

Draft Frenchs Forest Place Strategy Submission

Big Move 1 – Relocate and construct a new high school

The relocation of Forest High on to Allambie Road is the first “big move” yet there’s not a skerrick of information in this strategy on how the infrastructure is going to be developed to support such a development. The location is frankly mind-boggling, given the current level of infrastructure.

Suggesting that this location is beneficial because it is “away from major intersections” sounds like an oxymoron – beneficial for who? Surely not the students? And what are these “easy connections” down Allambie Road that the “students will enjoy” and where are they supposed to be picking them up from?? Most of the kids that take a bus currently to Forest High, will be “enjoying” taking multiple buses to the Allambie Road location, and the Allambie Road bus services are notoriously limited, so that should be popular. There’s no specific indication in this plan that the services will be improved to meet the students’ needs.

What this inconvenient “away from major intersection” location will actually witness is an increase in car traffic as kids choose to drive to school or are dropped off. Allambie Road, in its current state, has absolutely no ability to sustain the level of additional traffic that will be utilising it, and there is no mention in these plans for an upgrade or an expansion to the number of lanes. The traffic on this road in peak hours is currently already excessive and torturous and the bottlenecks around the roundabout at Aquatic Drive and the roundabout at Rodborough Road are relentless. Some days the traffic extends back practically to Allambie Oval. Has any impact investigation been done on this road in peak times?

Combine this with the development of the Bunnings at the corner of Warringah Road and you’ve developed a nightmare stretch of road. Undoubtedly the notion will be that installing traffic lights will resolve all...

Given that Allambie effectively has one road in and one road out, how do you honestly explain this as acceptable and where is the plan to improve/create the appropriate level of infrastructure? What can those of us who travel up and down this road every day expect, when trying to get to work? We have no logical alternate route options to avoid this bottleneck twice a day, so how will this be dealt with?

It’s unreasonable that your plans concentrate solely on “selling” the development of the new Town Centre and overlook the impact of the move of the school. The locational choices may be limited to ensure it remains “in catchment”, and obviously the attraction of already being serviced by gas, water, sewer and electricity make it an affordable and appealing choice, but at the expense of the daily practical needs of the local community is unacceptable.

Please demonstrate to the community how you will address the obvious traffic issues.

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, 9 September 2021 11:13:31 AM

Submitted on Sat, 24/07/2021 - 16:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Asda

Last name

Bagi

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs forest

Submission

As usual, massive over development planned, the road network hasnt even been delivered for future growth, it's just barely caught up with what was needed to be done 30 years ago. Leave the school where it is, leave the suburb where it is and stop this rampant overdevelopment that has no precedent nor validity within this SUBURBAN area of the northern beaches.

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, 9 September 2021 11:13:48 AM

Submitted on Sat, 24/07/2021 - 19:19

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

2086

Submission

This is not needed. Its just going to bring more traffic and inconvenience for the locals. You already built your hospital and made your money. Leave our beautiful suburb alone!!

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, 9 September 2021 11:14:16 AM

Submitted on Sun, 25/07/2021 - 14:10

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

French's Forest 2086

Submission

This is totally unsustainable. Traffic is already a nightmare especially from Forest Way onto Warringah road westward. Hundreds of more cars will be on the road adding to more pollution

Native vegetation which is disappearing rapidly is going to be removed

Forest High school is in an easily accessible area

Multistoried buildings are not conducive in our area

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, 9 September 2021 11:14:57 AM

Submitted on Sun, 25/07/2021 - 21:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Chris

Last name

Forbes

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest 2086

Submission

Residents south of Warringah Rd have lost significant amenity following the demolition of the Bantry Bay shops. Reinstatement of the neighbourhood zone should be a priority. Due to delays, the homes in this area are also now suffering from under investment as owners await a decision. It will also help reactivate the Brick Pit reserve and discourage dumping of rubbish and old cars/caravans/boats etc.

The land bridge across the new road is a fabulous initiative and would add significant cache to the overall plan and Frenchs Forest generally. This should be integrated into stage 1. It would also open the new town centre to people to the south, creating a real journey to encourage pedestrians from Forestville as well. 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: Thursday, 9 September 2021 11:14:57 AM

Submitted on Sun, 25/07/2021 - 16:41

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Leanne

Last name

King

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2086

Submission

I am so excited to hear about this - bring it on. As the centrepiece of this town centre I would be very pleased to see community services and facilities including a library, meeting and community rooms for public activities/ community groups together with a Northern Beaches Council customer service facility.

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, 9 September 2021 11:15:23 AM

Submitted on Sun, 25/07/2021 - 23:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Walt

Last name

Coulston

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Sydney

Submission

Hi, I just want to make this sure this proposal doesn't take away or detract from the burgeoning Medical Precinct that is developing around the Northern Beaches Hospital.

This precinct also has to have enough 'pull' or 'demand' to make people 'stop'. FF is one of those odd suburbs without a town centre and also has quite fast moving traffic moving through it. If the proposed town centre is too full of green zones and doesn't have sufficient retail/commercial amenity to make people come here, then it'll be a dud.

There also has to be sufficient density allowed and personally I believe for a precinct like this, the height and density provisions drafted are not sufficient enough and should be increased.

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, 9 September 2021 11:15:44 AM

Submitted on Mon, 26/07/2021 - 07:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

ken

Last name

burton

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

frenchs forest

Submission

to whom it may concern, me and my family live at 12a Wakehurst Parkway Frenchs Forest. The access to our home is via a Right of Way between 122-114 Frenchs Forest Rd West.

Your plan states that our access to our home will be cut off. This will make our home and 8 other homes along the Right of Way land locked.

We have our mail box on the Right of Way close to Frenchs Forest Rd West, and will also place our bins at the curb on Frenchs Forest Rd West, as council will not provide a bin service down our track, and the mail man will not delivery mail down the track either.

How is it possible that your plan will remove our access? If this plan goes ahead will will lose our vehicle access to our homes ! how can this be allowed! This will also devalue our homes!

I am seeking an urgent assessment of this issue.

Awaiting your response Ken Burton

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, 9 September 2021 11:17:16 AM

Submitted on Mon, 26/07/2021 - 11:37

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 just don't cut down all those big trees currently on and around the school grounds. This area has just lost too many trees and planting new young trees is not the same, especially when plantings are so sparse and half are left to die. Please work in saving all the large established trees.

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, 9 September 2021 11:17:57 AM

Submitted on Mon, 26/07/2021 - 14:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Dave

Last name

beauchamp

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

frenchs forest

Submission

We have had a 5/6 years northern beaches road project for the new hospital- what an environmental disaster! Beautiful tall trees destroyed.

No community consultation for this new project as well. Why move the high school?? Why not build a plaza for cafes and restaurants like in lane cove, double bay.

Why do we want 2000 extra homes/apartments ?

