

GW:MG/ 317182/E/01/01

5 March 2019

The General Manager
Northern Beachers Council
P.O Box 82 Manly
NSW 1655

Dear Sir/Madam

RE: FORESTWAY SHOPPING CENTRE DESIGN STATEMENT

The redeveloped Forestway Shopping Centre will create a key destination at the western end of the draft Northern Beaches Hospital Structure Plan ('HPSP').

The current design for the redeveloped centre acknowledges the importance of pedestrian permeability and connectivity proposed by the draft HPSP. To this end, the design contemplates a direct link from a central location within the redeveloped centre to the 'Town Centre' and 'Green Link' of the draft HPSP via an overpass spanning Forest Way (please refer to drawing ATP-80001 for details).

Further, it is acknowledged that although the position of the proposed overpass and 'Green Link' is yet to be finalised, the intent of the draft HPSP is to connect a redeveloped Forestway Shopping Centre and the proposed 'Town Centre'.

Connectivity, pedestrian permeability and safety at Forest Way is optimised by (please refer to drawing ATP-60001 for details):

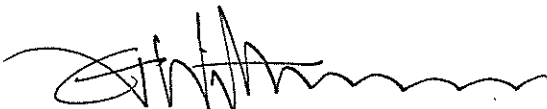
- Adopting appropriate setbacks
- External elements, including; landscaped zones, generous stairs and a ramp linking the bus bay and footpaths
- A generous landscape buffer accommodating additional open staircases providing a direct connection to parking levels
- Providing for vertical connections to the proposed overpass and 'Green Link'

The central pedestrian entry at Forest Way is designed to provide a highly recognisable and identifiable 'wayfinding' element that emphasises a vertical built form and deliberate framing of an entry portal leading to a central location within the redeveloped retail environment. At ground level the entry is activated by vibrant shopfronts and a layered landscape threshold providing 'depth' to the centre's frontage. The concept of "filtered light" is expressed through perforations in material particularly along Forestway where texture is expressed on the large surfaces and wherever possible natural light filters into internal spaces through the panelised perforated lightweight facades.

Further, at its Forest Way frontage, the redeveloped centre contemplates the integration of a future overpass connecting level 1 of the centre with the proposed 'Green Link', with limited impact to the redeveloped centre.

Yours faithfully / sincerely,

THE BUCHAN GROUP MELBOURNE PTY LTD



GRANT WITHERS

Principal