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Overview

Sydney is undergoing a period of rapid growth that will see the city’s population increase by 1.6 million people over the next 20 years. A collaborative ‘one government’ approach is underway to ensure that through this period of growth, Sydney becomes a more productive, sustainable and liveable city.

Frenchs Forest has a role to play in this future, with the capacity to accommodate new employment and housing for the Northern Beaches region. Planning for the ‘Frenchs Forest Precinct’ is intended to capitalise on the recent government investment in the Northern Beaches Hospital and the associated road infrastructure while accommodating the ambitions of the New South Wales Government to plan for Sydney’s future growth.

As a ‘Strategic Centre’, Frenchs Forest is planned to provide 2000 new jobs and 5000 new dwellings. In 2017, Northern Beaches Council endorsed a 3-stage structure plan for the orderly up-zoning of the area to meet this growth over a 20+ year horizon.

The Urban Design Report and Public Domain Strategy for the Frenchs Forest Precinct elaborates upon the Northern Beaches Council’s ‘Structure Plan’ Phase 1 to articulate a design vision for the place with a set of principles for its urban design.

This document covers the background, planning context and significance of the Frenchs Forest Precinct before identifying specific project opportunities and challenges. A series of design principles and strategies, together with a reference design, articulate the vision and way forward for the development of Frenchs Forest Strategic Centre.

The simple challenge for Frenchs Forest is how to create a unique, high-density, healthy and sustainable centre of the future within a low-density established suburban context that was designed for a car-based existence. Done well, Frenchs Forest will be a people-centred place characterised by a strong community with healthy lifestyles and will formalise itself as the ‘Gateway’ to the Northern Beaches.

The urban design is summarised under the following headings:

• Place

The essential characteristics of the place are carried forward in the design. These include capitalising on its elevated topography to provide outlook over the city, revitalising the forest, and retaining elements of Forest High School to acknowledge the social impact of 60yrs at this site. Other aspects of the site’s history including aboriginal heritage, timber getting, orchards and brick pits can be interpreted and become elements of the public domain. The broader connection to the natural assets of the region, including Bantry Bay, Manly Dam, Narrabeen Lagoon and the local National Parks, play a critical role in strengthening the sense of place.

• High Density

With additional floor space to be accommodated within the Frenchs Forest Precinct, the perceived bulk and height of the buildings will need to be carefully managed. In doing so, the streets have a human scale, existing residents remain comfortable and future residents can enjoy high amenity.

• Connectivity

Connectivity is addressed at two levels. Firstly, there are a range of assets and established communities within the vicinity of the centre that need to be linked via the “Green Grid” with inviting pedestrian and cycleways to realise the value of these assets for a pedestrian based community. Secondly, public transport must be improved in service levels and accessibility. This will ensure easy access to the Town Centre, supporting business growth and associated increasing employment rates. A key future opportunity is to connect Frenchs Forest into the Sydney Metro train system via a rapid bus link to Chatswood.

• Health and Education

With the Northern Beaches Hospital now open, the broader business park is poised to evolve as medical related corporate businesses invest alongside the hospital. To further prime this investment, establishing tertiary education providers within the centre with a focus on health related education and research can bring innovation and amplify the attractiveness of the centre to health related professionals and businesses.

• Public Domain and Community

The final outcome of the project must be a high quality public realm comprising a diversity of spaces and community facilities that satisfy the community’s recreational needs while providing an inviting environment for formal and informal socialising. These are the critical elements for an enjoyable and sustainable lifestyle and the building of community.

The features of the new town centre will be the Village Green and Piazza, Community Hub, flexible community/public space, a fresh food courtyard and active streets & laneways.

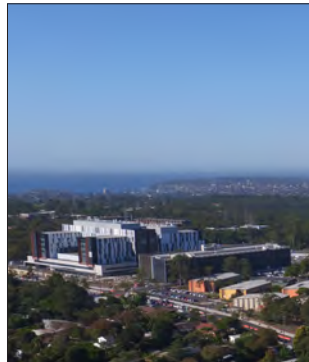
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The elevated position of the Northern Beaches Hospital and Forest High School site with Bantry Bay and the Harbour CBD to the south.

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02 INTRODUCTION



Northern Beaches Hospital



Hospital Precinct Structure Plan Report (2017)



Hospital Precinct Structure Plan (2017)



The Goods Line

Investment in Frenchs Forest

In October 2012, the State Government identified the Northern Beaches Hospital site, together with the roadway at the intersection of Warringah Road and Wakehurst Parkway, as a State Significant Infrastructure site. In May 2013, the State Government announced the Northern Beaches Hospital would be built at Frenchs Forest. Construction of the new hospital commenced in 2015 and is now complete.

The hospital is an important investment, promoting the growth of allied health services in the surrounding area. The new hospital employs 1,300 staff, provides 488 hospital beds and includes a 1,400 space multi-storey car park. Substantial road upgrades around the new hospital are also underway. The \$600M Northern Beaches Hospital and \$500M investment in road upgrades are the catalyst for the urban renewal of Frenchs Forest.

In June 2017, the Minister for Planning announced Frenchs Forest as a Priority Precinct to ensure it benefits from the Government's \$1B infrastructure investment in the area and ensure new homes, jobs, amenity and opportunity are properly planned for.

Hospital Precinct Structure Plan

In August 2017, Northern Beaches Council endorsed the 'Hospital Precinct Structure Plan' including the phased delivery of around 5,360 new dwellings and 2,300 new jobs over the next 20 years, through 3 phases of investigation.

The Hospital Precinct Structure Plan guides the vision for Frenchs Forest as it transitions into a Strategic Centre. It forms the overarching strategy for future planning, setting a 20 year vision for the growth of the precinct, with development opportunities deliverable in the short, medium and longer term. Reflecting the stages of the Structure Plan delivery, the Town Centre is recognised as part of a connected, larger centre, striving for the following characteristics:

- A flexible and adaptable master plan that can evolve over time.
- Consideration of long term opportunities to integrate with the adjacent business park to the west.
- The delivery of 1,885 new homes (including a range of housing types) with the opportunity for 15% affordable housing.
- Planning for a genuine mixed-use centre which includes cafés, restaurants, retail and public buildings thereby ensuring diverse employment opportunities. A strong education focus, with a possible tertiary education facility contributing to the success of a health and education precinct.

Structure Plan Review

The 'Hospital Precinct Structure Plan' identifies broad land uses, heights and densities for the precinct. Further design testing was required to ensure this provided the optimum urban design outcome for Phase 1. The document identifies heights up to 40m and a precinct wide FSR of 2.9:1 for the town centre.

When using a place-based design approach and an integrated planning and implementation strategy it became difficult to achieve an ideal public domain outcome under these controls. The FSR for the Town Centre site was reduced to 2.2:1 to improve the relationship between the built form, the open spaces and streets. In addition, the height and FSR controls for some of the neighbouring areas were reduced to improve the likelihood of good built form transitions to the single dwelling neighbours. Feasibility analysis was an integral consideration of the design process.

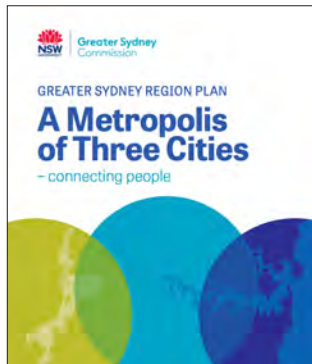
Understanding the amount and type of supporting medical, education and business uses that may wish to locate in the town centre also became a key driver of the masterplan layout and vision. A review of the commercial strategy was undertaken to ensure Frenchs Forest can develop into a strategic centre. Understanding the future demand for jobs and commercial floorspace and where they might be built has been critical to ensure the centre can evolve over time and develop into a Strategic Centre for the Northern Beaches.

Report Aim

This report has been prepared by CHROFI and Architectus on behalf of New South Wales Department of Planning, Industry & Environment (DPI&E). The purpose of the report is the detailed urban design and planning for 'Phase One' of the 'Hospital Precinct Structure Plan.' This report includes the important urban design and public domain design strategies that will guide future planning for the Frenchs Forest Precinct and directly inform Local Environmental Plan (LEP) amendments and a new, site specific Development Control Plan (DCP) for the precinct.

The work contained in this report is based on research, specialist consultant input, consultation with key stakeholders and feedback from the community. The report outlines an aspirational and holistic vision for the site as a vibrant and active centre, that addresses the current and future needs of the community and local economy. The level of growth described in this vision can be accommodated within the capacity of the new road and existing transport infrastructure.

Frenchs Forest Town Centre is designed to include a mature forest, tree-lined streets and new open spaces. The ambition is to enhance amenity, foster community and provide a point of difference for businesses.

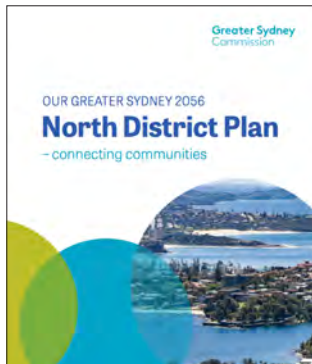


Greater Sydney Region Plan

A Metropolis of Three Cities Greater Sydney Commission (2018)

Sydney's population is forecast to grow to 8 million people within the next 40 years, calling for a revaluation of the Greater Sydney Region's economic and social potential. To distribute land use, transport and infrastructure more equitably, the plan outlines a 40-year vision for three unique but connected cities. Fundamental to this vision is that people live within 30 minutes of their jobs, education, health facilities, services and great public spaces.

The emerging Western Parkland City, developing Central River City and the established Eastern Harbour City form the three focus areas. Frenchs Forest has opportunities for growth, investment, business activity and jobs. For this reason, Frenchs Forest is described as a 'Strategic Centre' within the Eastern Harbour City and an integral part of the future economic prosperity, employment growth and liveability of the Northern Beaches.



North District Plan Report

North District Plan Greater Sydney Commission (2018)

The North District Plan, released by the Greater Sydney Commission sets out the 20-year vision to meet the needs of a growing and changing population. The new hospital was the catalyst for Frenchs Forest to take on the role as a major centre for the district.

Frenchs Forest is identified as a 'Strategic Centre' and as such must accommodate additional jobs (2,700 to 3,700), new homes (92,000 for the North District), shops and greater access to major infrastructure investment, such as the new Northern Beaches Hospital.

Frenchs Forest is also identified as a Health and Education Precinct and is required to create conditions for the co-location of health and education facilities, provide good accessibility, attract associated businesses and industry and provide housing opportunities for students and workers within 30 minutes of the precinct.



Better Placed Report

Better Placed GANSW (2016)

Prepared by the Office of the Government Architect and launched in September 2016, the Policy lays the foundation for a design-led planning strategy to support good design outcomes in the built environment. 'Good Design' was incorporated into the Environmental Planning and Assessment Act 1979 in March 2018.

The Policy sets out the NSW Governments position on design in the urban environment, spanning all scales of the built environment from cities, towns, streets, open space, public spaces, infrastructure, buildings and public domain.

The guiding principles and framework of Better Placed, as a 'designed' new centre, have underpinned the urban design for Phase 1. They will continue to guide the project through the detailed design and implementation phases of the project.



Greener Places Report

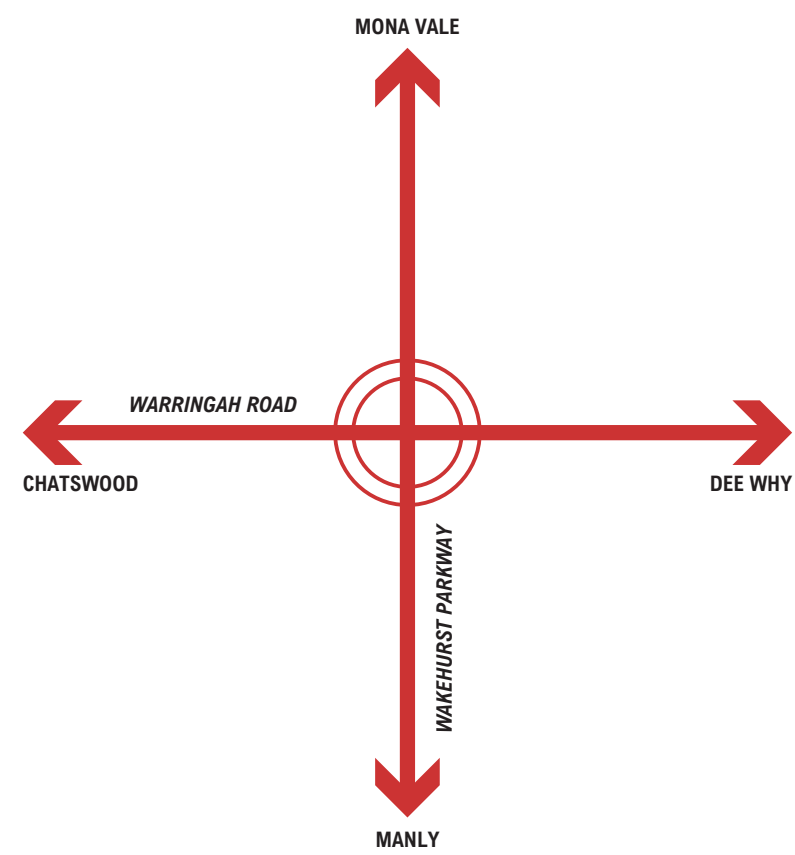
Greener Places GANSW (2017)

This draft policy document by the Government Architect, 'Greener Places', focuses on the role green infrastructure can play in shaping and improving the livability of our urban spaces. "It aims to create a healthier, more livable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, and improving the resilience of urban areas." Crucial to this policy is the concept that green infrastructure is a network of connected places that form a green grid. The strategy's four principles: Integration, Connectivity, Multifunction and Participation, ensure that the infrastructure has environmental, social and economic benefits for the community.

Frenchs Forest is surrounded by bushland and natural habitat but for the most part, is disconnected from these green assets by arterial roads. Activating the 'green grid' is critical to transforming the present day car-based culture of suburban Frenchs Forest into a compact, healthy and sustainable community of the future.

02 REGIONAL SIGNIFICANCE

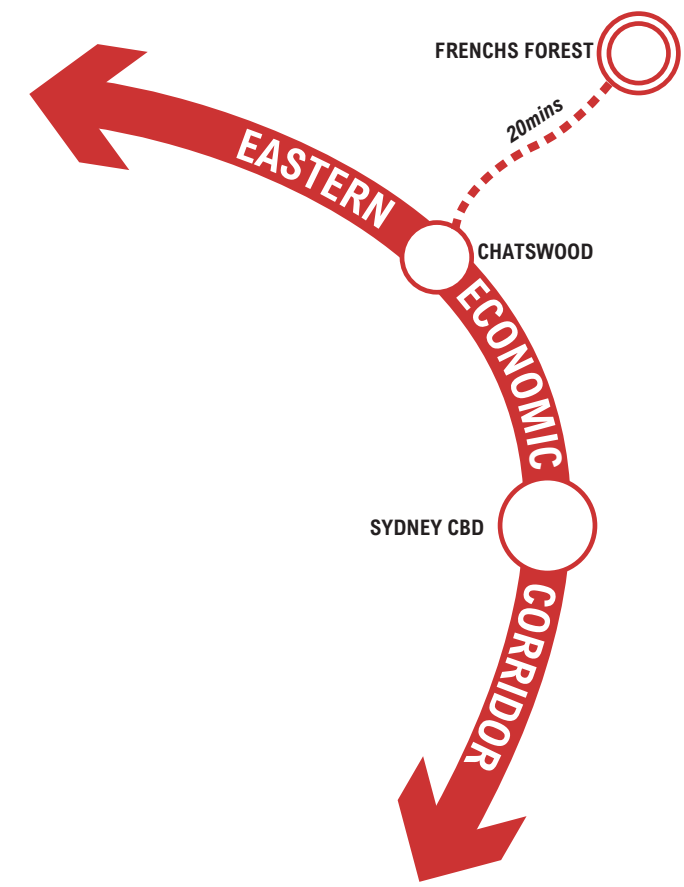
known by locals as ‘the crossroads of the Northern Beaches’



Crossroads of the Northern Beaches

Frenchs Forest can be seen as ‘the crossroads of the Northern Beaches.’ Its location at the intersection of two ridge lines, aligned with Warringah Road and Wakehurst Parkway, provides regional access in all directions. While traffic congestion is currently a challenge throughout the Northern Beaches network, particularly Warringah Road, Frenchs Forest enjoys fast access north to Monavale, east to Dee Why and south to Manly. The proposed ‘Beaches Link’ connecting directly into Sydney’s motorway system further reinforces the strategic importance of Frenchs Forest.

Frenchs Forest is also the gateway for regional travel from the beaches via Chatswood and the Pacific Highway. The benefits of these connections are well understood by Northern Beaches locals who pass through Frenchs Forest on a regular basis. As Frenchs Forest develops into a destination, its accessibility will open it to people from each of these other centres.

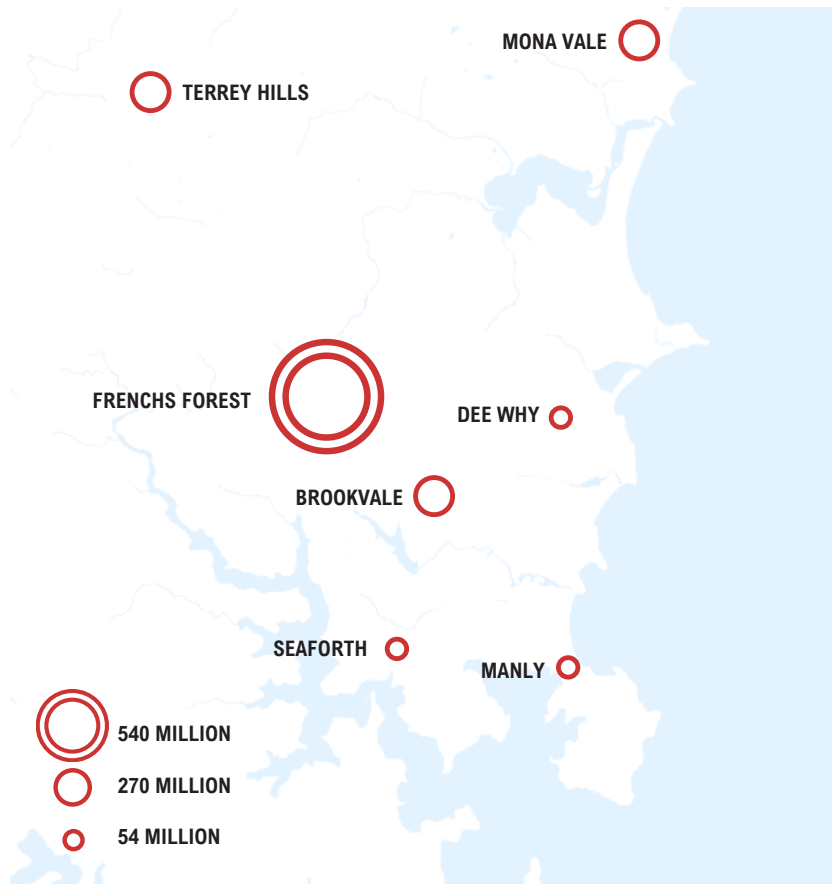


Connection to Sydney’s Eastern Economic Corridor

The Northern Beaches is one of the most disconnected urban areas in Australia with some of the slowest commute speeds by car in the country.

The investment in road and transport infrastructure at Frenchs Forest provides a great opportunity to better connect the Northern Beaches region into the global economy.

Frenchs Forest’s relative proximity to Chatswood and the Sydney Metro system puts future residents in touch with Sydney’s Eastern Economic Corridor. Conversely, good transport connections between Chatswood and Frenchs Forest will significantly boost Frenchs Forest’s potential as an employment centre by leveraging off the city’s broader rail network. The project is able to facilitate a future potential rapid bus service connecting Dee Why to Chatswood, through Frenchs Forest.



Investment in Health

The Northern Beaches Hospital is identified as the fifth largest hospital expenditure in the Greater Sydney Region plan, and is the single biggest health investment for the Northern Beaches (approximately 600 million invested).

In response to this investment, Manly Hospital has been decommissioned and there will be a reduction in services at Monavale Hospital. For this reason, more and more patients will go to Frenchs Forest Hospital. With 488 beds and a 50 space emergency department, it will become the principle referral hospital for the Northern Beaches and deliver social and economic benefits for the precinct.

The presence of the hospital attracts a range of complementary uses such as, research & development, and tertiary education facilities to co-locate, leading to the likely future of Frenchs Forest as a health and knowledge precinct.

the forest, topography, health and education, are fundamental parts of the site’s history



Aboriginal Heritage

The rich natural resources of the flooded valleys west and south of the study area would have been important for Aboriginal people. Garigal National Park includes several significant Aboriginal sites, including one of Sydney’s oldest known Aboriginal occupation sites at Bantry Bay. No significant artifacts have been identified within the Stage 1 Area, but around 100 sites have been recorded in the surrounding area, including rock engravings, art sites and occupation sites.



A Prominent Lookout

Frenchs Forest is located at one of the highest topographical points of the Northern Beaches; 160m above sea level. This was observed by the First Fleet, and acted as an important early lookout. There are no higher crests found between the study area, Sydney Harbour and Pittwater. The study area can be seen from locations all around Sydney, placing importance on the silhouette of the future built form, but also providing opportunity for development to capitalise on the exceptional views available from the site.



Orchards

In 1900 Henry Green established an 18 acre orchard on the present site of Forest High School, planting loquats, persimmons, lemons, and other fruit trees. There are still some remnants of the early workings of the land carried out at the turn of the 20th century in the Stage 1 area, providing a link to the historical qualities of the locality. Maintaining these associations through the future use of the site, is a way to provide continuity of memory and place.



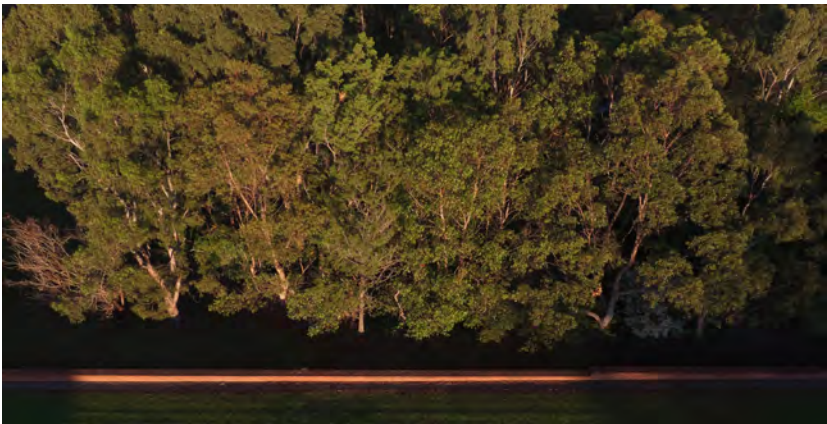
Bantry Bay

Proximity and access to Bantry Bay is a significant asset of Frenchs Forest. Future planning should aim to strengthen the connection and ease of access to the walking tracks and water for the great amenity it provides residents.



The Forest High School

The Forest High School was established on the site in 1961. The school enjoys a bushland setting and is a significant feature within the Frenchs Forest locality, making it central to the local community. It is to be relocated to the Aquatic Reserve to make way for the new Town Centre. There is an opportunity to retain a significant portion of the school oval contributing to the future Town Centre.



Native Bushland

The Ku-Ring-Gai Chase and Garigal National Parks account for around 1/3 of the Northern Beaches LGA. The national parks are supported by a network of regional parks and local open space. These natural features are integral to the character of Frenchs Forest. The forest has been a feature in every stage of the site’s history and attracts a host of wildlife. The presence of native bush and established trees will continue to be a fundamental part of the Frenchs Forest new Town Centre.