The local residents want a quiet leafy suburb, not a shopping hub like Chatswood, West Ryde!!

how will the development improve the local environment?

Will it makes the local roads more clogged?

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, 9 September 2021 11:17:58 AM

Submitted on Mon, 26/07/2021 - 13:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my submission to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

If council would like a Neighbourhood Centre built to it's full potential, on the Block bound by Warringah Rd, Hilmer St, Primrose Ave & Bantry Bay Rd, then the FSR should be 2:1 or greater across the whole Block. So as to achieve the best outcome. Otherwise the risk of a fractured Block will not serve it's purpose. There will be no overshadowing or interference with neighbouring residence, especially on Warringah Rd & Bantry Bay Rd, nor will there be any overshadowing on Hilmer St. Also Warringah Rd will have a Commercial Strip, Hilmer St will have 3 storey Town Houses, & there are 2 Doctors Surgery already directly opposite the above mentioned Block. We as a whole Block have already submitted previously that overshadowing would not be a problem & that the Block has a capacity for a Higher Height & Greater FSR. Boarded by wider Streets, Warringah Rd, Hilmer St, Primrose Ave, Bantry Bay Rd/Brick Pit Reserve Park, there are plenty of access points, with little to no change on traffic. To summarise, we can see no justifiable reason why the Height should not exceed 17.5m and the FSR to be 2:1 or greater. As there is a Park approximately within 20m running longer than the full length of the Block, with an equal to or greater square meterage than the whole Block. With plenty of unused parking space.

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, 9 September 2021 11:18:30 AM

Submitted on Mon, 26/07/2021 - 14:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anderw

Last name

Kennedy

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2086

Submission

I think this is amazing - I would like it done ASAP.

A couple of areas of concern.

We live in the little pocket across from the Hospital on Parni Pl. We endured the pain while the tunnel was being built, which was fine. I am worried that the traffic will once again wreak havoc during construction, but again I think it will be worth it.

Getting in and out of our little pocket is not great though. We lost our right turn towards the beaches out of Maxwell and now have to line up at a light on Hilmer St adding minutes to even the shortest commutes, especially if one is turning right onto the parkway towards Seaforth. The light timing is all off. If there will be increased traffic, and even now before that, I hope this can be addressed.

Secondly I appreciate extra bike paths, but our whole area lacks walking paths. We will, along with many others, be encouraging our children to walk up to the shops to meet friends, parents with strollers will want to walk up but there's a dire lack of walk ways.

That's my two cents, thanks.

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, 9 September 2021 11:19:34 AM

Submitted on Mon, 26/07/2021 - 15:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Catherine

Last name

Munday

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Killarney Heights

Submission

Please make sure that you include dedicated cycle paths to and from this new precinct. Cycle paths on the road and NOT appropriate for children. We have seen from the Narrabeen trail how popular cycling is in this area when it is away from cars, so please make sure that this new precinct has dedicated cycle links to the surrounding suburbs, including Killarney Heights.

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, 9 September 2021 11:19:44 AM

Submitted on Mon, 26/07/2021 - 16:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my submission to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Narraweena 2099

Submission

The habit of state and local government is to create public spaces centred on supermarket activity. One only has to look at the appalling redevelopment of Dee Why as an example.

Proposed residential development in mixed use evening economy areas must incorporate relevant acoustic and/or design measures to address noise amenity impacts.

If the NSW Government and Northern Beaches Council have any interest in fostering more culturally active and safe evening economies with creative businesses, then centres in areas like Frenchs Forest must establish develop controls to support areas where urban and cultural amenity can be improved by live music and performance venues and activity.

The risk for the Northern Beaches is that we create new mixed used areas with residential development dictating commercial opportunities. This means that the Council will continue to push cultural activity out of the LGA and force residents to travel to the City CBD. The economic impact of this lost tourism and hospitality development will be substantial.

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, 9 September 2021 11:20:08 AM

Submitted on Mon, 26/07/2021 - 16:42

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

Submission

I am excited by this development and my family and I would love to see a cinema and large discount store (K-Mart) incorporated into the commercial space, along with more restaurants and small bars. I do have concerns about high rise apartments in the surrounding streets, as we definitely do not want our community to turn in a 'Dee Why-esque' suburb. Transport is also a concern and with the addition of a further 2,000 new homes we need a dedicated 'bus lane' on Warringah Road, right through Eastern Valley Way to accommodate City and North Sydney bus services. At the moment travel times by bus are a complete nightmare. Transport & travel times are my main concern for the development.

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, 9 September 2021 11:20:34 AM

Submitted on Mon, 26/07/2021 - 18:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alex

Last name

Robbins

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2099

Submission

2000 new homes will add significant amounts of traffic and congestion to the area.

2000 new homes will significantly add to the density of the suburb.

There is insufficient public transportation to support 200 extra homes.

The special infrastructure contributions are not large enough to cover the true cost of the development

As such I object to the development

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, 9 September 2021 11:21:11 AM

Submitted on Mon, 26/07/2021 - 20:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Dominic

Last name

Collignon

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Dee Why 2099

Submission

Hello,

Looks like a good proposal. My suggestion/preference would be the the building heights to the taller to enable additional open space at the ground level. Ie. Keep the same amount of floor area, but stack it up higher, therefore more green space.

Thanks
Dominic

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, 9 September 2021 11:21:30 AM

Submitted on Mon, 26/07/2021 - 20:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

[REDACTED]

Last name

[REDACTED]

I would like my submission to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2087

Submission

This entire proposal completely disregards the very nature of the area, which is dominated by trees, bushland and low density housing. This will definitely be environmentally detrimental and I fail to see how this accords with the Northern Beaches tree strategy. The NB road project has been designed to improve traffic flow in an area which was struggling and this proposal is aiming to bring even more traffic pressure into the immediate area, so will likely counter any of the benefits. As a resident, we are supportive of the NB hospital but not an entire new precinct and creating a town centre where there is no requirement. We are not looking to replicate Dee Why and its high density population. This will not be positive impact on housing prices because the very attraction of this area is that it is tranquil, quiet; low density and leafy suburb. I'd like to see reports showing where residents have been surveyed and what their views are, as you are aware many people don't make submissions so this is not an effective feedback strategy.

I agree to the above statement

Yes

Submitted on Mon, 26/07/2021 - 20:46

Submitted values are:

I am making a personal submission

103

114

Yes

© 2006 The Authors

2087

My first concern is the re-use of the High School. Is the new school going to have the same amount of green space that the children currently have whilst remaining inside the Northern Beaches Council Tree Canopy Policy.

Why is there a push to change our very desirable low density housing area into a high density housing, high traffic flow, high noise area. An area that will resemble Dee Why without the beach, an area that will greatly increase drug, alcohol related violence, graffiti and burglary of the surrounding area.

