <<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadGenWebDoc.ashx?id=PIDEAanAopIV0A60ki4OEg%3d%3d>>.

² NSW Department of Planning, Industry and Environment, 2021. *Housing 2041: NSW Housing Strategy*. [online] Available at: <<https://www.planning.nsw.gov.au/Policy-and-Legislation/Housing/A-Housing-Strategy-for-NSW>>.

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To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Special Infrastructure Contribution
Date: Tuesday, 17 August 2021 5:18:22 PM

Submitted on Tue, 17/08/2021 - 17:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

John

Last name

Pickering

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenches Forest Sydney 2086

Submission

Frenches Forest Rd West & northern or lower part of Holland Cr should be in phase 1 as they could both be serviced in Holland Crescent by developers therefore there would be no obstruction to traffic in Frenches Forest Rd West . Also this small area is on the doorstep of the major bus stop for very good, fast bus services to the City, Chatswood, DY, Brookvale Mall & beaches. A B-Line bus would not save more than a minute or two, if any, from this bus stop to the City or Chatswood and you would waste a lot of time driving to a huge carpark. We have already been waiting 7 years for this to be final and gazetted.Thank you for the opportunity to have my say.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Tuesday, 17 August 2021 9:07:42 PM

Submitted on Tue, 17/08/2021 - 21:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Christine

Last name

O'Sullivan

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

I am disappointed at the lack of originality of the design- the Forest will look very like Chatswood. As a long time resident I am concerned at the traffic impacts. We live in the unzoned tip of Bluegum Cr, which is very jammed with traffic now. New higher density buildings will make for even more bottlenecks. While the green plan looks promising, many trees and much habitat will be inevitably lost before all the new canopy grows. I am not against growth and we appreciate the hospital but this will completely change where we live. Please do not destroy the lovely walk between Warringah Road and the Forest High Oval- mature trees, remnant orchard trees,- it is a safe habitat spot. Please review the heights of buildings to be more in keeping with the current soul of the place.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Wednesday, 18 August 2021 8:53:48 AM

Submitted on Wed, 18/08/2021 - 08:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

████████

Last name

██████

I would like my submission to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Frenchs Forest 2086

Submission

Include an arts /theatre space.

A dog park would be excellent plus a library.

Needs to be a hub that locals will want to go to.

I'm thinking similar to Belrose/Glenrose that area really provides to the whole community and it's really well planned.

I agree to the above statement

Yes

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To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Wednesday, 18 August 2021 3:29:48 PM

Submitted on Wed, 18/08/2021 - 15:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Susan

Last name

Phillips

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Terrey Hills 2084

Submission

I cannot understand for a minute that you are seriously proposing this development which is excessive for the area of French's Forest (what forest is left you may ask) and the fact that it also involves removing a perfectly good High School with extensive grounds in order to make way for more ugly concrete buildings and a loss of mature trees.

Further cost would be involved in the construction of the Forest High School elsewhere (Allambie I believe) also; consequently demolishing the current school is probably the most stupid idea I've ever heard.

The number of new homes planned is excessive when you take into account the planned developments of 2100 in Mona Vale, 980 Ingleside, 200 Terrey Hills, plus Boarding houses in Belrose. Council seems to think its a good idea to build, build, build, the people will come, but no-one wants any more development on the Northern Beaches as its overcrowded already (try getting anywhere on a Saturday morning), we don't need more cars on the roads, we don't need anymore environmental losses, we don't need over population at all as it will also put strain on all resources including Emergency Services, Hospital etc.

Honestly someone needs to see some sense here for the sake of our beautiful unique area. Stop Now before its too late!

I agree to the above statement

Yes

Submitted on Wed, 18/08/2021 - 23:09

Submitted values are:

I am making a personal submission

11

114

Yes

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2086

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Thursday, 19 August 2021 2:26:39 PM

Submitted on Thu, 19/08/2021 - 14:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

cameron

Last name

joss

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

Hello, please consider adding a music recording studio, and a 3D printing or innovation lab at the library. Research Docklands VIC library as their top floor is dedicated to this and is high quality. People come from all over Melbourne to spend the day at the library.

Also, if you intend to build a small stage for music performances (live gigs / school performances) in the precinct, it would go hand in hand with the recording studio and also give young kids huge opportunities to explore their dreams!

Google Docklands VIC library or have a chat to the library manager who also manages all community events in the Docklands.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Thursday, 19 August 2021 2:33:40 PM

Submitted on Thu, 19/08/2021 - 14:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

cameron

Last name

joss

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

Add an innovation hub to the precinct. A place for new start up businesses to book a "NOOK" or meeting room. Reducing the restrictions for start-up businesses is so important to accelerate their growth. In the current economic climate, we need to encourage new businesses to grow as much as possible. Create a building, or give them a floor at the library with nice views.

Telstra is bringing out "NOOKs" in 2022 which is a private booth and allows for private business meetings at airports. NAB Head Office has had them for 5 years and allows people to have face to face meetings in the first floor without having to pass the security gate.

Most important. Look after the innovative companies, as they are tomorrow's future!

Also, you could partner with a university to help fund this innovation centre!

I agree to the above statement

Yes

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To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Friday, 20 August 2021 2:21:46 PM

Submitted on Fri, 20/08/2021 - 14:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Denise

Last name

Turner-Morgenthaler

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

FRENCHS FOREST

Submission

Frenchs Forest Development - submission

Thank you for giving the community the opportunity to have a say regarding the place strategy of Frenchs Forest.

I have been living in the area for the past 20 plus years and we are proud of our low density, green, friendly, very family oriented environment that we are living in. Do we really need such a large new town in our quiet area? We have Glenrose, the Supa centre and Forestway. We had to endure many years of compromised living in the area due to the lengthy road upgrades and hospital. The new Spit tunnel should definitively be built before starting this Frenchs Forest Development project to avoid already traffic effected streets becoming unusable due to traffic congestion.

When looking at the draft plans I would strongly recommend that the land in zone R3 designated for 13.5 m high buildings should definitively not exceed 10m or 3 stories. Similarly, the land designated for buildings up to 17.5 m high in the R3 zone should not be more than 14.5m high. This is to make any proposed development more compatible with the existing residential neighbourhoods in particular the residential houses directly adjacent.

I am concerned having seen poor design quality developments being recently built in other suburbs on the North Shore (Dee Why – Pittwater Road). Only a few years old – some of them look incredibly worn and the quality of the apartments is of very poor standard. Therefore, there should be more controls over design quality and materials used to ensure high standard of buildings to avoid constant repairs and maintenance.

Kind Regards,

Denise Turner

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Sunday, 22 August 2021 8:07:33 AM

Submitted on Sun, 22/08/2021 - 08:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

James

Last name

De Stigter

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2086

Submission

The plans have been on exhibition for several weeks now and the biggest concern by far seems to be "no vehicular access from Frenchs Forest Rd West". "Access to be from side streets to basement parking".

At the eastern end of the Frenchs Forest Rd West Neighbourhood area, this just can't work as Gladys ave is just too far from some of the blocks to get any reasonable access. To think that one developer could somehow acquire 20 lots and provide access from Gladys ave to all of them is unrealistic.

How are the people down Bantry Bay Track going to be catered for, if there is no access from Frenchs Forest rd?

Allowing access from Frenchs Forest rd West at the eastern end of the Neighbourhood area is the the most reasonable solution.

If you want Hotel/ Service Suites to go ahead on the last 4 blocks then vehicular access from Frenchs Forest Rd is essential. There is already pressure on this type of outcome especially now with COVID where these businesses have been ravaged.

If visitor accommodation is constructed there, the operators will want people to be able to drive straight in rather than go around a block further up the street. Unless there are strong incentives and not disincentives, I think visitor accommodation will struggle to happen, appropriate as it would be.

Even if that area is fully residential, the problems highlighted by so many others on landlocking and property access still apply.

The other issue that concerns me is will good developers want to take all of this on. There seems to be many more disincentives than incentives. The affordable housing levy is simply extortionate, there are infrastructure levies and high costs compared to other developments. They have to put the power underground, when it should have been done by the government. They have to purchase large numbers of sites and probably supply access from Gladys ave for those down Bantry Bay Track. If that is too much to ask from the developers, then it may not proceed sustainably.

Yours Sincerely James De Stigter

I agree to the above statement

Yes

[REDACTED]

[REDACTED]

Hi Lauren,

I hope you don't mind if I add another concern to the previous email. Thanks.

As you know, it has been a very difficult time for the residents. Developers are walking away telling residents they are unable to continue with an FSR of 1. Our concern is that another phase of uncertainty would follow if we are not able to attract developers.

Previously we had an FSR of 2.2, now reduced by 60%. We understand the reasoning behind this decision, but developers need a minimum of 1.2 or 1.3 to make it viable for them. Please see if you can reconsider the proposed FSR.

Many Thanks,

Regards,

Armond

[REDACTED]

Hi Lauren,

Thanks for the meeting today. As requested, I have itemised our main concerns below.

I live in 1 Gladys Avenue Site B area.

There is concern in the neighbourhood with property isolation leading to land locked situations.

The E.I.E document page 15 gives rise to these concerns by stating a minimum site (1400m²) and a minimum frontage (30m) requirement. You could help reduce these concerns by removing this limitation or allow some flexibility, margins and variations to these rules.

The E.I.E document page 15 also states that Site B may have two development paths. Apartments or Sub-divisions for houses.

1. The confusion is whether the limitations (1400m² and 30m frontage) apply to both apartment development sites and property sub-division sites. We think applying restrictions to land considered for sub-division may create isolated properties. Once a property is sub-divided there is no trace of its original dimension, so it may not matter what size it originally was. The document suggests a minimum of 225m² lot. In our view it may be more appropriate to apply minimum dimensions to the sub-divided lot to ensure proper land shapes and sizes.
2. What are the side, front and rear building setbacks within the 225 m² lot?