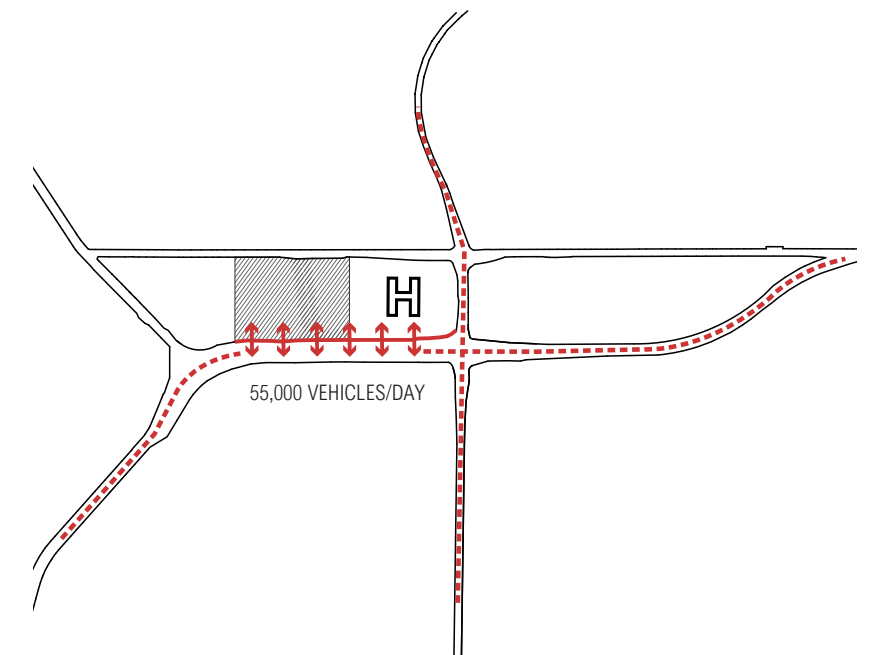
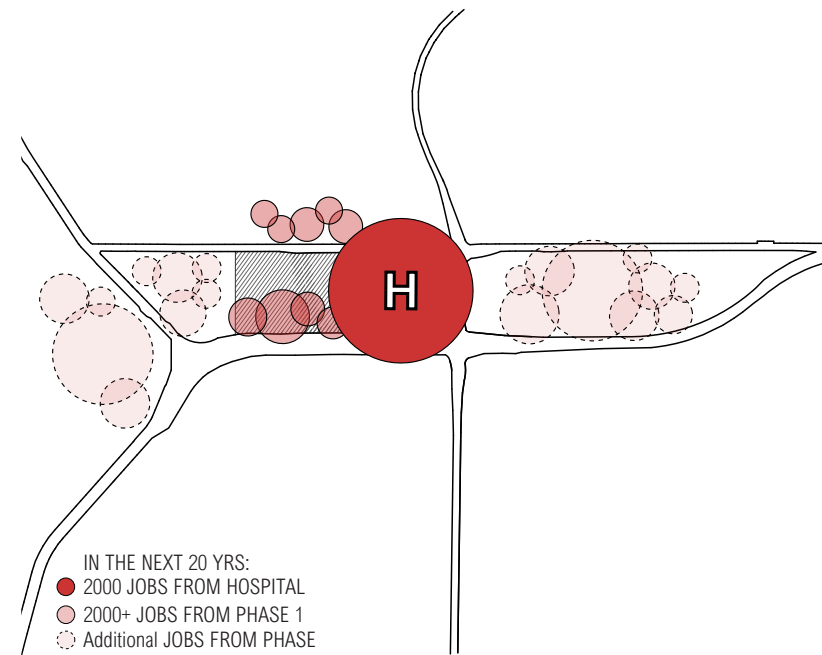
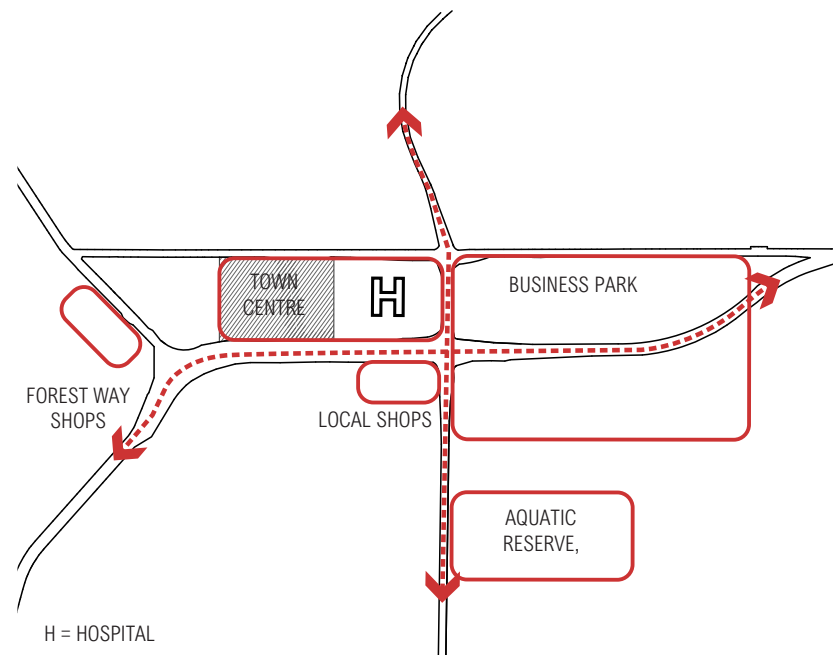
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An overview of the broader Frenchs Forest Strategic Centre including the Phase 1 areas that are the focus of this document

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03 OPPORTUNITIES & CHALLENGES



The Broader Strategic Centre

The Town Centre site is a key component of a broader strategic centre. The Town Centre is also situated within an area of significant infrastructure investment and existing development providing opportunity to agglomerate complimentary uses. In particular, key components of the broader strategic centre which can positively contribute to the Town Centre site include:

- The Northern Beaches Hospital located east of the Town Centre, is the anchor for the new health and education precinct. The hospital will provide knowledge intensive jobs, innovation and service delivery.
- The Business Park located east of the Northern Beaches Hospital provides a complimentary land use with opportunity to expand supporting health services.
- Aquatic Reserve, located south-east of the Town Centre, will enhance the precinct as a health precinct, fostering active lifestyles for local residents and providing regional recreational infrastructure. Usage of the site will intensify and be promoted through the major upgrades of the Warringah Aquatic Centre and relocation of Forest High School to this site.
- Forestway Shopping Centre was established in 1964 to service the local community and has grown to encompass 2 supermarkets, banks and 45 retail stores. In recent years, local demand has exceeded the capacity of this shopping centre. However, as new shops are established in the Town Centre, the combined offering will service the existing and future community.

Employment in a Health and Wellness Precinct

Healthy community design is planning and designing communities that make it easier for people to live healthy lives. Encouraging mixed land use and greater land density to shorten distances between homes, workplaces, schools and recreation allows people to walk or bike more easily to them. Building pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from vehicle traffic, as well as clear, easy-to-follow signage, will encourage healthier modes of travel to and from the Frenchs Forest Precinct.

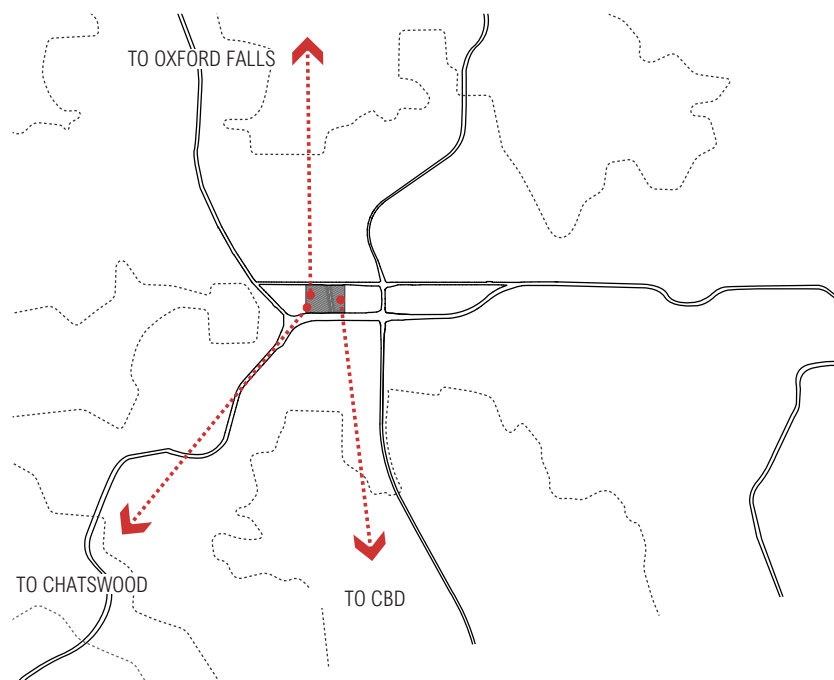
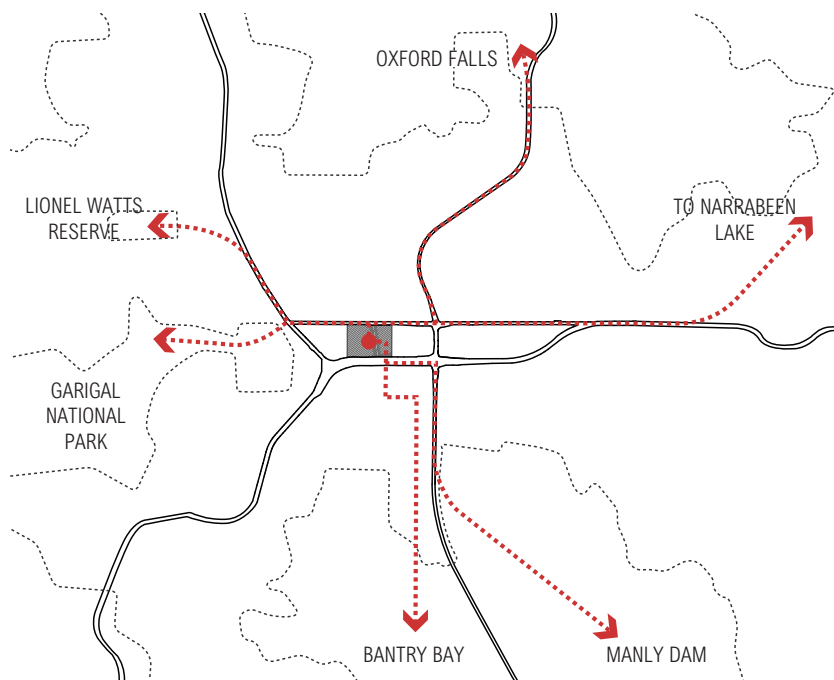
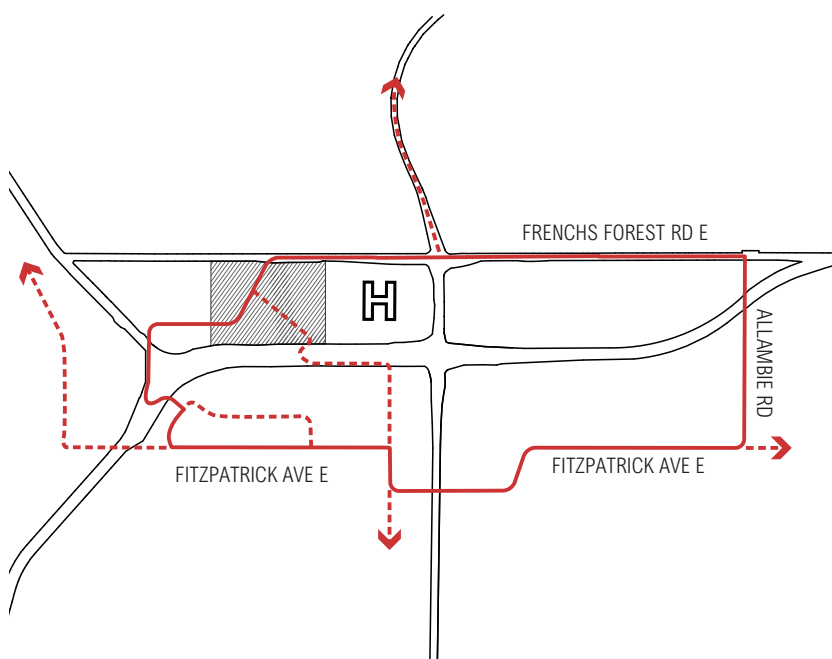
The co-location of the Town Centre and hospital is designed to generate local employment. A hospital of this scale can be the catalyst for the growth of allied health related uses within the vicinity. If a tertiary education provider can be attracted into the mix, the centre has the foundation to become a 'health and education innovation precinct.' Accessible connections between the hospital and the broader precinct, in particular the business park, are fundamental in achieving this.

The planning ingredients for an 'innovation precinct' include:

- Hospital
- Tertiary Education Facility
- Associated medical research institutions
- Commercialised research and development

Prominent Face as a Gateway

A recognisable built form is essential in placemaking, allowing people to associate a specific identity with their built environment. The town centre is highly visible from the key intersections nearby, hence this project presents an opportunity to craft an attractive and welcoming address that will become the image of Frenchs Forest. As most people will view the Town Centre from Warringah Road, the southern edge of the town centre is of critical importance. The buildings that face this freeway and Wakehurst Parkway need to express the character of the place. In addition, maintaining and planting trees along this edge helps retain the continuity of Frenchs Forest as a green, leafy centre.



Local Cycle and Walking Loop

The opportunity exists to formalise a great cycle and walking loop around Frenchs Forest Town Centre and the broader area. This strategy relies on Frenchs Forest Rd becoming a high quality street and key part of the loop.

Investigation into a comprehensive pedestrian and cycleway network is fundamental to enabling a healthy sustainable community of the future. The loop can be connected to existing cycleways and walkways within the vast tracks of native bushland nearby.

Connected to a Network of Natural Assets

The natural landscape is a defining feature of the Northern Beaches. The Town Centre site is located within a broader network of natural assets and recreational areas. If these recreational open space assets can be connected by a network of pedestrian and bicycle pathways, they can become a key benefit of living in Frenchs Forest and assist in establishing a healthy lifestyle. Key attributes within proximity to the subject site include:

- Glen Street Open Space (35min walk, 11min cycle from site)
- Flat Rock Beach (85min cycle from the site)
- Garigal National Park / Bantry Bay (85min walk, 33min cycle from site)
- Manly Dam Reserve (73min walk, 28min cycle from site)
- Narrabeen Lagoon Cycle Track (120min walk, 45min cycle from site)

More specifically, the on-site remnant bushland is a unique and exciting Town Centre opportunity. Associated benefits of existing bushland include:

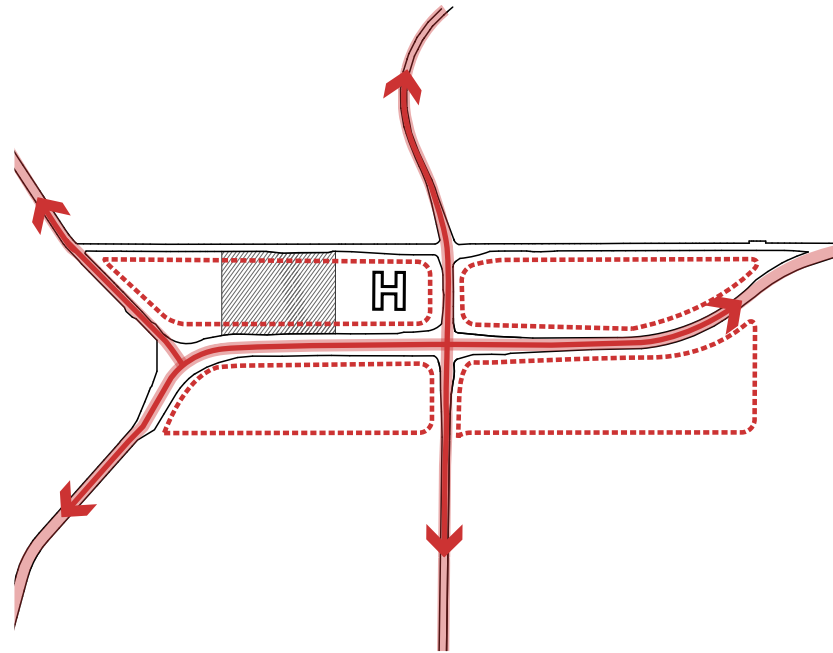
- Creates great outlook and amenity for all sites
- Preserves the memory of the site's history
- Provides for diversified uses and activities
- Adds positively to the site's character and aesthetic

Great Views

The Frenchs Forest Hospital Precinct is located on the east-west and north-south ridges and is characterized by a plateau at one of the highest topographical points of the Northern Beaches. This presents opportunity to capitalise on views, including;

- Views south to Sydney CBD and Chatswood
- Long distance views of the coast to the east, immediate views west of the forest and northern views to Ku-Ring-Gai.

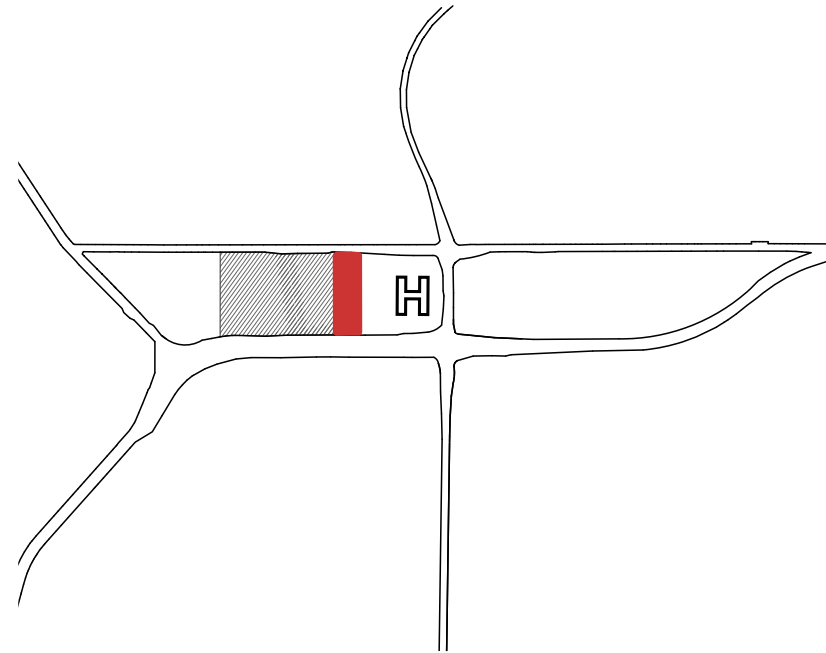
Collectively, the site's outlook provides a unique combination of views that can be leveraged to increase both public amenity and future development value.



A Disconnected Place

Frenchs Forest has evolved as a car-based suburb consistent with some other outer lying suburbs across Sydney. As a result, Frenchs Forest has relatively poor walkability. The size of the blocks inhibits permeability for pedestrians and this is further exacerbated by the presence of major arterial roads (Warringah Road, Wakehurst Parkway and Forest Way) that are difficult to cross on foot. The effect is that the strategic centre feels disconnected to a pedestrian and it is a key challenge to provide the sense of a unified place. Land uses are spaced significant distances apart with key destinations such as the Forestway Shopping Centre, Frenchs Forest High School and the business park not within practical walking distance of each other.

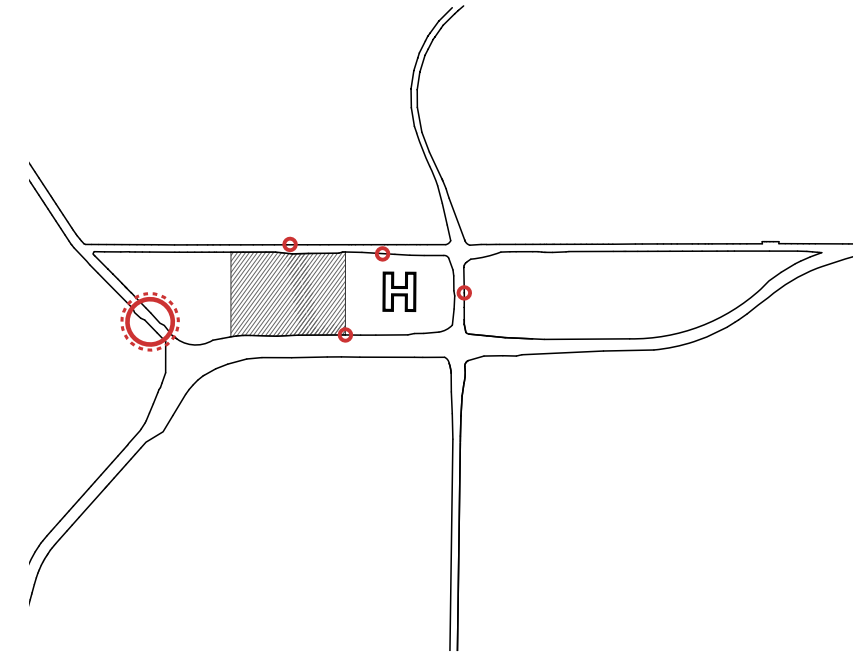
The development of the town centre and the broader centre provides an opportunity for fine grained and permeable streets that support walkability within the precinct and to key local destinations. Providing these connections will also support the potential for a self-contained place in Frenchs Forest, where future residents will have the opportunity to live and work locally.



Hospital Carpark as a Barrier

The Northern Beaches Hospital was designed before the idea of the Town Centre was conceived. Understandably, the hospital was planned to address Frenchs Forest Road, Wakehurst Parkway and Warringah Road, with its carpark located to the western boundary. The car park location now limits opportunity for connection and integration between the Town Centre and the hospital. It creates a physical barrier that impedes a key desire line between the two assets. Accessibility between the hospital and the Town Centre is critical to ensure users such as hospital staff and patients are able to conveniently access retail provisions, social and educational services as well as open space amenity.

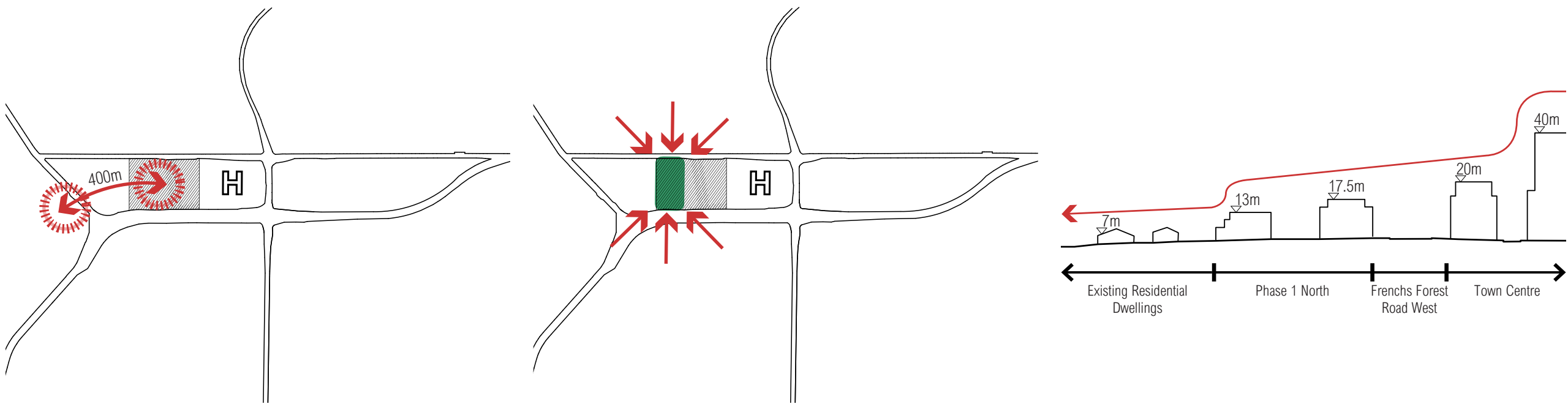
Connection through the carpark on foot is currently possible, but the legibility of the link is poor. Over time, the development of the Town Centre and the flow of people will incentivise an appropriate link to be made through the carpark structure.



Suburban Bus Network

Frenchs Forest is one of the few strategic centres that is not currently serviced by rail. Buses are the principle form of transport, a network which is constrained by its suburban setting. Most services are relatively frequent (eg. every 15mins), and have increased to service the new hospital, however are often subject to delays due to network congestion. Currently, bus stops are located in the peripheral areas of the site, locations which need improvement to make stops more convenient to access.

A key consideration moving forward is to upgrade public transport provisions to support future development. Future stop locations should be centrally located to accommodate a diversity of users. It is also important the precinct plan is designed to allow for the integration of a possible future rapid service connecting Dee Why and Brookvale to Chatswood.



Existing and New Centres

To the west of the site is the Forestway Shopping Centre comprised of two major supermarkets, a variety of local bank branches, franchises and local Frenchs Forest specialty retailers. Larger retail centres located in suburbs within a 7km radius of the Frenchs Forest Precinct include Westfield Warringah Mall, Belrose Super Centre, Dee Why Grand and Stockland Balgowlah Shopping Centres. Smaller local centres include The Centre at Forestville, Dee Why Village Plaza and Glenrose Village Shopping Centre.

A key challenge for Frenchs Forest Town Centre is to establish a point of difference in its retail offering. The Town Centre provides opportunity to deliver community focused retail offerings and services, which compliment the current retail provisions at Forest Way Shopping Centre.

Prioritising the Right Sized Green Space

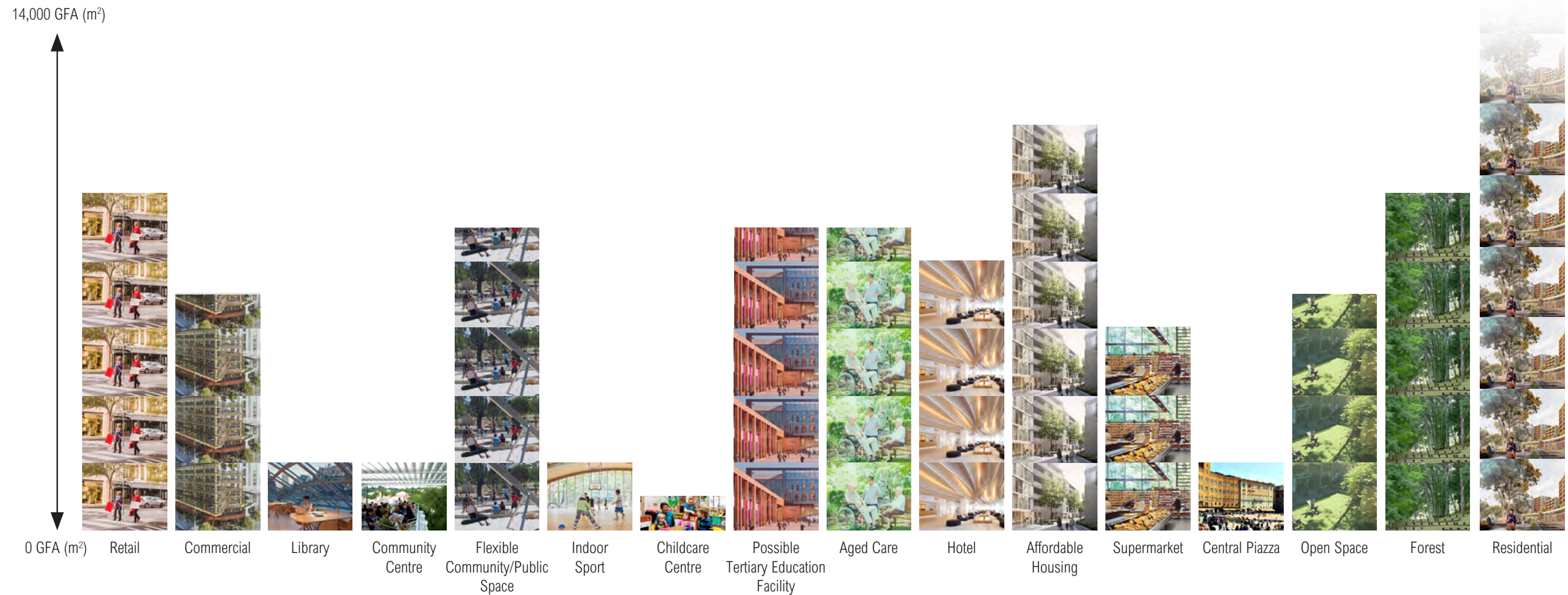
Planners of most great cities had the foresight to reserve large areas of open space that would become a key part of the cities character and success. These are places to meet, exercise, engage in community activities, rest, and connect to nature. In urban environments these areas assist with way finding, and defining local character. Frenchs Forest has the opportunity to provide the right sized park within an urban Town Centre context, in a location that accommodates a diverse range of uses and is centrally located. We can promote these outcomes by:

- Minimum 15% of the total area to be provided as open space, with a large central park to be 0.6ha or greater.
- Interesting and usable small open spaces to be dispersed throughout the centre.

Varying Height Transitions

The challenge when introducing high density development into an established low density neighborhood is managing an orderly transition in scale and minimising negative impacts upon existing residents. The difficulty is acknowledged in the Northern Beaches Hospital Structure Plan, which introduces transition zones to mediate the potential impacts. Nevertheless, the current Height of Buildings (HOB) and Floor Space Ratio (FSR) controls contained within the Structure Plan create a steep transition in height between the new Town Centre and surrounding residential area. The difficulties are exacerbated by the topography which sees the tallest buildings located on the highest part of the site, alongside single level homes on the slopes below.