A cheaper less invasive option is to pull down Forestway Shopping Centre and redevelop, making your town and transport centre without housing, which updates an eyesore, provides a massive amount of parking without destroying the essence of the suburb

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, 9 September 2021 11:22:13 AM

Submitted on Mon, 26/07/2021 - 23:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Claudia

Last name

Cicero

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest 2086

Submission

Would you consider reviewing 61/61A/63/65/65A BANTRY BAY in phase 1 of the rezoning as these 5 properties need to be either green areas or medium density to allow a block of apartments to be developed

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, 9 September 2021 11:22:58 AM

Submitted on Tue, 27/07/2021 - 00:25

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 2086

Submission

The FSR for the B1 Neighbourhood centre, should be the same (2:1) as it is in Frenchs Forest Rd West where the height is the same at 17.5m. Across several blocks!!

Furthermore the whole site of the Neighbourhood centre should be 17.5m or higher.

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, 9 September 2021 11:23:28 AM

Submitted on Tue, 27/07/2021 - 08:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lorraine

Last name

Kitchen

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2086

Submission

Dear Town Planner

The proposed plans are out of character for the community, it is too large and with the volume of people that would come to the area the roads will not support this.

It is too large and not what we want for our family community

I am apposed to the development and feel it needs to be scaled back significantly in order to fit our local community

Kind regards

Mariee Kitchen

I agree to the above statement

Yes

Submitted on Tue, 27/07/2021 - 09:26

Submitted values are:

I am making a personal submission

11

Yes

© 2006 The Authors

Frenchs Forest 2086

Where as for the B1 Neighbourhood centre it has more exits and with a higher FSR you could get more housing that is needed implemented with little to no effect on the traffic or surrounds.

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, 9 September 2021 11:24:15 AM

Submitted on Tue, 27/07/2021 - 09:32

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

Davidson 2085

Submission

I think that this new development will cause an already saturated road system to create gridlock around the busy hospital area. Another point is it seem council is looking at the amount of rates it will receive from 2000 new homes as a reason to promote this oversize development. As far as the Forest High if it has to be moved a new school should be built then students moved without being placed in unfamiliar locations. This would be very stressful for year 11 and 12 as this is already a very stressful time and should be taken into consideration.

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, 9 September 2021 11:24:31 AM

Submitted on Tue, 27/07/2021 - 15:53

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

July 24, 2021

We are residents at 8 Gladys Avenue and 6 Wakehurst Parkway and have a valid interest in the future development of Frenchs Forest. According to the proposed plans, there will be a massive influx of people and vehicles into Gladys Avenue, but there is no mention in the proposed plans of any widening of the street in order to cope with the increased traffic.

In regard to the Bantry Bay Track, we are totally shocked how planning could have totally ignored the fate of 9 residents living on the track, who are paying the same council fees as other Northern Beaches Council residents; there is no street lighting, no garbage collection, no letter boxes and when the new development is being constructed there will be no access to any road; any deliveries to these residents are not possible, because Wakehurst Parkway and Frenchs Forest Road cannot be used and Gladys Avenue is not accessible. In order to achieve a more useful outcome we would think that because of the slight northerly slope of the land, the proposed 11 storey development on the southern side of the track should be slightly tapered off northerly to say 3 storeys and Gladys Avenue should be extended in order to connect with the Bantry Bay Track.

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, 9 September 2021 11:25:05 AM

Submitted on Tue, 27/07/2021 - 17:37

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

2084

Submission

Very simple no thank you

We do not want the people the noise and the traffic and we certainly don't want any form of rail

Take your rubbish elsewhere

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, 9 September 2021 11:25:14 AM

Submitted on Tue, 27/07/2021 - 18:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

Doherty

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2099

Submission

Has the Department of Planning taken into account the reduced population forecasts of the federal government as a result of Covid 19 when planning the density in this precinct?

Will the ratio of active open space m2 per capita reduce as a result of this plan? Active open space where organised team sport can take place is critical for the physical and mental well being of families residing in medium and high density dwellings.

Page 20 of the explanation of intended effect and page 35 of the draft place strategy show building heights of 40 metres abutting Frenchs Forest Rd West, whilst the narrative describes a "transitioning to lower scale buildings" what controls will be put in place to prevent developers building to the maximum heights at the sites boundaries?

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, 9 September 2021 11:25:24 AM

Submitted on Wed, 28/07/2021 - 09:54

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Nicolas

Last name

Ewald

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Manly 2095

Submission

Where are the pedestrian and bicycle friendly links across the Wakehurst Parkway?

Surely the school and employment zones and all the residential areas to the east should have good, easy, safe and direct pedestrian links to the new "Town Centre" if it is to actually be a centre?

Further to accessibility: Life in the Frenchs Forest area is very car dependant now and probably always will be, Locals will need to be able to drive and park their (electric) vehicles close to the town centre otherwise they will go elsewhere. How will this be provided for?

I agree to the above statement

Yes

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, 9 September 2021 11:26:05 AM

Submitted on Thu, 29/07/2021 - 19:27

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

2086

Submission

With all the restrictions put in place by the Council, it is crucial to increase the FSR to 2:1 and increase the Height 17.5m across the whole site (B1 Neighbourhood center).

It is ridiculous to think that with such low FSR's and Heights for such a site, that it would produce a valuable asset.

A developer could not build to its' full potential with these very low FSR's and Heights.

The B1 Neighbourhood center would compliment the surrounding area, it it was allowed a Higher Density and greater FSR.

Considering the site is surrounded by Warringah Rd and Wakehurst Parkway and wide streets on all sides and Three storey Town Houses in Hilmer Street.

Making this the ideal site for Higher Density.

I agree to the above statement

Yes

Submission regarding Frenchs Forest Place Strategy

Please find below my comments and suggestion regarding the Frenchs Forest Place Strategy. This is a very simple suggestion that fits neatly with, and compliments, the current plan. I suggest:

Extend the plan to include Frenchs Forest Road East from Wakehurst Parkway to Romford Road with the same low rise, medium density zoning and development concepts as for Karingal Cres.

My rationale for this is:

- In the same way as Karingal Cres it will “create a new edge to the town centre and integrate with the existing residential neighbourhood.”
- It also will create a red-carpet gateway to the Frenchs Forest town centre by replacing old and somewhat dilapidated existing housing with modern, built-for-purpose residences
- It will attract the very demographic that the Frenchs Forest town centre is designed for, rather than the older demographic currently occupying the real estate
- The traffic concerns identified in the original studies done for the area are now all out of date, because:
 - Since the Warringah Road underpass was opened, traffic along Frenchs Forest Road East has decreased so that any slight increase in traffic will easily be accommodated.
 - There is now a B-Line equivalent bus route (160X) from Dee Why to Chatswood through the precinct. This was previously stated by council as a prerequisite for rezoning Frenchs Forest Road East
 - The planned Northern Beaches tunnel is a virtual certainty. This also was stated by council as a prerequisite for rezoning Frenchs Forest Road East

Rezoning this section of Frenchs Forest Road East will turn

This:



Into this:



Please don't wait until 2030 or beyond. This can, and should be done now. **There is no downside.**

Regards

Ken Arnold



56 Frenchs Forest Road East
Frenchs Forest 2086

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, 9 September 2021 11:26:39 AM

Submitted on Fri, 30/07/2021 - 18:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Christopher

Last name

Low

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

FRENCHS FOREST

Submission

I am all for more green space but am totally against the proposal for 2000 new residences .In case no one in authority has noticed , the suburb is named Frenchs "FOREST"--- it's going to become a situation of "Finding the Forest".

