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Tzannes

Urban Design Peer Review Report

for

Forestway Shopping Centre

22 Forest Way, Frenchs Forest NSW 2086

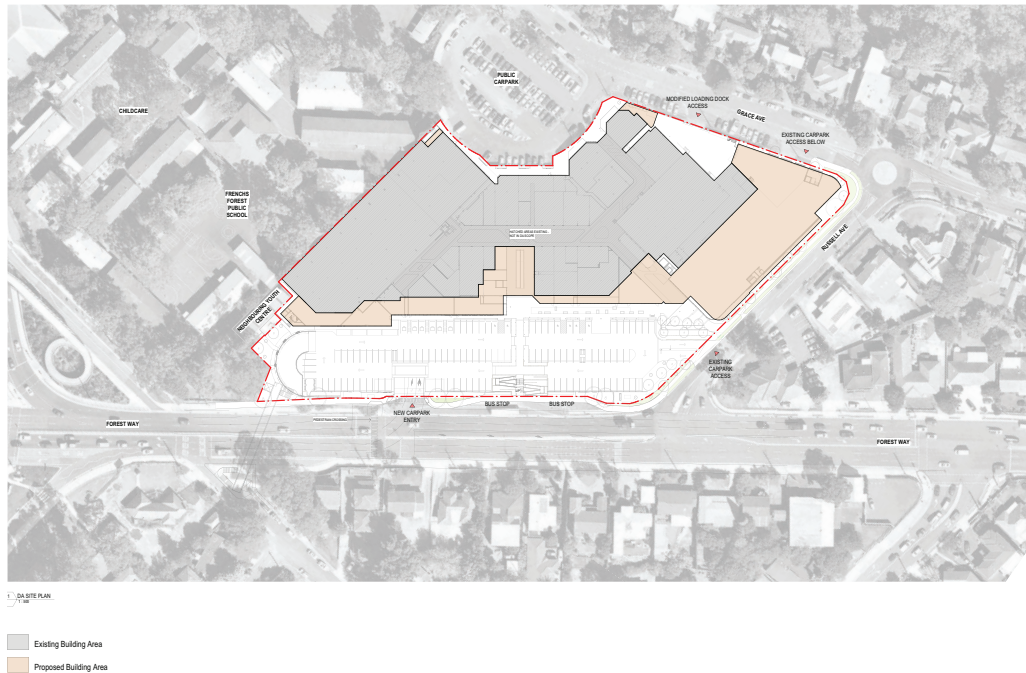
Prepared for

Revelop

31 October 2024



1.0 Peer Review Statement



Source: Site Plan, 11993_DA-011, 31/10/2024, Nettleton Tribe

The site is located at 22 Forest Way, Frenchs Forest and is bounded by Forest Way, Russell Avenue, Grace Avenue and the Frenchs Forest Public School. It comprises the redevelopment of Forestway Shopping Centre, with alterations and additions to the built form as well as removal of a multi storey carpark in lieu of underground and at grade carparking.

I have been appointed by Revelop to provide an independent peer review of the Development Application related to the proposed redevelopment of the referenced property. My peer review is limited to the scope of urban design advice and is based on a review of the Development Application drawings prepared by Nettleton Tribe Architects dated October 2023 and updated drawings dated October 2024, as well as the Northern Beaches Council assessment dated 26 March 2024 and the Northern Beaches Council Design and Sustainability Advisory Panel Meeting Report dated 1st February 2024.

I have worked in collaboration with the design team to recommend a number of amendments to improve the public domain experience and built form outcome.

In summary, I am of the view that the Development Application in the modified form generally provides the framework to deliver appropriate public domain and built form outcomes, improving this area of Frenchs Forest and is in alignment with broad community expectations.

The public domain enhancements in relation to pedestrian experience, movement pathways, landscape and built form relationships have been considered in detail by the design team and I support the amendments to the Development Application.