Many thanks,

Regards,
Armond

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Monday, 23 August 2021 5:19:33 PM

Submitted on Mon, 23/08/2021 - 17:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

robert

Last name

east

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

To whom it concerns. Once again the plan does nothing to address a lack of sports facilities ie what do you think 3000 people are going to do who live there. We loose a great open space that the high schools kids have to gain an urban jungle.

There's no basket ball court , no football pitches. Lionel watts is to far as is Melwood unless that is you want people to jump in their cars and make yet more journeys. on already at capacity roads. With those parks swamped already.

Sure you have green space it will get trampled with dog walkers and no ball games / bikes signs. The plan is ill thought out and does nothing to address whats needed. Take a leaf out of NY on Manhattan, where piers are used for bikes, football pitches , basket ball courts. etc etc. Oh and I live here so I know what I am talking about.

Kind regards

Rob East

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Monday, 23 August 2021 5:59:55 PM

Submitted on Mon, 23/08/2021 - 17:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Joseph

Last name

Earl

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

Hi,

I would like to see more emphasis on building sustainable buildings. All new buildings should have an 8 star green rating for sustainability.

If you consider that the green star rating does not really work why not come up with a better rating system so that buildings require less energy and generate less weight while also being more livable.

What about a community garden to bring people together?

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Monday, 23 August 2021 8:01:28 PM

Submitted on Mon, 23/08/2021 - 20:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Robert

Last name

Costello

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Manly 2095

Submission

The vision for Frenchs Forest 2041 is excellent and so refreshing for the Northern Beaches area. Hopefully it will be the catalyst for future trickle down progressive visions within the Northern Beaches LGA.

The market places interspersed with medium and high density residential, transport, business & open space will be highly successful & adored and welcomed by the next generation of Northern Beaches residents for decades to come.

My comments are driven from my life experience having worked as an architect in Australia for 25 years as well as Canada, England, Singapore & having travelled extensively pre-covid.

Whilst the vision presents an intelligent & gentle starting point, the R2 low density residential zoning on page 34 immediately south of Warringah Road in the Karingal Crescent Neighbourhood & north west adjacent Frenchs Forest Road West appears to be at odds with the future vision of densities, diversity & potential place making.

Whilst locked in as former "Warringah R2" there is nowhere to go and those spaces are dead in the water for development due to the high cost of acquiring the land and the low return on investment due to the zoning limitations. Unless the redeveloped sale price for those individual blocks is very high, which then becomes unaffordable, the paint will slowly peel or they will be replaced with very ordinary low density detached project homes with huge individual gardens and swimming pools to be maintained and 3 on site car parking spaces. Replenishing like for like does not make sense directly across from the new transport hub, but a good start....

The former Warringah LEP needs to include many more areas of R1 zoning and allow housing diversity projects alongside detached houses and these sites would be ideal for R1 housing diversity projects, if not directly rezoned as R3 projects, with R1 beyond to allow diversity to filter through the neighbourhood nearby the highly desirable new precinct.

Again a good and gentle start. The areas identified for future investigation shown in Figure 2 on page 11 would also benefit from R1 zoning to allow these densities to increase alongside detached houses with enormous gardens and prevent the slow deterioration of these area due to restrictive low densities.

The shopping precinct adjacent forest way also creates a potential opportunity to increase densities and improve the area with additional business retail and social opportunities as has been so successfully demonstrated in many areas including the redeveloped Totem shopping center in Balgowlah.

Thank you for presenting this vision. It is so refreshing.

For Costello + Graham Design
Robert Costello
NSW Architect 6610.

I agree to the above statement

Yes

Submitted on Tue, 24/08/2021 - 10:22

Submitted values are:

I am making a personal submission

11

10

Yes

████████████████████

2087

I applaud the state governments plans for the area.

These streets have been over capacity for years and were not designed to take the heavy load of traffic that they are currently taking.

These streets are not just used by customers of Forestway Shopping Centre but the many residents of Davidson, Frenchs Forest and Belrose who are travelling South along Warringah Road and use the traffic lights on Brown Street to turn right onto Warringah Road (rather than backtracking to the traffic lights on Adams Street, Frenchs Forest and avoid the queues there).

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Tuesday, 24 August 2021 11:11:50 AM

Submitted on Tue, 24/08/2021 - 11:11

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tony

Last name

Holley

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

COLLARROY

Submission

The Northern beaches has a dire shortage of Indoor Sports facilities, leading to a lack of opportunities for sports like Basketball (NBISC is fully utilised from 4pm Monday to Friday and substantially utilised on week-ends and during the week). This development represents an ideal opportunity to get another facility built that will be well utilised by users close to it during the day time (it could service both the new school and provide a recreation centre for hospital and other staff working in the area) as well as providing a facility for people from the whole Northern beaches at night-time, both for competitions and training.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Tuesday, 24 August 2021 9:42:49 PM

Submitted on Tue, 24/08/2021 - 21:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my submission to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

Frenchs Forest 2086

Submission

Thank you for providing the community with the opportunity of commenting on the Frenchs Forest Precinct Strategy.

Overall I believe the plan is quite well developed and the future of the new town centre looks positive.

My commentary relates to the lack of connectivity between the Phase 1 site and surrounding areas. There appears to be a lack of accessible and connected open space and also acknowledgement that the eastern end of the Skyline Business Park is essentially residential, due to the recently approved seniors living housing developments.

There appears to be a significant opportunity to link the Town Centre Precinct through to the Nandi Reserve, located to the east of Wakehurst Parkway. This site is currently subject to a draft design as part of the NSW Government Parks for People Program. Please consider a formal pedestrian link between the town centre and this evolving reserve.

Further, the emerging residential precinct at the eastern end of the Skyline Business Park should be addressed within the development control plan and not ignored, due to the fact Council originally rejected the proposal. The reality is, that this area is residential in nature and should be zoned as such. The densities that are to be developed in that area are what the rezoning proposal around the town centre is seeking and they have occurred without a rezoning.

Just seeking some joined up thinking between State Government led projects (Frenchs Forest Precinct and Parks for People) and consideration of land use zoning to reflect the realities of recent planning decisions.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Wednesday, 25 August 2021 5:04:58 PM

Submitted on Wed, 25/08/2021 - 17:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Joachim

Last name

Weller

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Seaforth, 2092

Submission

With regards to the plans for Aquatic Reserve, I note that the Masterplan "will aim to incorporate a state-of-the-art education and recreation precinct" with "an additional permitted land use which will allow for an educational establishment in this location".

Aquatic Reserve is currently the home of baseball for the entire Northern Beaches LGA and is the only baseball facility in all of greater Sydney that offers three senior playing fields (plus two junior fields). It has been chronically underfunded and largely ignored by Council for the last 3+ years, leaving the fields in unplayable and dangerous condition after even moderate rain. Facilities are run down, do not cater for the growth of player numbers (25% YoY growth over the last 2 years), there are no toilets near the junior fields, no facilities for female players, no field lighting except on the main diamond...all these issues are limiting the ability of MWDBA to tap the full extent of participation demand that we are seeing from existing and potential players.

Significant remedial action is required immediately to bring the fields back to a fit-for-purpose status, whilst in the longer term, a total Aquatic redevelopment needs to be incorporated in the Precinct Plan. Baseball is played year-round and Aquatic currently caters for ~1300 players (juniors, seniors and State League), so there is no room for "additional permitted land use" without impacting the baseball activities adversely.

We have the opportunity to turn Aquatic Reserve into a state-of-the-art baseball facility and thereby not only maximise participation numbers across the Northern Beaches LGA but also attract competitive teams from across Sydney, as well as host state-wide representative competitions (Baseball NSW have already flagged that they would like to see more games located at Aquatic, but the capacity for this currently does not exist)

I am looking for a commitment that Aquatic Reserve will be maintained exclusively as a baseball facility, with funding for both immediate remedial work as well as longer term development into a world-class facility, as part of the Frenchs Forest Precinct Plan.

Yours sincerely

J.Weller

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Friday, 27 August 2021 6:23:11 PM

Submitted on Fri, 27/08/2021 - 18:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

John

Last name

Cummins

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

FRENCHS FOREST

Submission

Hi,

I think the concept as laid out in the plans is well thought through and has great ideas for the area. I am a long term Frenchs Forest resident and welcome this proposal to move the area forward.

The relocation of the Frenchs Forest High School to Allambie Rd is a much better approach than redeveloping the Aquatic Centre. Wakehurst Parkway will also need to be upgraded so that the road is open through all weather conditions.

Regards

John Cummins

I agree to the above statement

Yes

Submitted on Sat, 28/08/2021 - 08:29

Submitted values are:

I am making a personal submission

Yes

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2086

Tim Schindler

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Saturday, 28 August 2021 6:20:21 PM

Submitted on Sat, 28/08/2021 - 18:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Klaus

Last name

Drewnianka

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

We are residents living on the Bantry Bay Track; our addresses are Wakehurst Parkway # 6,8,10,12,14 and 16, but we cannot access our properties via Wakehurst Parkway; the only way out to join the local traffic is using a private track which leads out to Frenchs Forest Road. Roads and Maritime Services is opposed to The Bantry Bay Track exiting onto Frenchs Forest Road and designed a traffic light controlled intersection from Gladys Avenue onto Frenchs Forest Road. We understood then that all new development around the Bantry Bay Track would have to use Gladys Avenue in order to join the main traffic, but nobody from the council or State Planning Department has informed us how we were going to receive the services we are entitled to. All these years we have been paying full rates like everybody else in the LGA, but have had no garbage collection, unless we walked 100m+ to Frenchs Forest Road with all our bins; we have had no street lighting or letter boxes and no proper road; it was a complete planning failure. There have been numerous failures of goods deliveries to the properties because of the Wakehurst Parkway addresses. The proposed DCP would be the perfect opportunity to resolve these awkward situations. Any developer would like to use this extra land locked area and connect all new and existing residents via Gladys Avenue to the main road system. Please do not forget us when you are redesigning and planning the usage of this area; it is the perfect opportunity to do it right now and do not leave it for the next generation to correct your mistakes.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Sunday, 29 August 2021 7:21:27 AM

Submitted on Sun, 29/08/2021 - 07:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rebecca

Last name

Tissington

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest 2086

Submission

It's a disgrace that the zoning has cut Bluegum, Gladys and many more small residential streets in half. Residents are ALREADY horribly impacted by parking and congestion due to the hospital. Now you are proposing these remaining homes will be over shadowed and dwarfed by up to 12 stories with ABSOLUTELY NO step down and gradual fall of density and heights. This is not ok. How can this be considered acceptable modern planning? We can't even get town homes granted on our blocks but across the street developers prosper handsomely. Fix the zoning. NOW!!!!