Before proceeding with any construction I suggest authorities take a long hard look at current road infrastructure and determine if the current system will be able to handle this proposed increase of residences. Even with the completion of new Warringah Road underpass the peak hour traffic , prior to lockdown , has been diabolical .

Suggest the decision makers step out of their ivory towers and do some consultations with the residents to find out what the people of Frenchs Forest really feel.

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, 9 September 2021 11:27:27 AM

Submitted on Sat, 31/07/2021 - 09:45

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

2087

Submission

Hi, I would like to see also plans for improvements/constructions of kids playgrounds. Currently Lionel Watts reserve is the only park in good condition in the area.

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, 9 September 2021 11:27:44 AM

Submitted on Sat, 31/07/2021 - 16:36

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

1. Pathway extension to include above pipe (Sydney water pipe) platform (wooden or steel) extending from Warringah road, Panorama crescent and through to Rangers Retreat Road. The concrete pipe passes through the back of 100's of properties and is a constant eye sore. The pipe is cracking and has been vandalised in many sections. If the eyesore is to remain for the next 10 to 20 years then it must be maintained and adapted for local use i.e. residents exercising, walking, dog walking etc.

Many residents have complained to council and state government about this problem since the 1970's. Hundreds of locals walk along or next to the concrete pipe on a daily basis.

2. Creation of a Panoramic viewing platform , Panorama Crescent, Frenchs Forest on top of existing water tower.

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: Thursday, 9 September 2021 11:28:00 AM

Submitted on Mon, 02/08/2021 - 14:44

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Adam

Last name

Peacock

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2087

Submission

Hi,

It's great to see this is finally moving ahead, however please ensure that the viability of development is not undermined by excessive affordable housing and state levies. This is a significant risk given height limits and FSRs are quite low.

It would be a real shame to see nothing eventuate from this plan after half a decade of planning. There will be no affordable housing at all if development is not viable!

Can I suggest that the Department undertakes rigorous feasibility testing to ensure that development is viable under the plan.

Yours sincerely,
Adam Peacock
Resident of Forestville

I agree to the above statement

Yes

Submitted on Mon, 02/08/2021 - 17:07

Submitted values are:

I am making a personal submission

1

114

Yes

Frenchs Forest 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, 9 September 2021 11:28:33 AM

Submitted on Mon, 02/08/2021 - 20:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Peter

Last name

Lovett

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2087

Submission

The current Forest High school has a catchment that provides easy walking distance from a very large number of houses. The new proposed location has a very small number of houses in walking distance. Walking to school is an important factor to bring a community 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: Thursday, 9 September 2021 11:28:49 AM

Submitted on Tue, 03/08/2021 - 13:31

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jake

Last name

Hochstadt

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2068

Submission

Hello - I believe this development should consider the implementation of a train station to facilitate alternative travel options to the northern beaches, allowing the potential future development for a train line to the rest of the northern beaches, up to Mona vale.

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, 9 September 2021 11:29:10 AM

Submitted on Tue, 03/08/2021 - 20:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my submission to remain confidential

Yes

Info

[REDACTED]

Suburb/Town & Postcode

MANLY VALE

Submission

I am an everyday local resident. I have viewed the plans for this development.

I don't have any fancy documents to submit to back up my findings just common-sense.

All I can say it is nasty!

It is driven by developers rather than need.

It is unnecessary chaos and overdevelopment to an otherwise quiet suburb.

This area has experienced a disjointed, knee jerk chain reaction development- not a Plan!

"We are building a hospital on the Northern Beaches"-great!,

"We are upgrading the intersection around the hospital at a monumental cost and inconvenience to the local residents"-Why? That's a bit of overkill to make ambulance access easier to the Hospital!

AND "We forgot to mention, we are rearranging the suburb to create another shopping centre and build some more high rise buildings not in keeping with the area under the guise of affordable housing"-Oh, is Dee Why too far away, Oh, Westfield Warringah Mall is down the hill! Is this precinct your idea of a modern corner store???

"Oh, one more thing we forgot to mention is that we will need to move a perfectly well functioning High School with much needed sports facilities and squash it onto a piece of land located on a hairpin bend, just so this precinct can eventuate"-Now that is ridiculous! Dangerous! Overdevelopment! Inconvenient! Unnecessary!

I am left wondering if the brains behind these ideas have ever walked/driven these streets or lived in the area for if they had, they would know that congestion is already prominent and this "precinct" is only going to exacerbate existing problems.

Oh, of course, that realisation will come after the Precinct Plan is built and the rest of us, who call this area home are stuck with it- a big ugly conglomerate of sterile architectural high rise boxes sitting up like Lego along an 8 lane mega highway, not unlike other precincts in Sydney-Wolli Creek, Ryde, Rhodes, St Leonards, Kirrawee, Bondi Junction just to name a few.

Is this the Sydney we all want to be a part of in the future? No! Developments of this kind are killing Sydney not enhancing it. Councils and State Government are selling Sydney off to developers.

It's not too late to stop this pattern from continuing but it is very close to being so.

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, 9 September 2021 11:29:25 AM

Submitted on Wed, 04/08/2021 - 15:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Tomlinson

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

FRENCHS FOREST

Submission

I think that this is a wonderful outcome, particularly the reduced heights and the green spaces. Thank goodness we are not losing any more trees and possibly gaining some.

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, 9 September 2021 11:29:44 AM

Submitted on Thu, 05/08/2021 - 17:17

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

- Only one month for stakeholders to make submissions is blatantly insufficient time and is obviously suggestive of if not conclusive evidence that only a token effort (or mere lip service) is being made to enable concerned parties to have their say ; and this is to put it extremely politely .

- It is unacceptable (assuming my assumption is correct) that the development plan will no doubt proceed with only minuscule amendments regardless of the volume of objections and suggested amendments to the plan.

- There should be data specifying the resultant population per acre of developed land / population density (excluding green space of course)

- The development plan should also specify the resultant population per acre of green space (assuming all the inhabitants of the new proposed development were occupying the available green space at the same time).

- How many parking spaces will be mandated to fulfil the requirements of the new residents who will number at least 4000 people (assuming at least two people per home / abode) .? What proportion of mandated parking spaces will be on street ?

