

July 2021

The following document captures frequently asked questions and answers about the draft Frenchs Forest Place Strategy.

## **Why was Frenchs Forest chosen as a Planned Precinct?**

Frenchs Forest was announced as a Planned Precinct to ensure it benefits from the NSW Government's \$1 billion investment in infrastructure in the area. The new Northern Beaches Hospital and improved transport links will be a catalyst for revitalisation and creating new homes and jobs.

## **How does the draft Frenchs Forest Place Strategy differ from the Hospital Precinct Structure Plan endorsed by Northern Beaches Council?**

The draft place strategy aims to deliver Phase 1 of the Hospital Precinct Structure Plan. The place strategy reduces the bulk and scale of development in the town centre and surrounding residential streets from that proposed in Council's Structure Plan.

A key focus has been to establish a vibrant centre next to the hospital, with places for the community to work, meet, play, shop and dine during the day and night.

## **How many new homes are planned for Frenchs Forest?**

Implementation of the draft place strategy will deliver 1,000 new dwellings in the new town centre over the next 10-15 years. A further 1,000 dwellings are proposed in the existing residential areas to the north and south of the town centre area.

Up to 250 of the new dwellings will be affordable homes for key workers such as nurses and paramedics.

## **How high will the buildings be?**

The highest buildings will be in the parts of the town centre closest to Northern Beaches Hospital. These will be up to 12 storeys (40m) high – no higher than the existing hospital buildings.

Medium-rise apartments up to six storeys are proposed along the emerging Frenchs Forest Road West high street, transitioning down to surrounding low-density residential areas.

Low-rise medium-density housing up to three storeys is proposed in the Karingal Crescent neighbourhood.

## **How much open space is being provided?**

A 1.5-hectare portion of the current Forest High School site will be retained as new public open space to support the future population. This will include:

- a village green for community events, sports activities and a place for people to relax;
- an urban bushland and adventure play area, with walking and cycling paths and picnic areas; and
- a 1,665sqm central piazza.

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The Department has provided Council with \$6.16m funding under the Precinct Support Scheme to upgrade three local parks in Frenchs Forest – Brick Pitt Reserve, Akora Reserve and Rabbett Reserve.

## What other benefits are being delivered to the community?

The draft strategy provides:

- new retail, employment and social opportunities with new bars, restaurants and cafes;
- a new multi-purposed community hub and indoor recreation centre;
- new health and education related jobs to support Northern Beaches Hospital;
- more diverse housing options for the community including up to 250 new affordable homes;
- easier walking and cycling connections;
- a precinct-wide approach to sustainability to minimise waste, energy and water use; and
- a new neighbourhood centre on Bantry Bay Road that will help bring Brick Pit Reserve to life.

## How will infrastructure be provided?

A Special infrastructure Contribution (SIC) will provide up to \$37.3 million for the education, road and transport infrastructure needed to support the precinct's development. Contributions are paid by residential developers to ensure growth is accompanied by infrastructure.

The draft SIC scheme for Frenchs Forest is on public exhibition alongside the draft place strategy, and the finalised SIC scheme will be published when the Plan is finalised.

## Is there a plan to manage additional traffic in Frenchs Forest?

Major upgrades of roads around Northern Beaches Hospital are now complete, increasing capacity on the Frenchs Forest road network and improving access through the area for cars, pedestrians and cyclists.

The draft place strategy is supported by a traffic and transport study, prepared in consultation with Transport for NSW, to assess the impact of development on the surrounding road network and identify additional transport infrastructure to support the precinct.

Additional funding for regional road infrastructure, including pedestrian and cycle links and improved access to public transport, will be provided through the proposed SIC.

Northern Beaches Council is preparing a draft local contributions plan to fund the delivery of local infrastructure such as local roads.

## When will construction begin?

New planning controls for the Frenchs Forest Planned Precinct will enable development applications to be lodged with Northern Beaches Council and development on land to the north and south of the new town centre.

Development of the town centre will not start until The Forest High School has moved to its new site.

## **Where will The Forest High School be relocated to?**

The Forest High School will be relocated to a portion of 187 Allambie Road, Allambie Heights.

The Allambie Road site has been selected as it is central to the existing The Forest High School intake area, provides adequate space for the new high school and the due diligence process found the site to be suitable. The land is already serviced by gas, water, electricity, stormwater and public transport. It was also considered a benefit to have the Warringah Aquatic Centre sporting facilities nearby.

## **When is construction for the new school expected to start?**

The project to relocate The Forest High School is still in the planning phase. More information, including timeframes, will be released as the project progresses. Stay informed on the relocation of The Forest High School through the School Infrastructure NSW [project website](#).