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Sunday, 29 August 2021 10:19:01 AM

Submitted on Sun, 29/08/2021 - 10:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Stephanie

Last name

Hawkins

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

The Gap

Submission

Hello,

Town planning used to be about the best way to utilize a growing city, suburbs and regional areas, parks and roads. To present a city that is functional as well as beautiful. Instead over the years what we see is a free for all, with only interest in investment money from developers. What the councils have produced is a mismatched mess of buildings, and roads. Clashing with the already structures there, just to please developers and the bottom line.

There by adding inappropriate, cheap, ugly structures that clash with its surroundings. Making property values drop for original residence. There is no such thing as Town Planning anymore. Its a money grab by council s and a free for all by developers. Our town planners and councils have lost sight of what their objectives are supposed to be for the rate and tax payers of their areas. Thank You.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Sunday, 29 August 2021 11:58:50 AM
Attachments: [response-for-draft-plan-by-mr-grgo-matana.pdf](#)

Submitted on Sun, 29/08/2021 - 11:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Grgo

Last name

Matana

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission file

[REDACTED]

Submission

Dear Sir/Madam,

Attached please find my response that I submitted in 2017 for the draft plan then as my comments have not changed to the situation now in 2021.

The SSS of 2011 should be implemented immediately without further wasting of resources on various studies when it was already ALL COMPLETED THEN!

As a note, would you really want to develop around the NBH for the next 10 years with heavy trucks and excavation surrounding the site instead of developing along Frenchs Forest Road East up to Skyline Shops and make use of the whole plateau area where the would be minimal if no disruption to the normal functioning and operation of the Hospital? It would be cheaper and easier to do so instead of insisting on the relocation of the Forest High School and earthworks surrounding the same for the next 10 years. I hope someone has actually thought of that.

I am also not in favour of relocating the Forest High School.

Thank you and kind regards,

Grgo Matana

I agree to the above statement

Yes

Mr Grgo Matana

Saturday, 3rd February 2017.

Dear Northern Beaches Hospital Team,

RE: Comments for submission regarding the Draft Frenchs Forest Hospital Precinct Plan

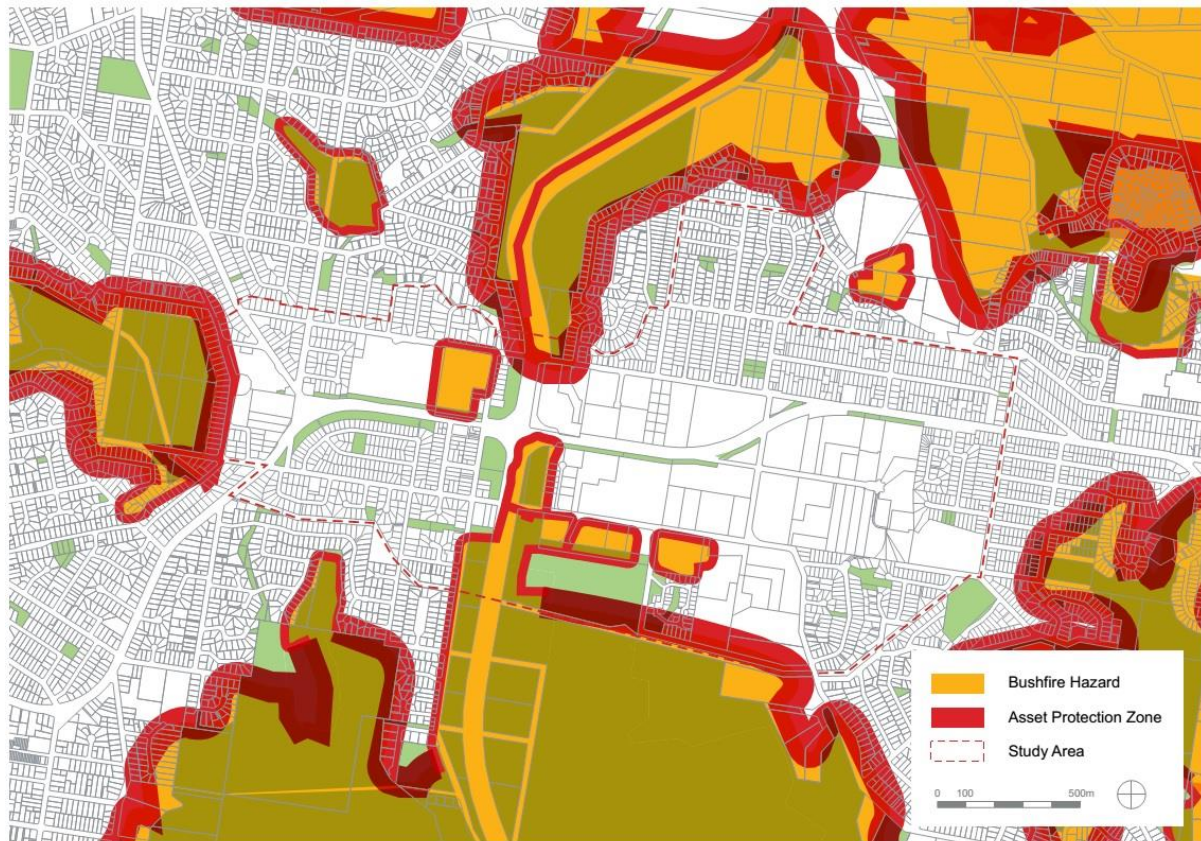
Below are my comments in reference to the Frenchs Forest Hospital Precinct Plan. The diagrams that are included are from the Frenchs Forest Specialised Centre – State Significant Site Study from 2011. Those diagrams are of considerable detail and are important showing the significance of the topography and bushfire risk areas.

As shown in the topographical map of the Frenchs Forest area below, the area for proposed rezoning (Frenchs Forest Road West / Rabbett Street / Holland Crescent / Grace Avenue / Naree Road) lies on a slope between 5 degrees and 25 degrees.



Figure 5.3 - Topography within the Study Area

The area north of Frenchs Forest Road East from Romford Road to Jones Street is on a slope of less than 5 degrees which is much more suitable for construction and would not interfere in any way with the newly constructed hospital. It is the highest point of Frenchs Forest. This significantly differs to the Frenchs Forest Road West / Wakehurst Parkway / Bluegum Crescent / Sylvia Place / Cobb Street / Holland Crescent scenario as well as the back of Forestway Shopping Centre the slope of the Grace Avenue properties (and the intersection of Wakehurst Parkway and Frenchs Forest Road West) bordering a bushfire hazard zone.



Note that the area north of Frenchs Forest Road East is not a bushfire hazard zone as can be seen on the map nor is it under the asset protection zone due to the bushfire hazard zone. This is not the case with the area that is being proposed to be rezoned with the Frenchs Forest Hospital Precinct Plan.

With the proposed relocation of the Forest High School to the Warringah Aquatic Centre site, there doesn't appear to be any safety concerns included in the Hospital Precinct Plan showing the bushfire hazard areas yet the new high school will be in the centre of such an area, not where it is now.

There are areas on the periphery of the study boundary which are beyond the easily accessible land and do not lend themselves as well to forming part of the intensified, permeable centre. Namely Grace Avenue / Ann Street / Naree Road and areas along Frenchs Forest Road West are not easily accessible land. Developing of these areas, in particular the area north of Frenchs Forest Road West will be directly competing with the clear access needed for emergency vehicles (for ambulances, urgent medical/blood and/or donor organ deliveries) to the Hospital. This is a major safety and life threatening risk that must be addressed and does not even seem to be considered in the draft plan.

Another major concern are the vehicles of property owners in the apartments that will be constructed directly opposite the Hospital. Not only will they the owners, but also their visitors and other members of the public who come by vehicles to the Frenchs Forest Road West and park there, will also be directly competing with the clear roadway access to the Hospital for emergency vehicles, medical/blood and/or organ donor deliveries along Frenchs Forest Road West, placing additional risk to safety and lives to people unnecessarily especially to those in ambulances going to the hospital where every second is vital in saving lives, or for those that are awaiting urgent delivery whilst they are in surgery.

