



northern
beaches
council

PRELODGE MENT ADVICE

Application No: PLM2018/0140

Meeting Date: 03/07/2018

Property Address: Forestway Shopping Centre, Forest Way FRENCHS FOREST

Proposal: Alterations and Additions to the existing centre

Attendees for Council: Rod Piggott – Manager Development Assessment
Luke Perry – Principal Planner
Rob Barbuto - Principal Engineer - Major Developments
Phillip Devon - Manager Transport Network
Patrick Bastawrous - Traffic Engineer
Lea Lennon - Urban Designer
Phil Jemison - Manager Strategic & Place Planning

Attendees for applicant: Naomi Daley – Urbis
Tim Rogers – CBH&K
Grant Withers – Buchan
John Courtney – Point Polaris
Rob Hain – Point Polaris
Ian Schilling – Invesco
Andrew Hogan – Point Polaris

General Comments/Limitations of these Notes

These notes have been prepared by Council on the basis of information provided by the applicant and a consultation meeting with Council staff. Council provides this service for guidance purposes only. These notes are an account of the specific issues discussed and conclusions reached at the pre-lodgement meeting. These notes are not a complete set of planning and related comments for the proposed development. Matters discussed and comments offered by Council will in no way fetter Council's discretion as the Consent Authority. A determination can only be made following the lodgement and full assessment of the development application.

In addition to the comments made within these notes, it is a requirement of the applicant to address ALL relevant pieces of legislation including (but not limited to) any SEPP and any applicable clauses of the Warringah LEP 2011, Warringah LEP 2000 and Warringah DCP 2011 within the supporting documentation of a development application including the Statement of Environmental Effects.

You are advised to carefully review these notes. If there is an area of concern or non-compliance that cannot be supported by Council, you are strongly advised to review and reconsider the appropriateness of the design of your development for your site and the adverse impacts that may arise as a result of your development prior to the lodgement of any development application.



THE PROPOSAL

The proposal involves the following:

- Partial demolition of the existing retail centre
- Two levels of basement car parking and one upper level of car parking at Level 2
- Ground level retail including two supermarkets, two mini majors and speciality retail
- Level 1 retail level comprising restaurants, gymnasium, allied health, office and child care. A passive recreation sky zone is also proposed.
- Increase in retail area by approximately 16,226sqm GLA and provision of 809 spaces (increase of 381spaces)
- Loading of the site remains at the rear (Grace/Sorlie), with Woolworths remaining in existing position and consolidation of Aldi and speciality loading. A light loading zone is located in the basement.
- New signalised intersection and crossing on Forestway
- Pedestrian access points include a centralised entrance generally aligning with the future green link to the Hospital precinct, new entry square near corner of Forestway and Russell Street, access adjacent to Forestway vehicle entrance and access from Sorlie Place.
- Ancillary landscaping and infrastructure
- Staged construction

SPECIFIC ISSUES RAISED BY APPLICANT FOR DISCUSSION

Issue/s Raised	Council Response
<p>Building Design</p>	<p>The absence of detailed elevation and section plans limit the ability for commentary to be provided on the overall design of the building.</p> <p>A review of the floor plans provided indicates the need for additional building setbacks along the street frontages. A minimum 2 metre setback should be provided to all street frontages.</p> <p>The façade along Forest Way as proposed will likely include a 'ramp' to the roof top car parking level. Where possible the ramp should be screened to reduce its bulk and improve the visual appearance of the building when viewed from the primary street frontage of Forest Way.</p> <p>You are strongly encouraged to submit detailed elevation plans and section plans to Council for preliminary comment prior to lodging a development application.</p>