- How many parking spaces will be mandated to accomodate vehicles used by residents to access retail outlets e.g Woolworths etc ?

I agree to the above statement

Yes

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, 9 September 2021 11:30:20 AM

Submitted on Sun, 08/08/2021 - 12:18

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Linda

Last name

Cahill

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2086

Submission

I am writing to express my opinion on the planned changes to Frenchs Forest. I have lived here for 26 years and have seen the area change some what in that time. We have many new granny flats and increased density housing in the area which includes affordable housing. Many of these affordable housing developments are being shoe horned into existing streets which have a huge impact on the residents of the street and surrounding area. Our streets are becoming clogged with cars, boats, trailers, caravans which are parked on both sides of the street creating a traffic hazard. There is no park and ride facilities for people to use so what do they do? Park their cars in the residential streets near the bus stop. Affordable housing, granny flats and the like do not have to provide adequate parking and the over flow winds up in the local street. We need to look at the approval process for these types of developments so parking is included in the approval process, Not .5 of a space per unit but at least 2 spaces per unit or development. I am not against these types of developments but they need to be well planned and placed in areas that can sustain this type of housing and have the adequate parking so it has a lesser impact on the neighboring properties and the neighbourhood.

I agree to the above statement

Yes

8 August 2021

Kate and Tom Dalton

To whom it may concern,

Re: Draft Frenchs Forest 2041 Place Strategy

We have the following concerns regarding the proposed Strategy:

- The plan aims to turn the Frenchs Forest area into a thriving metropolis, a hub for the North Shore. We, like many among us, choose to live in the Forest area because it is the antithesis of this. We choose to live where life is slower and there are “larger blocks, leafy streets, a rich tree canopy and predominantly lower-density, single and double storey homes”. We don’t want our area to have a “high-rise urban feel, with buildings up to 12 storeys..” pg26 Draft Frenchs Forest 2041 Place Strategy (Draft Strategy).

Commercial Spine

- Whilst we understand it is inevitable for the area surrounding the hospital to incorporate medical support services, we would prefer not to have Warringah Rd turned into “a new commercial address for Frenchs Forest and the broader Northern Beaches” pg. 27, Draft Strategy. We would rather retain a more residential feel to the area. Maintain the existing commercial business park on Warringah Rd, but do not further reduce our residential neighbourhood by adding a Commercial Spine, where we now have open space, trees and grass.

University

- In the same vain, whilst further reducing Frenchs Forest’s suburban neighbourhood feel, we understand it is natural to surround the hospital with allied health services. However, we strongly object to making this increased urbanisation even worse, with the addition of a tertiary institution/university. Frenchs Forest has already ‘taken the hit’ by having the hospital built in the suburb (and what will be surrounding health services further impacting on the busyness of the area), we do not want to make this even more unpleasantly busy by adding a university too.

Overburden - 4,360 of the 12,000 additional dwellings for Northern Beaches

- The Draft Strategy notes “the need for about 12,000 additional dwellings in the Northern Beaches by 2036” pg. 10. It also states Frenchs Forest “could accommodate 4,360 dwellings”. This is asking the Forest residents to fit in more than one quarter of all the new dwellings for the entire Northern Beaches. This seems like an unfair burden on one small area. Whilst we concede the Northern Beaches must add to its housing, we feel strongly that one quarter of them not be all in one area. Doing so will greatly impact on the character and feel of the suburb, being a spacious, bush locale.

12 Storey Apartments

- The Draft Strategy aims to “build on the already established character of Frenchs Forest to guide and shape the development...” Pg. 6 Draft Strategy. I am unable to align the established, leafy, low-density character of Frenchs Forest, with the 12 storey apartments proposed for the heart of the new town. We consider it acceptable to include apartments in the new Frenchs Forest, but strongly object to housing as tall at the hospital. In our opinion, examples of ‘in character’ apartments would be those on the corner of Warringah Rd. and Starkey St. Forestville, which are

3 storeys high. Spreading the load of the additional housing required on the Northern Beaches amongst other suburbs would mean 40m high apartments would not be necessary.

In summary, whilst acknowledging the need for additional dwellings, we would like Frenchs Forest to retain its intrinsic character. This has already taken a “hit” with the new hospital and increasing allied health demands. Adding 12 storey apartments, 4,360 additional dwellings, a university and an additional commercial strip can by no means be seen to be building on the existing character of the suburb. We do not want to be transformed from a peaceful, leafy, low-density suburb into the central hub for the North Shore.

Regards,

Kate and Tom Dalton

SUBMISSION

DRAFT FRENCHS FOREST PLACE STRATEGY

JIM KOOPMAN by 

1	BACKGROUND	2
2	DRAFT FRENCHS FOREST 2041 PLACE STRATEGY	2
2.1	Zoning	2
2.2	Building heights and floor space ratios	4
3	DRAFT FRENCHS FOREST GREEN PLAN	6
3.3	Mobility Transformation	6
3.4	Statement of ESD Commitments	8
4	PUBLIC ART	8

1 BACKGROUND

I am a Studio Director at architects Allen Jack + Cottier. In the last decade I have worked substantially in the field of urban design and master planning.

I am currently a member of the Northern Beaches Design and Sustainability Panel and a community member of the Northern Beaches Strategic Reference Group for Places and People.

I make this submission in a personal capacity as a community member.

2 DRAFT FRENCHS FOREST 2041 PLACE STRATEGY

Generally, the quality and diversity of urban space within the Town Centre looks to be able to deliver a place with its own distinctive character.

With a view to further improving the design outcome and ensuring design excellence can be delivered, I have set out some observations in relation to zoning density increases and the matching of FSR to heights in metres.