This would not be the case with the area north of Frenchs Forest Road East from Romford Road to Patanga Road as it is evident that this area is easily accessible land and there wouldn't be an impingement on the clear road access for emergency vehicles along Frenchs Forest Road West for the Hospital. This is shown in the diagram below

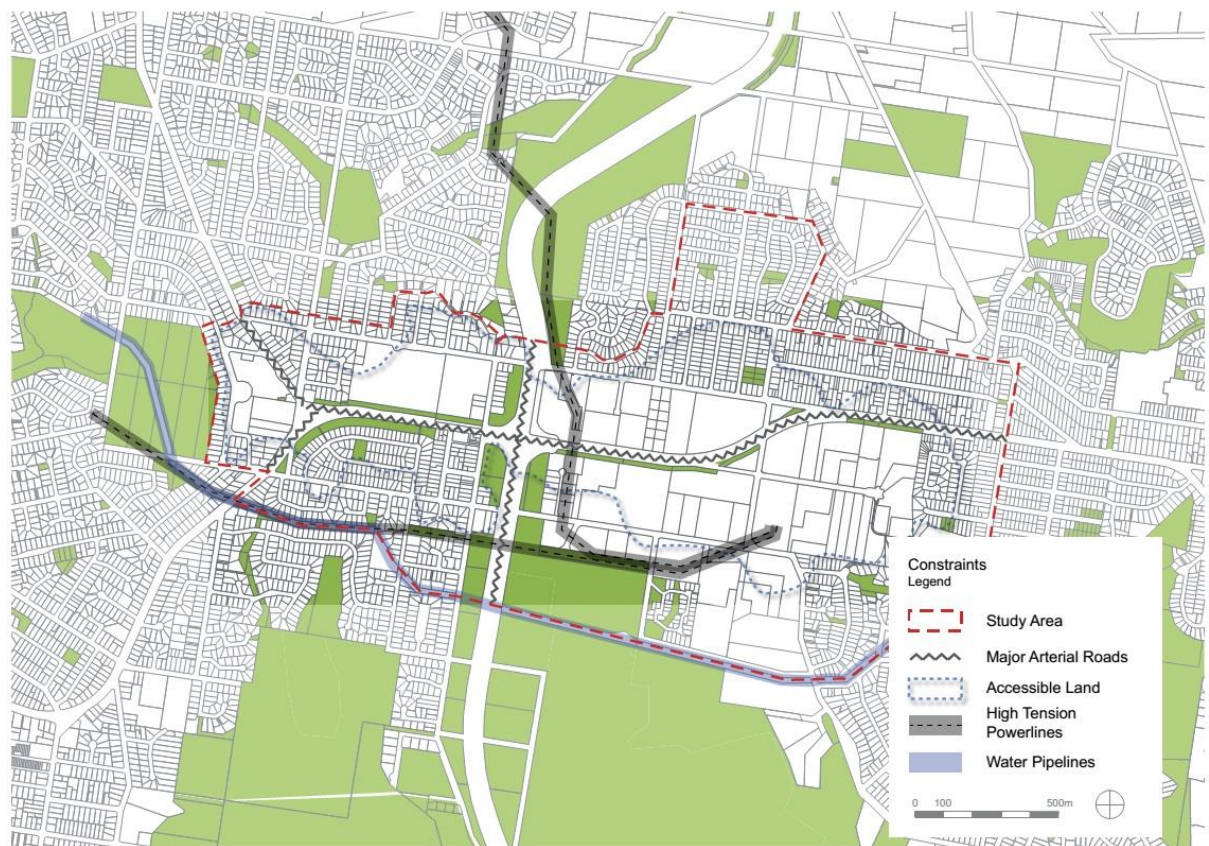


Figure 6.6 - Physical Elements within the Study Area

From the 2011 study's diagram below, which doesn't seem to be included in the draft hospital plan, opportunity sites for rezoning are more readily accessible north of Frenchs Forest Road East from Romford Road to Patanga Road and would not disturb the operation at all of the Hospital nor put patient's lives at risk for clear and unhindered access to the hospital or for urgent deliveries.

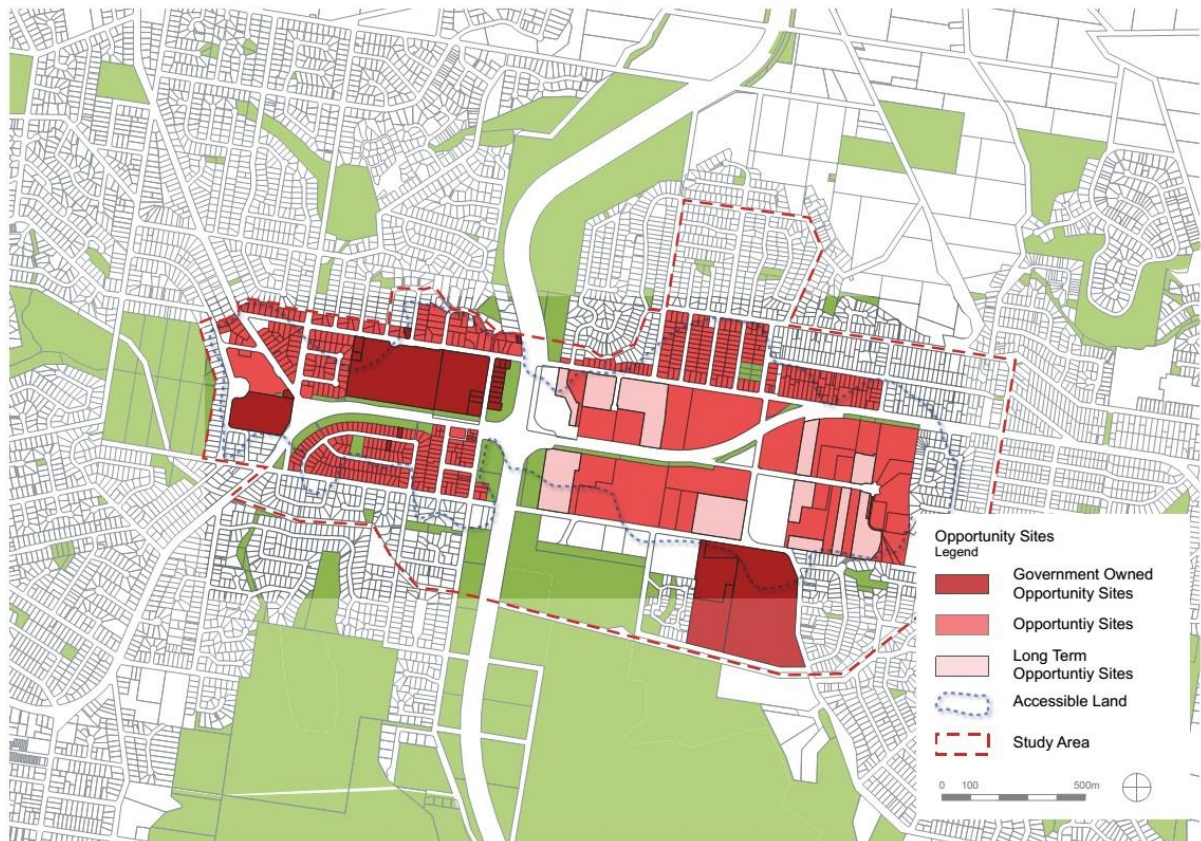


Figure 6.8 - Opportunity Sites within the Study Area

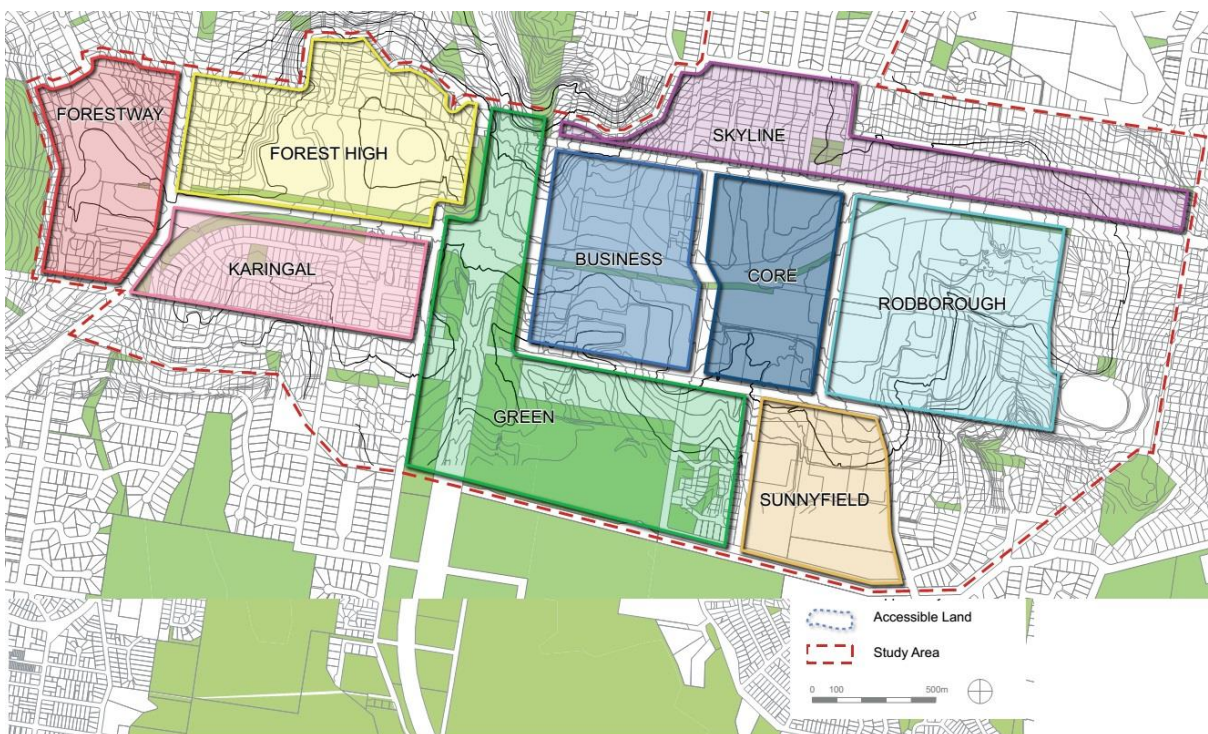


Figure 6.8 - Opportunity Sites within the Study Area

Frenchs Forest Road East already has direct bus routes (daily, during peak and/or off-peak times) to Manly, Balgowlah, Warringah Mall, Mona Vale, Spit Junction, Neutral Bay, City, and Chatswood. This has been somewhat covered in the draft plan, and it should be noted that even though a rapid bus

transit system may not be implemented within the next 6-12 months, there is a need to increase the frequency of bus routes to and from both Chatswood, the City, North Sydney/Milsons point, Terrey Hills, Mona Vale and Manly via the new Northern Beaches Hospital.

Why is the Forest High School being relocated to the Warringah Aquatic Centre site? Why then was a recommendation tabled in the report to Warringah Council for its meeting on 23rd September 2014 (with attachments to the Council meeting notes) that the redevelopment of the Warringah Aquatic Centre will not proceed option 4 of the report; and to investigate options for more sustainable development of the Warringah Aquatic Centre such as the investigating of potential partnerships/additional funding sources and opportunities presented by the Frenchs Forest Hospital Development?

