

11 October 2024

Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Adam Croft (Principal Planner, Development Assessments)

Re: Response to additional information request

Address: 22 Forest Way Frenchs Forest NSW 2086

Application No: DA2023/1757

Dear Adam,

We refer to the additional information request dated 26/03/2024 and subsequent RFIs regarding subject application, we have made a number of responses on:

- 18 June 2024- Response to TfNSW letter and Council's traffic engineer's comment
- 9 September 2024- Response to Design matters, Environmental health and development engineering
- 11 September 2024-Response to Design matters
- 03 October 2024-Response to TfNSW letter

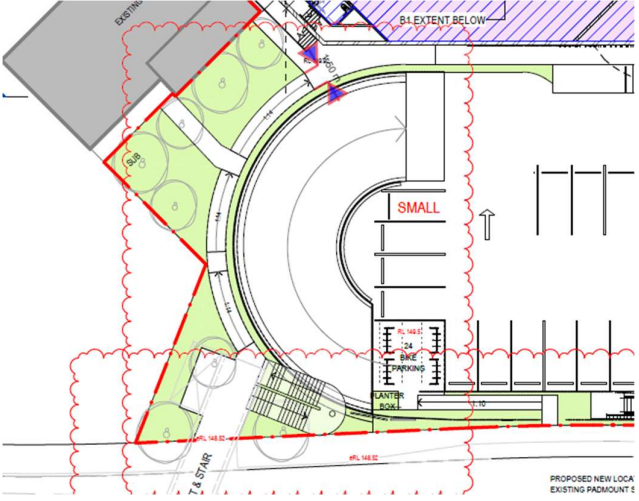
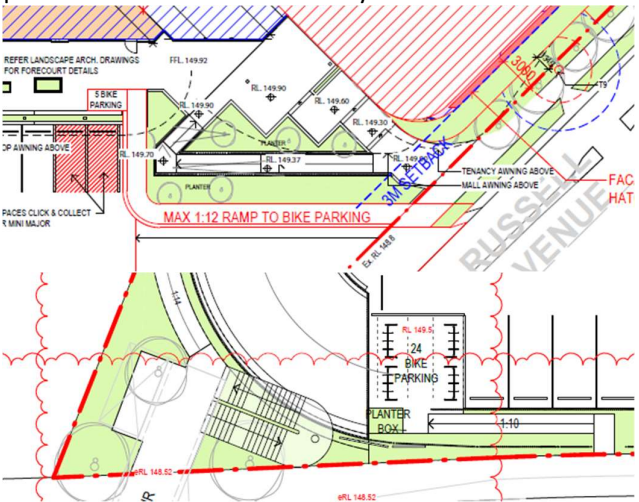
On 19 September 2024 Council responded that Applicant's response to design related matters is not satisfactory especially on:



- visual bulk and streetscape at Russell and Grace Avenue,
- articulation of northern and western façade with building setback


In respond to this, we hereby would like to submit the amended architectural plans in response to the above matters as per response below.

For all other responses, please refer to **Annexure 1**; for status of submission on all matters, please refer to **Annexure 2**.

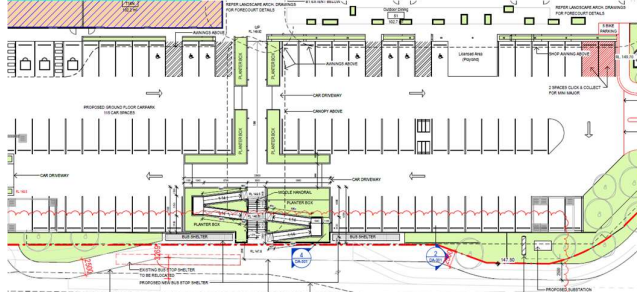

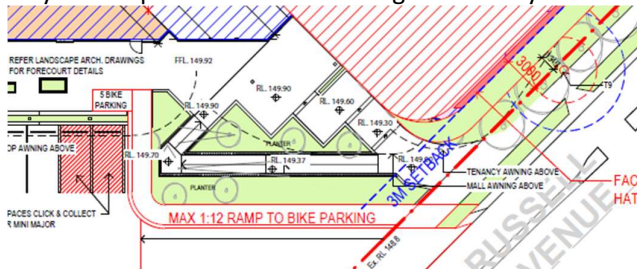
No.	Council's comment	Applicant's response		
1	Front Setback and Streetscape Character Clause B8 (Merit assessment of front boundary setbacks) of Warringah Development Control Plan 2011 (WDCP) requires development to have an appropriate alignment of buildings to road frontages with regards to streetscape; amenity of surrounding properties; and setbacks of neighbouring development.	Refer to architectural Ground Floor plans DA115-P15. <u>Front Setback:</u>		
			Current Setback	Proposed Setback
		Forest Way	Bus Stop: 1m to 2.5m Other Area: 5.8m	Bus Stop: 1.8m to 2.5m Other Area: 5.8m to Existing Property Boundary
		Russel Ave	Car wash: 0.6m Liquor: 6m	Mini Major: 3m Corner: 6m
		Grace Ave	1.5m	1.5m