2.1 Zoning

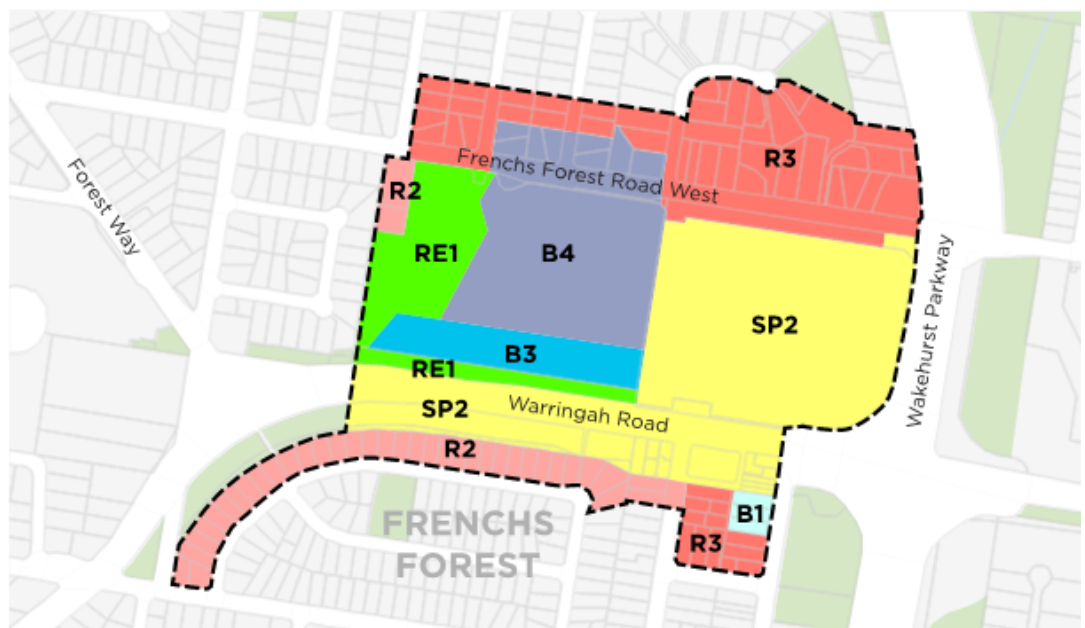


Figure 5: Land zoning

Land Zone

B1	Neighbourhood Centre	B3	Commercial Core
B4	Mixed Use	R2	Low Density Residential
R3	Medium Density Residential	RE1	Public Recreation
SP2	Infrastructure		

Karingal Crescent Neighbourhood and Bantry Bay Neighbourhood Centre

In my view there is a flaw in the Structure Plan where it intends to increase densities in places of lowest amenity. The Karingal Crescent Neighbourhood (Site C) is to be rezoned R2+ with heights increased to 11m (3 storeys) and an FSR of 0.9:1 (townhouses over basement product. This is not the place to increase residential

density as it has 550m of frontage within 25m of a six-lane arterial roadway carrying over 5,000 vehicles per hour in AM peaks. Increased density should be proximate to open space rather than within 25m of high traffic areas.

Figure 1.1: Northern Beaches Hospital Precinct Structure Plan (Northern Beaches Council)



Recommendation: Consider relocating additional density adjacent to the Bantry Bay Neighbourhood Centre. Residential amenity across the precinct will be increased due to

- A reduction from 100% of dwellings to less than 10% of dwellings affected by the Infrastructure SEPP Subdivision 2 Development in or adjacent to road corridors and road reservations
- improved access to the Town Centre and public transport
- dwellings will be adjacent the Neighbourhood Centre and the Brick Pit Reserve

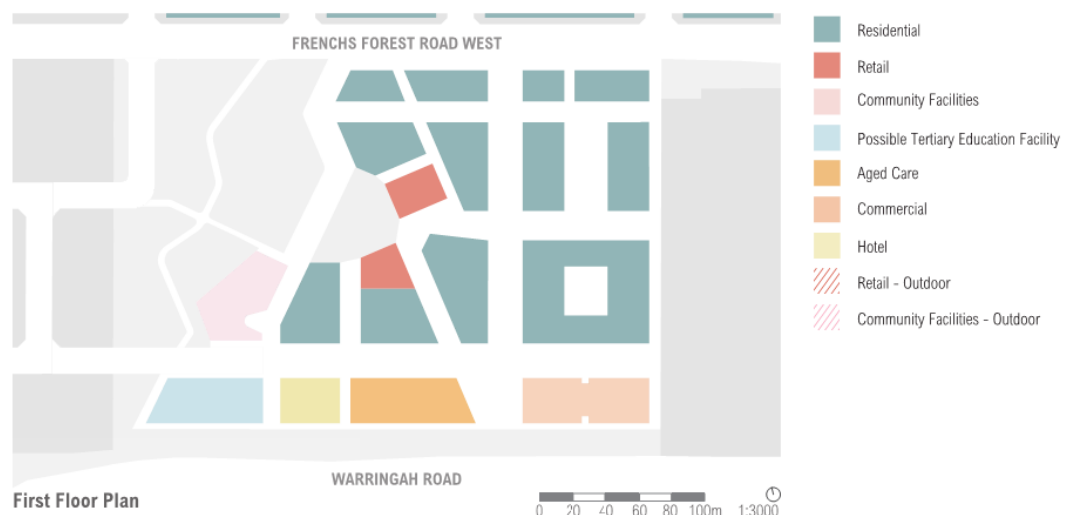
- dwellings will be adjacent the shared pedestrian/cycle bridge across Wakehurst Parkway and therefore better access to bushland recreation via the Curl Curl Trail and Eva's Track. See Fig 11 Draft Green Plan
- Extend Primrose Ave through to Hilmer Street to deliver a more walkable street pattern close to the neighbourhood centre and better connections and improved cycle routes to those shown in in Fig 11 Draft Green Plan

The Town Centre

The Town Centre has a character area designated "Commercial Spine" which is to be zoned B3 Commercial Core. This is to be "a new commercial address"... "taking advantage of high exposure".

The Urban Design Report identifies 'Aged Care' for this precinct. In my view this is a residential use and an inappropriate location for aged care facilities (except for short term respite care) and independent living units due to its proximity to Warringah Road.

Planning controls should prohibit seniors housing from the B3 Commercial Core located on arterial roads



2.2 Building heights and floor space ratios

Where ADG building separations and deep soil design criteria apply I use a rule of thumb that there is 0.3:1 FSR for each storey. In any case to achieve 0.4:1 per storey is possible though difficult in pure residential product and is typically considered in shoptop housing scenarios subject to testing.

On this basis I have concerns that some of the maximum heights may not be able to deliver the FSR proposed. This is a fundamental urban design parameter to get right as it impacts a development's capacity to deliver design excellence and where mismatched creates unreasonable developer yield expectations. This in turn results in increased development delays due the assessment of Clause 4.6 variations and economic cost to the community.

Some examples of the apparent discrepancies are set out below.

Primrose Avenue R3 Zone: 13m height limit @ 1.2:1.

Height: 13m is a problematic height for residential flat building development. Three storeys can be achieved within 11m. It is therefore assumed that 13m is intended to deliver 4 storeys based on something like $3.1\text{m} \times 4 = 12.4\text{m}$ plus 600mm for roof allowance. If four storeys are intended, the building height limit should be increased to approximately 14 m ($3.7\text{m} + 9.3\text{m} + 1\text{m}$) for the reasons set out below

- Ground floor: 3.7m allowance. Best practice 0.6m above street level (allows for some street fall) and 3.1m floor to floor height. Note: Due to new BCA requirements, 3.2m is required where habitable space is under external terraces and/or bathroom exhaust is to external walls.
- Upper levels: 3.1-3.2m floor to floor. 3 levels require 9.4m to 9.6m
- Roof allowance: Drainage and insulation and parapet upstands require an additional 600mm in building height. Lift overruns should allow for 4.2m above the last floor served (an additional 1.0m)

FSR: Based on industry rules of thumb, 1.2:1 generally requires a 3-4 storey-built form. If the intention is a three-storey built form the FSR should be reduced to approximately 1:1.