Does the draft plan take into any consideration on how the relocation of the Forest High School will affect the school students actually accessing the high school? School students be forced to walk through bushfire prone areas daily, especially in the warmer months during school term. How will school students get to the Warringah Aquatic Centre site? There is also a commercial zone next to the Warringah Aquatic Centre with many trucks driving along Allambie Road, Rodborough Road, Aquatic Drive. That is a major safety concern for pedestrians and school students alike.

Considering that there have been works recently on the Forest high School site around the car park areas next to the Hospital site as well as along the boundary line with Frenchs Forest Road West, wouldn't this be another waste of taxpayer's money? What is the purpose of upgrading something, spending vast financial resources (especially in regards to the Warringah Aquatic Centre) and then discarding it as if it's waste paper that ends up in the sewer? Is that common and viable practice in wasting taxpayer monies?

Consideration should also be given on how to partner the Forest High School with the Northern Beaches Hospital, perhaps even a part of the Forest High School to be leased to a University or Medical School that could provide an educational environment for medical undergraduates/students to be close to the Hospital. That would make more sense rather considering a relocation of the high school to another site across 12 lanes of a major arterial road and being in the centre of a bushfire hazard area.

According to the Council website regarding the Northern Beaches Hospital there does not appear to have been any workshops held after the October 2014 workshops. That's 2 years since a workshop to the presentation of the Hospital Precinct Plan. How can the public have been made aware of very significant infrastructure spending, and how best to apply those funds when considerable funds were spent in upgrading the Warringah Aquatic Centre only for it to be demolished now. Informing the community within these past 2 years was obviously not a priority as it indicates otherwise.

In the Transport Study that has been referred to the inner population is seen as +1980 people, with the outer being +730 people for the area proposed for rezoning (page 13 of the Final Transport Plan Report), employment increase for the inner area as +4150 jobs while the outer +315 jobs. There is no mention of the topography of the proposed rezoning area, nor is there any mentioning of the land slip, bushfire prone/asset protection area or accessibility (that would directly compete for emergency vehicle road access to the Hospital along Frenchs Forest Road West) to potential development land in the study. Clearly the area north of Frenchs Forest Road East is much more suitable for rezoning as it is enclosed in the inner zone for the population and jobs increase, would not compete with the Hospital for emergency vehicle access and not putting lives at risk especially for the emergency department.

Why is it that properties on the west side of Grace Avenue that have been included in the draft plan are not included in the 'investigation area boundary'? The slope of the land there is between 5 degrees and 25 degrees and how is that suitable for development, as well as being in a bushfire risk area (as I have indicated above). This also applies for some properties along Forest Way that are included in the draft plan but are not included in the 'investigation area boundary'.

What is the purpose of extending the bus bays at Forestway Shopping Centre on Forest Way, similarly as planned on the corner of Forest Way and Rabbett Street, and then create a new bus stop on Grace Avenue behind Forestway Shopping Centre (around Sorlie PI) as per the draft plan? Does this mean that buses will be diverted off Forest Way and travel along Grace Avenue? Wouldn't that be a waste of public money extending the current bus bays on Forest Way and creating new ones on Grace Avenue? With the increase of buses along Grace Avenue – have these factors even been considered with the parked cars as well as the land slope of the properties there (where the slope is between 5 degrees and 25 degrees) along a bushfire prone area?

As the Final Transport Plan Report reads that there are 4 scenarios for development and that the best scenario is number 2 that is being considered. Since Scenario 2 is being considered, why isn't the whole area for scenario 2 being considered instead of only one part? Shouldn't this be referred to as another scenario as it is different to what the other scenarios offered are? We are seeing now the laying of new pipes as well as kevlar insulated internet cables along Frenchs Forest Road East as well as Patanga Road which is clearly visible in the scenario 2 in the Final Transport Plan Report that appears to be the basis in which the draft plan is being based upon. As this infrastructure is being put in place, it would be more suitable to have the rezoning to the area north of Frenchs Forest Road East between Romford Road and Patanga Road so that the roads around the Hospital would not be blocked at any stage due to demolition and development.

Royal North Shore Hospital has an oval next to it which quite often patients are taken out to be amongst the greenery as part of their recuperation. Similarly Mona Vale Hospital has a golf course next to it. With the oval on the Forest High School site, wouldn't it be better to keep the oval (as well as the high school) and put it to use for the new hospital as well? It will offer patients and their families for recovery and recuperating some greenery and an open space. If a town centre is built there, this option would be taken away and patients would only recuperate in an air-conditioned environment and not being outside with fresh air and sunshine.

With the completion of the Hospital and patients already in needing peace and quiet for recuperation as well as recovery, the heavy drilling, deep excavation, demolition will be a huge hindrance, inconvenience and disruption to this process of recovery and recuperation that no body would want to experience. Not to mention the traffic movement and parked vehicles/trucks along Frenchs Forest Road West where the very same large trucks, heavy machinery, and extra noise will cause direct competition for road users on Frenchs Forest Road West against emergency vehicles putting lives at risk unnecessarily when there is no clear passageway for the Hospital. This is another reason why any development along the northern side of Frenchs Forest Road East (from Patanga Road to Romford Road) would be more suitable as the Hospital would have a clear passageway access for all emergency including urgent medical supply/organ transplant delivery vehicles and there would be no noise or vibration from heavy machinery/trucks/ or works affecting the hospital or patients.

With buildings in the immediate area planned in the draft plan being of a similar size in height to the Hospital, there will be light pollution blazing towards the hospital, let alone noise from the hundreds of people (residents and visitors to the area) including children living in the apartments. Once again, cars will be parked at all times, traffic will build up and yet again emergency vehicles including

deliveries of blood, medicines, organs for transplantation will compete with other road users to get to the Hospital on Frenchs Forest Road West with delay. Every second is vital for patients and they should not be put at risk because a heavy truck is trying to access a steep slope site for excavation/demolition work or cars parked along Frenchs Forest Road West. It would be better if such developments were carried out along the northern side of Frenchs Forest Road East where none of this would interfere with the Hospital.

Similarly with helicopters landing on the Hospital site and they will be landing both day and night at any time in an emergency without asking the surrounding residents in buildings for permission to do so and it won't be before long that the residents in those buildings that are proposed for the new "town centre" or opposite the Hospital, will be lodging noise complaints after every flight.

How will the electricity supply be covered as there doesn't appear to be an electricity sub-station on or near the hospital or will it have it's own power plant? If the hospital is on the main grid, and with the proposed town centre to be on the Forest High School site with a pool (that obviously needs to be heated, by electricity from the main grid?) will it be using the power supply from the same sub-station as the rest of Frenchs Forest? What will happen if there is a power outage and there are surgeries under way in the operating theatres when the power cuts out? There are obviously issues that don't seem to be included in the draft plan and are of a major public concern. With keeping the Forest High School where it is, as well as the Warringah Aquatic Centre where it is (especially with the recommendations tabled in the report to Warringah Council from 23rd September 2014), it would be more beneficial for the whole area if the rezoning is applied to the area north of Frenchs Forest Road East between Romford Road and Patanga Road.

Thank you for the opportunity to finally be able to be given the opportunity to submit comments regarding the draft plan since no workshops or opportunities were given in the past 2 years.

Yours faithfully,

Grgo Matana

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Sunday, 29 August 2021 3:01:30 PM

Submitted on Sun, 29/08/2021 - 15:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my submission to remain confidential

Yes

Info

Email

██

Suburb/Town & Postcode

FRENCHS FOREST

Submission

Please find my comments and concerns over the Frenchs Forest Place Strategy

I am very concerned about traffic, public transport and traffic. I understand the emphasis is on using public transport or cycling around the area however this is based on an erroneous assumption that because a bus rapid transport may be available the residents will not need or own a car. Whilst public transport may be used to commute to work it is highly probable that the majority of residents will still own a car for other transportation such as recreation and holidays and will therefore park on the surrounding streets. High density housing never allows for enough parking. I also noticed that some of the modelling for traffic flow was based on the beaches tunnel. Interesting as the Frenchs Forest Place strategy is trying to aim for minimal car use however they are using the tunnel in the modelling. This seems to indicate that cars will still be an integral part of the community. Unless there will be a direct bus route to the city via the tunnel to the precinct it is superfluous to public transport for this area. When travelling through Chatswood I noticed that there were very few trailers, boats and caravans parked in the residential streets. I am concerned that residents in this new precinct will park their trailers, boats and caravans on surrounding streets overflowing to areas outside the precinct taking up valuable parking spaces around industrial, sporting and residential areas. They also reduce driving safety by impeding visibility and causing cars to verge into the middle of the road to go around them. Has consideration been given to ensure that parking within the hospital parking station is only for hospital related reasons? I am concerned that shoppers at the new Frenchs Forest town centre will use the hospital car park if other car parks are full. Pre Covid I had visited the hospital and often the car park was very full. Will there be an adequate car park for shoppers. Bear in mind that shoppers from other areas of the Northern Beaches and surrounds may visit the area for shops, cafes and community facilities. Public transport may not be sufficient. Recently I caught a bus 160x to Chatswood from Frenchs Forest. Traffic in the tunnel between Allambie Rd and Forestville was almost at standstill in morning peak and the bus crawled along Forestway and then Warringah Rd. This service is certainly not adequate to be considered a B line bus. And it appears that the new infrastructure around the hospital for traffic is almost at capacity already. To alleviate congestion of cars and buses through this area it may be a good idea to reintroduce a bus service for residents east of Wakehurst Parkway to get to the city. Previously these residents were able to catch a 169 direct to the city. Now the only way to the city is a bus to Chatswood or Dee Why. A direct bus service would mean these residents do not have to travel through the precinct in the AM or PM peaks.

I agree to the above statement

Yes



Submission re the released 2041 Frenchs Forest Plan

Please see my comments on the below topics:

Shops

The suburb does not need a fourth set of shops. There are already 3 shopping centres in Frenchs Forest, small local sets of shops at Skyline and Sorlie Road, a shopping centre with 2 supermarkets at ForestWay. The area is also in close proximity to shops at Allambie Heights, Forestville, Belrose and a short drive from the major shopping centre precincts at Brookvale and Chatswood.