		<p><u>Amenities of surrounding properties</u></p> <p>A 2.5m wide shared path is provided along Forest Way as per Frenchs Forest Active Transport Network.</p> <p>1.5m Footpath with 1m landscape strip is designed along southeastern side of property to provide pedestrian access to the Youth Centre and New footbridge as well as Forest Way shopping Centre.</p>  <p>Designated Bike Parking area with bike access ramp are provided for cyclist visiting the centre from both west bound and southeast bound. This contributes to the separation of Bicycle and pedestrian access on Forest Way.</p> 
	<p>Clause D9 (Building Bulk) of WDCP also requires that large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief and that landscape plantings are to be provided to reduce the visual bulk of new building and</p>	<p>Articulation to the wall along Russell Ave and Gave Ave will be provided in the amended architectural design.</p> <p>Vertical plantation will be provided along Forest Way in the amended landscape design.</p>

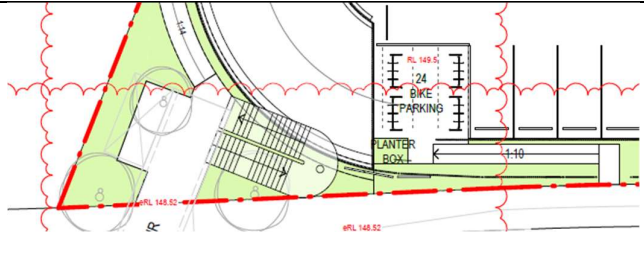
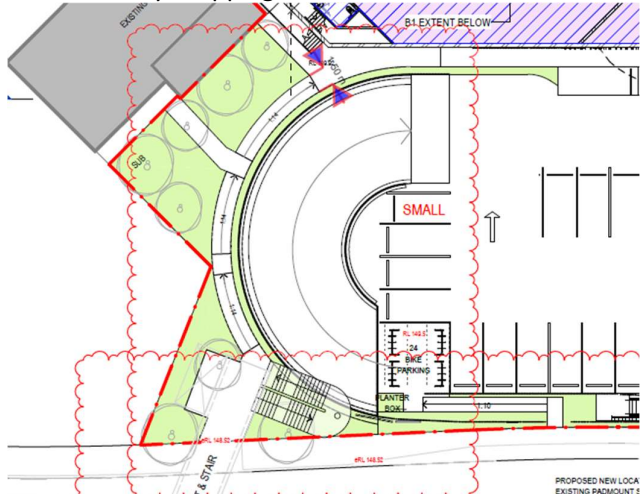
	works. Furthermore, Clause F1 (Local and Neighbourhood Centres) of WDCP requires that development enhance the streetscape and not dominate public spaces.	
	<p>The proposed “Mini Major Retail” provides a limited setback to Russell Avenue. This setback also results in the removal of several established native canopy trees on this boundary. The height and limited setback would have a dominant presence on the streetscape and would provide limited opportunity for softening and landscaping screening considering the R2 – Low Density Residential interface to the north and north-west.</p>	<p>3m setback is provided to Russell Ave. Additional landscape treatment will be provided in the 3m setback area.</p> <p>The medium retention value trees T9, T10, T11, T12, T14, T15, T16 and T18 will be retained.</p> <p>Please refer to updated Arboricultural Impact Assessment (AIA) report dated 20 April 2024 for retention of trees along Russell Avenue after detailed investigation.</p> <p>Grace avenue set back is 1.5m from boundary which is maintained from current setback.</p> <p>1.2m street trees planting and screen planting along the building wall and loading dock wall will be provided to enhance further softening of the proposed building.</p>
	<p>Additionally, the proposed Mini Major Retail and loading dock wall provides a limited and inadequate setback to Grace Avenue. The height and limited setback would have a dominant presence on the streetscape and would provide a very restricted opportunity for softening and landscaping screening considering the R2 – Low Density Residential interface to the west and north-west. The relatively blank façades with minimal setbacks will not create an attractive and desirable streetscape, considering the height, bulk and scale of the building.</p>	<p>Grace avenue set back is 1.5m from boundary which is maintained from current setback.</p> <p>No work is proposed to the existing loading dock.</p> <p>1.2m street trees planting and screen planting along the building wall and loading dock wall enhance further softening of the proposed building.</p> <p>R2 residential zone land form is lower than and proposed centre, adequate separation distance with landscape screening and gated loading area which reduce amenity impact.</p> <div data-bbox="716 1480 1292 1694">  </div>
	Furthermore, the proposed carpark provides a limited and inadequate setback to Forest Way. This setback also results in the removal of a number	Current building line of existing multi-storey car parking (3 storey) and proposed at grade parking are at the same location along Forest Way on the ground level.