French Forest Road West R3 Zone adjacent R2: 13m height limit @ 1.0:1.

The height is 13m as per Primrose Avenue R3, however FSR is lower at 1:1

Height: 13m is a problematic height for residential flat building development as noted above. If the height has been increased to allow for steep slopes this may be better relaxed through DCP mechanisms to avoid development cut into the slope to achieve 4 storeys at the R2 interface

Would it not be better to require an 11m height limit plus slope allowance at this interface area?

Primrose Avenue B1 Zone: 17.5m height limit @ 1.7:1.

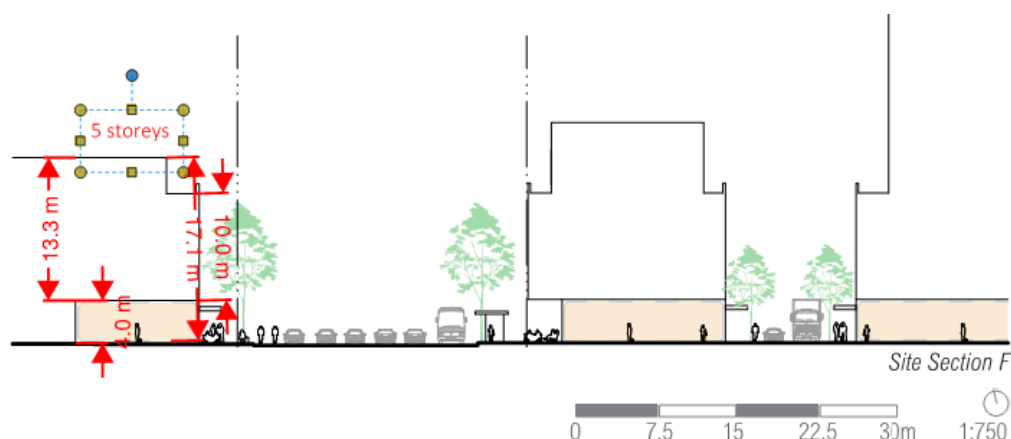
Height: 17.5m will deliver 5 storey shoptop housing with a ground floor in accordance with ADG 4C which requires a minimum 3.3m ceiling with increased heights to 4m where cafes and restaurants are likely to be provided.

FSR: FSR set at 0.34:1 per floor seems reasonable

French Forest Road West B4 and R3 Zone: 17.5m height limit @ 2.0:1.

The height is as per Primrose Avenue B1, however FSR is higher at 2:1

Height: The urban design report (p63) suggests buildings to the north of Warringah Road are intended to be 5 storeys.



FSR: FSR is set at 0.4:1 per floor. This may be achievable in a B4 zone where deep soil requirements are relaxed, however this may prove problematic in the R3 zone where deep soil will be required. Testing to confirm should be undertaken if it has not been done already.

Town Centre Precinct A

I assume the 2.9:1 FSR is applied to the zone area as some of the development lots building envelopes I tested could deliver up to 6.5:1 FSR where they are below ground supermarkets and retail spaces. This means allocations of GFA per lot will be required to be determined from a more detailed masterplan study.

3 DRAFT FRENCHS FOREST GREEN PLAN

3.3 Mobility Transformation

The Draft Frenchs Forest 2041 Place Strategy is intended to provide a strategic approach to guide a sustainable vision for the Town Centre towards 2040.

In the next 20 years transportation will undergo the most significant disruption since 1913 when the Model T Ford replaced the horse. The new Town Centre will need to be designed to be resilient and adapt to these new mobility paradigms in a way that enhances both placemaking and sustainability.

Yet, the Draft Frenchs Forest 2041 Place Strategy, the Frenchs Forest Draft Green Plan and the Sustainability Plan do not adequately address generally anticipated mobility transformations to 2041.

The Frenchs Forest Draft Green Plan is silent on the matter.

The Sustainability Plan Executive Summary states;

Recognising privately owned combustion engines will become extinct within the life of this project all parking spaces will be designed to enable EV owners to install chargers and bike space will also be provided with eBike charging. This will make the precinct both futureproof and reduce cost of living.

This statement addresses the transformation from internal combustion engine (ICE) vehicles to electric vehicles (EV) but is ambiguous about the future of privately owned vehicles generally and its implications for the future town centre.

Its only recommendation in relation to car parking (p44) is to provide off street parking for visitors and deliveries, the outcome suggested is 'increased community utilisation'.

This is a fundamental oversight in planning a new town centre for 2041.

Future Transport Technology Roadmap 2021-2024

By way of background, Transport for NSW (TNSW) views Mobility as a Service (MaaS) as a key global transportation trend ¹ that will enhance the efficiency of the transport grid and significantly improve customer experience for consumers and thereby reduce individual vehicle ownership.

To this end they have released the Future Transport Technology Roadmap 2021-2024, in March 2021. The Roadmap seeks to leverage transport customers use of technology and accelerate progress on upgrades to the road network system to support the most significant transformation in 100 years with the emergence of electric, connected and automated vehicles (CAV). As part of this work the Smart Innovation Centre at Transport for NSW have been running trials of driverless vehicles across NSW since 2018.

Under the Roadmap, TNSW aims to deliver six priority programmes by 2024 of which two will impact on the ownership of private vehicles.

- MaaS will deliver seamless and personalised journeys across all modes
- NSW will be a world leading adopter of CAV.

TNSW is currently delivering additional trials and larger scaled pilots of CAVs, and aims to develop a ridesharing pilot using automated vehicles integrated with digital customer information, booking and payment systems as part of a MaaS offering.

¹ Richard Tubb Innovation Lead - Open Data and Innovation for Transport for NSW at the MaaS Information Session June 2018

Smart Places Strategy and Smart Infrastructure Policy

In order to ensure future place resilience the NSW government's Smart Places Strategy recommends intelligent CAV sensors, fast Wi-Fi and data technology will need to be embedded in the public domain to enable public sharing of data. This will facilitate the integration of data based mobility services like ridesharing, car sharing, micro-mobility services and MaaS, as well as people friendly public spaces with easy access for pedestrians and cyclists.

Implications for a new town centre

Unless we consider the implications now, CAVs are likely to do more harm than good to our cities.

The potential benefits include increased safety, reduced private car ownership, personalised transit services, ameliorate transport disadvantage, the elimination of on street parking, street spaces to be rededicated to active transport and tree planting.

The potential costs include increased congestion via the take up of (fleet owned) ride share reducing the use of public transport, and a second wave of long-range commuting. This is a possible scenario because time in traffic could become productive and because of the significant lowering costs of CAV transport.