<p>Acoustic impacts</p> <p><u>Relevant WDCP 2011 Clause</u> <i>D3 – Noise</i></p>	<p>The proposal includes the addition of new loading dock facilities located off Grace Avenue.</p> <p>The proposed loading dock/s off Grace Avenue and outdoor seating for the ground floor restaurant adjacent to Sorlie Place are located adjacent to dwelling houses within the adjoining R2 Low Density Residential zone. This relationship will need to be carefully managed and acoustic impacts appropriately mitigated.</p> <p>It is recommended that the outdoor seating be removed from the south-western corner of the ground floor adjacent to Sorlie Place to reduce any potential acoustic impact on the nearby residential properties.</p> <p>The proposal also includes a roof top 'sky park'. Insufficient details were submitted with the pre lodgement application to determine how the 'sky park' will be constructed (i.e. roofed/un-roofed or acoustically treated). The sky park has the potential to cause unreasonable acoustic impacts on the nearby residential properties and any residential properties that may be provided on the subject site as identified under the Northern Beaches Hospital Structure Plan.</p> <p>An Acoustic Report prepared by a suitably qualified Acoustic Engineer must be submitted with a development application.</p> <p>An Operational Management Plan for the loading dock must also be submitted with a development application.</p>
<p>Landscape treatment</p>	<p>A review of the floor plans provided indicate the need for additional building setbacks along the street frontages. A minimum 2 metre setback should be provided to all street frontages.</p> <p>The 2 metre setback area should be landscaped and include planting that is commensurate with the overall bulk and scale of the building.</p>



<p>Childcare centre</p>	<p>The proposal includes a childcare centre to be located on the first floor.</p> <p>Minimal details of the operation of the childcare centre were submitted with the pre lodgement application.</p> <p>Any development application must provide an assessment of the proposed childcare centre against the provisions of State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.</p> <p>The pick-up/drop-off point should be clearly marked within the car parking level and details of this arrangement must be comprehensively addressed within the Traffic Report.</p> <p>The outdoor area should be acoustically treated to ensure no adverse acoustic impacts on nearby residential properties.</p> <p>The proposed hours of operation and total enrolment numbers must be included in the development application.</p> <p>The subject site is bushfire prone land. Development for the purpose of a childcare centre on this land is 'integrated development' as per s 100B of the Rural Fires Act and requires General Terms of Approval to be provided by the Rural Fire Service.</p> <p>A Bushfire Report and Integrated Development fees must accompany the development application.</p>
<p>Parking (Sorlie Place)</p>	<p>The proposal includes the existing 80 spaces within Sorlie Place in its total number of car spaces.</p> <p>While it is accepted that these spaces will predominantly be used by persons visiting the centre, these spaces are not contained within the subject site and are located on Council owned land.</p> <p>The total amount of car parking required should be contained within the boundaries of the site. Concessions may be granted for the use and reliance upon some of these spaces however this must be comprehensively addressed and justified within the Traffic Report.</p>
<p>Community consultation</p>	<p>As discussed at the meeting you are strongly encouraged to engage with affected and local community members/groups prior to lodging a development application. A list of suggested community groups has been provided under separate email.</p>



Excavation/staging	<p>The proposal will result in significant excavation for the basement car parking levels. The level of excavation proposed will require substantial geotechnical work. A full and comprehensive Geotechnical Report must accompany any development application.</p> <p>The applicant advised at the meeting the intention to stage the construction of the development.</p> <p>Staging plans/construction methodology must accompany any development application.</p>
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WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 (WLEP 2011)

Note: WLEP 2011 can be viewed at Council's website.

Zoning and Permissibility	
Definition of proposed development: (ref. WLEP 2011 Dictionary)	Shops, Food and drink premises, Childcare centre, Recreation facility (indoor) and Medical centre.
Zone:	B2 Local Centre
Permitted with Consent or Prohibited:	Permitted with consent

Principal Development Standards:	
4.3 Height of Buildings	
Standard	Proposed
12m	Insufficient information submitted with the application to determine the height of the building.
<p>Comment</p> <p>The proposal should comply with the 12m height limit.</p> <p>As discussed at the meeting parts of the roof upstand may extend above the 11m height limit.</p> <p>A minor breach of the height limit may be supported for architectural roof features however detailed elevation and section plans should be submitted to Council for further comment prior to the lodgement of a development application.</p> <p>The overall building height should maintain compliance with this development standard.</p> <p>Note: Building heights are measured from existing ground level.</p>	

WARRINGAH DEVELOPMENT CONTROL PLAN 2011 (WDCP 2011)

Note: The WDCP can be viewed at Council's website.