Open Space/Sports Fields

Very important to include lots of public open space, but would also suggest the retention of sports space from the Frenchs Forest High School site – as Council has identified a need for more sport spaces in the LGA. (this was retained in Beacon Hill when that school was demolished).

Bus Interchange

What happens to the existing bus interchange at ForestWay, surely you do not need 2 major bus interchanges in such close proximity to one another? The existing interchange area at Forest Way could be improved to channel all services through it. The adjacent shopping centre car park could be added to and provide bus commuter carparking with an overbridge built for pedestrians linking both sides of the road. These carparks have successfully been built in Brookvale and Manly Vale.

Residential development

All the new home areas should be designated for mid-density development – townhouses, terraces, manor houses. This area is an ideal opportunity to use the whole area for density scaled to meet Sydney's 'missing middle' of housing. [Sydney housing squeeze prompts push for more medium-density development - ABC News](#). Not everyone wants to live in units or in large detached homes, this is an ideal suburban area that could incorporate planning for the whole development to include this density of housing. This would enable people in the Forest Area to downsize to a mid-size home, freeing up larger scale single dwelling houses for families to purchase. This would also allow families from units in the more denser areas of the LGA to move into larger premises as a stepping stone to a large single dwelling home, if they wished. Our experiences during 2020/2021 have also changed the way we think about housing, with a shift away from high-rise apartment towers to suburban low-rise apartment buildings and terraces/townhouses with access to backyards. [Town planners on a 'crusade' against TB could help us to redesign our cities post-COVID - ABC News](#). This type of development would be more palatable to the Forest community and could start to proceed immediately.

The Forest area is already well supplied with retirement villages and aged care premises, there is no need for any more in this development.

Parks

Although the Department has provided Council with to upgrade three local parks in Frenchs Forest – Brick Pit Reserve, Akora Reserve and Rabbett Reserve. It is noted that 2 of these are on the other sides of Warringah Road, away from where the majority of this development is, another reserve for children to play needs to be incorporated into the plans.

Regards

Louise McMorland

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Sunday, 29 August 2021 7:14:29 PM

Submitted on Sun, 29/08/2021 - 19:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rod

Last name

Mountford

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Wollstonecraft

Submission

The Hews House (1900) corner of Hilmer St and Primrose Streets Frenchs Forest should be preserved and not demolished. It is of local Heritage and Historical Significance and is the only extant structure in the Forest Area. I am a qualified Historical Archaeologist with experience in standing structures and grew up in Forestville in the 1960's to the early 1980s and strongly advocate for it to be preserved and conserved. It should be given a suitable re use acknowledging its importance to the local area.

Rod Mountford BA Hons Syd Uni Grad Dip Mac Uni

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Sunday, 29 August 2021 10:21:49 PM

Submitted on Sun, 29/08/2021 - 22:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Julie

Last name

Organ

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Seaforth 2092

Submission

Dear Sir/Madam, please consider aligning North Balgowlah and Seaforth to the transport links to the Frenchs Forest Plan.

Already North Balgowlah public school students are zoned to attend Forest HS so there needs to be consideration for residents of North Balgowlah to be considered with all links to frenchs Forest including bicycle tracks and access to parklands and schools. Thank you. Julie Organ

I agree to the above statement

Yes

To whom it may concern,

I'm writing in regards to the current Frenchs Forest place strategy plan on exhibition.

My name is Bahman Naroie, I am the owner of the property located at [REDACTED], Frenchs Forest, [REDACTED].

I have been living at the property for [REDACTED] the property has been [REDACTED].

In this time we have grown a bond and close relationships with our neighbours and neighbourhood and this has created a great environment and lifestyle for us in Frenchs forest. I honestly believe it is the best liveable suburb you can find.

However in recent years with the development of the hospital being undertaken and the hype surrounding the rezoning of Frenchs Forest. This has created a hard living environment and somewhat eroded the nature of the neighbourhood that we have lived in and grown to love.

We have had to endure constant construction works, road works and traffic congestion amongst all the other issues that have arisen from living in a constant construction environment like this. At times our property having road frontage has been used to provide water and electricity and storage of equipment for the construction workers for the hospital project.

With the huge delays in the state rezoning announcements we saw a decline in property conditions and the overall neighbourhood.

Residents were not inclined to undertake renovations and maintenance on their property as usual with the constant promise and expectation of the new plan being released leading to the new precinct project going ahead.

From this new draft releasee, having spoken with people in the neighbourhood specially our close neighbours we are certain no body is interested to sell to developers or anyone with this current draft and FSR which has been released to the public and does not present good project opportunities for the developers to work in the area.

If the current draft plan was to be withheld with the current FSR and height as is there would be no incentive for us to make this difficult decision to sell our property and undergo a change in lifestyle and work environment as our property would be valued slightly more than market value with the current draft plan and FSR leaving us to look for a new home at a time when the housing market is at the highest it has ever been.

This has caused a lot of heartache and difficulty for us and the neighbours as we are facing a very difficult decision to leave the area we love and call home or stay and endure many more years of constant constructions works.

This comes at a specially hard time for me as I have elderly parents who require assistance and stay with me regularly with plans to move in with me in the near future to provide constant care. The property allowed me to undertake this given the size of the property but having to look at new housing I believe I would not be able to obtain such arrangements and fulfil my duties for my parents.

For the reasons stated above and the properties of 106-112 on Frenchs forest road west, us being included having the only special allowance in the plan for such extra uses as hotel/motel and extra arrangements along with the current high demand for developments in the area for such projects as aged care and extra housing.

I believe this current proposed FSR and height allowances do not represent the best interests of the area and residents and do not align with the expected outlook that precinct plan was meant to achieve for the area having such contradictions in place.

In all our opinion and experts opinions who residents have been in consultation with we believe that the FSR and height should be increased to allow realistic and suitable developments to be undertaken for the area and the opportunity for residents to relocate without a negative impact on our livelihoods and future.

I thank you for taking the time to read and consider our dilemmas and concerns for our future. we hope this finds you well and hoping for a positive outcome from this situation.

Thank you.

Kind Regards,

Bahman Naroie.

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Monday, 30 August 2021 10:07:39 AM

Submitted on Mon, 30/08/2021 - 10:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

██████

I would like my submission to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

2146

Submission

keep this historic house - its where the local ghosts hang out at night

I agree to the above statement

Yes

[REDACTED]
[REDACTED]
[REDACTED]

27 August 2021

Re: Submission Frenchs Forest 2041 Place Strategy.

Introduction: [REDACTED] [REDACTED] we welcome the opportunity to make a submission regarding the Frenchs Forest 2041 Place Strategy.

As property owners within the plan area we support in principal the Frenchs Forest 2041 Place Strategy.

While we support the Plan we have the following concerns [REDACTED] [REDACTED]
[REDACTED]

- [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED]
2. Floor Space Ratio's that will not achieve Indicative heights. At current proposed FSR values properties will be valued at a level that will not allow development. Worse case if the FSR values are not increased property owners may have to sell at a loss in the future as our area will change significantly in the future. We can already see this now in relation to on street parking now the hospital in open.
 3. The State Government has advised that affordable housing is a key priority. The inclusion of [REDACTED] at FSR and Height levels that are attractive to developers can assist both Council and State government to achieve affordable housing for both Hospital and Proposed Town Centre workers. If these workers can live close to work it will significantly reduce the impact on the Frenchs Forest road network.
- [REDACTED]

[REDACTED]

[REDACTED]

It is our opinion that there is significant planning merit in including all [REDACTED] in the plan

[REDACTED] **Benefits:**

[REDACTED]

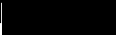
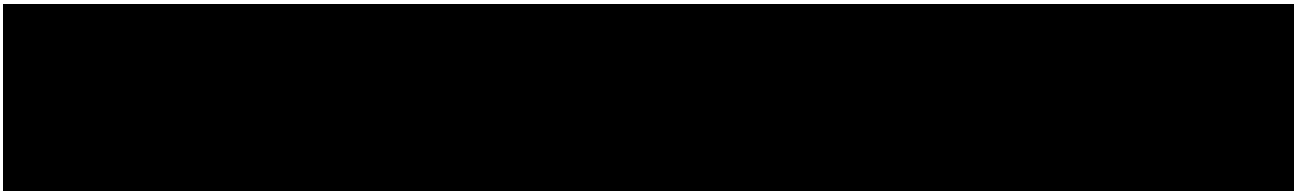
[REDACTED]

As affordable housing is a Warringah Council and State Government objective it would seem logical to rezone medium density close to the Northern Beaches Hospital so the maximum number of affordable housing can be achieved within a reasonable size land footprint close to the hospital.



The site provides opportunity for housing diversity.

Site size is able to provide enough green space with the appropriate zoning, creating a community feel that has level access to the Hospital and proposed Town Centre.



From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Monday, 30 August 2021 11:33:35 AM

Submitted on Mon, 30/08/2021 - 11:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

karen

Last name

taylor

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

frenchs forest

Submission

PLEASE RETAIN THE HEW HOUSE THAT YOU ARE GOING TO DEMOLISH IWTH THESE PLANS. PLEASE INSURE OUR HERITAGE OF THE AREA REMAINS. EVEN IF CAN BE REPURPOSED, THE SIGNIFICANCE IS IMPORTANT TO KEEP ARCHTIECTURAL DIVERSITY AND NOT HAVE IT OVER RUN WITH MERITON APPARTMENTS. PLEASE LOOK TO COUNTRIES AROUDN THE WORLD AND SE HOW THEY HAVE KEPT THE HOUSES OF SIGNIFICANCE AND DO THE SAME.. PLEASE

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Monday, 30 August 2021 3:03:09 PM

Submitted on Mon, 30/08/2021 - 15:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Philip

Last name

Dart

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest 2086

Submission

On behalf of Manly Warringah Pittwater Historical Society I would like to express our concern about what will happen to the historic Hews House in the Bantry Bay Neighbourhood Centre Proposal. We are concerned about its possible demolition and that would destroy irreplaceable heritage.