The surrounding residential area is characterised by low density single storey residential dwellings. Whereas heights within the transition area rise to 17.5 metres before the Town Centre, which is capped at 40 meters from natural ground level. A key challenge exists for future development between current height of dwellings and the 40m height limit set by the hospital, whilst maintaining a gradual and sensitive interface to northern and southern residential areas.



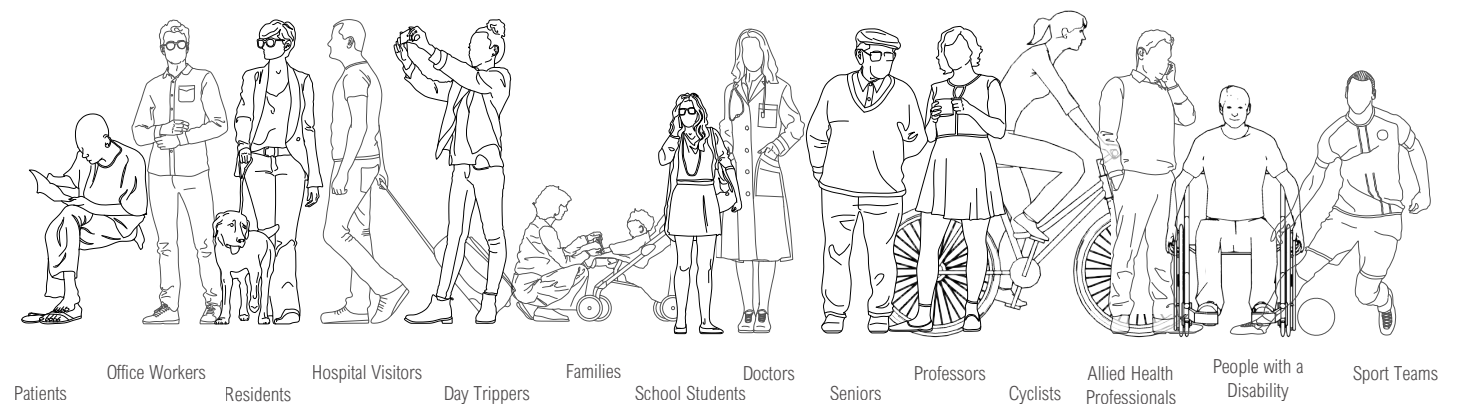
A Diversity of Building Uses and Users

The brief for the Frenchs Forest Planned Precinct responds to the needs of its future and existing community as well as the visitors attracted to the new Hospital. The components of the centre must work in synergy with the uses within the Hospital and existing suburb. The zoning for the Town Centre site caters to this with a mixture of health, education, residential, retail, commercial, and social functions. This document outlines how these uses could be arranged to provide open spaces and buildings that respond to the communities desires and can accommodate a diverse group of users which in turn will contribute to the Town Centre's vitality.

There is a growing body of evidence that the built environment is an important social determinant of health. Influencing the physical wellbeing of habitants is a crucial factor in fostering healthy social interactions. The Hospital Precinct Structure Plan seeks to create a new community hub, which is a place for people, fostering community and social engagement.

We can promote these outcomes by:

- Focusing on the public domain – prioritise streets for people, interaction, and social activity.
- Deliver a destinational retail experience – small bars, eat street etc.
- Provide a new library and multi-purpose community space



The Vision for the Frenchs Forest Planned Precinct is delivered through the design principles.

The vision is the ambition for the place, the principles outline how to deliver this ambition and capture its most unique, important and exciting features.

The Vision

<i>A Meeting Place:</i>	destinations for families, events, friends, visitors, and colleagues
<i>A Lively Place:</i>	open for business around the clock and always safe and friendly
<i>A Place for Walking:</i>	a 20-minute neighbourhood with many services and attractions near your job or home
<i>Affordable and Diverse:</i>	housing diversity and affordability, emerging and diverse jobs anchored by the Hospital
<i>A Healthy Place:</i>	for people and the environment
<i>A Connected Place:</i>	connected to the neighbourhood, to nature and an integrated bus network

A Summary of the Design Principles

- Preserve and integrate the existing environmental assets of the area / Frenchs Forest
- Deliver enhanced open space in the Frenchs Forest Town Centre which is diverse in nature, sustainable and accessible to the entire community
- Develop a dynamic community hub and space for possible tertiary education facility
- Create an innovative social and cultural destination for people to gather and interact
- Integrate pedestrian movement and convenience with accessible public transport
- Establish a priority pedestrian place
- Establish a robust road network
- Provide a diversity of jobs through creative and adaptable work spaces
- Create a vibrant and active precinct for Frenchs Forest that responds to human needs and human scale
- Deliver a built form strategy that enhances Frenchs Forests' sense of place

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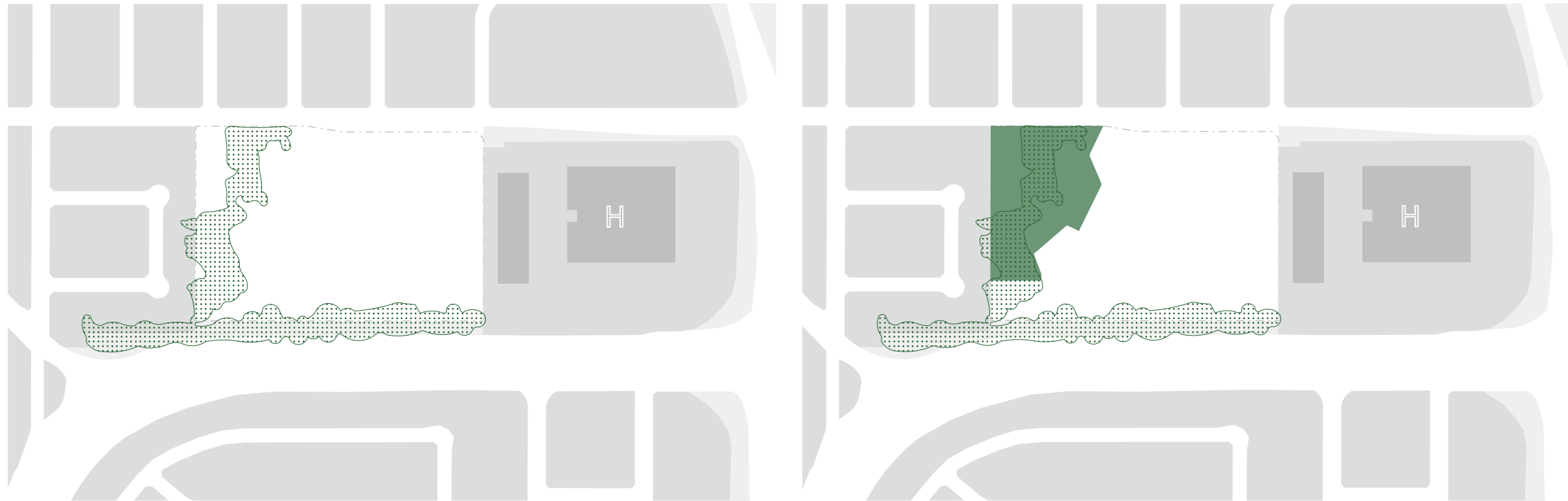
A drone photograph showing the view looking south through the mature tree canopy towards the Harbour CBD.

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04 DESIGN PRINCIPLES

04 | DESIGN PRINCIPLES

local character and quality of lifestyle is enhanced through maintaining existing bushland

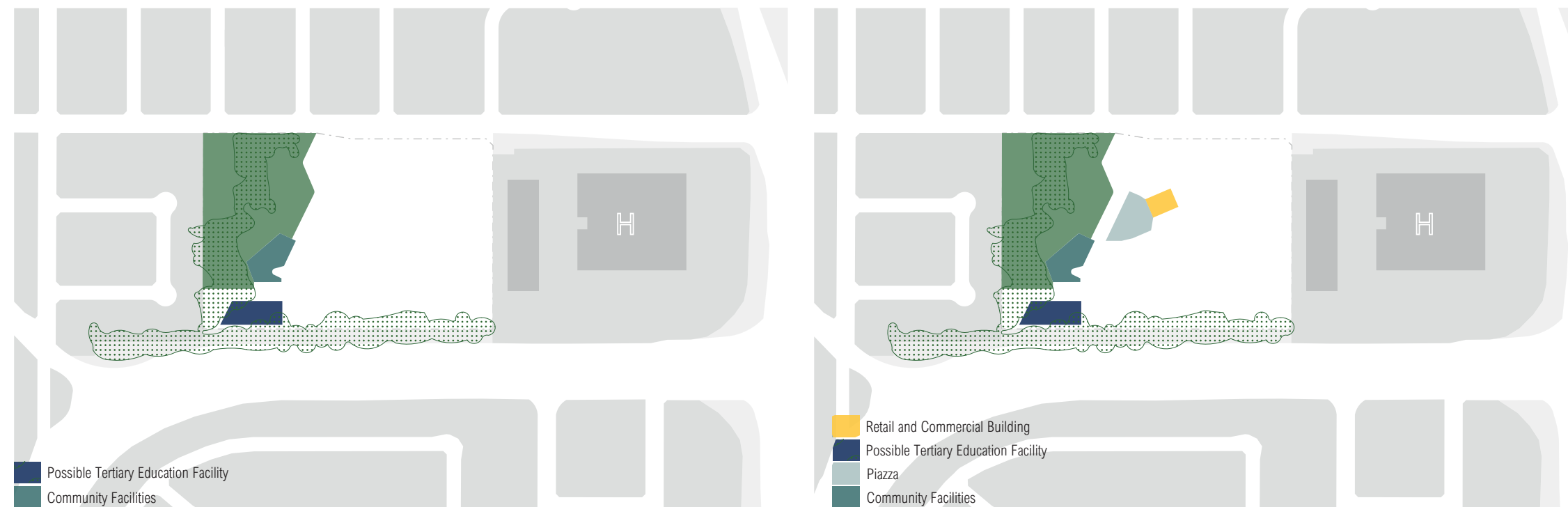


Preserve and Integrate the Existing Environmental Assets of the Area / Frenchs Forest

This design celebrates mature trees and bushland as a central character defining feature within the new Town Centre. The visual amenity of the trees and bushland is leveraged to enhance views and outlook from buildings and public spaces as well as provide a green termination to vistas along each of the east-west streets. Further, the forest is used both to provide a critical public pathway connecting Frenchs Forest Road to Warringah Road, and as a recreational resource with the undergrowth managed to create usable parkland. The local character, attractiveness and quality of lifestyle is enhanced through this greenery.

Deliver Enhanced Open Space in the Frenchs Forest Town Centre, Which is Diverse in Nature, Sustainable and Accessible to the Entire Community

The former Forest High School oval is partially retained alongside the forest to form an open green space central to the structure plan boundaries. The space is suitable for group exercise, informal sports, children's play and public events and will foster community well-being and social interaction. The topography and relationship to the trees set-up a pleasant aspect from the Town Centre which overlooks the green space with a grassed terrace on the near side and trees as a backdrop to the space. The edges provide elevated places for people to sit and watch the activity while enjoying good solar access.

prioritising the piazza provides prospect over the green activity space**Develop A Dynamic Community Hub and Space for Possible Tertiary Education Facility**

It is the ambition of the Northern Beaches Council to consolidate the multiple community facilities nominated within the master plan. These uses include a library, community centre, childcare, indoor sport, Council 'one-stop-shop' and a wellness centre. Frenchs Forest has also been identified as a possible location for a tertiary education facility. The ideal location for this use is adjacent to the community facilities and large public open spaces to facilitate a free flow of activities and beneficial adjacencies, especially on the ground floor.

The arrangement should prioritise public uses in proximity to the public domain and possible tertiary education facility in an efficient tower arrangement. The building forms can be open to the hospital connector, streets and open spaces surrounding them, promoting social activity on the ground floor. Uses are tightly integrated featuring internal laneways and atria, fostering shared circulation and ease of access between all facilities.

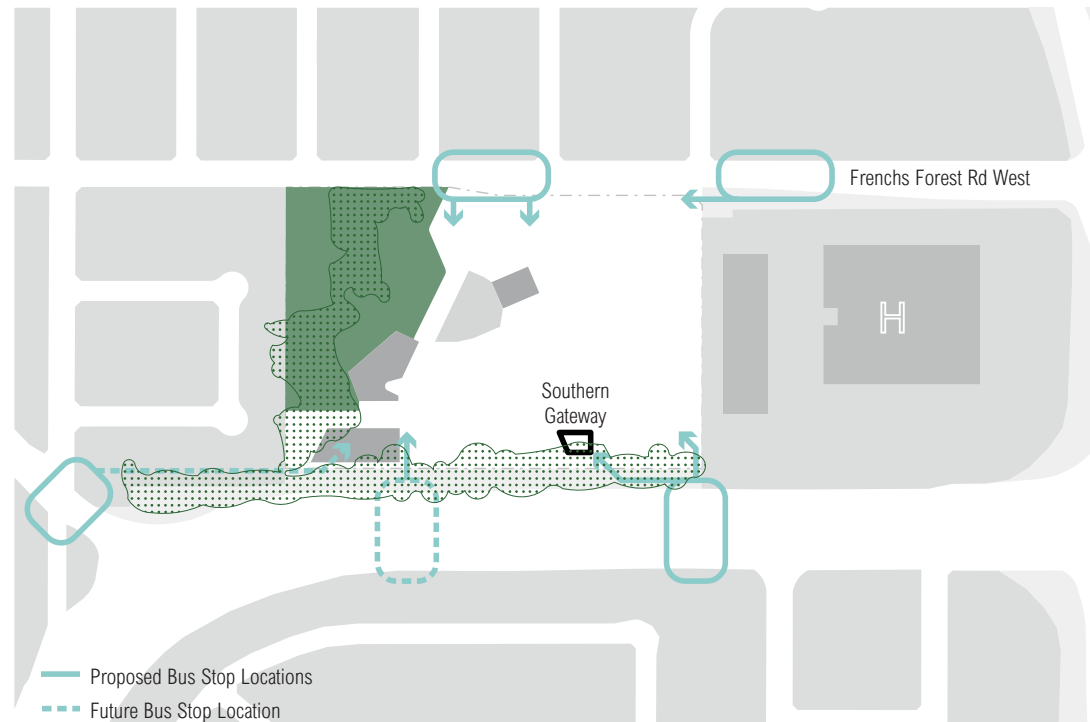
Create an Innovative Social and Cultural Destination for People to Gather and Interact

A public piazza is to be formed adjacent to the green open space and forest to complete the arrangement of public domain spaces. The arrangement of these spaces provides a layered outlook from the Town Centre and creates the foundations for a strong sense of place. The piazza has prospect over the green open space and forest to the west and will be the central meeting place for the community. The space is framed by buildings with intimate edges but with flexibility to accommodate civic events, markets and local gatherings.

Community uses are clustered around the piazza together with retail, food and beverage offerings to create active edges, allowing the space to become the heart of the new community.

04 DESIGN PRINCIPLES

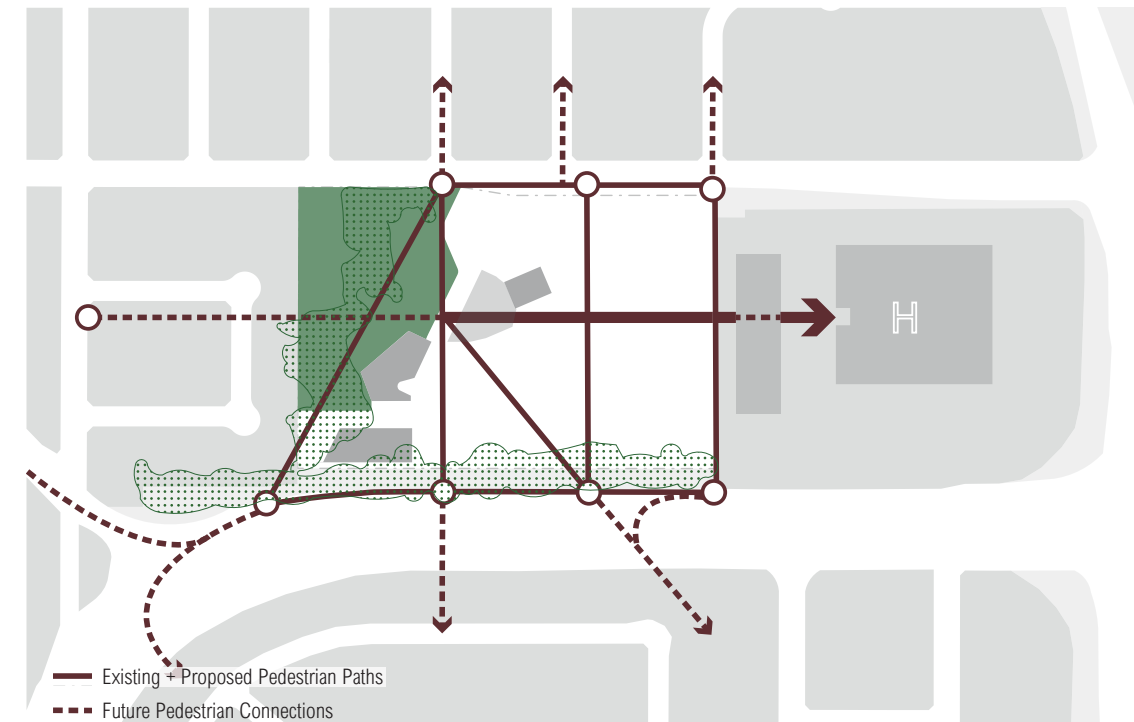
a network of fine grain spaces between buildings



Integrate Pedestrian Movement and Convenience with Accessible Public Transport

The Town Centre is serviced by public transport along Frenchs Forest Road West, Warringah Rd and Forest Way so providing accessible connections to and from these points is crucial. The structure of the Town Centre should also allow space for the gathering of large amounts of people near these bus stops. Existing bus stops, including the Hospital bus stops can be consolidated along Frenchs Forest Rd West. People using the bus stops on Warringah Rd will do so through the sites southern gateway that also welcomes residents from south of Warringah Rd.

A future possible rapid bus service running along Warringah Rd would need to be positioned between the Hospital and Forest Way and would need its own pedestrian bridge. The Town Centre structure can accommodate this bridge and transport interchange so they may be seamlessly linked into the piazza and connect the centre more effectively to the assets and amenity south of Warringah Rd.



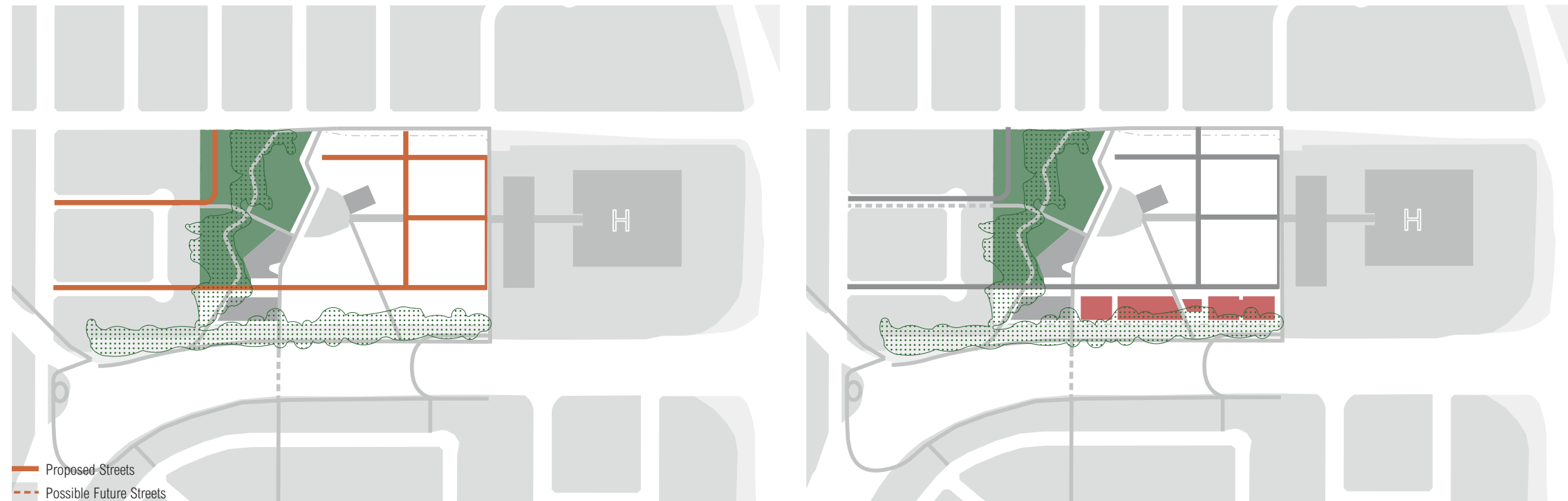
Establish a Priority Pedestrian Place

Great centres are easy to walk around, provide direct routes to attractions and provide multiple options for getting to, and moving through the centre. A logical network of accessible pedestrian routes can encourage walkability through the built and natural environment. The roads and through-site links are based on desire lines, legibility and connecting places of interest. Every pedestrian intersection and threshold is an opportunity for activation, and for members of the community to cross paths. In planning for new urban centres, a high concentration of intersections and a fine grain street network is increasingly important. Centres with lots of streets are pedestrian friendly, and have a human-scale. Streets also help to bring sunlight, air and tree planting into the urban landscape. Further, a flexible, robust street grid ensures the city can evolve over time. These pedestrian nodes should be curated places which offer amenity and activity, each with a unique look and feel.

We can promote these outcomes by:

- Incorporating blocks no bigger than 100m in length, with mid-block links to facilitate pedestrian permeability.
- Establish a gradual height transition and appropriate interface between existing and new built form.

a corridor of commercial, health and education uses act as a buffer



Establish A Robust Road Network

The road network is comprised of a grid of east-west and north-south streets that provide an efficient coverage of the Town Centre while setting up a consistency of fine grained but generous spaces between buildings. The streets are stitched into the existing network via a continuation of Holland Crescent from the west, and a new Gladys Avenue south aligned with Gladys Avenue to the north. A new Main Street extends from Frenchs Forest Road as the primary road access into the centre.

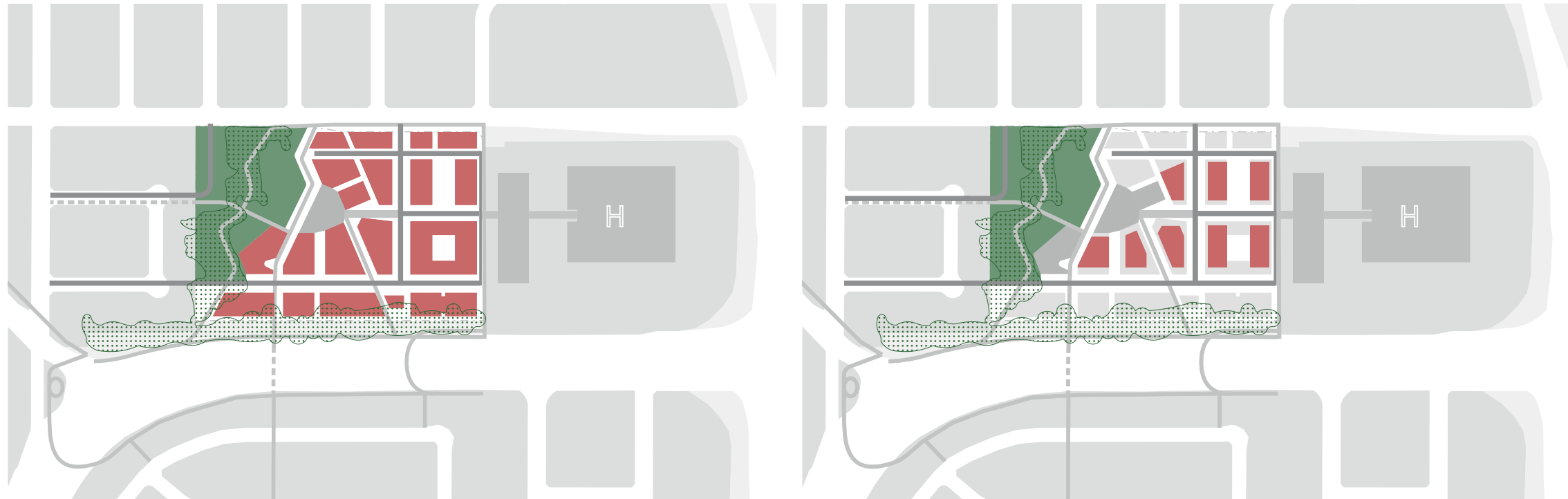
The streets themselves are adaptive and multi-functional, with loading and servicing designed carefully to be concealed and reduce the impact on pedestrians. Identified as 'green links', each tree lined street promotes amenity through landscaping. An ambition for the future is to integrate and improve the capacity of the hospital west road to gain vehicle access from Warringah Road and to improve egress on to Frenchs Forest Road.

Provide a Diversity of Jobs Through Creative and Adaptable Work Spaces

Changes in workplace design, the preference for sustainable buildings, developments in technology, and business' desire to be located in active centres, require changes in building design. These changing preferences make flexibility a priority in order to adapt with continually evolving urban centres. To accommodate a range of uses and scales, increased amenity, accessibility, and versatile floor plate arrangements are key.

A frontage of commercial, health and education uses is proposed as a 'commercial corridor' fronting Warringah Road. This strategy leverages the proximity to Warringah Road and the high number of vehicle movements to create exposure for these commercial tenants. These commercial addresses will also benefit from the southerly aspect for both daylight and the panoramic views over Manly, the city and Chatswood. The prominence of these institutions and tenants will also help to draw people to the site whilst the scale of the street wall buildings will offer a buffer for the rest of the site from the impacts of traffic noise and activity. We can promote flexible outcomes for the commercial corridor by:

- Offering a variety of commercial and retail floor plates, including podiums, flexible tower floor plates and typical shop front spaces for medical and local services.
- 28m wide floor plates that can be retrofit for residential, commercial, health or education.



Create a Vibrant and Active Precinct for Frenchs Forest That Responds to Human Needs and Human Scale

Retail uses can be utilised to enhance the precinct legibility, safety and sense of vitality. An active ground plane is an important element of character for the Town Centre. The ground floor uses also frame the key outdoor spaces, helping to make a great public domain. Rather than even distribution across the site, the design aims to consolidate retail functions to key streets, creating key nodes of dense activation. It is important to curate traditional shopping high streets in key locations. Crucial among these is the transformation of Frenchs Forest Rd West into the Town Centre 'front door' through shop top apartment buildings addressing the street. The design also ensures retail and food & beverage uses have good sun access, particularly where they face the piazza and Frenchs Forest Rd West.