	<p>of established native trees adjacent this boundary.</p>	<p>One of the main reasons that the trees along Forest Way cannot be sustained is the reconstruction of the foot path and bus stop due to the increased lane width along Forest Way.</p>
	<p>Overall, it is considered that the proposed front setbacks fail to meet the following objectives of Clause B8 and D9 of WDCP:</p> <ul style="list-style-type: none"> • To create a sense of openness; • To provide opportunities for deep soil landscape areas and aesthetic improvements; • To protect and enhance the visual quality of streetscapes and public spaces; • To encourage good design and innovative architecture to improve the urban environment; • To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes. <p>It is also considered that the proposed front setbacks fail to meet the following objective of Zone E1 Local Centre of Warringah Local Environmental Plan 2011:</p> <ul style="list-style-type: none"> • To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment. <p>This matter is discussed in further detail within the Design and Sustainability Advisory Panel (DSAP) referral response.</p>	<p>The bus stop will be integrated with the centre entry with generous landscape treatment to provide a more intuitive wayfinding and a sense of openness.</p> <p>Large gesture of shading structure would be provided to the on-grade entry pathway to match the urban experience at the ground plane entry points.</p> 
2	<p>Tree removal and landscape outcome</p> <p>As above, the proposal seeks the removal of several trees located close to the front boundaries of the site. The front setbacks provide a very limited opportunity to preserve and enhance the bushland character the area; break down the large scale of the shopping centre, and establish it within a reasonable landscape setting, consistent with the envisaged desired future character.</p>	<p>As discussed in item 1, refer to updated Arboricultural Impact Assessment (AIA) report dated 20 April 2024 for retention of trees along Russell Avenue after detailed assessment.</p> <p>The medium retention value trees T9, T10, T11, T12, T14, T15, T16 and T18 will be retained.</p> <p>Updated landscape plans will include the retention of these trees with additional landscape settings to maintain bushland character.</p>

REVELOP

	<p>These concerns have been outlined further with the DSAP and Landscape Officer referral responses.</p>	<p>However, as per bushfire assessment report and RFS referral letter dated 31 January 2024, entire property must be managed as an inner protection area (IPA).</p> <p>This will be taken into consideration in updated landscape design.</p>
3	<p>Permeability of site and pedestrian experience</p> <p>As detailed within the DSAP report, the site's perimeter offers little visual connection and permeability. Greater visual connection with public domain including glazed portions, generous landscaped and obvious pedestrian entries and active street frontage. Where this is not possible, greater setbacks and landscaping should be provided.</p>	<p>A generous landscape pedestrian access is provided from the bus stop along Forest Way to provide a clear pedestrian entry.</p>  <p>Large gesture of shading structure would be provided to the on-grade entry pathway to match the urban experience at the ground plane entry points.</p> 
	<p>Concern is also raised that the frontage along Forest Way is not clearly legible for pedestrians or cyclists and the footpath, particularly behind the bus stop, is very narrow. These concerns have been outlined further with the DSAP referral responses.</p>	<p>Designated Bike Parking area with bike access ramp are provided for cyclist visit the centre from both west bound and southeast bond, which further separates bicycle and pedestrian access along Forest Way.</p> 

REVELOP

		
4	<p>Side setback and interface with adjoining Youth Centre</p> <p>The proposed development is within 1.5m of the southern side boundary and northern interface of YOYO's Forest Youth Centre. Concern is raised that this setback does not provide adequate separation between buildings to ensure a reasonable level of amenity and solar access is maintained. Furthermore, the proposed works appear to be built over a Right of Carriageway Easement.</p>	<p>1.5m Footpath with 1m landscape strip is designed along southeastern side of property to provide pedestrian access to the Youth Centre and New footbridge as well as Forest Way shopping Centre.</p> 

We look forward council to expedite the process of assessment and development approval at your earliest. I can be contacted on 8203 0362 should you require anything further or to discuss this matter.

Kind Regards,

Emily Han

Senior Development Manager

Revelop Building and Developments Pty Ltd

Attachments:

- Annexure 1- Response Letter to all RFIs
- Annexure 2- Status of submission to all RFIs
- Annexure 3- Amended Architectural Ground Floor Plan
- Annexure 4 - Photomontage – Forest Way Streetscape
- Annexure 5- Landscape Plan
- Annexure 6-Operational Plan of Management
- Annexure 7-Construction Management Plan
- Annexure 7-Construction Management Plan-Staging Plan