The town centre needs to play its part in delivering a CAV future whereby design of place is integrated with transit so that;

- one would choose to ride on public transport and utilise the town centre for last mile first mile connections to rapid transit
- people who live in the town centre can choose to not own a car due to car share and car hire opportunities using the car strategically as an instrument of freedom. This is likely to be a cost driven choice. The first and imminent step in transition will be the decision to not buy a second family car.

Mobility Transition Plan (MTP)

In preparation for the CAV transportation disruption the Frenchs Forest Town Centre should be designed to incorporate a mobility transition plan guiding the repurposing of car parking infrastructure.

MTP: Matters for consideration

In order to make Frenchs Forest a connected and automated vehicle (CAV) ready Town Centre the following creative transport related interventions should be considered in the masterplan to support the sustainability principles.

1. Foster increased car share uptake.
2. De coupling car spaces: Limit privately owned parking spaces to one car per dwelling. Second private car spaces can be leased from the owners corporation. These car spaces are to be located where the spaces can be amalgamated for repurposing including leasing car storage to ride share fleet owners. (There is a very real concern that CAV providers will ask to buy on street parking and cities and towns will take the money.) **Refer also Jacobs FF Planned Precinct Transport Strategy p54 "Unbundling and Decoupling"**.
3. Increase basement floor to floor heights to enable adaptive re-use for other purposes.
4. Provide every second floor with a modular demountable structure that will enable future 6m high spaces for uses such as recreational spaces or retail spaces.
5. Preference for commuter parking structures to be above ground and designed for adaption with 3.6m floor to floors or modular for demolition and repurposing in a twenty year horizon.

6. Park and ride commuter carparks should be designed to support trickle charging stations to enable commuters charge their vehicles
7. Above ground skinned carpark structures to have 3.6m floor to floor heights or 3.1m with every second floor demountable.
8. EV charging loads will exponentially increase requiring significant increase in electrical infrastructure. Design for additional substations underground in the public domain or with accessible clearances within basement structures.
9. When determining street tree locations plan for the reduction of on street parking and the possibility of extended dedicated cycleways
10. Planners for the Town Centre need to be aware of the TNSW programme *T060 Better places through better data to inform planning* which seeks to modernise and improve planning for freight in building and precinct design².
 - Last mile autonomous urban freight can facilitate alternative delivery approaches and modes. The Town Centre will need to be designed to enable collection points, possibly using adopted parking areas.
 - Basement areas will be able to be repurposed for last mile freight storage or click and collect.
11. Consider drone delivery capability to apartment roof pads.
12. Design parking areas to be converted to transit hubs. These should be well designed people focused safe areas to accommodate car share parking, ride share pick up areas, community buses, electric scooter storage, end of trip facilities for cyclists, EV charging. Where future cyclists use ramping systems the gradient should be a maximum 1:8 to enable basement access or dedicated robust goods lift systems separate from passenger lifts.
13. On street parking to facilitate the developing 'eats' economy for uber eats, and similar restaurant pick ups
14. Cities and towns to need to own the data, protect transit, prohibit empty circling trips, set reduced speed limits and protect/foster pedestrian priority to roadways.
15. <https://www.arup.com/perspectives/driverless-cars-to-end-parking-problems>

3.4 Statement of ESD Commitments

A final observation from my work on design review panels. Areas undergoing urban renewal need to develop planning controls that require a Statement of ESD commitments to be prepared which can become a part of the DA conditions. This requirement should be included as an outcome in the masterplan stage

4 Public Art

There is no mention of Public Art in the Place Strategy or the Urban Design Strategy. I would recommend that a requirement for the value of the artwork to be 1% of the capital investment value (CIV) like that in place from Woollahra Council Public Art Guidelines for Developers.

² This program collects data on freight trends and develops forecasting models which can be used by industry and government stakeholders to inform the design of freight infrastructure and servicing activity during place-based planning.

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, 9 September 2021 11:31:57 AM

Submitted on Mon, 09/08/2021 - 10:14

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

NATALIE

Last name

DAVIS

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

INGLESIDE

Submission

I support the planned development and growth of Frenchs Forest.

We need more services and more housing opportunities in the area.

We are happy for road upgrades to ensure better flow of traffic allowing people to move easier around the city

I welcome more public space so all of the community can enjoy the local open spaces without having to travel far from home/

I am looking forward to this as it will make for a more vibrant Frenchs Forest region and community

Kind regards,

Natalie

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, 9 September 2021 11:32:16 AM

Submitted on Mon, 09/08/2021 - 11:08

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Robert

Last name

Smithies

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Forestville

Submission

The density is too high. Reduce the density please. Lower heights of buildings.

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, 9 September 2021 11:33:54 AM

Submitted on Mon, 09/08/2021 - 13:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jonathan

Last name

Seward

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest 2086

Submission

I am a resident of Frenchs Forest, living at [REDACTED] and, as such are in Phase 2 of the proposed plans.

We are a supporter of the exhibited plans and are keen to see the improvements proceed, hopefully at a faster pace than the planning for this to date, however our greatest concern is in relation to public transport and connectivity.

The exhibited Frenchs Forest 2041 Place Strategy states that 'A potential Bus Rapid Transit route connecting Dee Why to Chatswood along Warringah Road could service the new town centre and connect to other bus services'.

It is our firm opinion that provision for this solution, capable of satisfying development proposed in Phases 1-3 inclusive, should be included as part of the Phase 1 development. To not include this provision from the outset will risk another 'M5 East tunnel scenario' with an expensive and disruptive expansion option required in the future with existing infrastructure saturated. The current State Government have often criticised the Labour opposition for the short-sightedness of the aforementioned tunnel, it would be simply hypocritical for them to repeat the same mistake.

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: Thursday, 9 September 2021 11:34:09 AM

Submitted on Mon, 09/08/2021 - 16:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

les

Last name

maas

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

I fully support the rezoning at Frenchs Forest

We have been waiting for almost 5 years for this rezoning

Stage 1 and Stage 2 needs to be approved as quick as possible

The area needs affordable living for Hospital staff and all the new associated business that will be coming to the area.

The roads have been widened and is now a clearway. It is ready for apartments not general housing

Please include STAGE 2 for immediate approval for Rezoning

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, 9 September 2021 11:34:27 AM

Submitted on Mon, 09/08/2021 - 16:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Merinda

Last name

Air

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Frenchs Forest

Submission

There is no justification for the destruction of Frenchs Forest especially since both Chatswood and Warringah Mall are only between 10 - 15 minutes away.

The corner of Mona Vale Rd and Forestway has space to put up th precinct without kicking a lot of people out of their homes and ruining business'. This should also take into consideration the destruction of Forest High School.

People moved to the Frenchs Forest area because it is not Chatswood or Brookvale.

It would be of great benefit to the residents if this was not permitted to pass.

I agree to the above statement

Yes