The Hew house is the most original house still standing in Frenchs Forest and needs to remain intact. The Hews' first home was built from timber on the corner of Bantry Bay Road and Warringah Road. In about 1900 Hews built the brick home that is still standing on the corner of Hilmer Street and Primrose Avenue using bricks from his own brickworks.

What is done needs to complement what is planned for the Brick Pit Reserve since it was the site of the former brickworks owned by Hews. In particular there needs to be a plaque or memorial placed on the brick pit reserve giving details of its history and our Society would be willing to assist with such a project.

I agree to the above statement

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Monday, 30 August 2021 5:12:41 PM

Submitted on Mon, 30/08/2021 - 17:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Zheng

Last name

Ge

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest, 2086

Submission

South side of the NB hospital in Frenchs Forest is like a pocket, Hilmer Street is the only east turning exit. It can be frustrating when the neighbourhood centre settled in. And it's very inconvenient for residents in this area just for driving cross the Wakehurst Pkw into Allambie, or otherway around. I suggest an crossing bridge like the one at Ormonde Rd, Roseville Chase should be introduced to replace the walking bridge now, which will reduce a lot traffic on main roads just because those two area residents want to cross the road.

Also we need a refugee island at the bus stops to help both sides residents to reach bus stops on the other side, especially at rush hours in high speed zone.

I agree to the above statement

Yes

30 August 2021

Online submission for the Frenchs Forest 2041 Planning Strategy

Dear Sir/ Madam

We are not objecting to the Frenchs Forest 2041 Planning Strategy, in fact a town centre will enhance the area. However, we would like to ensure that our concerns in relation to the Bantry Bay Track right of way are fully considered.

About Bantry Bay Track

Bantry Bay Track is in a high-risk bush fire zone and consists of a narrow, highly gradient one-way road (right of way) which is the only access to 13 dwellings. For the Planning Strategy, this will become the only access for 9 dwellings. The addresses of these dwellings are either 'Wakehurst Parkway' or 'Gladys Avenue'. For the most part, the right of way (ROW) is privately owned by those dwellings. The ROW is also self-maintained by those dwellings. It was originally built to service one car per household. Although it now services 3 – 4 cars per household plus visitors, some average 91 car movements a day, the narrow track does not have the capacity to cope with further traffic especially at the entrance on Frenchs Forest Road West.

Accessibility

The current plan indicates that the top 4 properties on the ROW (2 Wakehurst Parkway, 2A Wakehurst Parkway, potentially 4 Wakehurst Parkway and 13 Gladys Avenue) will become part of the local town centre precinct and that the ROW which is owned by those properties will remain. We understand the ROW will be maintained but the plans do refer to the ROW as a Side Street for access by the proposed Hotel. The ROW can't support additional cars and certainly not lorries, trucks and other vehicles the hotel would need. Pre COVID-19, car movement for the 9 homes was counted for a week with the residents averaging 91 car movements a day.

We also need assurance from any developer and planner that the ROW will never be blocked or used by construction workers, vehicles and other visitors to the land either side of the ROW either prior, during and post development. The ROW cannot be moved or changed in any way, without all landowner's permission, and that there is to be absolutely no parking for additional vehicles of any kind on any part of the ROW.

Further, we would need a fence, barrier or a wall built either side of the part of the ROW which is in the precinct plan to ensure that remaining landowners are not inconvenienced in any way.

We request the Keep Clear Zone that we campaigned for with RMS and Council remains on Frenchs Forest Road West, as without it we cannot exit our properties in peak traffic.

Bush Fire Zone

As mentioned, Bantry Bay Track is in a high-risk fire zone. With multiple dwellings proposed at the top of the ROW, we are keen to learn how the proposal will protect those properties at the bottom of the hill in the event of a bush fire. How will emergency services gain access or residents flee if needed.

Rubbish Collection

The Northern Beaches Council does not currently bring a rubbish collection to the dwellings of Bantry Bay Track, despite several requests over past years. Each week, landowners walk multiple bins to the top of 112A Frenchs Forest Road West. Although we do not see this in the July 2021 version, a previous 'Draft Frenchs Forest 2041 Place Strategy' stated that there will be no bin service along Frenchs Forest Road West. As this service is in our council rate fees, we are keen to establish how our rubbish will be

collected on a weekly basis. Please note on alternate weeks, each household may have 3 – 4 bins (red/blue/green/1-2 blue) therefore resulting in anything up to 52 bins along the entrance of 112A Frenchs Forest Road West where new shops, cafes and other retail premises are proposed. We request the Strategy Plan incorporates a full bin service.

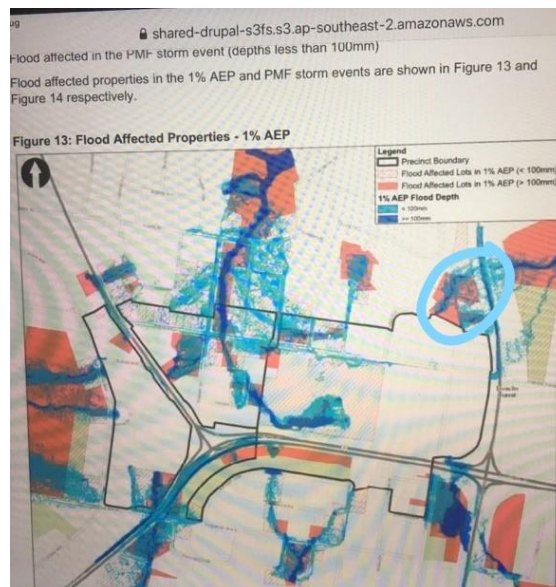
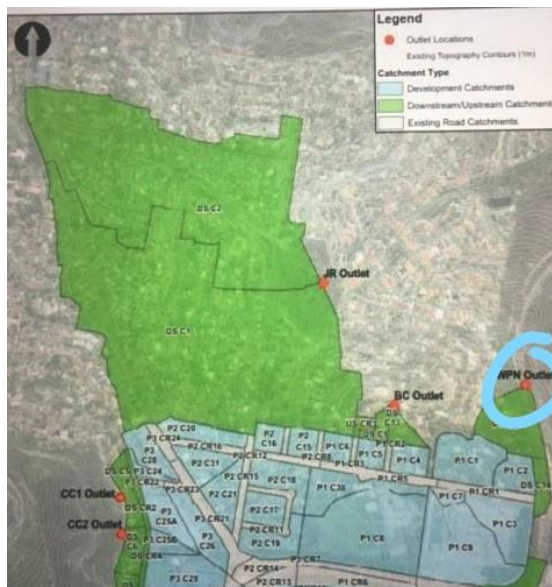
Postal service

Letterboxes for properties along the Bantry Bay Track are currently located at the entrance of 112A Frenchs Forest Road West. This is because landowners do not have a postal service directly to their homes. Again, although we do not see this in the July 2021 version, a previous 'Draft Frenchs Forest 2041 Place Strategy' stated that there will be no postal service along Frenchs Forest Road West. Landowners are therefore keen to learn how the post will be delivered to their properties.

Drainage/ Sewage

There is not a proposal for drainage in the current plan for Bantry Bay Track properties.

Currently, the triangle shaped highly sloped bushland that centres Bantry Bay Track has naturally formed drainage from the top down to bottom. Aside from the odd mow, this bushland is not maintained well by the Northern Beaches Council. The last contractor was on site for less than 5 minutes. The bushland is maintained by the landowners of Bantry Bay Track. The bushland is the key drainage point for Gladys Avenue. During high rainfalls, water flushes down Bantry Bay Track at a fast pace and often floods 16 Wakehurst Parkway (the property at the bottom of Bantry Bay Track). We have video to demonstrate if you wish to see. With the multiple dwellings proposed, we are keen to learn how this problem will be rectified, rather than becoming worse with more dwellings and concrete. We need to bring this to your attention as Appendix B of the Draft Frenchs Forest 2041 Place Strategy states that there is 'potential for only minor flooding of residential properties north of Frenchs Forest Road.' **There will NOT be 'only minor flooding as it already floods now.** The drainage diagrams also shows that the proposed neighbourhood will also drain here. We know developers will build retention tanks but we wish to have this stormwater upgraded prior to any development as these tanks fill up fast. You can see from the diagrams below, there is absolutely no way that the current natural stormwater drainage has the capacity to cope with the development planned.



Potential Solutions

1. Give the hotel access via tunnel to and from Gladys Avenue for all car movements and services
2. Complete a drainage solution in the bushland so that it can cope with Stormwater

3. Do not develop any of the area to the east of Gladys Avenue to the extent that the Strategy Plan states now
4. Link Gladys Avenue and Bantry Bay Track together

We are keen to hear solutions to all our concerns as with the plans now, it is completely unacceptable and prior comments to Northern Beaches Council have fallen on deaf ears.

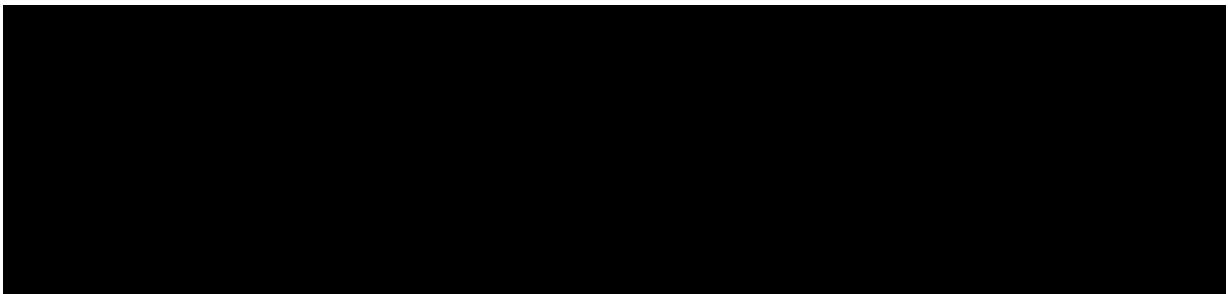
Regards,

Duncan and Theresa Amos

A solid black rectangular box used to redact the signature of Duncan and Theresa Amos.

