31/10/2024

Northern Beaches Council PO Box 82 Manly NSW 1655

Attention: Adam Croft (Principal Planner, Development Assessments)

Re: Response to Design + Sustainability Advisory Panel Meeting Report

Address: 22 Forest Way Frenchs Forest NSW 2086

Application No: DA2023/1757

Dear Adam,

We refer to the Design + Sustainability Advisory Panel Meeting report dated 1/2/2024 regarding subject application, we hereby would like to submit the documents and detailed response as per table attached.

Please be advised that the response is to read in conjunction with RFI response letter dated 31 October 2024 and amended drawings.

| No. | Council's comment | Applicant's response |
|--------|--|---|
| Strate | gic context, urban context: surrounding area ch | naracter |
| 1 | Increase setback to Eastern frontage. Develop the design to allow clear and safe passage of pedestrians and cyclists along Forest Way verge. Consider broader paths and additional space around bus stop | 2.5m shared path is provided along Forest Way Verge with dedicated bike path to centre visitor bike parking area to allow clear and safe pedestrians and cyclists access. Bus stop is redesigned to be integrated with the centre entry with landscape treatment to provide a more intuitive wayfinding and a sense of openness. |
| 2 | Increase setbacks to Russell Avenue and Grace Avenue adequate to provide generous landscape treatment and tree planting. | Russell Ave – The setback has been increased to 3m with generous deep soil landscape planting. |



Grace Ave's setback is 1.5m from boundary which is maintained from current setback.

Additional Fire rated green wall will be provided along Grace Ave Loading dock façade to provide visual relief.



https://elmich.com.au/elmich-launch-fire-rated-greenwall-system/

Scale, built form and articulation

Develop built form response to have greater visual connection with public domain including glazed portions, generous landscaped pedestrian entries, active street frontage. Where this is not possible, provide greater setbacks and landscape.

A generous landscape pedestrian access is provided from the bus stop along Forest Way to provide a clear pedestrian entry and greater visual connection.



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.



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.

3m Setback is provided along Russel Ave with generous deep soil landscape planting.



Access, vehicular movement and car parking

Promote alternative transport by provisioning for legible access and considering how structures and spaces may adapt to support greater numbers of people arriving on foot or by bike in years to come.

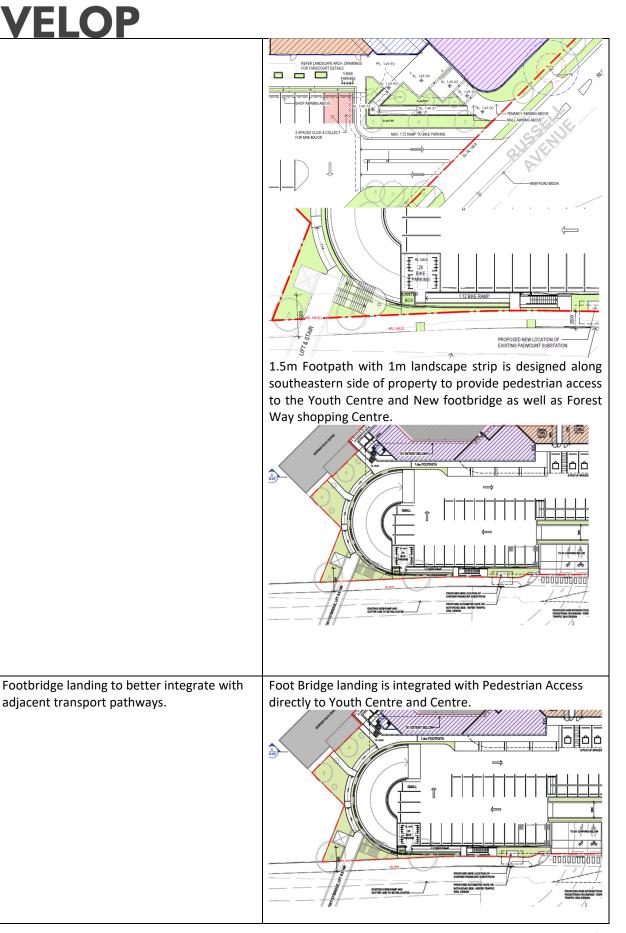
A 2.5m wide shared path is provided along Forest Way as per Frenchs Forest Active Transport Network.

Designated Bike Parking area with bike access ramp are provided for cyclist visiting the centre from both west bound and southeast bond.

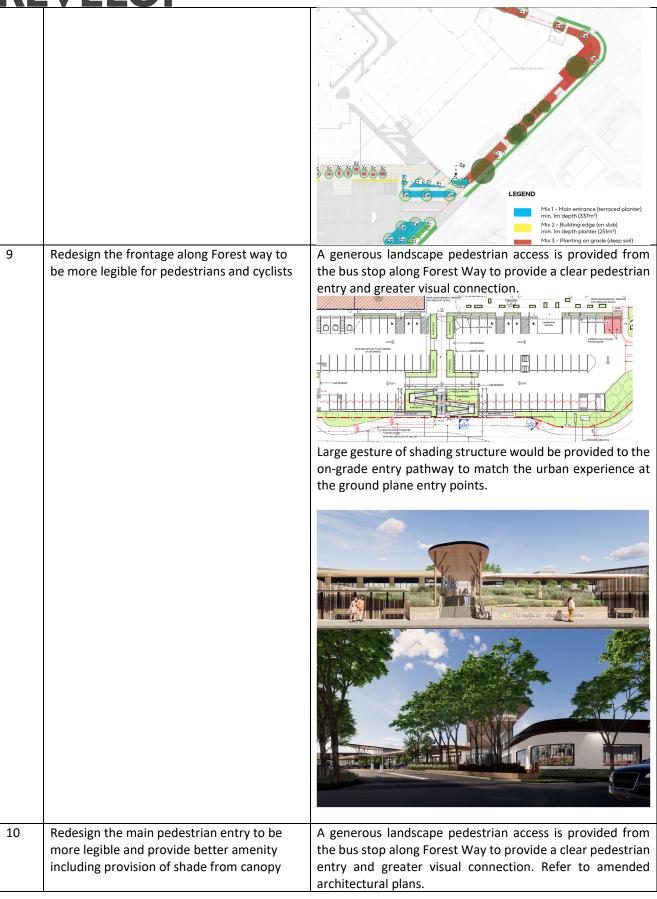
This contributes to the separation of Bicycle and pedestrian access on Forest Way.