Deliver a Built Form Strategy That Enhances Frenchs Forests' Sense of Place

Scale Transition

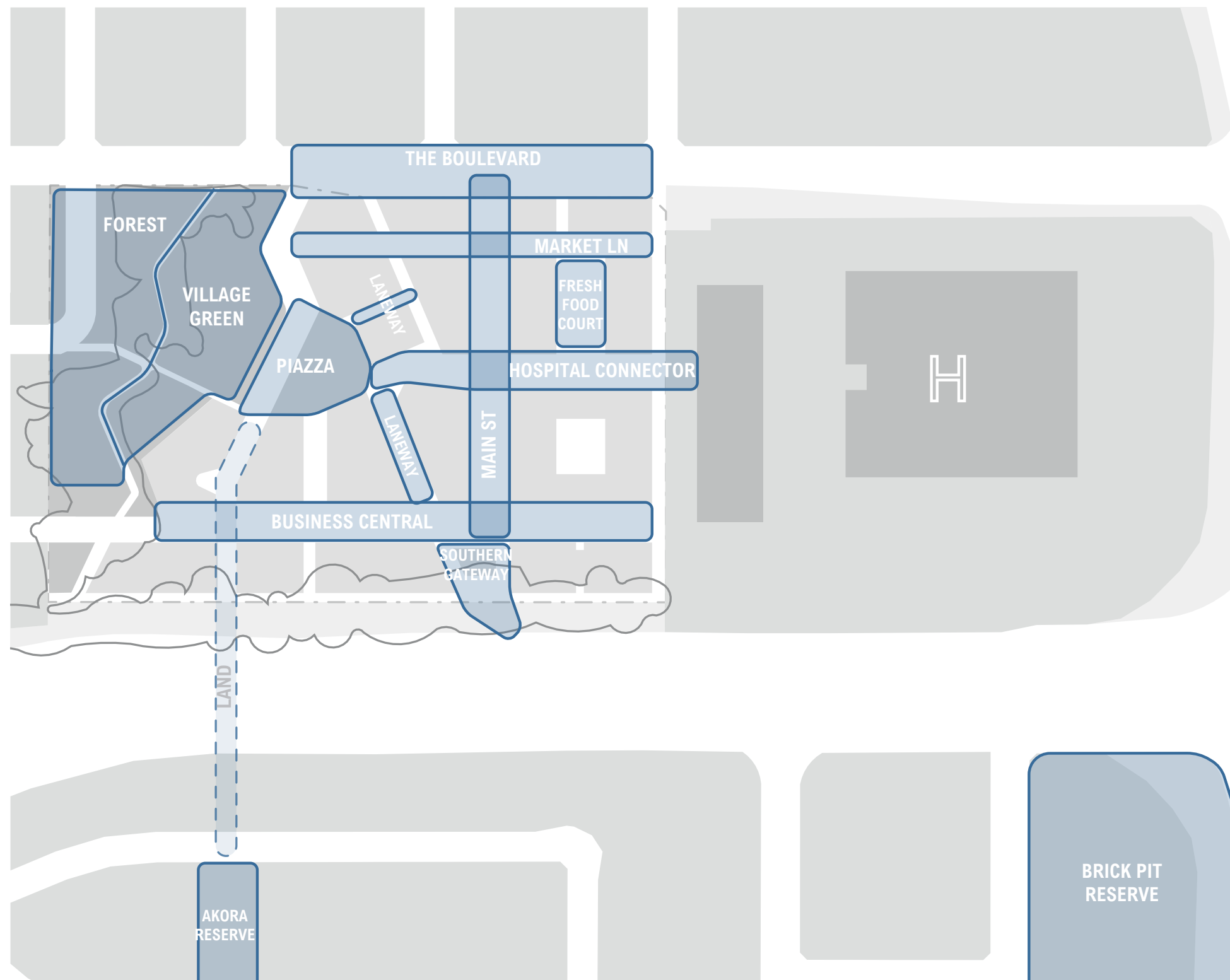
With the exception of the Hospital, the buildings in Frenchs Forest are characterised by low scale residential homes and commercial offices within the business park. The towers are arranged within a central core which is set-in 1 street block from Frenchs Forest Road and Warringah Road to avoid creating an over bearing scale at the Town Centre edges. Further, within the central core, towers are setback 3-8m above podiums to maintain a human scale street wall height of 3-5 storeys.

View Sharing

Each tower has a rectangular proportion and is oriented north-south with a minimum 24m separation between adjacent towers. This enables east-west oriented apartments to benefit from both morning or afternoon sun from the north, and enjoy oblique views to the south of Manly, the city and harbour, North Sydney, St Leonards and Chatswood.

Apartment Design

Each tower has been proportioned and sized to ensure a maximum building length of 45m, maximum of 10 apartments per building, and SEPP compliance attainable for cross ventilation and solar.

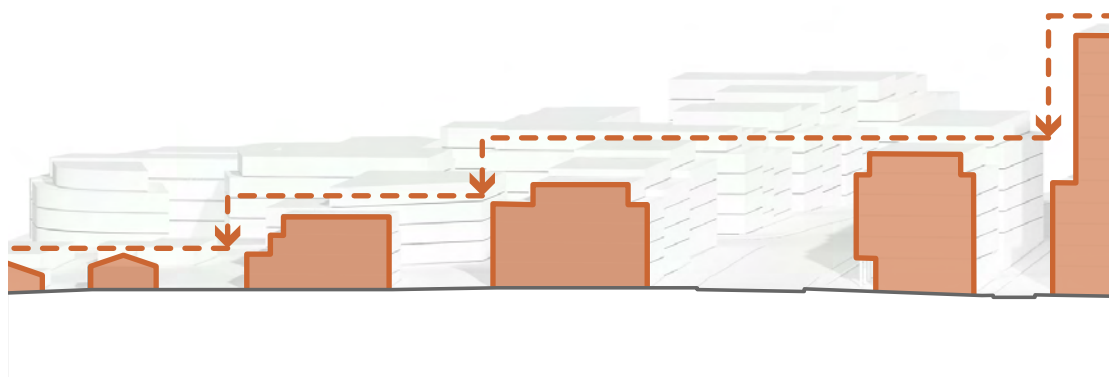


A Layered Network of Spaces

A layered network of spaces can assist in activating the ground plane and providing a diversity of activities.

The Piazza, Village Green and Forest offer open space for flexible communal gathering. Spaces such as the Southern Gateway, the laneways and The boulevard, have more prescribed uses such as alfresco dining and shopping. Main Street and Business Central are key streets for cars, with a number of shared pedestrian streets stemming from them.

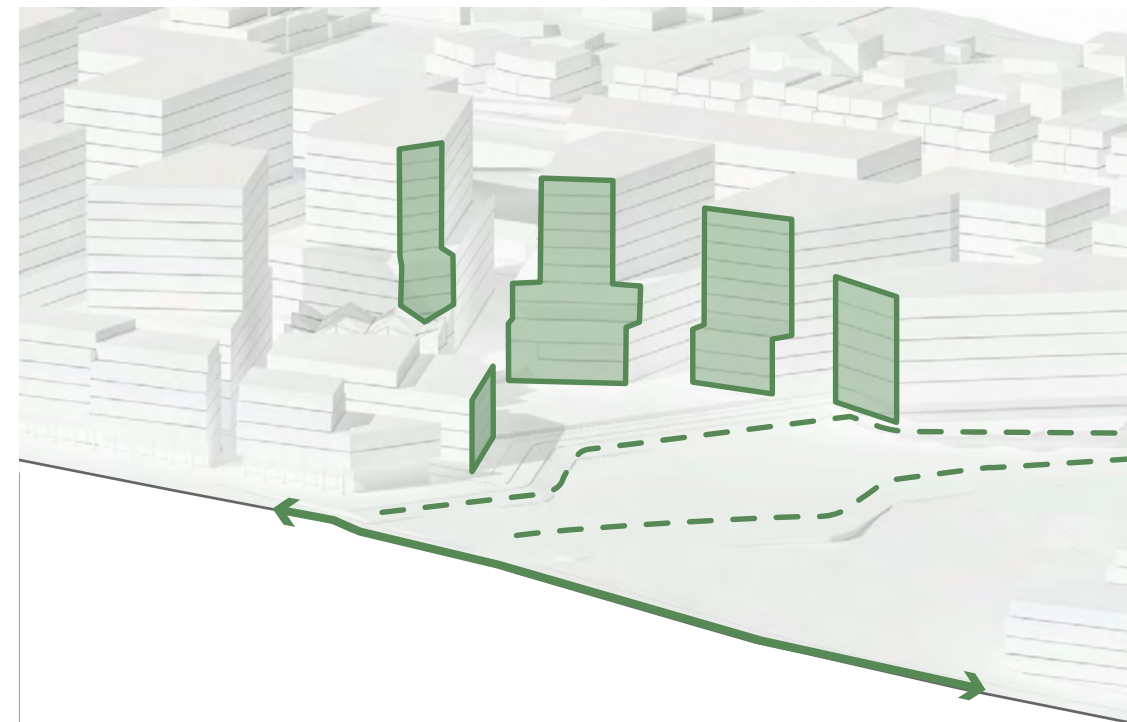
All of the spaces interconnect, forming fluid transitions between a range of experiences. This variety in street uses and scales provides the foundation for a place of vibrancy and 24hr activation.



Transition to Neighbours

Single and two storey houses surround the project boundary. To achieve a natural and sensitive transition to these neighbours, the new built form must utilise setbacks and a gradual stepping of height. Buildings must transition down from around 40m in height without uncomfortable and abrupt changes that would compromise the amenity of dwellings and the public domain. In addition, the topography slopes downwards away from the town centre further necessitating sensitive transitions in height. An 8m setback separates the existing and new residences to the north of Frenchs Forest Road. This distance allows for a generous zone for planting of trees and screening vegetation, increasing the privacy between dwellings. These new dwellings should also incorporate increased setbacks to the upper floors encouraging a stepped effect which would reduce the overlooking and mass of the built form.

The width of the Frenchs Forest Road and Warringah Road corridors also help to mediate height between the town centre and the transition areas with existing residential dwellings beyond.



Transition to Village Green

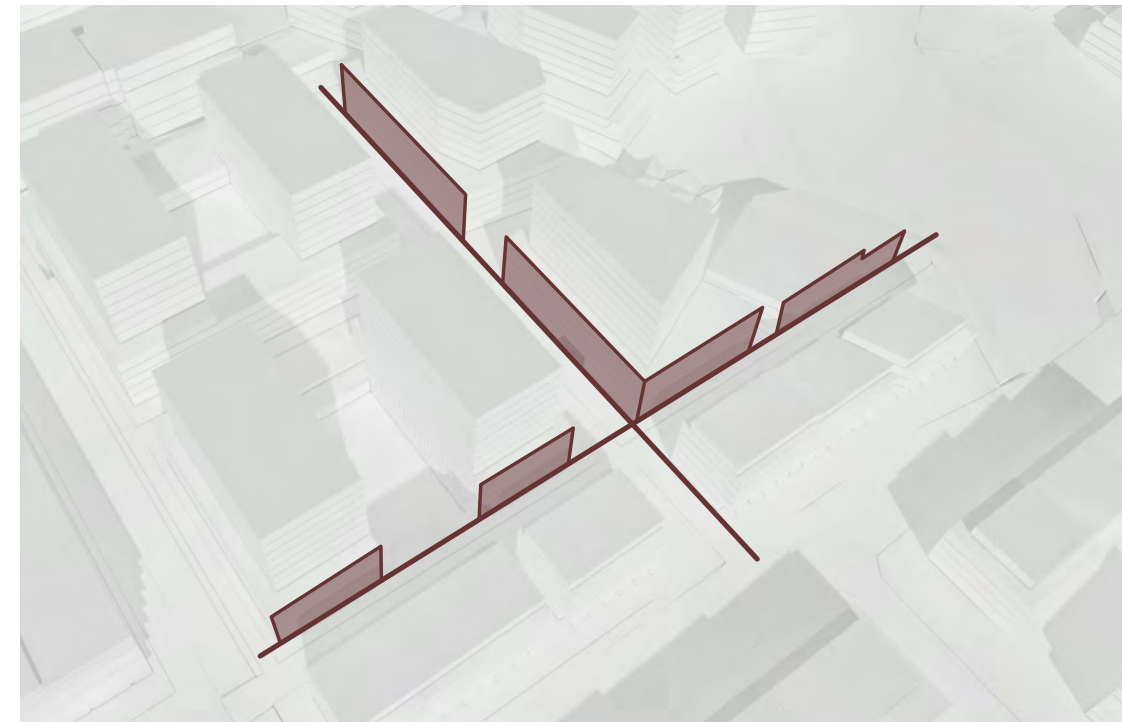
To maintain the human scale of the key open spaces, it is crucial to soften the verticality of the tall buildings. Taller buildings to the east of the site are consistent with the height and architectural rhythm established by the Hospital. As these 40m high buildings approach the piazza and green open space, they must progressively diminish so they do not abruptly address the open spaces. Implementing a tower setback and progressively reducing the tower heights toward the piazza and green spaces, reduces their visual impact and softens the appearance of the skyline.

Using a consistent, three story podium to frame the piazza, offers a sense of enclosure at a human scale. Additionally, to achieve sunlight on the piazza in time for a morning coffee, the buildings to the north need to be low. This determines the height drop of the majority of the buildings to the north, as well as the shape of the towers, angling their faces to ensure maximum sunlight.



Street Wall to Frenchs Forest Road West

A uniform street wall height on both sides of Frenchs Forest Road balances the scale and feel of the street. A well balanced and consistent Frenchs Forest road is an ideal front door to the precinct. A strong street wall will contribute to an active ground floor and will act as a buffer for the private and public spaces behind. A top floor setback is applied to reduce the overall mass when viewing from the ground plane. Due to recently installed power lines along the northern side of Frenchs Forest Road, a 3m setback is required, however this setback should be utilised to increase the width of the trafficable areas for pedestrians or for alfresco dining.



Appropriately Scaled Streets

Podium heights are consistently four or five stories throughout the town centre, whilst streets widths vary. The main car based streets allow for two way traffic, street parking and bike lanes, as well as an alfresco dining footpath. Generally, street widths are equal to, if not more than the height of the podium, with a tower setback to reduce their visual impact from the ground plane. This strategy regulates height and street width to achieve a comfortable environment on the ground plane.

Narrow laneways are pedestrian only, providing a space for intimate cafes and shops. This variation in street typology across the centre is valuable, as it introduces a different scale, character and set of activities.

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A drone photograph showing established trees on the western edge of the Town Centre site.

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05 MASTER PLAN

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An 'Illustrated Masterplan' drawing showing a reference design for Phase 1.

Plan Legend

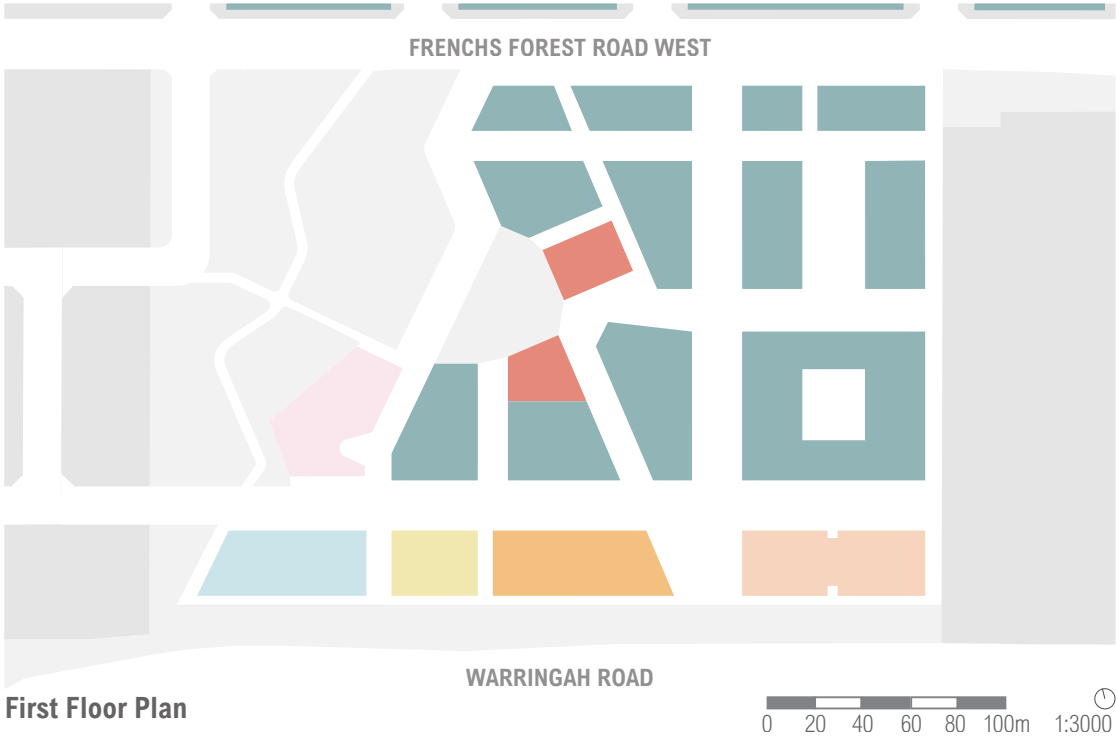
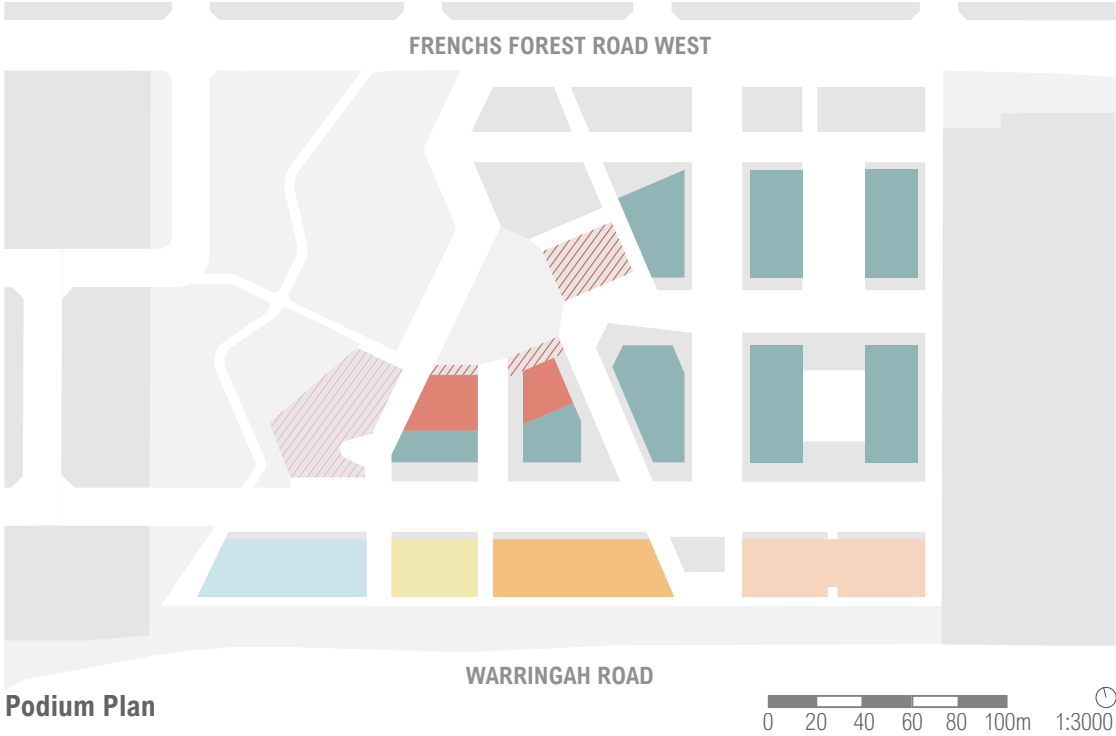
- 1 Forest
- 2 New Road (for Investigation)
- 3 Village Green

- 4 Retail and Community Building
- 5 Market Lane
- 6 Fresh Food Court
- 7 Piazza

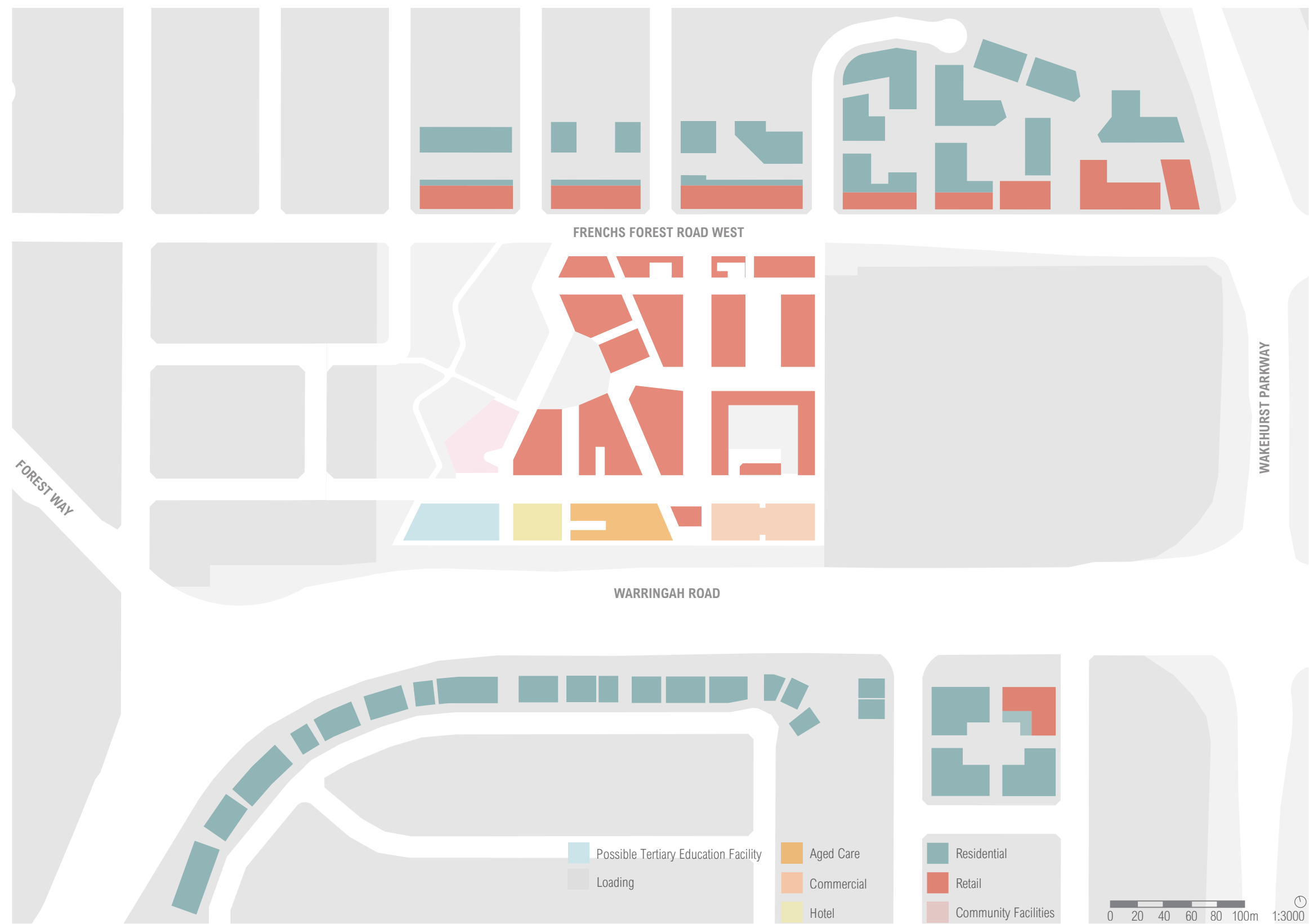
- 8 Hospital Connector
- 9 Laneway
- 10 Business Central
- 11 Southern Gateway