Part B: Built Form Controls	
B2 Number of Storeys	
Control/Requirement	Proposed
3	3
<p>Comment The proposal as submitted complies with this control.</p>	
B6 & B8 Merit Assessment of Side, Front and Rear Boundary Setbacks	
Control/Requirement	Proposed
Merit Assessment	<p>The subject site has 3 street frontages and one side boundary (south).</p> <ul style="list-style-type: none"> • Forest Way – 3.3m to 4.32m • Russell Avenue – Nil • Grace Avenue – Insufficient information submitted to determine setback. • Southern side boundary – Nil (existing)
<p>Comment Refer to comments made above regarding the building setback to Russell Avenue and Grace Avenue.</p> <p>A minimum 2 metre building setback should be provided along all boundaries of the site.</p>	
Specialist Advice	
Referral Body	Comments



Traffic Engineer

Parking Provision

- Comprehensive review of the parking requirements based on the individual uses within the shopping centre.

Access

- Review of the access arrangements, particularly along Forest Way.
- Egress on to Forest Way is not desirable.

Trip generation

- A detailed Traffic Impact Assessment (TIA) identifying all assumptions and any warrants for trip reductions.
- The TIA will need to identify the impacts of the peak demand on the network and all intersections within an 800m radius of the site.
- The TIA will also need to identify the impacts on the regional corridor.
- Identification of how the yields fall in line with the Hospital Precinct Structure Plan and the Consolidated uplift Scenario Testing report prepared by ARUP.
- The report will need to identify the Trigger for the additional infrastructure upgrades.

Connections to Public Transport

- Provision of links across Forest Way for pedestrians (consideration of a pedestrian bridge and removal of pedestrian signals).

State Authority Concurrence

- The Development Application (DA) must be referred to RMS and Transport NSW for review and concurrence of the state road impact.

Public Domain

- The DA plans must reflect the final outcome of the public domain configuration as per the Hospital Precinct Plan.

Loading Dock Access

- All servicing of the site must be accommodated onsite.
- Management Plan for the interaction of the Woolworths service bay and the bus zone in Sorlie Place.



Development Engineers	<p><u>Stormwater Management</u></p> <p>The proposed development is to provide On-site stormwater detention in accordance with council's technical specification.</p> <p>For the pre-existing stormwater flows the site is to be assumed to be fully impervious or greenfield.</p> <p>The site catchments are to be drained to mimic the existing flow paths of site i.e. either side of the crest that bisects the site. All stormwater flows up to the 1 in 100 year ARI to downstream RMS and Council drainage systems are to be less than the current flow regimes.</p> <p>The condition of the western Council downstream drainage networks are to be condition assessed by CCTV and engineers report .Where the structural condition of these lines are poor they will need to be replaced or relined in accordance with Councils technical specifications.</p> <p>Gross pollutant traps are to be incorporated into the stormwater drainage design in accordance with Councils stormwater management policy.</p> <p><u>Site works/excavation of the car parking basements.</u></p> <p>In accordance with the Sydney Coastal councils "Ground water management handbook" the basement will need to be fully tanked if groundwater is encountered.</p> <p>Any proposed dewatering of the site is to comply with the handbook and Northern Beaches Council requirements.</p>
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<p>Strategic Planning</p>	<ul style="list-style-type: none"> Proposed development is inconsistent with the Northern Beaches Hospital Structure Plan (HSP). Proposed access is contrary to HSP and not supported. Applicant needs to provide access that is consistent with Council's endorsed HSP. Stage 3 of HSP identifies that approx. 1,300 dwellings will required to be delivered in the Stage 3 area. The Forestway site covers a large area of Stage 3 of the HSP, hence the applicant would clearly need to demonstrate that the yields anticipated under the endorsed HSP can still be achieved should the development, as proposed, proceed. Plans (Inc. illustrations) to be provided to demonstrate how residential dwellings can be accommodated (separate package) and also a structural engineers report to confirm that any residential towers can be accommodated in the future above the proposed centre. Need for improved pedestrian connectivity. Removal of pedestrian crossing on Forestway and construction of a pedestrian bridge to provide better connectivity to the new town centre on the FFHS site.
<p>Urban Design</p>	<p>Attached to these notes are specific comments made by Council's Urban Designer.</p>