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adjacent transport pathways.



| Land | scape | |
|------|--|--|
| 6 | Plant a greater number of signature canopy trees derived from the local endemic plant communities. | Refer to updated landscape plan and planting schedule, consideration is made on bush fire requirement, a number of signature canopy is restricted by the requirement of Asset Protection Zones of PBP 2019. |
| | | Trees tree canopy cover should be less than 15% at maturity; trees at maturity should not touch or overhang the building; lower limbs should be removed up to a height of 2m above the ground; tree canopies should be separated by 2 to 5m; and preference should be given to smooth barked and evergreen trees. |
| 7 | Look at opportunities to plant trees on podium in large volume soil vaults. | Additional on slab planter and terraced planter are proposed on podium level. MIX1-MAIN ENTRANCE |
| | Dravision of greater landscape cethocks to | Dichondra repens Silver Falls* Lomandra longifolia "Tanika" Anigozarihos Flavidus Carex dolchostachya 'Kaga Mishik' Mix - Bullcinks Ebot Same Maria Mix - Bullcinks Ebot Same Bullcinks Ebot Same Bullcinks Ebot Same Bullcinks Ebot Same Bullcinks Ebot Sa |
| 8 | Provision of greater landscape setbacks to enable planting of both trees and screen shrubs. | Russel Ave setback is increased to 3m. Generous deep soil landscape planting is provided. |



| | VLLOF | |
|---------|--|---|
| | trees, understorey planting and change in paving materials for improved wayfinding. | |
| | | |
| | | Forestway should be an |
| 11 | Review opportunities at Sorlie Place with Council for planting including large canopy trees. | Applicant is happy to work with council to improve Solie Place carpark and planting strategy. Bush fire requirement will take into consideration since a number of signature canopy is restricted by the requirement of Asset Protection Zones of PBP 2019. Trees |
| | | tree canopy cover should be less than 15% at maturity; trees at maturity should not touch or overhang the building; |
| | | lower limbs should be removed up to a height of 2m above the ground; tree canopies should be separated by 2 to 5m; and |
| | | preference should be given to smooth barked and evergreen trees. |
| Façade | treatment/Aesthetics | |
| 12 | Develop strategy for external fence that allows for greater interest (materiality, public art, climbing plants etc.). Avoid the use of faux materials. | Additional pocket of Vertical Green Wall is proposed on external fence along Forest Way and Grace Ave loading dock façade to provide better visual relief. No faux materials are proposed. |
| | | Refer to some design precedents in: https://elmich.com.au/products/vgm-greenwall/ |
| 13 | Provide details about how the design of public art elements will be procured | Applicant encourages community participation and engagement, working with local artist. Formal marketing and procurement will be conducted prior to completion of the centre. |
| Sustair | nability | |
| 14 | Decarbonisation of energy supply All services should be electric – gas for cooking, hot water and heating should be avoided. | All new tenancies are not proposing to use gas. As part of GBCA Green Star benchmark across our new retail centres, all services will be electric. |
| | | Hot water will be instantaneous system. |

| | The storage of hot water can be considered a de facto battery if heated by PVs during the day. Onsite power generation and battery storage. On site battery storage has benefits for the grid and may be a highly desirable back-up during the transition to a de-carbonised grid. Unshaded roof space is a valuable resource for PV installations. Their efficacy can be greatly enhanced when placed over a green roof, which has additional ecological benefits. | Applicant has national agreement with solar operator for solar system and battery system across the retail portfolio. As per above, PV system will be installed as part of Green Star Benchmark. |
|----|---|---|
| 15 | EV charging: Provide EV charging points (Min 15 amp) to suit level 1 charging | EV charging will be provided as part of Green Star benchmark. Spaces with EV charging will be nominated in Design Development stage. Council may impose suitable condition to ensure this will be achieved. |
| 16 | Passive design and thermal performance of building fabric Fabric first approach to ensuring amount of energy required for heating and cooling can be kept to a minimum | As per Section J report prepared by JHA, the building baric will comply with NCC2022 Section J construction requirement. Part J4 Building Fabric. Required total R-value including allowance for thermal bridging: Elements Total Construction R-value Notes |
| 17 | Water use minimisation All fixtures and appliances should be water efficient | As stated in SEPP Report prepared by JHA, Sanitary fixtures to be within one star of the following WELS rating (where applicable); - Taps – 6 star - Urinals – 6 star - Toilets – 5 star - Dishwashers – 6 star |



| Water storage for rainwater from the roofs |
|--|
| should be included and plumbed to at least |
| the landscaping and toilets |

Rainwater reuse for irrigation system will be part of initiatives, detailed design will be at construction certificate stage.

Landscape design and planting should be water tolerant and suitable for the microclimate

The planting scheme draws on the environmental context of the site and its surroundings.

Plant selection shown in landscape plans comprises native flora and fauna which have informed and inspired design decisions; the planting palette includes species which are prevalent in the surrounding communities.

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,

Anthony El-Hazouri

Director

Revelop Building and Developments Pty Ltd