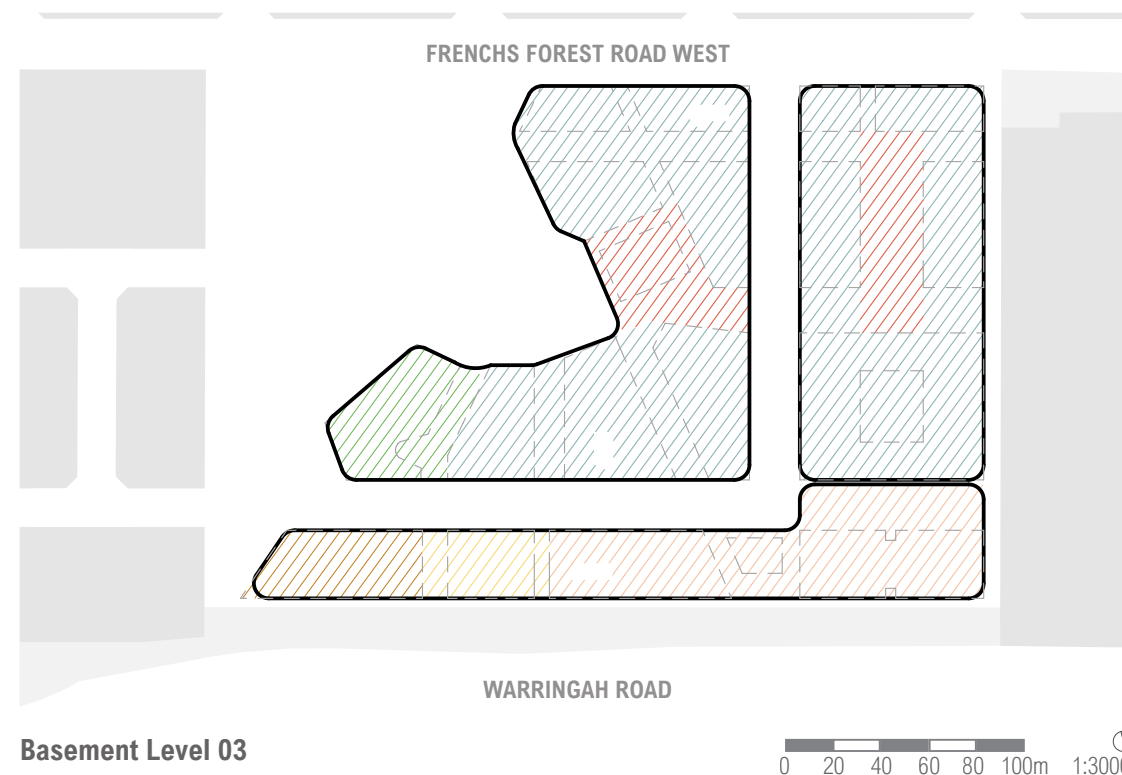
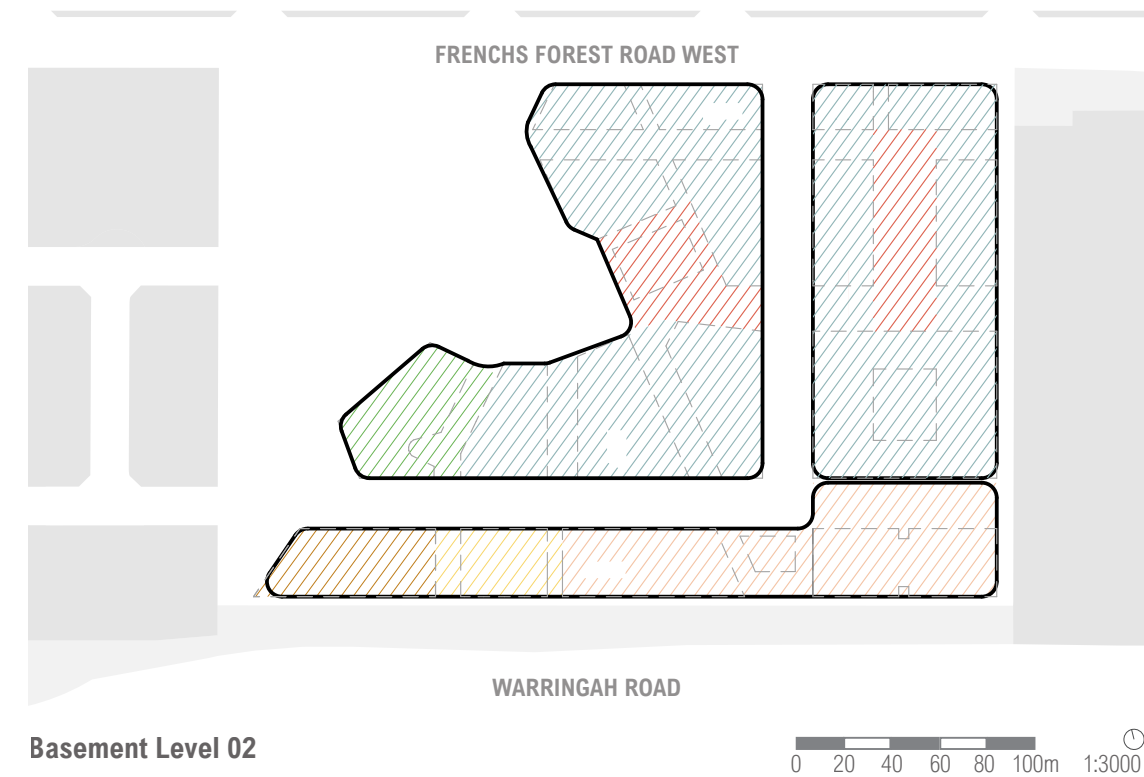
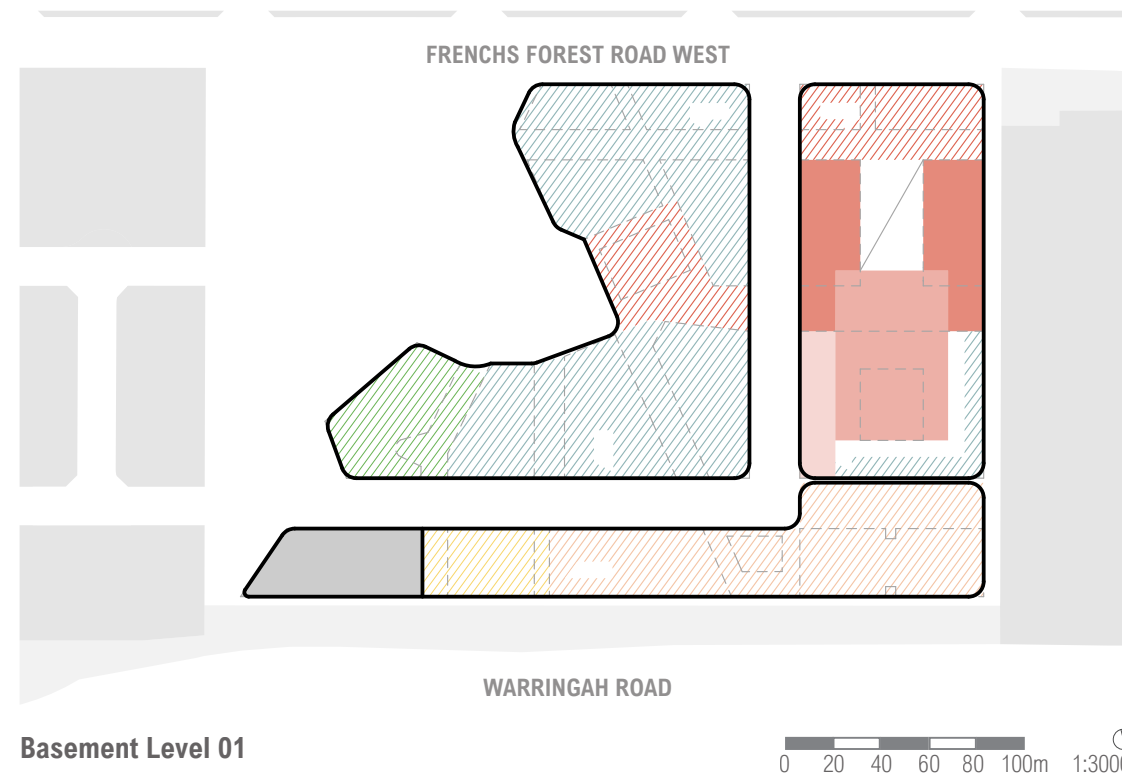
- 12 Green Bridge (for Investigation)
- 13 Community Building
- 14 Possible Tertiary Education Facility
- 15 New Public Space





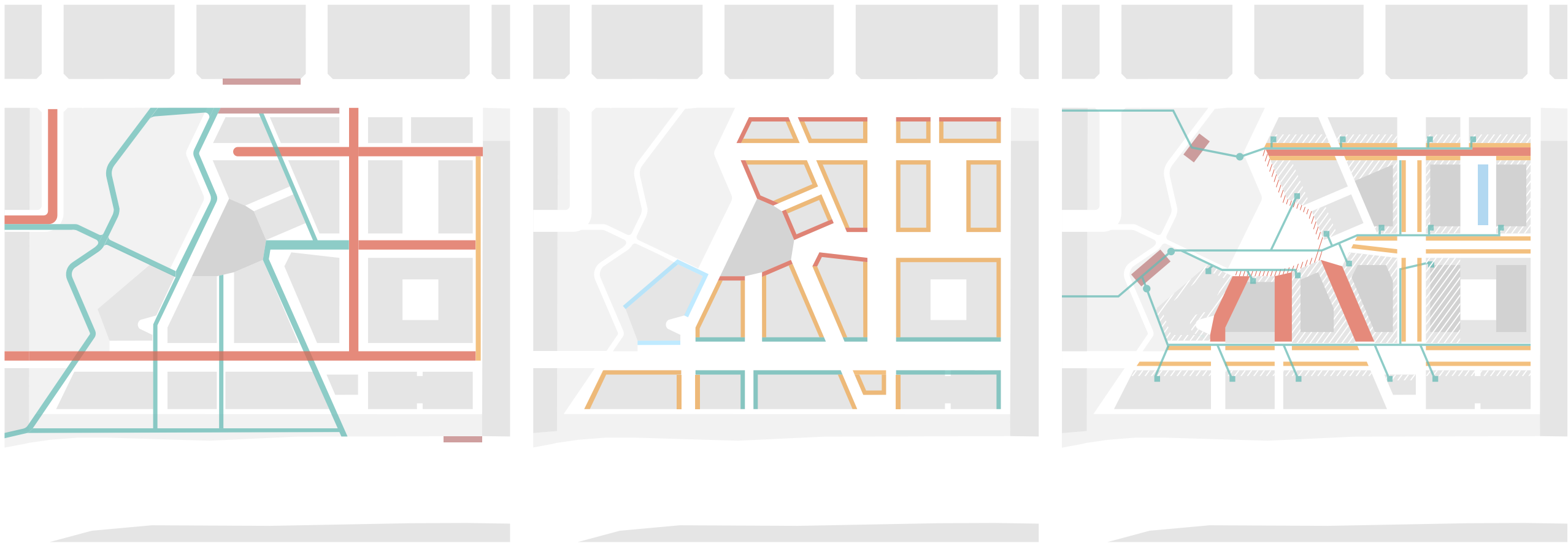
- Residential
- Retail
- Community Facilities
- Possible Tertiary Education Facility
- Aged Care
- Commercial
- Hotel
- Retail - Outdoor
- Community Facilities - Outdoor





- Residential Parking
- Retail Parking
- Possible Tertiary Facility Parking
- Hotel Parking
- Commercial Parking
- Community Facilities Parking
- Retail
- Supermarket
- Supermarket BOH
- Indoor Sport

Please Note
Basement capacity and size is based on preliminary figures and should be subject to further investigated transport and parking studies.



Street Hierarchy and Pedestrian Circulation

The street network will incorporate wide, tree-lined streets that favor pedestrians with generous footpaths, and alfresco dining along majority of street edges. The two way streets carry the majority of vehicles through the Town Centre. All are shared areas that predict high pedestrian flow, as well as car traffic. The one way streets are go-slow service zones, prioritising pedestrians and cyclists.

The Town Centre will provide lots of opportunities for ground floor activation through shops, cafes, restaurants, bars, publicly accessible commercial suites, and community services. The key to the success of these spaces are the diverse groups of users expected on the site day-to-day. Activity on the ground floor is encouraged through well scaled buildings facing the streets and public spaces and built form that do not overshadow the key areas of public domain.

- Two way pedestrian/car shared street
- One way pedestrian/car shared street
- Pedestrian Only
- Bus Stops

Active Frontages

The Town Centre will provide lots of opportunities for ground floor activation through shops, cafes, restaurants, bars, publicly accessible commercial suites, community services, temporary events, public art and installations. A diverse group of users is expected, and will be the key to the successful activation of the Town Centre.

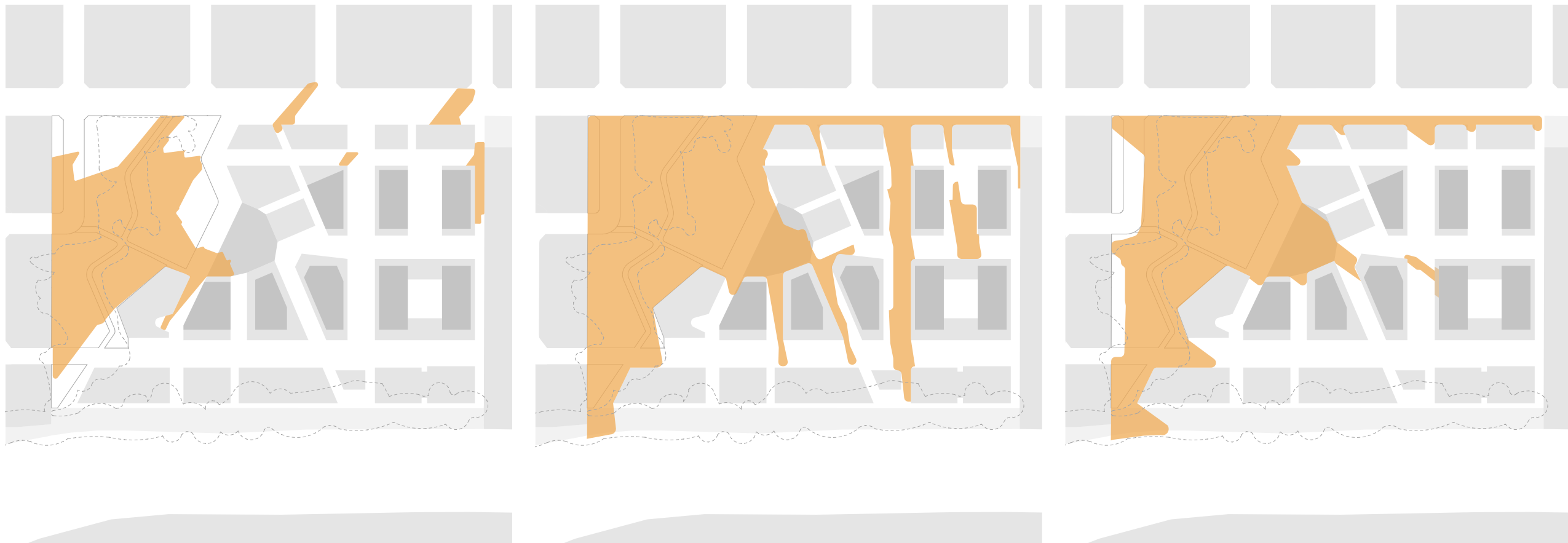
- Primary Retail Frontage
- Secondary Retail and Commercial Frontage
- Primary Commercial Frontage
- Community Building Frontage

Stormwater Treatment

A number of devices can be utilised to encourage responsible water sensitive strategies across the Town Centre site. Due to its high topographical position, the natural landscape is used to passively treat stormwater runoff through downstream waterways.

Reducing dependence on the water utility network, strategies aim to minimise potable water usage and export more recycled water than potable water from the site. Benefits of this approach include improved resilience, future-proofing, low cost irrigation of playing fields, decreased water discharge to sewer and ocean outfalls, and reduced use of potable water.

- Permeable Paving
- Bioretention Tree Bays
- Piped Stormwater Drainage
- Above Ground Bioretention Garden
- Buffer Strip
- Pond
- Green Roofs
- Integrated OSD/rainwater reuse tank
- Gross Pollutant Trap



8:30am Morning Coffee

The image above indicates the areas that should receive direct sun at 8:30am on June 21st.

The built-form is designed to allow pockets of sunlight to fall upon key public domain areas from as early as 8:30am on the shortest day of the year.

In particular, sunlight is prioritised to the central piazza space whilst the north facing footpath to Frenchs Forest Hight Street will expand from pockets to full sun by 9:30am.

Midday Alfresco Lunch

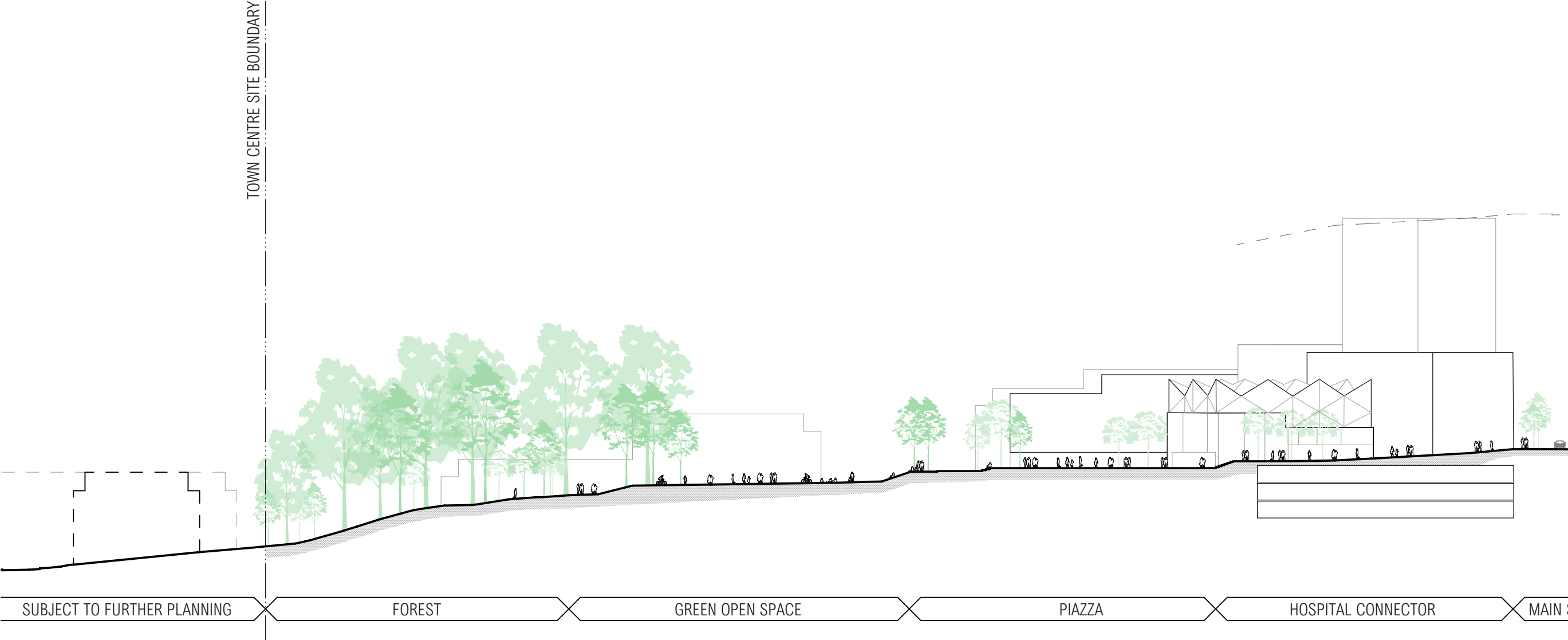
The image above indicates the areas that should receive direct sun at Noon on June 21st.

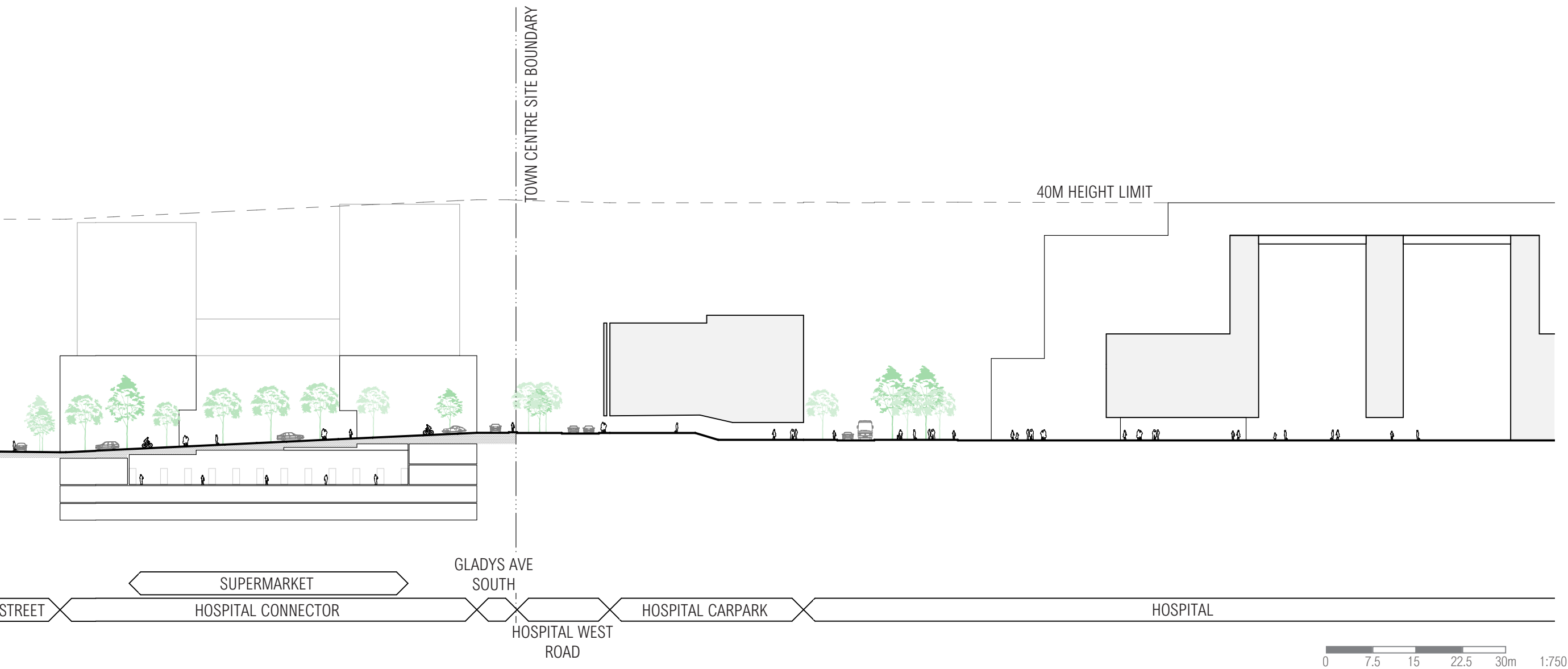
The lower scale edge to Frenchs Forest Road together with the north-westerly orientation of the piazza, and Village Green ensures these key public domain spaces are bathed in sunlight during lunchtime.

3pm Afternoon Drinks

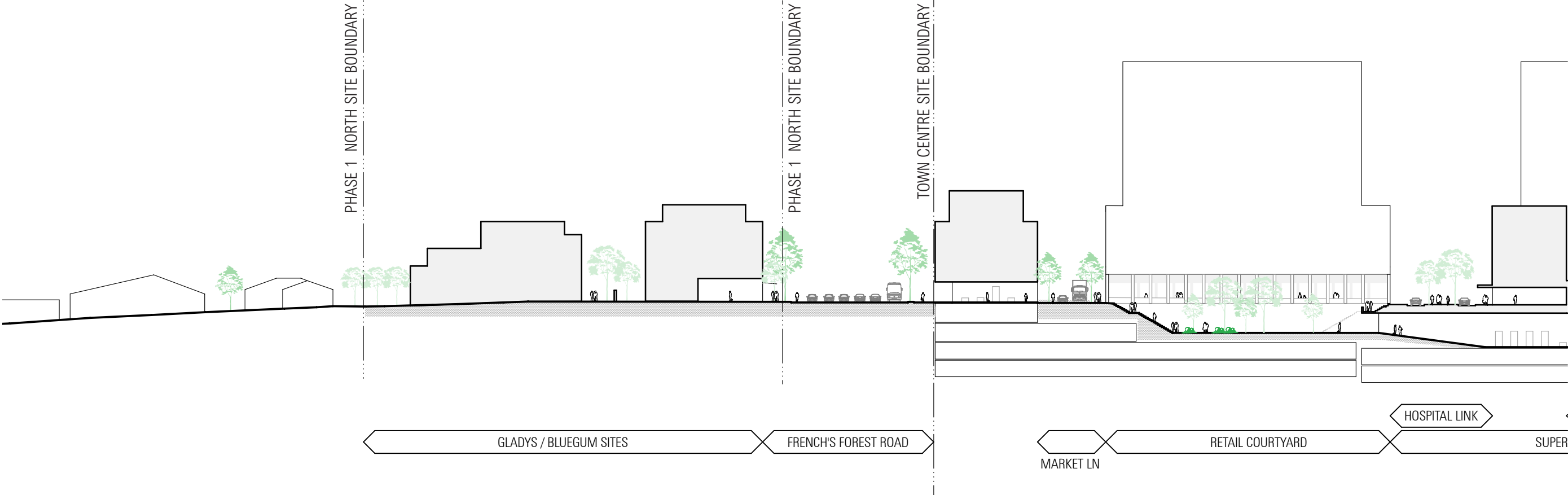
The image above indicates the areas that should receive direct sun at 3pm on June 21st.

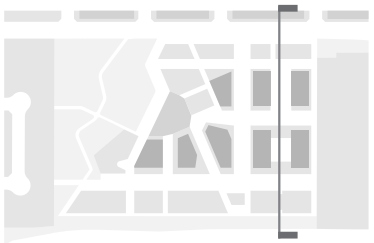
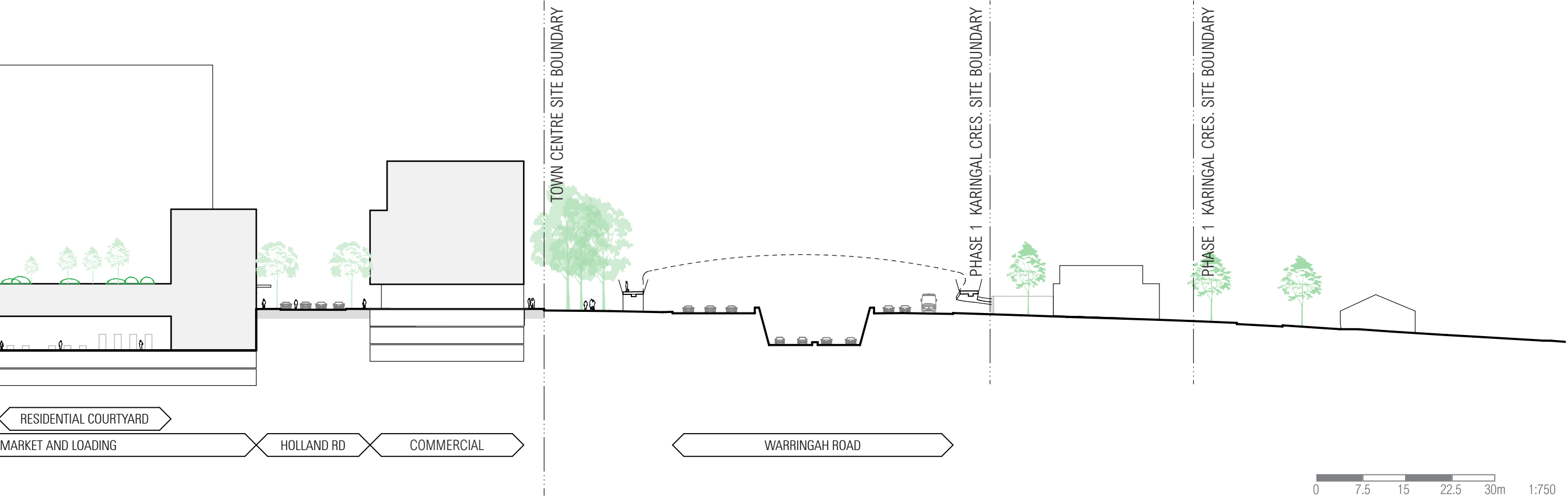
Similarly, the lower scale edge to Frenchs Forest Road and the north-westerly orientation of the piazza, and Village Green ensures these spaces retain sunlight well into the late afternoon. This is ideal for late lunches and afternoon drinks and is fundamental for enhancing a successful food and beverage precinct.





Key Plan NTS





Frenchs Forest Road Boulevard



A view of Frenchs Forest Road Boulevard looking south west from the footpath on the north.



A view of the Community Hub (center) and alfresco dining zones with green space beyond as viewed from the Hospital Connector public space.

Piazza



A view of the Piazza and Community Hub looking west as viewed from an elevated position within the retail and community building.



A view of the Village Green and the views beyond, looking north from an elevated floor in the Community Hub.

