

From: [REDACTED]
To: [REDACTED]
Subject: Forestway Shopping Centre DA - DA2023/1757
Date: Sunday, 17 November 2024 5:12:40 PM
Attachments: [Feedback - Forestway Shopping Centre Redevelopment 17NOV24.pdf](#)

Dear Mayor Heins,

I write to you in your capacity as a local Frenchs Forest Ward councillor as much as Major, regarding the **proposed redevelopment of Forestway Shopping Centre.**

While I'm supportive of the redevelopment in general, I feel there are a number of major issues and a set of opportunities overlooked. I would appreciate your attention to my submission via the Development Portal (DA2023/1757).

The developer has resubmitted plans, but has hardly addressed any of the issues raised by myself and others.

I have also attached a copy of my submission for your ease of access.

Regards,
Chris Hanlon

To whom it may concern,

This letter is updated from February 2024 but remains largely unchanged as the resubmitted plans dated November 2024 have not addressed any of the concerns listed.

I am broadly supportive of the regeneration and development of the Forestway Shopping Centre. However, there are several concerns and missed opportunities with the proposed plans and as such it should not proceed in its current form, please see below for consideration ahead of approval.

Critical Issue:

- Sorlie Place Car Park - Any redevelopment of Forestway shopping centre must be tied to a full regeneration of the Sorlie Place council car park. The main entrance to Frenchs Forest Primary School is located here and the current car park design is a 1960's disaster. This area is currently a fatal accident waiting to happen with school children and will only become worse with the redevelopment of Forestway, which includes changes to the Woolworths loading dock just metres from the entrance to the school.
- Beyond 'table stakes' redevelopment as an improved car park with better pedestrian access, this area should be considered for regeneration into parkland and open space given the significant increase in parking made available by the redevelopment of the shopping centre and proximity to the school - this could become a civic square for local residents and a place-making opportunity for patrons of Forestway, also benefitting the developer and attracting customers.
- Properly redeveloped, this could include;
 - Dedicated 'kiss and go' drop off areas
 - Increased zebra / raised crossings for children
 - Safer and wider footpaths
 - Integrated retail into the redeveloped Forestway Centre
- This is a critical issue for consideration by both council and the developer - overlooking this issue and opportunity could prove costly if a child is injured or killed in the coming years.

Traffic Design Concerns:

- Forest Way Northbound Carpark Entry - the existing left-hand turn from a 70kph road into the shopping centre car park is a major traffic issue today, and will be exacerbated by increased traffic turning left into the new car park entrance - effectively reducing Forest Way to two lanes less than 100 metres from a major intersection.
- Forest Way Pedestrian Crossing – the November 2024 plans are unclear on whether there is a pedestrian crossing at the existing site or not. I am concerned that complete removal of the ground-level pedestrian crossing will reduce pedestrian prioritisation, and negatively affect the 'walkable neighbourhoods' priority of council. The overbridge is welcome, but it is a circuitous route for pedestrians to

cross to and from the busy southbound bus stop, particularly for those with a disability or parents with young children or strollers.

- Forest Way Southbound Right-Turn Lane - this feels like bad traffic design; northbound cars turning left into the carpark will block southbound right hand turning cars from entering, and an entire red traffic light cycle is added to Forest Way northbound so that 2-4 cars can enter the car park.
- The proposed car park entry/exit onto Grace Avenue is very close to the roundabout with Russell Avenue, if it remains it should be left turn entry and exit only. Further, a zebra crossing across Grace Avenue, or changing the roundabout to a signalised intersection with pedestrian crossings should be pursued; this is a location where many pedestrians cross dangerously today including school children from Frenchs Forest Primary School, most of the traffic does not obey the 40kph zone in this location, increasing the risk.
- The visual rendering of the car park entry on Russell Avenue (shown in the plans page 17; Amended Plans Set.pdf) shows no prioritisation for pedestrians continuing their journey on the pavement along the south side of Russell Avenue, there must be priority for pedestrians here, either by a zebra crossing or better still by a raised shared zone that clearly signals for cars at to give way to pedestrians
- Footpaths - the redesigned Forest Way facing footpaths appear to be of poor design, the bus shelter area gets busy, and the foot paths appear too narrow for pedestrian safety and comfort.

Frenchs Forest Long Term Strategy Conflict

- It is unclear how this redevelopment interfaces with the proposed broader Frenchs Forest Place Strategy and town centre development in several conflicting ways listed below:
 - 1) The proposed closure of Russell Avenue and extension to Naree Road to meet Grace Avenue
 - 2) The proposed major traffic changes to Grace Avenue to support the development of the town centre, including the left turn onto Fitzpatrick Avenue West
 - 3) The major proposed changes to Forest Way in the same location, with extension to the right turn lane into Naree Road