

Westfield Warringah Mall Stage 2 DA Architectural Design Statement

07 June 2019

Inspired by the Northern Beaches' context, Warringah will be the epitome of a lifestyle destination. Our vision for the redevelopment is to bring a new fresh face for the centre, that is clearly visible from the street by creating a strong sense of destination. Built around the concept of openness and activation, this new proposal will redefine not only the shopping centre, but a new gateway to the city.

The Stage 1 redevelopment of Westfield Warringah Mall was opened in November 2016. The additional 8,000m² of GLA that was focused mainly on general retail in addition to the major refurbishment of the ground level Northern Fresh Food Market precinct (outside Woolworths) has been well received by the local community. The proposed Stage 2 redevelopment subject of the Development Application seeks to introduce an additional approximately 9,900m² of GLA to the Centre.



Perspective looking North along Condamine St

General Summary of the Proposed Scope

Ground level:

- Minor extension of retail use around existing Coles towards Condamine St
- Extension of a Mini Major North of existing Target and relocation of existing bus interchange.
- Line marking and landscape work on existing on-grade car park with redesigned Condamine St/Pittwater Road vehicular entry point. This includes configuration of part of vehicular ramping arrangements
- New vehicular egress lane on Dale St

Level 1

- Reconfiguration of existing Food Court and minor extension towards Condamine St
- Extension of existing Orange car park North and connect to existing Green car park

Level 1 Mezzanine

- Extension of existing Orange car park North and connect to existing Green car park

Level 2

- Reconfiguration of existing tenancies including Northern part of the existing Cinema to create a new rooftop dining precinct and minor extension towards Condamine St
- New line marking and additional columns to existing Yellow car park

Level 3

- New relocated Cinema and additional retail/food tenancies

New Front Door

The proposed minor extension of retail use around existing Coles towards Condamine St on Ground Level presents a new opportunity to create a 'front door' for the Centre. Stage 1 development was largely confined within the internal Centre with some façade work around the new car parks. The arrival experience and external interface to the public has been largely dominated by car parks until now. The Stage 2 development proposes an outdoor precinct that is activated and well landscaped as the main Southern entry point to the Centre. The proposed feature sculptural stair offers visitors to access from Ground level to the new redefined casual food area on Level 1. Lush landscaping will be complemented by water features as welcoming statement to visitors arriving either by foot or by cars in dedicated drop off area.

The proposed architecture is bold, contemporary and respectfully responds to this precinct as the 'front door' of the Centre. The vertical connectivity of the proposed various levels is critically considered to ensure that they are expressed as an integrated architecture solution.

Creating Extraordinary Place as a Destination

The completed Stage 1 was largely comprised of general retail with refurbishment of the Northern Fresh Food Market Precinct as well as celebrating the historic 'heart' of Centre Court. The subject application, 'Stage 2' is focussed around 'lifestyle', with a foundation around food and entertainment.

The foundation of the 'food story' is built on the proposed redefined versions of the existing Ground Floor Fresh Food Market of existing Coles and Level 1 Food Court. The new ground and level 1 food precincts are reimagined and will be supported by new Level 3 and 4 rooftop restaurant dining, latest to market cinema, leisure and entertainment offers with open community public spaces and kids

play. It utilises the potential of the prominent site situated alongside Condamine St with views to the adjacent open green spaces and distant horizon views by creating an outdoor environment that is open and permeable where appropriate and possible. Together with the completed Stage 1 development, it completes the offer as a destination in the creation of an extraordinary place that connects and enrich the communities of the Northern Beaches.



Perspective looking South West along Condamine St

Northern Beaches Lifestyle Architecture

The proposed Stage 2 development is an evolution of the successful completed Stage 1 development in many ways. The design principle is still about creating an architecture that reflects the unique Northern Beaches lifestyle. Well received design elements that were key features in Stage 1 development such as the outdoor mall, green land lush landscaping, soft dappled sun shading structures, and integrated public art will continue to be developed further and incorporated in the detail design. The external interface with Condamine Street nature of the Stage 2 proposal provides a new opportunity to express the architecture to the public community. The façade design incorporates sinuous lines and layered elements evoking the diversity of the natural coast lines of the Northern Beaches that can be soft, hard and layered, carved over time by the waves, wind, and rain.

The Northern massing element is proposed to be more expressive and bolder using bespoke patterns that emphasize its sculptural form. This is juxtaposed by the more layered Southern massing element that is more robust yet curved and softly interlaced with green landscape elements. The façade articulating the cinemas along Old Pittwater Road takes a contrasting approach, with the massing visually broken down to reduce perceived scale and create visual interest. The lobby and public area for the cinemas, a transition between the two different expressions, are considered as ‘beacon’, highlighting the activation behind. The parking levels underneath adopt a new lush green screening element, that complements the extensive landscape to provide a pleasing street level experience.



Perspective looking West along Old Pittwater Road

Together they present unique arrival experiences to the Centre when one is approaching from North, South, and West.

Further North, the existing on-grade car park will be redefined through new line marking for improved traffic flow efficiency that is enhanced via landscaping and safe pedestrian walking pathways. The remodelled car park entry and egress off Pittwater/Condamine St is supported by dedicated well designed 'front gate' landscaping that announces it to not only one of the main entries to the Centre but also reinforcing the entry to the broader Precinct. The proposed design of the new car park ramping system on this interface draws from the design of the Southern massing element with its curved and layered approach draped with lush greenery, as seen on the Eastern Elevation. The existing dilapidated expanded metal mesh of the car park façade will be replaced with one that will present as a clean and contemporary backdrop to the landscaped sculptural ramps.

Conclusion

Building on the success of Stage 1 development, the Stage 2 proposal of Warringah Mall aims to complete the offer as a destination in the creation of an extraordinary place that connects and enrich the communities of the Northern Beaches. The proposed architecture reflects on the evolution of the contemporary iconic Northern Beaches lifestyle that will be a proud statement of the local region.