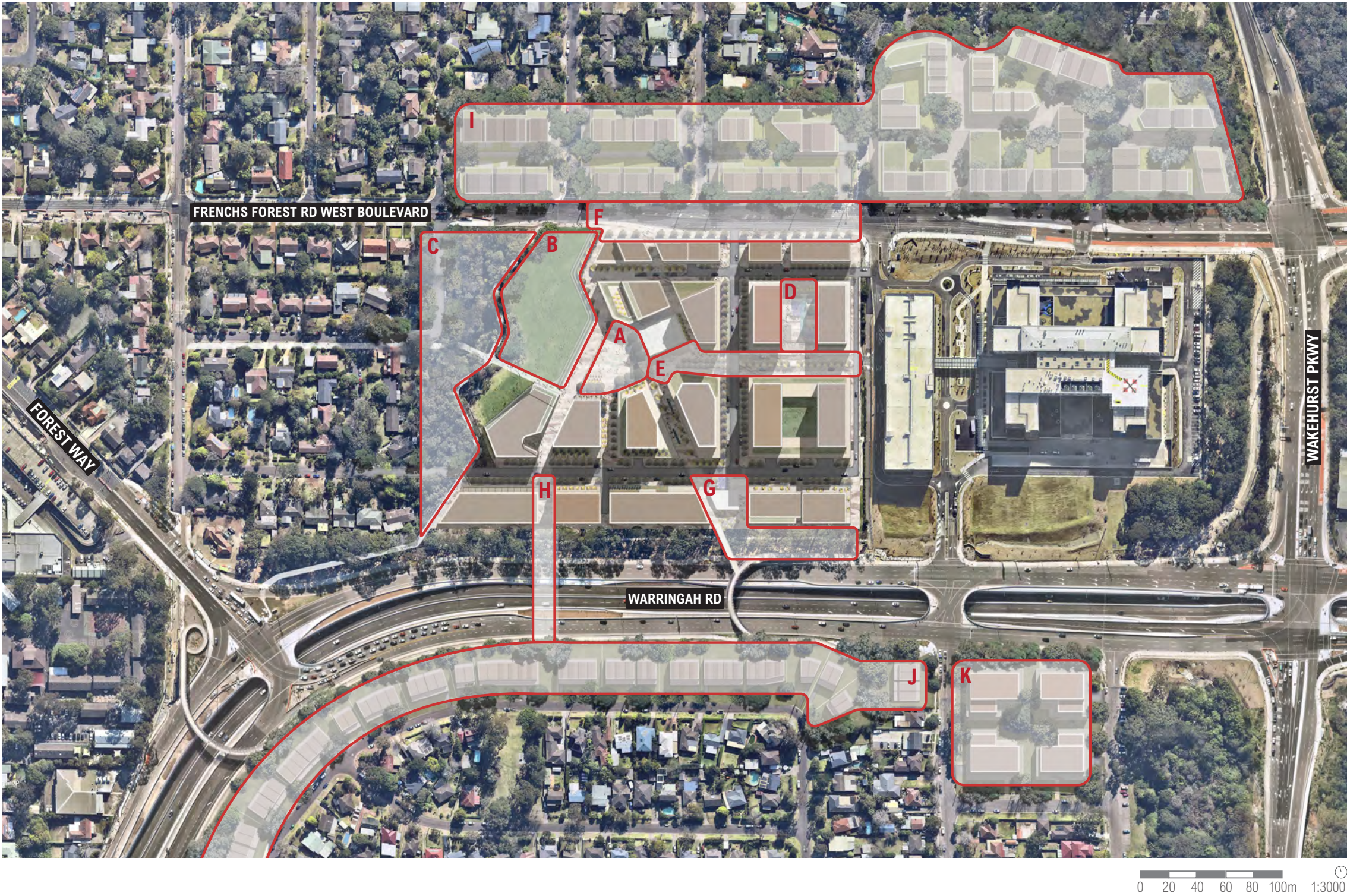
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A drone photograph showing the existing trees to the western edge of the town centre site.

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06 PUBLIC DOMAIN STRATEGY



Public Domain Strategy Overview

The master plan provides for a variety of public open spaces. These include a formal piazza, forest walks, intimate sunken courtyards and an open lawn. The spaces will support the adjacent land uses, promoting ground level activation and opportunities for social interaction.

Feature trees add spatial definition and shade to the Piazza, which enjoys views north-west over the Community Lawn to the existing forest beyond.

Primary avenues for pedestrian connection are revealed with colourful street trees. Water features along these streets and lanes provide a feature for restful enjoyment as well as for play.

Regular streets feature generous street tree plantings, rain gardens interspersed with car parking bays, and raised intersection and threshold treatments to facilitate safe and accessible pedestrian movement.

A. Piazza

At the heart of the Town Centre this north-west facing flexible hard space will provide a focal point for the community.

B. Village Green

An open lawn that creates a generous sense of space, a place for exercise and events as well as views to nature.

C. The Forest

The existing forest is retained as an important natural asset providing space for shelters and picnic areas.

D. Sunken Fresh Food Court

An intimate landscaped space with reflective water features and lush planting. The high amenity forecourt is lowered to achieve level access to key retail and a supermarket.

E. Hospital Connector

A linear space, lined with activity. A vibrant space and a pedestrian connection between the piazza and the hospital.

F. Boulevard

A front door for Frenchs Forest Town Centre. Street-wall buildings step down the hill and the north facing colonnade to Frenchs Forest Road with an increase landscaped setback to provide pedestrian amenity and ground floor street activation.

G. Southern Gateway

The existing pedestrian bridge across the freeway will be modified to link with a key desire line and arrival space into the development.

H. Future Overpass and BRT Stop

A new pedestrian bridge over the Warringah Freeway will improve pedestrian connectivity to the south whilst also connecting with a future Bus Rapid Transit stop.

I. Neighbourhood Centre

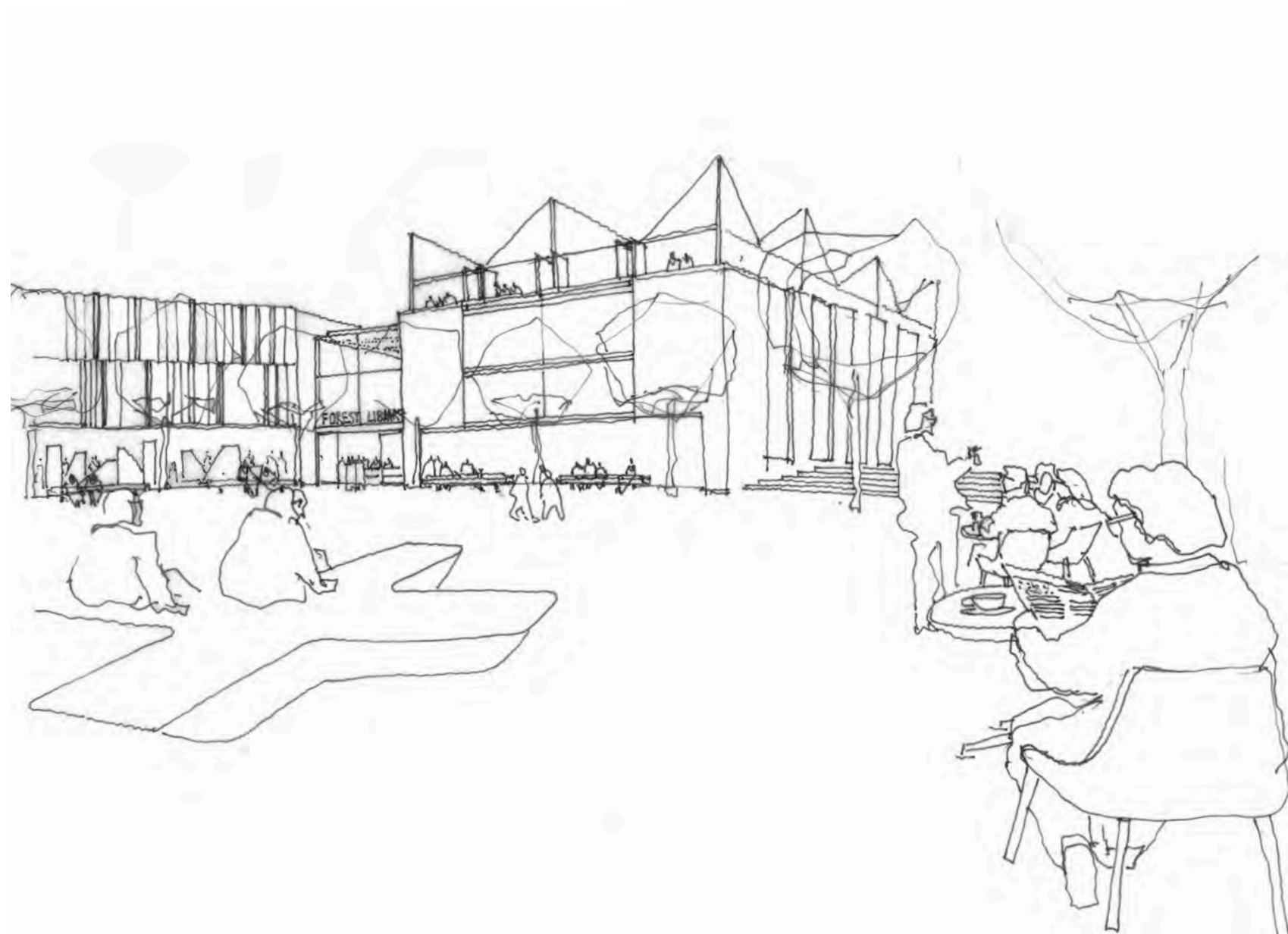
A continuation of the town centre site, the neighbourhood centre is an important retail offering that stitches sites to the south of Warringah Rd into the overall masterplan.

A. Piazza

A large flexible paved space that provides a destination at the heart of the Town Centre. The north-west aspect allows for good solar access whilst also taking views to open space and existing forest areas. The space is framed by three-storey buildings including a retail and commercial building occupying the site of the current Forest High school library. There is an opportunity here for adaptive reuse of the library building.

High quality materials and furniture combined with perimeter shade trees and cafe spill-out seating create an open piazza style space with active edges.

The central area can be left open to accommodate events or small markets. Recessed water fountains could provide a simple, fun and flexible element within this space that can easily be turned off when not required.



Caixa Forum, Madrid



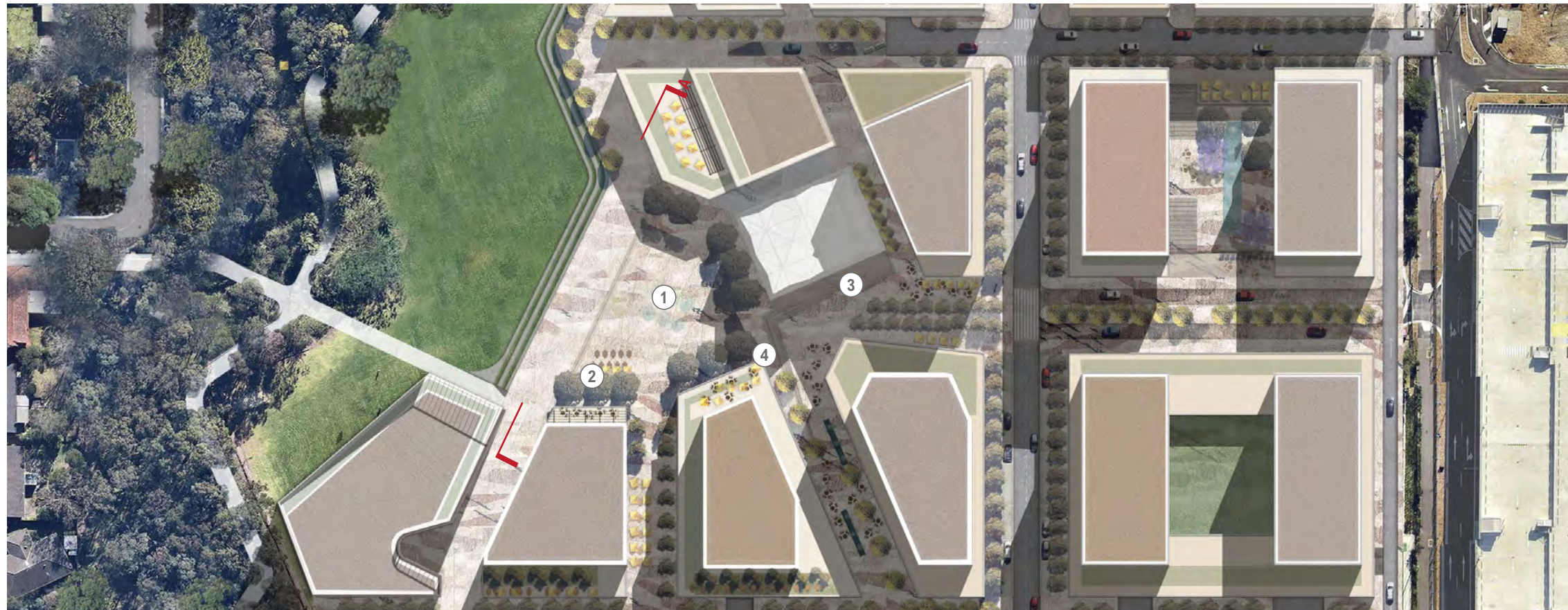
Customs House, Sydney



Murcia City Hall, Spain



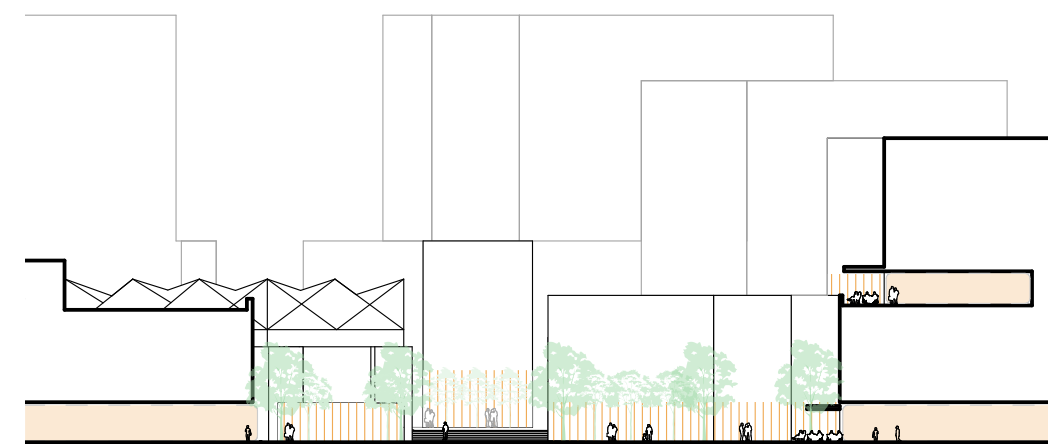
Bonn Square, Oxford



Plan Legend

- 1 Recessed water feature
- 2 Cafe/alfresco dining space
- 3 Ramps and steps to accommodate level change down into the piazza
- 4 Varied seating options and shade tree planting

0 10 20 30 40 50m 1:1250



Site Section A

0 7.5 15 22.5 30m 1:750

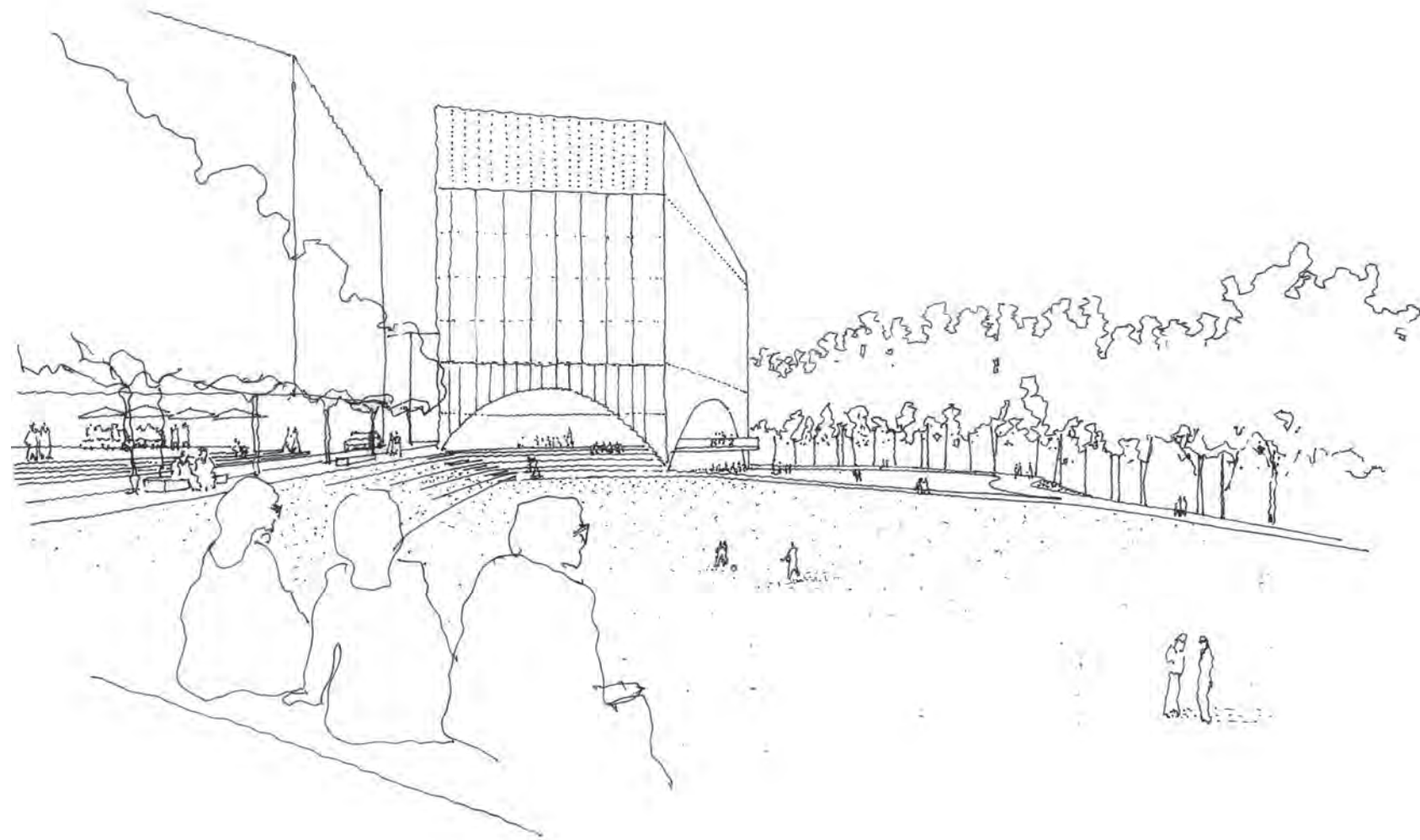
B. Village Green

This open field area is located roughly on the site of the existing school playing fields. It offers a large area of flat, green, open space that can be used for informal recreation, kick-about and training activities.

Importantly, this broad green space provides a west facing outlook for the Town Centre with a backdrop of mature vegetation that gives the precinct a connection with nature.

The amenity this space offers is further enhanced by a series of west facing lawn terraces that overlook the field. These can offer informal seating for relaxation or could be utilised for community events such as weekend markets or outdoor movie nights.

Sketch Description: The community hub acts as a bookend for the green open space. Occupying the perimeter of the open space is a terrace-like embankment, offering seating and an outlook over the grass lawn.



Wormholt Park, London



The Domain, Sydney



South Bank, Brisbane



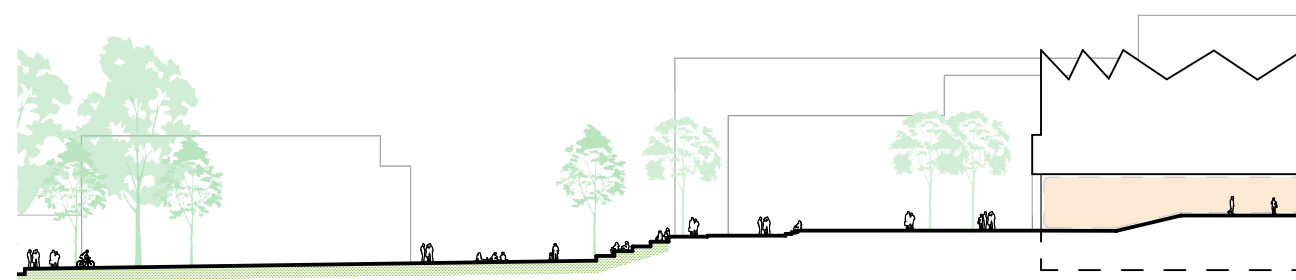
Village Park, Mona Vale



Plan Legend

- 1 Wide public steps down to Village Green
- 2 Large flat open lawn
- 3 Family BBQ areas
- 4 Public building as bookend to the space

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Site Section B

0 7.5 15 22.5 30m 1:750

C. The Forest

The existing mature trees to the west of the site provides a valuable green resource for the surrounding urban environment.

As well as maintaining an important ecological and biodiversity feature, this part of the open space network will promote exercise and play.

The space provides opportunities for paths through the site facilitating running, walking and cycling. A new adventure play area within the trees will be an exciting feature for school children and families to utilise.

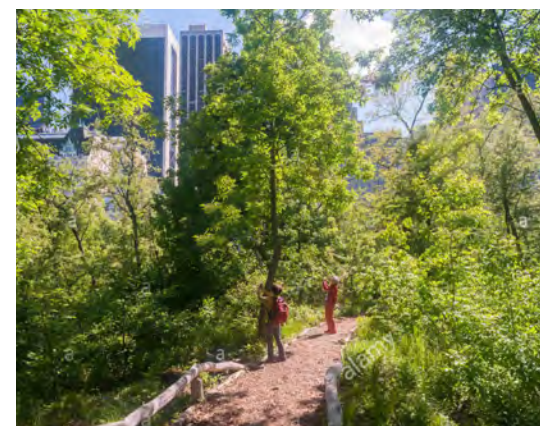
Sketch Description: Looking north towards Frenchs Forest Road West, the bush trail travels through the centre of the forest.



Girouard Park, Canada



Les Jardins de l'Imaginaire, France



Central Park, Hallett Nature Sanctuary, NYC



Wild Play, Centennial Park Sydney



Plan Legend

- 1 Forest walkway/shared path
- 2 Existing retained trees/forest
- 3 Family BBQ area
- 4 Picnic space & wild play area amongst the trees
- 5 New road connecting Frenchs Forest Rd west to Holland Crescent

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Site Section C
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D. Sunken Fresh Food Court

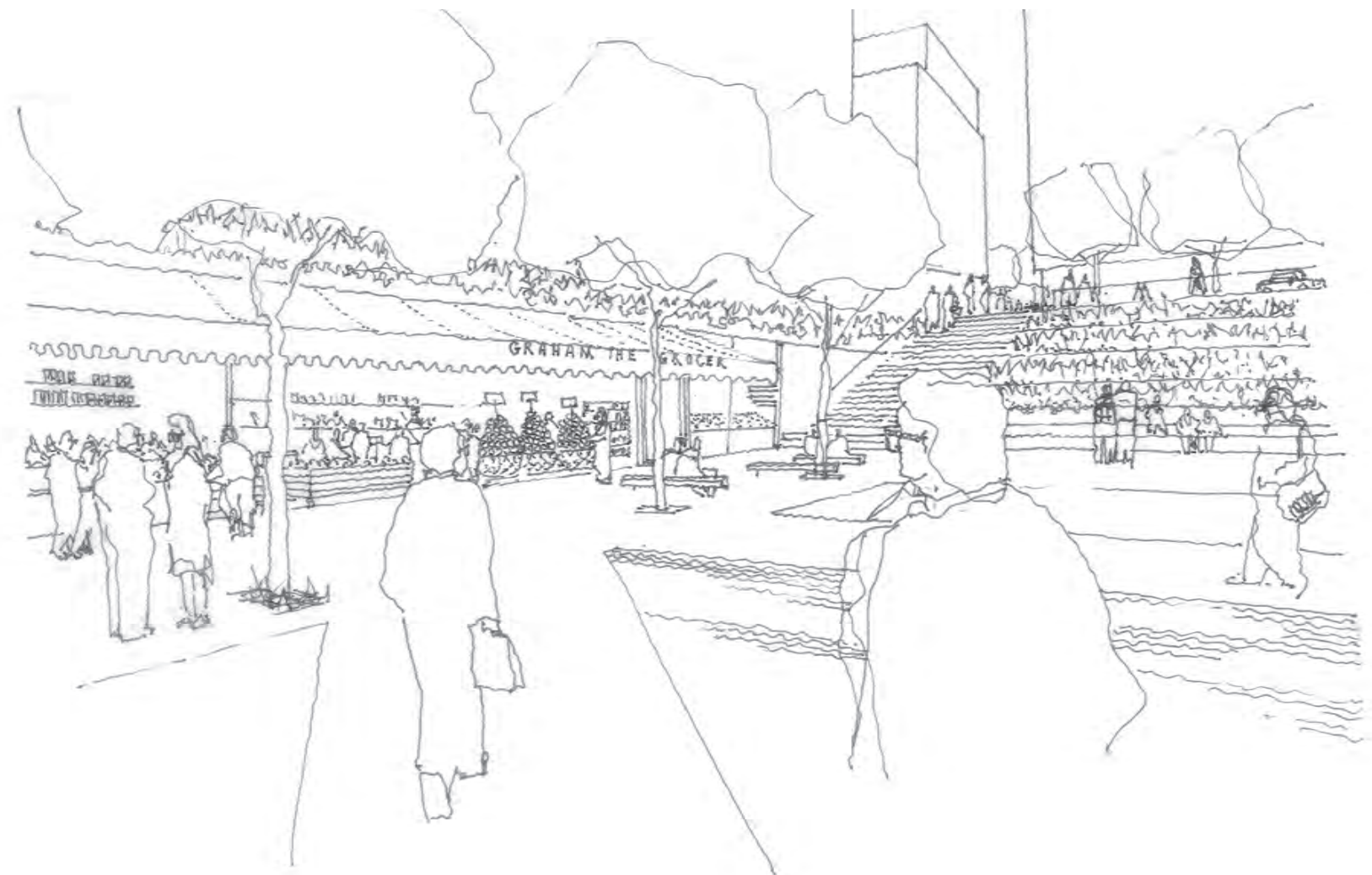
This courtyard will provide an intimate and sheltered space away from the streets.

The space acts as a forecourt to the subterranean supermarket located on its southern side.

Access could be via grand stairs down into a landscaped courtyard with lush planting and a central reflective water feature.

Small café's Could activate the edges with spill out seating creating a meeting place close to shopping conveniences.

Sketch Description: Standing within the sunken courtyard, it is bordered by lower ground retail stores and tree lined edges. Stairs at either end, and an outdoor mezzanine floors helps maintain a connection to street level.