As a long-time resident [REDACTED],
[REDACTED], I have a very keen interest in the development plan.

The proposed neighbourhood centre is a great idea but it needs more commitment to make it a realistic proposition. A greater floor-space ratio is required to make the centre viable for developers to create a useful retail/business/residential block in this area. It would be easy to plan a centre with ample parking below ground and enough levels to contain retail, medical services and business on the lower floors, plus residential space above, without overshadowing any neighbours.



It is essential to increase the floor-space ratio to allow for parking for the residents and business employees and customers. With this in place the neighbourhood centre would be an attractive and realistic project for an experienced property developer. This will greatly benefit the southern side of Warringah Road as there would be no need to cross over to the main Frenchs Forest precinct to access the services provided here. This will be useful in cutting down traffic in the area and allowing pedestrians, many of whom would be the local elderly and infirm, to be part of a truly local neighbourhood centre.

I propose a floor-space ratio of at least 2 for the neighbourhood centre, with a tiered increase to 2.2 for the areas least likely to overshadow neighbouring residences. Only then will we see a successful and thriving 'neighbourhood centre' that truly lives up to its name.

Yes

Submitted on Mon, 30/08/2021 - 23:22

Submitted values are:

I am submitting on behalf of my organisation

1

114

Yes

2086

We are excited about the opportunities that await our students at a new state of the art high school once they leave us.

Yes

Submitted on Mon, 30/08/2021 - 23:30

Submitted values are:

I am making a personal submission

114

11

Yes

Frenchs Forest

Finally, I do like the concept/design of the new town centre and obviously a lot of work are gone into it. The only concern I have is the hospital did not turn out to be as functional as people expected. I still need to take my son to RNSH to see specialist as they dont have it in this hospital, or the kid got hit by car on forestway last year need to be air lift to RNSH, because this hospital doesnt have trauma unit, or this hospital doesnt even do covid vaccination. With that in mind, who do you think will occupy the town center, as the plan seems to be around the success of the hospital.

Yes

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Tuesday, 31 August 2021 11:32:49 AM

Submitted on Tue, 31/08/2021 - 11:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Greg

Last name

Dick

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Belrose

Submission

Wakehurst Football Club Inc. is one of the largest sports clubs in the Belrose/Frenchs Forest Area.

We have over 1,600 players in the winter competition and over 1,500 players in our summer competition.

The Northern Beaches Council (NBC) commissioned a review of sports grounds in the NBC LGA in 2016. This review was used by the NBC to formulate their sports ground strategy.

The review identified a current short fall of 24 hectares of sports grounds.

How is it possible for the DPIE to put forward a strategy to develop an additional 2,000 residences in Stage 1 and ultimately 5,000 additional residences and not include any additional sports grounds ?

Can the DPIE please also let us know:-

1. How many children 8-18 years will live in the new residences ?
2. Where will these children play sports like football (soccer), AFL, etc

We need lit sports grounds for week night training.

3. What work has been done to determine the capacity of the current Primary and Secondary Schools to determine if more schools are required ?

Thank you.

Greg Dick
President
Wakehurst Football Club Inc.

I agree to the above statement

Yes

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To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Tuesday, 31 August 2021 11:33:05 AM

Submitted on Tue, 31/08/2021 - 11:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Robert

Last name

Brennan

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

I welcome and support the draft Frenchs Forest Place Strategy. The proposed increase in medium density housing is long over due and I would like to see both Stage 1 and Stage 2 approved assuming the Beaches Tunnel link construction proceeds and the B Line Bus option from Dee Why to Chatswood is activated in the near future to reduce the reliance on motor vehicles and provide genuine & convenient public transport options for the current & future residents including potentially a dedicated bus lane along this corridor in both directions.

The proposal to expand the active transport options of cycling and pedestrian access is supported provided bus shelters, poles and other structures are not built on these shared paths as has recently occurred - see photos. We do not put poles and other obstacles in the middle or edge of roads so I don't understand why a similar approach is not taken to ensuring walking and cycle paths are not free of these dangerous structures. If signs and bus shelters are required then they must be recessed and not impede the active flow on these new paths.

I support the infrastructure levy and believe this should be expanded to cover the cost of putting the electricity poles and wires underground for all new rezoned areas. It is totally false and misleading to show the video of Frenchs Forest Road West without the massive electricity poles and wires unless there is an agreement that these will be placed underground. If there is no agreement as I understand is the case then the infrastructure levy should be increased to cover this cost. No one wants to live on a street with this visual pollution and to promote a tree lined street when it is full of poles and wires is false and misleading. If this is the design that everyone wants in terms of excellence then build in the cost of putting this infrastructure underground for all the areas that will be re zoned. The opportunity to do this work was wasted when the road was rebuilt over the last 4 years but at least build it into the cost of the infrastructure levy going forward. All new housing estates do not have poles and wires so why should this re development be any different.

As the plans for the relocated Forest High School are not available I am keen to see that a sports ground is built on the proposed new high school site at Allambie Road to ensure the community does not lose the 1.5 sporting fields that currently exist at Forest High. We need more sporting fields to cover current demand not less.

In summary I support the Forest Place Strategy and encourage more active transport options (bike paths and pedestrian paths) as well as additional public transport (ideally with no green house emissions) to provide genuine and safe alternatives for existing and new residents to travel around with ease convenience and less reliance on cars as the primary means of transport.

Build safe and convenient alternative transport options and people will use active transport for local circulation and public transport if convenient and safe.

I agree to the above statement

Yes

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To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Tuesday, 31 August 2021 1:41:17 PM

Submitted on Tue, 31/08/2021 - 13:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

McGough

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2086

Submission

Most residents I have spoken to, including myself, certainly do not want apartments built or the school to be moved. However, this plan seems to be going ahead irrespective of residents concerns or wishes.

1) TREES: Frenchs Forest was always known for its beautiful trees particularly along Warringah rd (near the school), Along Forestway and Frenchs Forest rd East and West. To the anger of residents, most of these trees were removed. Prior to the upgrades, all flyers / posters / videos provided to residents showed tree lined streets which, the residents were led to believe, would be completed as part of the road upgrades. The number of trees replaced particularly along Forest Way and Frenchs Forest road is a disgrace. Instead of trees, we now have industrial looking powerlines along Frenchs Forest East and West.

Current residents of Frenchs Forest moved to the area because of the tree canopy and nature, but this seems to have been eroded bit by bit. This is OUR suburb, not yours, so please try and improve the area in a respectful way and not destroy it. Please plant 100's of trees along the streets.

2) HEIGHT OF BUILDINGS : To avoid the suburb looking like a CBD, the height of buildings bordering directly onto roads should be no higher than 3 or 4 stories. If required, the inner units can be higher.

3) POWERLINES : As stated in my first point, the powerlines along Frenchs Forest East and parts of Frenchs Forest rd West are a disgusting eye sore. This would not have been allowed to go ahead in any other suburb, but seems to have gone ahead to the dismay of locals. It's an eye sore and certainly is not part of the sustainable & green future that is being promoted for Frenchs Forest. All powerlines around the precinct and surrounding areas should be put underground.

4) TRAFFIC : The traffic along Warringah road heading towards Forestville is still chaotic. What impact will the thousands of new residents have on the roads?

I agree to the above statement

Yes

Dear Sir or Madam

Below is my submission/suggestions to your proposed development around Northern Beaches Hospital in relation to the blocks directly opposite the Hospital, including the so called Bantry Bay Track.



When I look at your presentation of the developments directly opposite the hospital, I wonder at the feasibility of the proposal in regards to how it can be fitted on those blocks without including the same FSR to those blocks at the rear. Surely the developments footprint would have to take in at least some of [REDACTED], sufficient for the FSR to be the same?

From what I see you are proposing approximately front of building as some 5-6 meters 'minimum' back from the kerb allowing for Caffé style 'street seating' out front etc. When you take off this area from existing blocks frontage on to Frenches Forest Road West surely it does not leave enough room (footprint) for proposed structures 'without including those blocks at the rear being of the same FSR.

See your Image next page.



Taking into consideration ‘access and turning areas needed’ of emergency vehicles like Fire Engines, Ambulances and resident vehicles it would seem to be out of reach by your visionary/presentation calculations.

Leaving ‘Bantry Bay track’ as an access seems a dangerous option too, with people walking along the Boulevard (Frenches Forest Road West) as shown above. Multiple vehicles going in and out would likely present a clear and present danger to pedestrians not to mention Ambulance and road traffic immediately opposite the Hospital Emergency Entrance. Wouldn’t it be easier and safer to facilitate this access from the tract and residents via Gladys Ave at the existing lights closing off the track altogether from say at least the northern border [REDACTED]

Please see my suggestions from, not just a residential viewpoint but also from a retired Carpenter/ Builder and Fire Safety Inspectors Experience (local company)

Yours Faithfully, [REDACTED]

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To: [DPE CSE Frenchs Forest Precinct Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Draft Frenchs Forest Place Strategy
Date: Tuesday, 31 August 2021 3:47:37 PM

Submitted on Tue, 31/08/2021 - 15:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

I would like my submission to remain confidential

Yes

Info

Email

████████████████████

Suburb/Town & Postcode

Forestville 2087

Submission

I refer to Figure 2. Hospital Precinct Structure Plan.

From this it appears there is an intention for a "future road closure" of Russell Avenue and the creation of a "new road connection" from Grace Ave directly across Forest Way and into Naree Road.

This is not a sensible idea. The section of Grace Ave past Russell Ave is extremely narrow and difficult to navigate as it is now. It makes absolutely no sense to increase traffic flow into this narrow street.

Please rethink this proposal.

I agree to the above statement

Yes