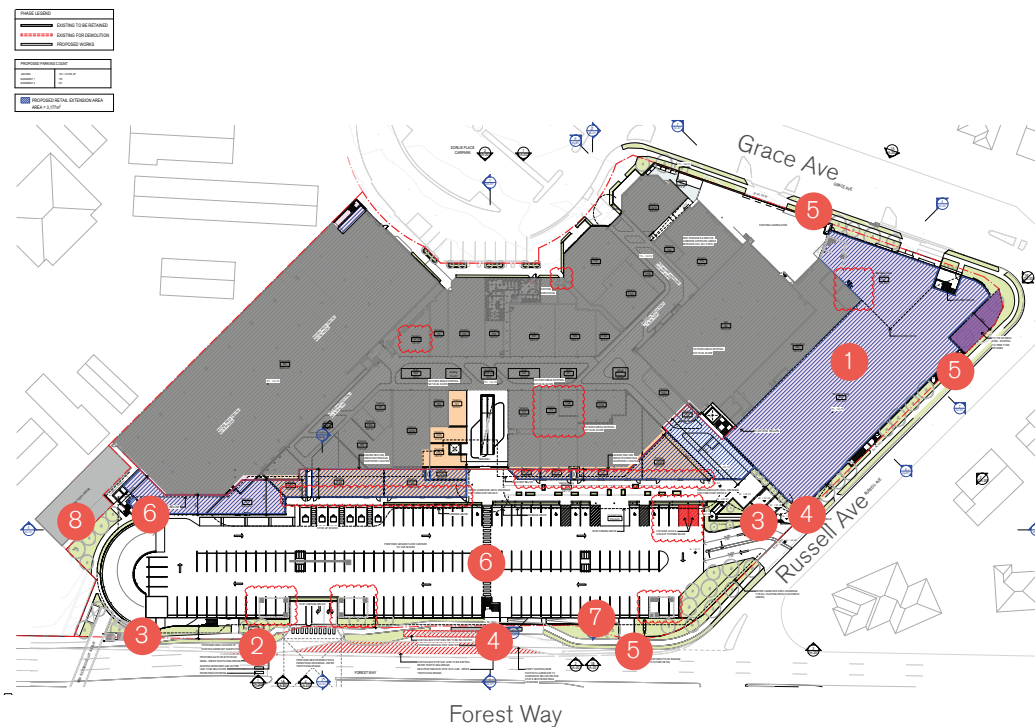
Amy Dowse

Director, Architect 8926

BDes (Arch), BArch (Hons I)

Tzannes Associates Pty Ltd

2.0 Summary of Design Review Recommendations



Source: Proposed GA Plan Ground Floor, 11993_DA-115, 24/09/2021, Nettleton Tribe

General Summary

1. Respond to the bushland character, improve the visual connections inside and out to allow the building to sit harmoniously within its surroundings
2. Improve pedestrian amenity and create clear circulation and intuitive wayfinding
3. Reduce congestion and crossover of bicycle, pedestrian and vehicles
4. Make entry points more legible
5. Review setbacks of built form, integration of fire stairs and presentation of pedestrian footpaths
6. Consider increased planting and presentation of pedestrian pathways in carpark
7. Reconsider location of accessible ramp to be more direct
8. Consider impact and access to neighbouring property

3.0 Summary of Design Amendments Incorporated



Source: Proposed GA Plan Ground Floor, 11993_DA-115, 31/10/2024, Nettleton Tribe

General Summary

1. Increase in landscaping and greening to facades allowing improved response to the bushland character
2. Clear pedestrian circulation and intuitive wayfinding
3. Introduction of separate bicycle ramp and parking to reduce congestion with pedestrians
4. Legible and more prominent entry with integrated bus stop separated into two built forms
5. Increased setback along Russell Avenue of built form and integration of fire stairs
6. Increased landscaping to carpark
7. Relocation of accessible pathway to be more direct and centrally located
8. Maintaining access to neighbouring property
9. Increased width to pedestrian footpath adjacent road
10. Graded carparking to reduce number of stairs and ramp length
11. Increased width and introduction of planting to pedestrian pathways adjacent carpark
12. Reduced width of Russell Avenue vehicle entry and clear markings at vehicle crossover points

The following principles were discussed with the design team to develop the urban design response in providing an improved pedestrian experience, clear movement and circulation pathways, increased landscaping and improved built form relationships.