Riverlight, London



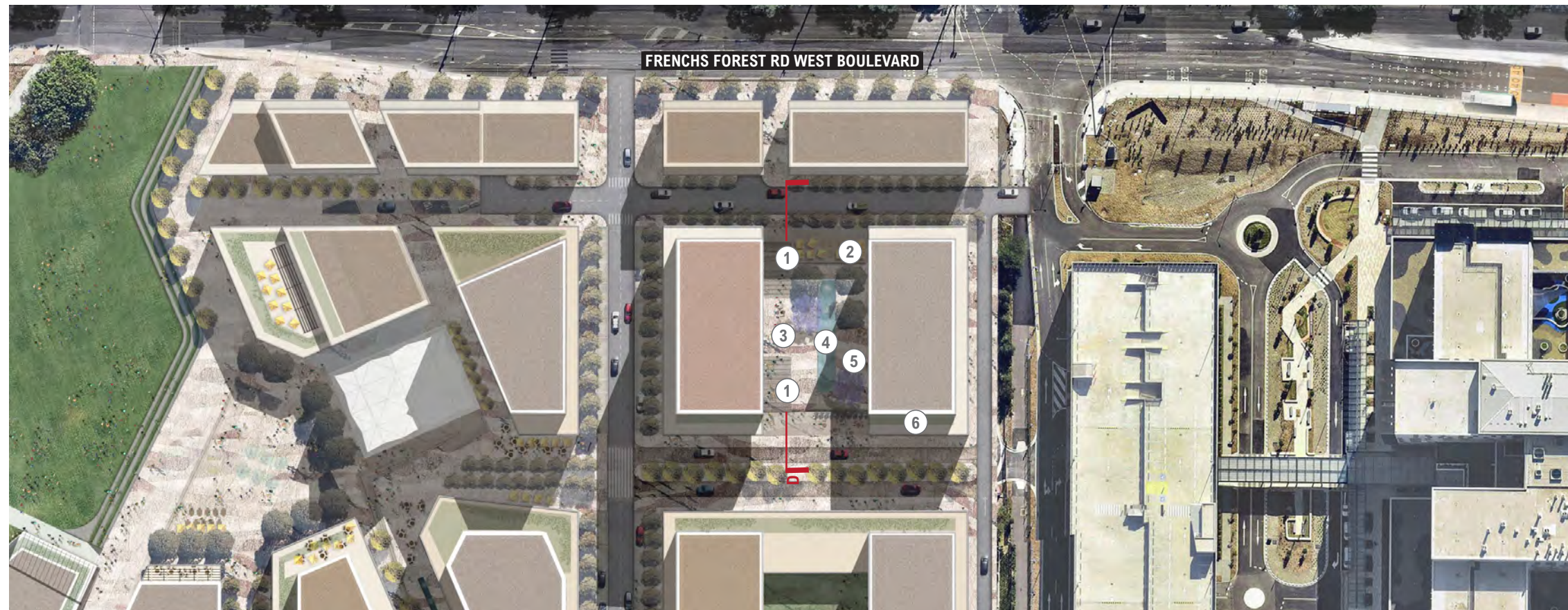
One Central Park, Chippendale, Sydney



Paley Park, New York



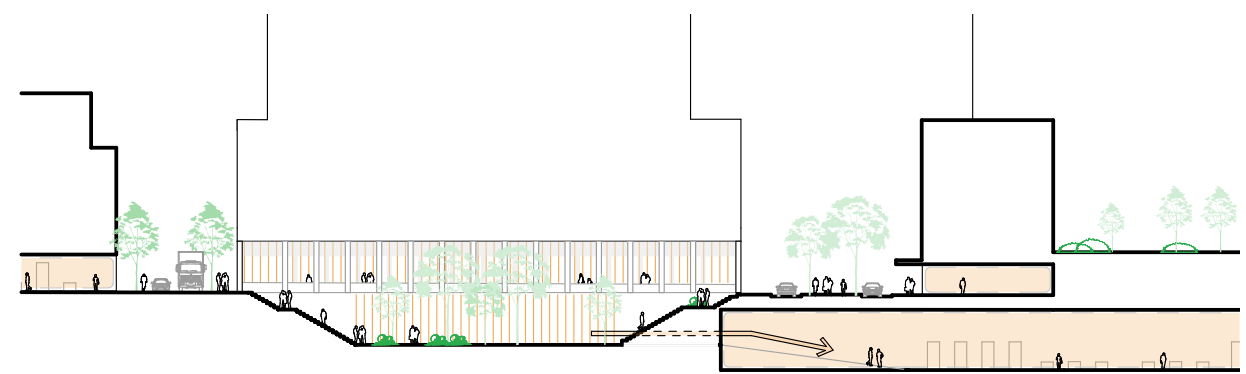
The Commons, Bangkok



Plan Legend

- 1 Grand stair
- 2 Cafe at ground level
- 3 Lower level/sunken courtyard
- 4 Central reflective water feature
- 5 Active frontage / cafe spill out
- 6 Access to subterranean supermarket

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Site Section D

0 7.5 15 22.5 30m 1:750

E. Hospital Connector

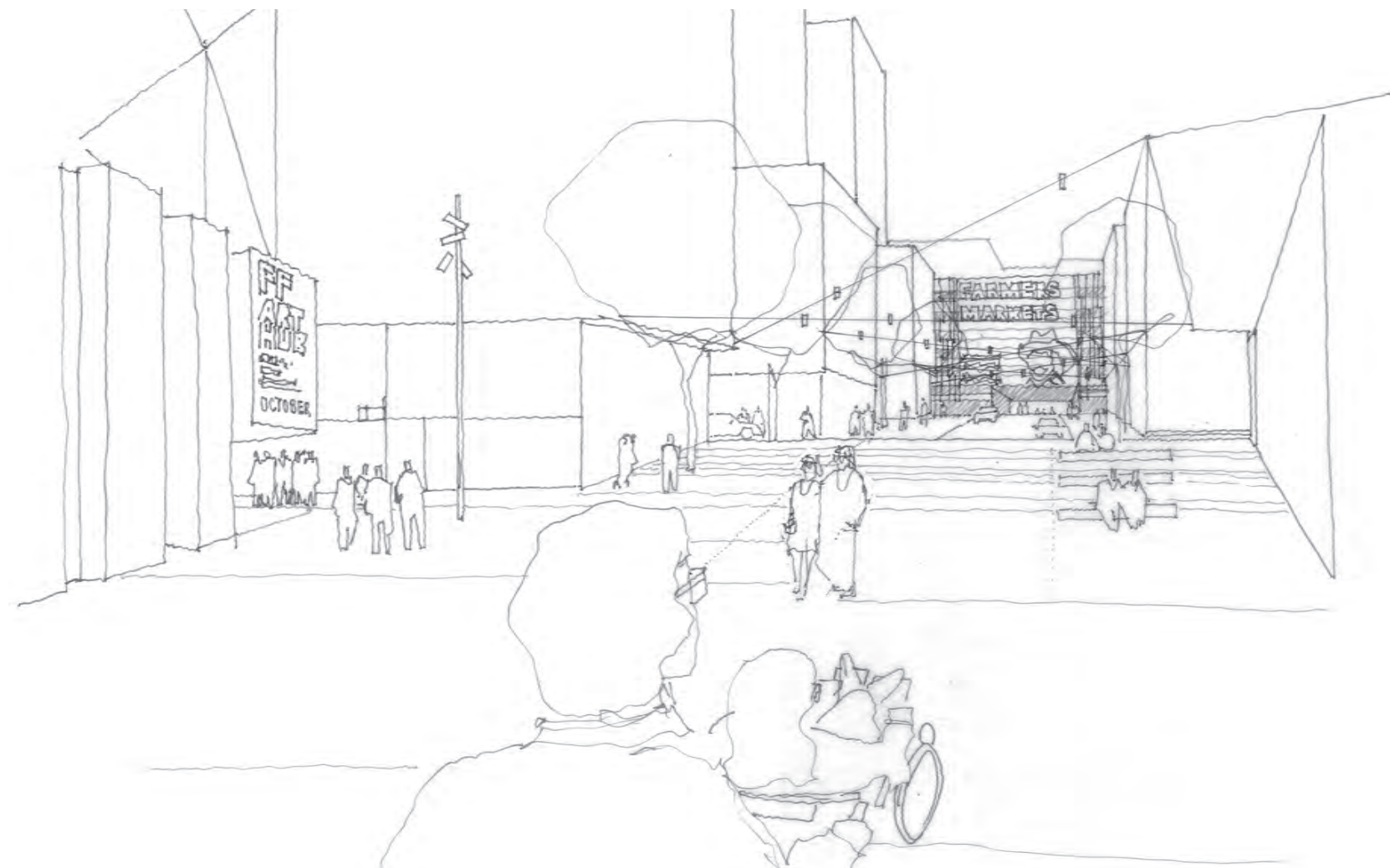
This linear space provides a strong civic link east-west between the Community Green, and Piazza in the west and the hospital precinct in the east.

The intent is to improve the pedestrian experience and accessibility. Hence, street furniture will be combined with ground floor cafe and retail spaces to create a thriving shared street within Town Centre.

Whilst the space is pedestrian focussed its eastern end will accommodate shared two way vehicle access.

The future pedestrian connection east into the hospital precinct through the ground floor of the multi-storey car park is subject to further detailed design and agreements.

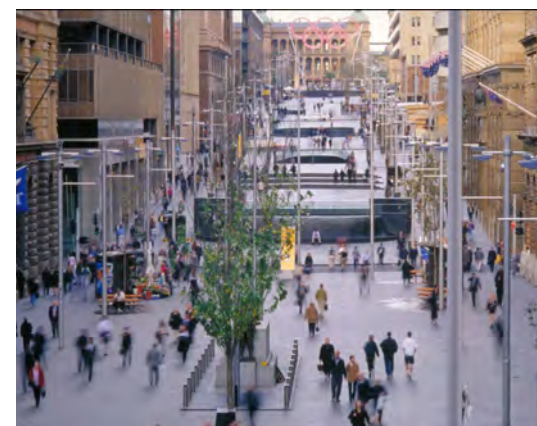
Sketch Description: Looking down the street from the piazza, the Hospital Connector ends with the hospital carpark. Retail ground floor program is on either side of the street, with residential towers above.



The Goods Line, Sydney



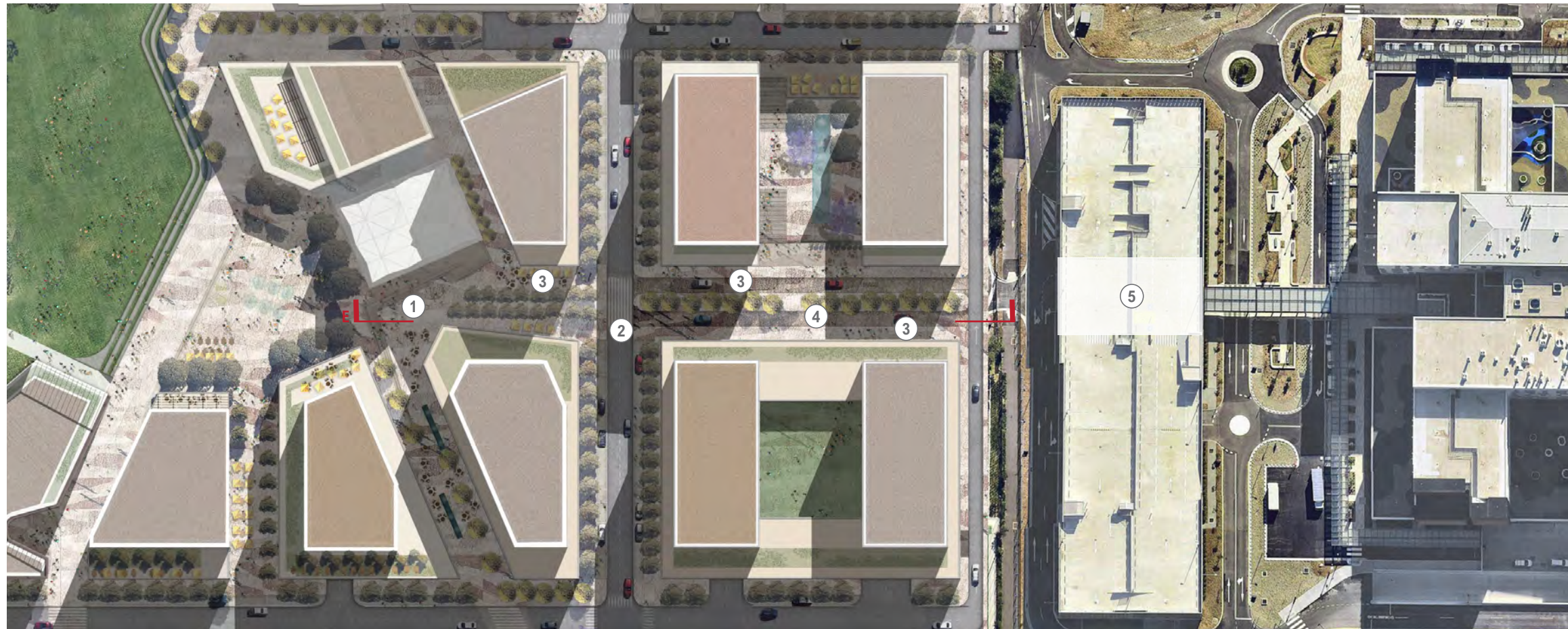
New Road, Brighton



Martin Place, Sydney



Las Ramblas, Barcelona



Plan Legend

- 1 Pedestrianised space
- 2 Pedestrian priority crossing
- 3 Active ground floor frontage
- 4 Shared zone with central pedestrian circulation
- 5 Possible future improvement to the on-grade, pedestrian connection into hospital. This link is aligned with the main atrium of the Hospital.



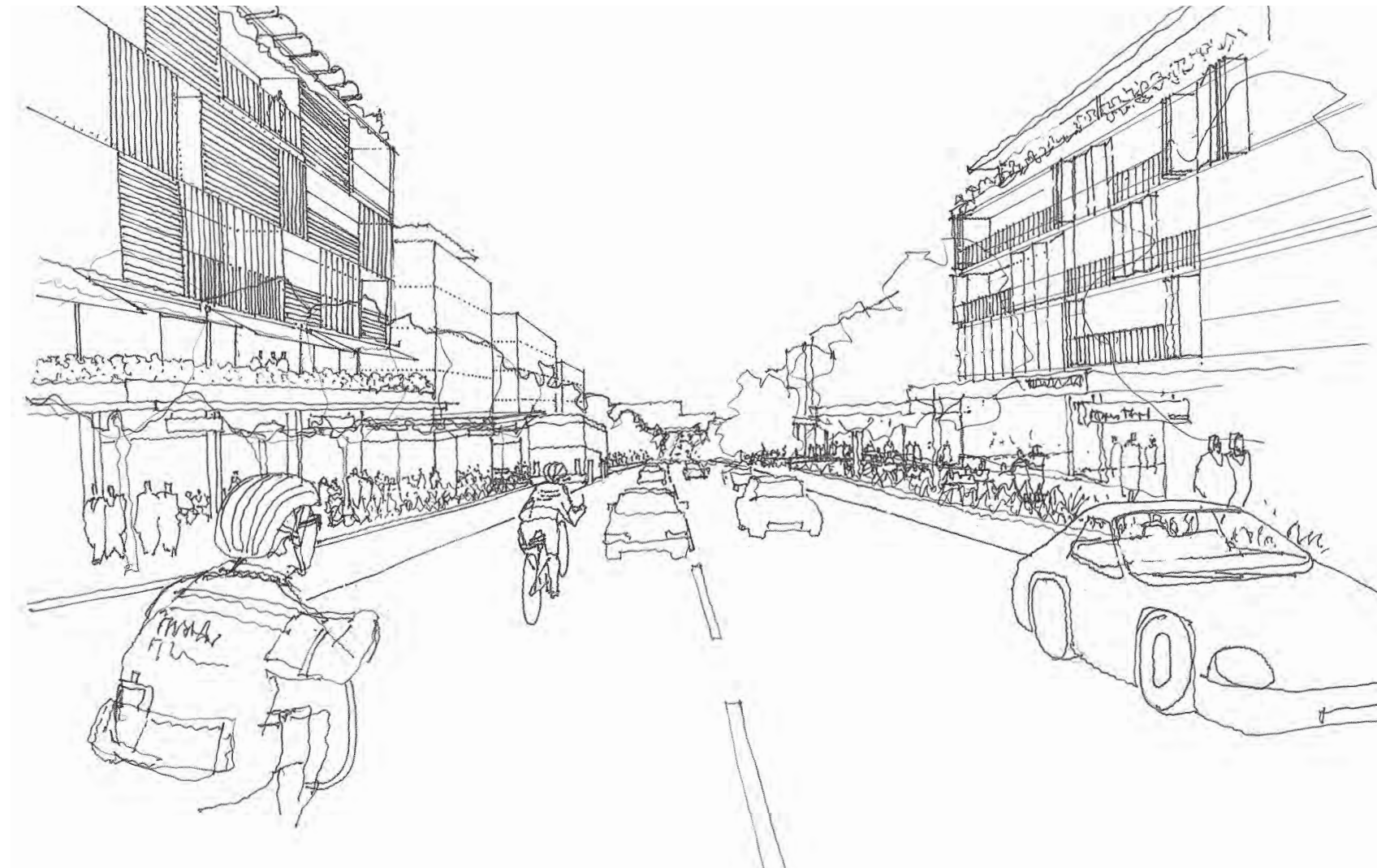
F. Boulevard

Frenchs Forest Road West will continue to be a busy local road linking the Town Centre, hospital and surrounding precinct to the local and broader region.

A landscaped set-back of 8m from kerb is proposed as well as a colonnade at the building edge to increase the generosity of space at the street edge.

This wide footpath will provide space for avenue tree planting, active ground floor frontages, pedestrian space and adequate room for bus stops.

Sketch Description: Standing adjacent to the Hospital, the drawing illustrates the view looking north along Frenchs Forest Road West. The tree lined street integrates retail uses on the ground floor to increase footpath activity, with residential apartments above.



The Terraces, Sydney



Georgia Street, Indiana, USA



Passeig de Sant Joan, Spain

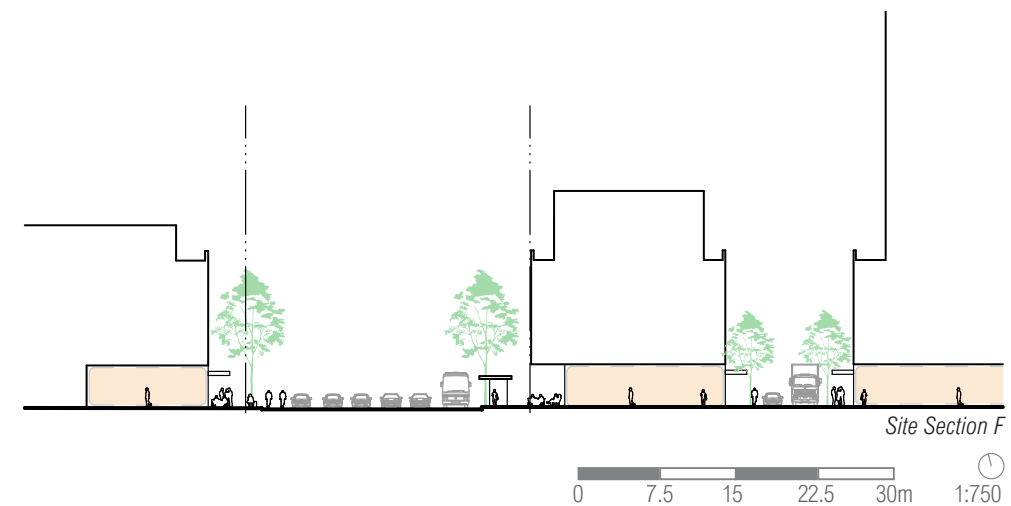


The Castle District, Budapest, Hungary



Plan Legend

- 1 Welcoming corner plaza and undercroft adjoining hospital precinct
- 2 Colonnade along the northern facade of the buildings at the southern edge of the street
- 3 Avenue tree planting
- 4 Improved bus stops



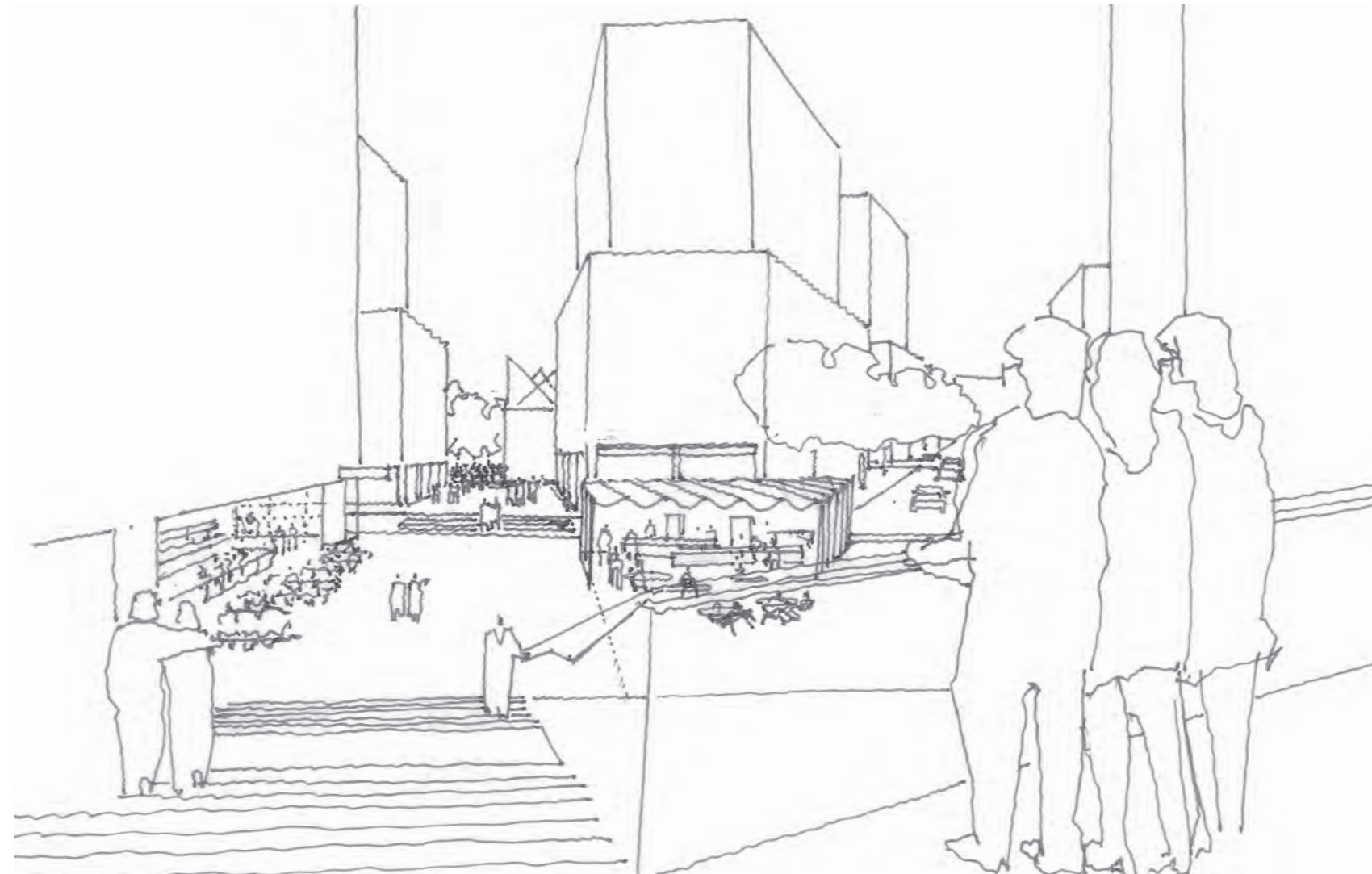
G. Southern Gateway

Connecting the Town Centre to the community to the south of Warringah Road is a major opportunity for this project. The Southern Gateway could act as a welcoming, paved, open space to receive residents as use the existing pedestrian bridge to cross the freeway.

The space also helps link to existing and possible new bus stops. It could feature a signature architectural pavilion which could house community uses or restaurant space.

High quality paving, street furniture and lighting would create a welcoming space for pedestrians crossing the busy freeway. A new stair added to the existing bridge will make access to the town centre more convenient.

Sketch Description: Elevated on the existing pedestrian bridge highlights the view on Warringah Road, the perspective down the main street and into the central piazza. The one storey feature pavilion building provides seating and food, with residential podiums and towers beyond.