<p>Relevant Council Policies</p>
<p>You are advised of the following (but not limited to all) Council's policies available at Council's website:</p> <ul style="list-style-type: none"> Development Assessment Management Policy Stormwater drainage for low level properties PDS-POL 135 Vehicle access to all roadside development: LAP-PL 315 Waste PL 850 <p>Amend list as applicable</p>

<p>Documentation to accompany the Development Application</p>
<ul style="list-style-type: none"> Electronic copies (USB) Statement of Environmental Effects Request to vary a development standard Cost of works estimate/ Quote prepared by a Quantity Surveyor Site Plan Floor Plan Elevations and sections



- A4 Notification Plans
- Survey Plan
- Site Analysis Plan
- Demolition Plan
- Excavation and fill Plan
- Waste Management Plan (Construction & Demolition)
- Waste Management Plan Ongoing
- Certified Shadow Diagrams
- BASIX Certificate
- Energy Performance Report
- Schedule of colours and materials
- Landscape Plan and Landscape Design Statement
- Arboricultural Impact Assessment Report
- Photo Montage
- Model
- Statement of Heritage Impact
- Advertising Structure / Sign Plan
- Erosion and Sediment Control Plan / Soil and Water Management Plan
- Stormwater Management Plan / Stormwater Plans and On-site Stormwater Detention (OSD) Checklist
- Stormwater Drainage Assets Plan
- Geotechnical Report
- Bushfire Report
- Acid Sulfate Soil Report
- Acoustic Report
- Traffic and Parking Report
- Construction Traffic Management Plan
- Construction Methodology Plan
- Access Report
- Integrated Development Fees
- Contaminated Land Report
- Economic Impact Statement

Please refer to Development Application Checklist for further detail.

Concluding Comments

These notes are in response to a pre-lodgement meeting held on 3 July 2018 to discuss the redevelopment of Forestway Shopping Centre at Forest Way, Frenchs Forest. The notes reference preliminary plans prepared by Buchan dated July 2017 V1.0.

The proposal is not acceptable and requires redesign prior to submission/further consideration.

There are fundamental concerns raised regarding the access and parking arrangements for the proposed development. The Roads and Maritime Service (RMS) is investing heavily in infrastructure in the immediate vicinity of the subject site. The proposal seeks to introduce new access arrangements including an additional traffic movement onto Forest Way which is inconsistent with the works currently being undertaken by the RMS. This will require detailed consideration and you are strongly encouraged to discuss the access arrangements as a whole with the RMS prior to lodging a development application.



The subject site is located within 'stage 3' of Northern Beaches Hospital Precinct Structure Plan (HSP). The HSP identifies a significant residential uplift on this site. The proposal in its current form is therefore inconsistent with adopted HSP. As detailed within the 'Specialist Advice' section of these notes, any development application must demonstrate that the development is capable of providing residential accommodation in the future.

There are fundamental concerns with regards to potential acoustic impacts on nearby residential properties. These matters must be further considered and comprehensively addressed within any development application.

Having regard to the issues raised within these notes and any future potential redesign required to address these issues, you are strongly encouraged to consider a further pre lodgement meeting should the design depart significantly from the current proposal.

Based upon the above comments you are advised to satisfactorily address the matters raised in these notes prior to lodging a development application.

Note*: Any application with a capital investment value in excess of \$30 million will be determined by the Sydney North Planning Panel.