4.1 Front Setback and Character

- Consider clearer pathways and circulations to entry points
- Consider clearer entry not obscured by bus stops for more intuitive wayfinding
- The large gesture of roof could be matched by the urban experience at the ground plane entry points
- Consider an improved experience of entry through carpark, landscaping and or covered walkway
- Consider natural light opportunities to lobby on lower levels of carpark
- Consider increasing setbacks to increase pedestrian amenity
- Consider the substation location and pedestrian flow around it
- Consider ending bicycle pathway at parking point near overhead ramp and youth centre to avoid congestion and competing interests on pathway adjacent bus stops
- Consider locations for bicycle parking towards the south-east to prevent conflict of bicycles and pedestrians at the main entry
- Traffic swept paths to be considered to reduce Russell Avenue vehicle entry and give more space to pedestrian and planting

4.2 Landscaping

- Seek to retain as many trees as possible
- Increase landscaping to the scheme to allow the development to sit harmoniously within the bushland setting
- Consider endemic species and an appropriate setting for the bushland character
- Consider tree pits in carpark podium and to verges
- Consider landscaping within the carpark adjacent pedestrian movement zones
- Consider greater landscape setbacks
- Consider shade to pedestrian pathways

4.3 Permeability of Site and Pedestrian Experience

- Consider the balance of a wider footpath vs landscaped verge and narrower footpath adjacent the road to provide safe circulation
- Location of the accessible pathway and ramp to be considered and whether a more central location is better for the predominant access direction
- Remove or reduce bicycle/pedestrian conflict and create separation of circulation paths
- Consider active frontages of retail where possible
- Consider the width and experience of pathways within and adjacent the carpark
- Review queuing data and proximity of pedestrian crossing at vehicle entry
- Review what options there are in the carpark layout to address TfNSW concerns

4.4 Side Setback and Interface with Youth Centre

- Consider the entry and circulation of the youth centre to maintain access and consider their operational requirements
- Consider setbacks to preserve light to the north facing windows to the youth centre
- Consider appropriate amenity for them to access and use youth centre and improved connections to the shopping centre

4.5 Scale Built Form and Articulation

- Consider increased visual connections inside and out through blank facades to increase glimpses to life beyond centre walls
- Consider increased landscaping (within the requirements of the APZ) so building sits more harmoniously within a bushland setting and provides a positive environment for pedestrians moving around the development

4.6 Access, Vehicular Movement and Car Parking

- Remove or reduce conflict between bicycle paths and pedestrian entries
- Reduce the width of vehicle entry points where possible to increase space for pedestrian entry stairs and ramps
- Create clear and separated circulation zones with adequate signage for pedestrians, vehicles and bicycles
- Consider location of pedestrian footbridge and circulation to entry point and accessible ramp
- Consider pedestrian modelling of the future condition to inform the appropriate scale of footpaths and access points

4.7 Facade

It is noted the scope of the review of the facade is limited to an urban design review and not an architectural design review.

- Consider a more cohesive language, less decoration and fabric that is more in harmony with the surrounding bushland context to enable the pedestrian experience to be improved
- Consider the use of authentic materials and increases to landscaping within facade zones
- Increased landscaping for bushland setting (within the requirements of the APZ)

4.8 Sustainability

- Consider the integration of strategies suggested by the panel, particularly PV, greater landscaping, shade cover for pedestrians, EV charging, passive building and façade design façade