Commonwealth Skybar, Charlottesville



Barangaroo House, Sydney



Boos Beach Club Restaurant, Luxembourg



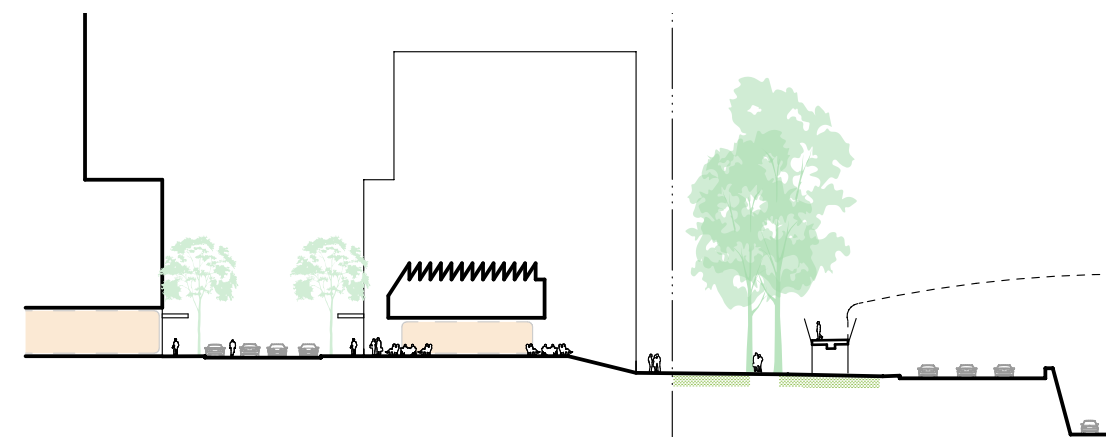
Cloud Canopy, Federation Square, Melbourne



Plan Legend

- 1 New stair linked to pedestrian bridge
- 2 Plaza space with shade trees and feature seating
- 3 Pavilion building/restaurant space

0 10 20 30 40 50m 1:1250



Site Section G

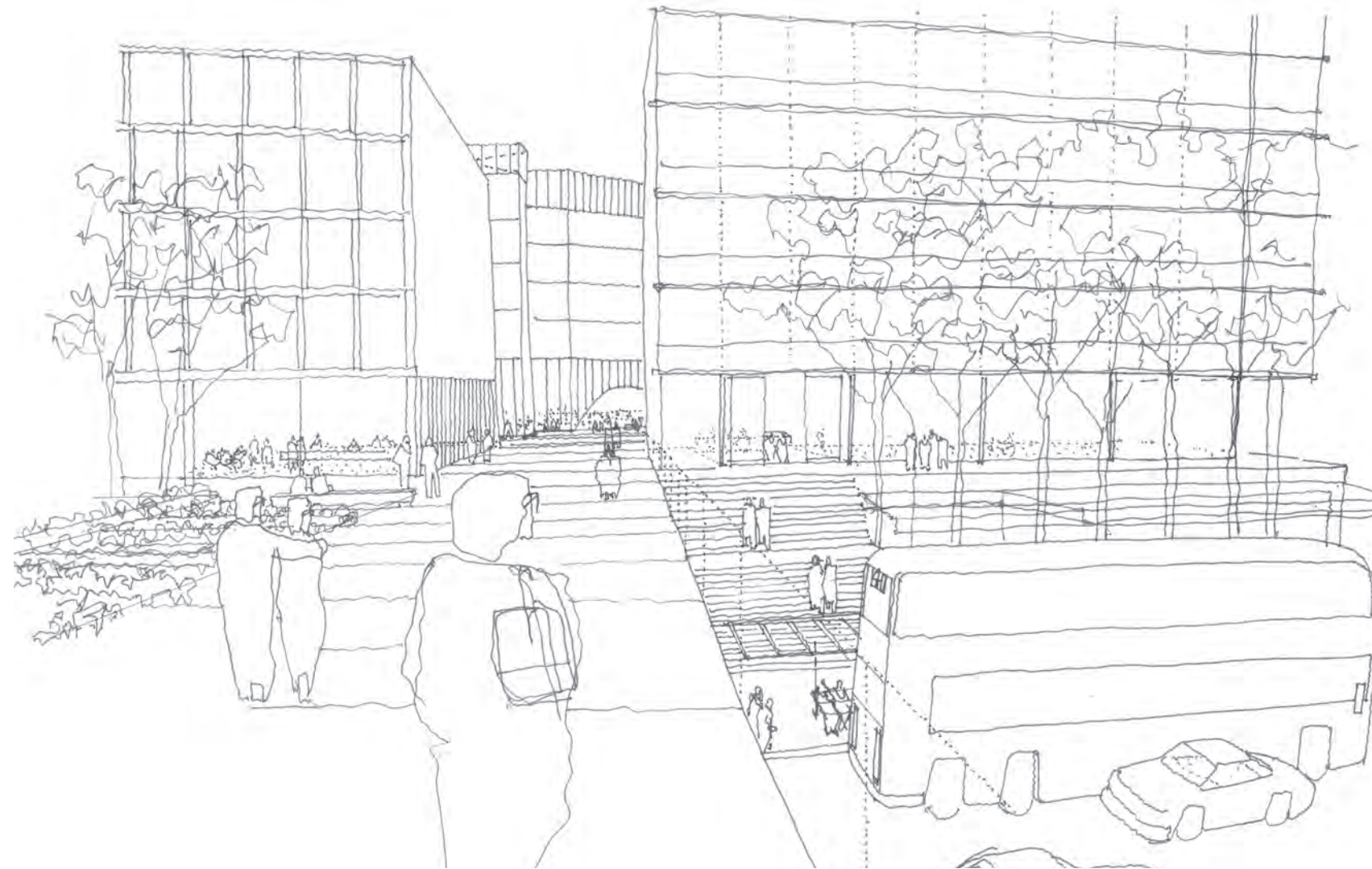
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H. Future Overpass + BRT Bus Stop

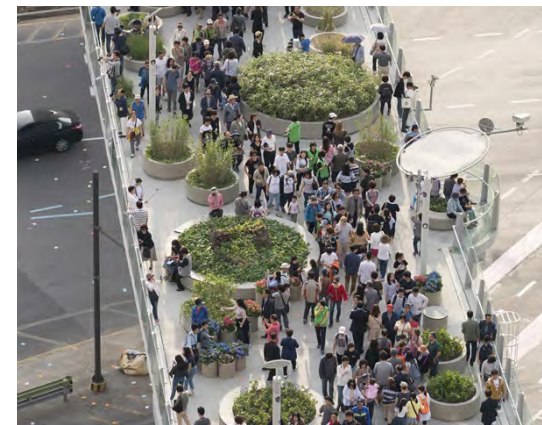
A future, possible BRT would connect Frenchs Forest to Dee Why/ Brookvale and Chatswood and deliver better connectivity for the Northern Beaches. A pedestrian overpass would be necessary to connect the bus stops on either side of Warringah Rd. This new pedestrian bridge could be seamlessly joined into the piazza on grade and would properly link the community to the south with the Town Centre.

It is important that the built form outcome on the site does not preclude this opportunity in the future.

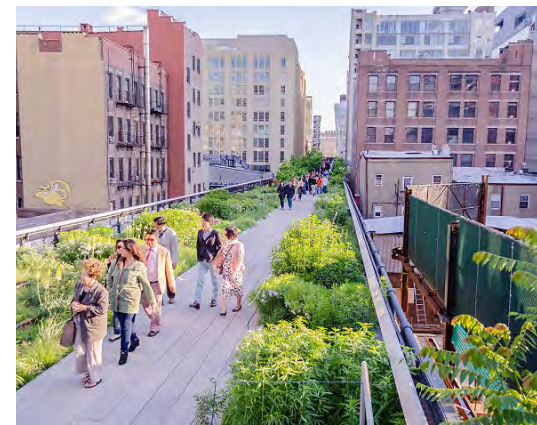
Sketch Description: Walking over Warringah Road, the overpass looks toward to potential future education facility with direct access into the piazza.



The Claude Bernard Overpass, Paris



Seoulo 7017 Skygarden, Seoul



The High Line, New York

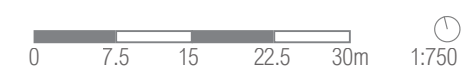
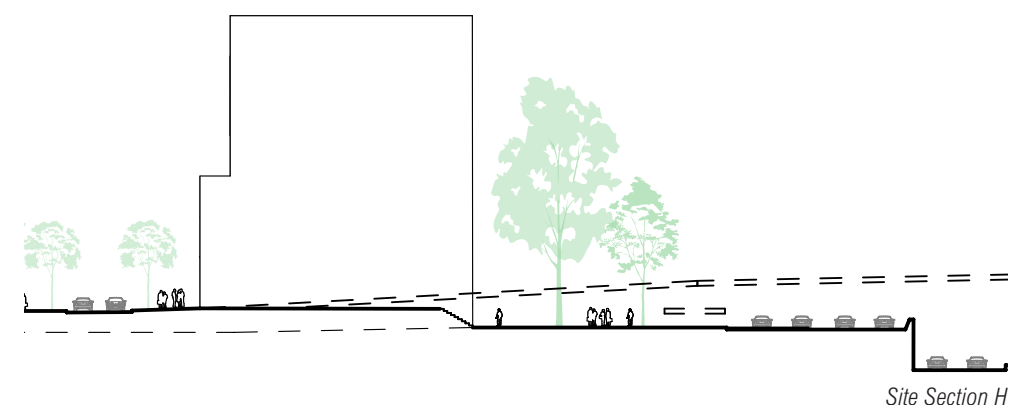
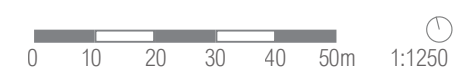


Norreport Station, Copenhagen



Plan Legend

- 1 Direct pedestrian link
- 2 Overpass across freeway with green edges
- 3 Possible Bus Rapid Transit stops



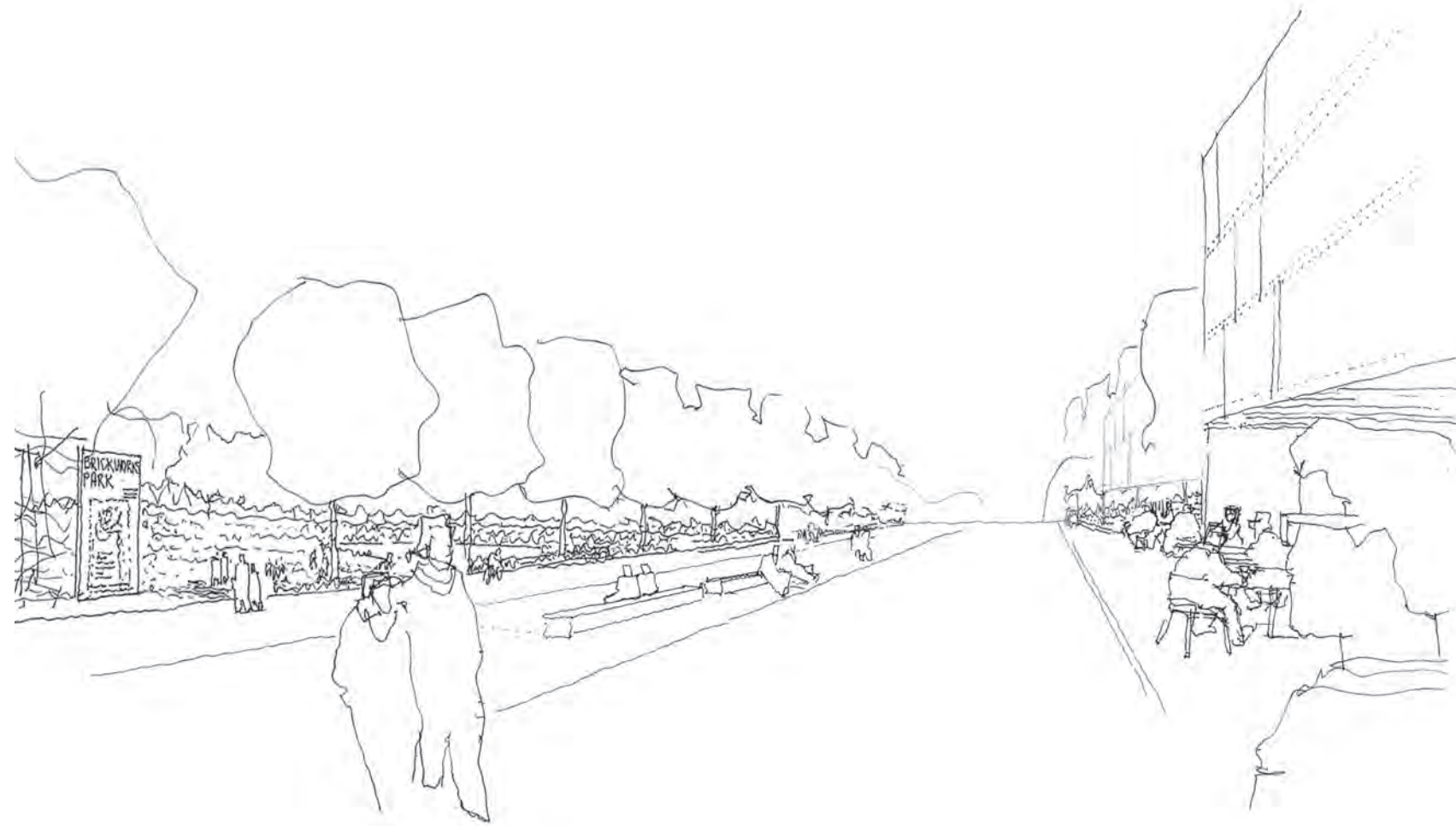
I. Neighbourhood Centre

The Neighbourhood Centre site is along a desire line between the town centre and the Aquatic Reserve and is a retail offering for the community to the south of the Warringah Rd freeway.

Further design of the site should also:

- Address the frontage towards the Brick Pit Reserve Open Space.
- Facilitate a generous public space along its northern edge and on the north east corner of the site responding key pedestrian and cycle movements
- Provide a buffer planting to mediate traffic noise

Sketch Description: Looking south across the north-east facing public square with the brick pit reserve beyond.



Casba, Sydney



Casba, Sydney



James St Precinct, Brisbane

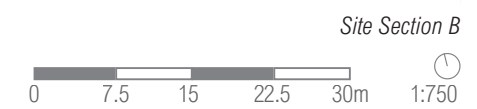
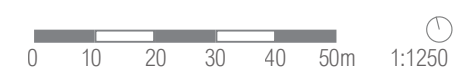


Noosa Junction, Noosa



Plan Legend

- 1 A new public space
- 2 Buffer planting to Warringah Rd
- 3 Private open space at the centre



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The elevated position of the Northern Beaches Hospital and Forest High School site with Bantry Bay and the Harbour CBD to the south.

CHROFI + architectus

07 NEXT STEPS

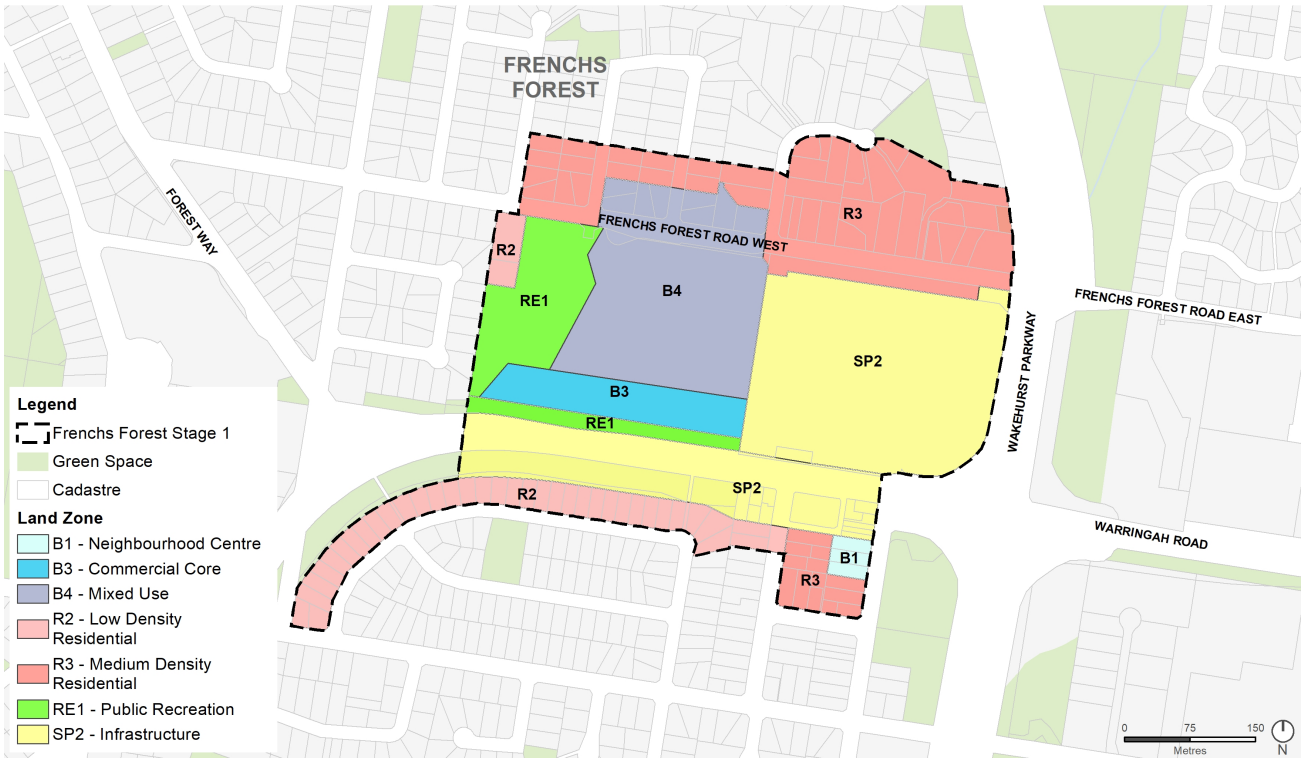
Proposed Planning Controls

To facilitate development of the Frenchs Forest Precinct consistent with the master plan, an amendment to the Warringah LEP 2011 is required.

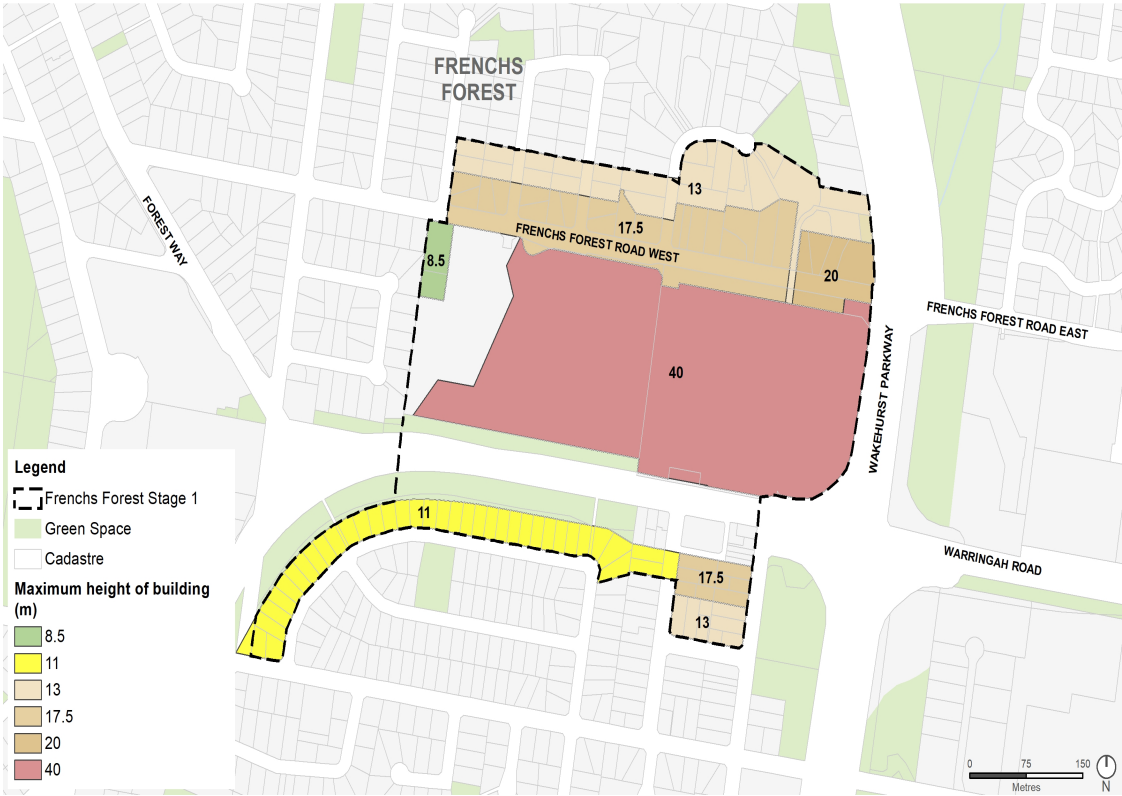
The proposed changes are generally consistent with Northern Beaches Hospital Precinct Structure Plan, and include the introduction of new land use zones, building height controls and floor space ratio controls. A local provision will provide minimum site area requirements for specific development types. An amendment to Schedule 1 of the Warringah LEP 2011 is also proposed to allow additional permitted uses for certain land.

Land Use Zoning

The proposed zoning for the Forest High School site is B4 Mixed Use, B3 Commercial Core and RE1 Public Recreation. The proposed mixed-use zoning will allow a range of uses, including retail, business, and residential uses. The proposed B3 Commercial Core zone will encourage commercial and office uses along Warringah Road. New public open space is proposed to be zoned RE1 Public Recreation. Land to the north of Frenchs Forest Road West is proposed to be zoned predominately R3 Medium Density Residential, with a small area zoned B4 Mixed Use to activate the northern side of Frenchs Forest Road West, adjacent to the town centre. The proposed R3 zone is supported by additional permitted uses, including business, office health related uses, along Frenchs Forest Road West. Land to the south of Warringah Road is proposed to be zoned R2 Low Density Residential and B1 Neighbourhood Centre. Land zoned R2 will also be supported by additional permitted uses, including dual occupancies, semi-detached dwellings, attached dwellings and multi-dwelling housing. Consistent with the structure plan and existing approvals, the Northern Beaches Hospital is proposed to be zoned SP2 Infrastructure.



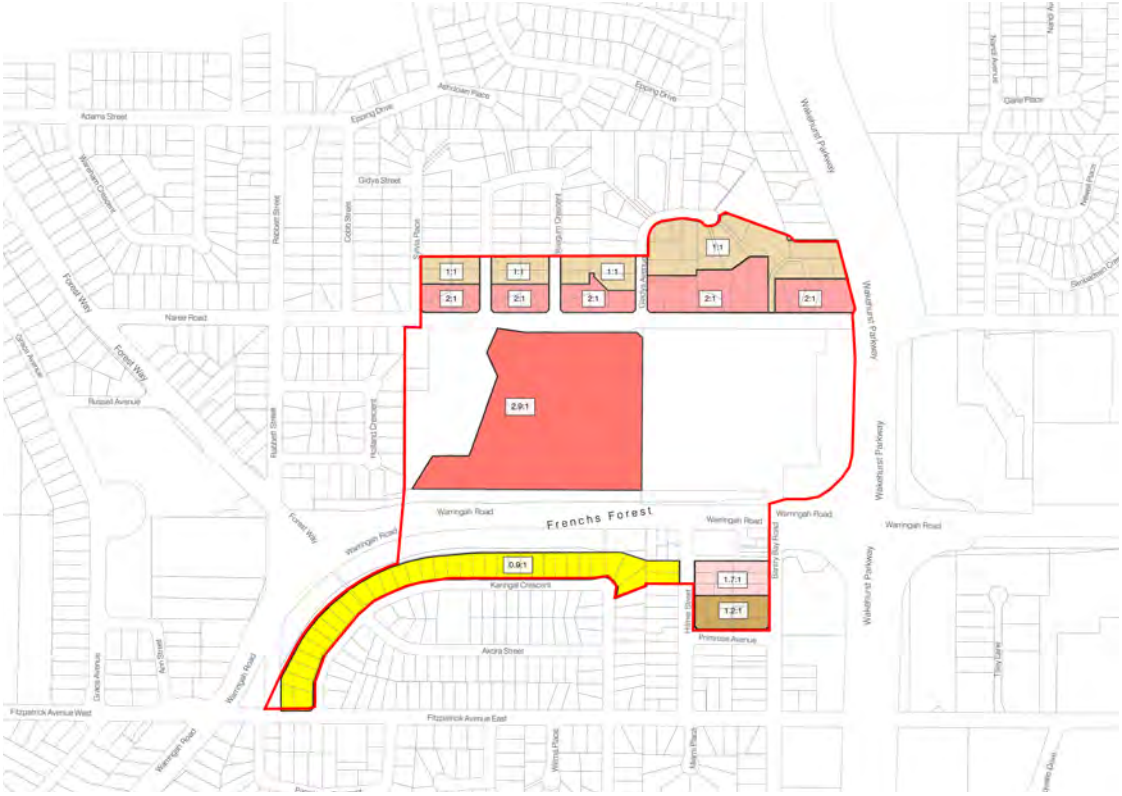
Land Use Zoning Map



Building Heights Map

Building Heights

A maximum building height of 40m is proposed for the Town Centre site. This is consistent with the Structure Plan and will ensure future development does not exceed the approved height of the Northern Beaches Hospital. Heights are reduced in the north and south of the precinct to transition to the surrounding lower scale residential development. A maximum building height of 17.5m is proposed to the north of Frenchs Forest Road West, transitioning to 13 metres further north. To the south of Warrangah Road, a maximum building height of 11m is proposed for the R2 zone. Heights of 13m and 17.5m are proposed for B1 zoned land. No maximum building height controls are proposed for land zoned RE1 Public Recreation.



1:10000
Floor Space Ratio Controls Map

Floor Space Ratio Controls

The proposed floorspace ratio controls range from 0.9:1 to 2.9:1. The aim is to facilitate renewal and redevelopment, while ensuring high-quality built form, consistent with the master plan. The proposed FSR for the Town Centre site is 2.9:1. No FSR control is proposed for land zoned RE1 Public Recreation. Land to the north of Frenchs Forest Road West, has a proposed FSR of 2:1, transitioning to 1:1 adjacent to existing low-density areas. Land to the south of Warrangah Road has a proposed FSR of 0.9:1. The Bantry Bay Neighbourhood Centre (zoned B1) has a proposed FSR of 2:1, transitioning to 1:1 towards Primrose Avenue. The proposed FSR controls are maximum controls, that will be considered in conjunction with the controls in the draft DCP including, building heights, setbacks, street wall heights, and solar access requirements. Future residential development will also need to consider design requirements in State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development, which will also inform the scale and built form of future development. Floorspace ratio controls are not proposed for land zoned RE1 Public Recreation or SP2 Infrastructure.

*FSR = Floor Space Ratio
DCP = Development Control Plan

Additional Permitted Uses

Consistent with Structure Plan, an amendment to Schedule 1 of the Warringah LEP 2011 is proposed to allow additional uses in the R3 zone along Frenchs Forest Road West. The proposed additional uses include business premises, office premises and medical centres, and will assist with street activation on Frenchs Forest Road West.

To facilitate development of hotel and motel accommodation and serviced apartments close to the Northern Beaches Hospital, additional permitted uses are proposed for land on the corner of Frenchs Forest West and Wakehurst Parkway. Hotel and motel accommodation and serviced apartments will be permitted on this land through an amendment to Schedule 1 of the LEP. Additional permitted uses are also proposed for R2 zoned land south of Warringah Road to provide a diversity of housing in proximity to the Town Centre. The proposed additional residential uses include dual occupancies (attached), semi-detached dwellings and attached dwellings.

Draft Frenchs Forest Development Control Plan

To support the proposed changes to the Warringah LEP 2011, a site-specific DCP for the Frenchs Forest Town Centre has been prepared. The draft DCP provides detailed planning and design controls to guide future development and deliver the highest quality design and built form outcomes for the Precinct. Recommended controls to support the design and built form outcomes identified in the master plan, include:

- Design principles and future desired character
- Concept development application requirements
- Land use strategy
- Height in storeys
- Building design
- Setbacks
- Access and car parking
- New open space and public spaces
- Street network and street sections
- Environmental management – including sustainability, heritage and trees



Additional Permitted Use

Additional Permitted Uses Map

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A drone photograph showing the view looking south towards the Harbour CBD.

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08 APPENDIX

St. Olavs Hospital, Norway

St. Olav's University Hospital is located in Trondheim, Norway at Øya. The hospital operates closely with the Norwegian University of Science and Technology in research and medical education.

The redevelopment of St. Olav's Hospital was a joint project between the Departments of Education and Health, overseen by the Central Norway Regional Health Authority. It is both the regional hospital for Central Norway's 650,000 residents, and the local hospital for the extended Trondheim area comprising 200,000 residents. As a major urban renewal project it included demolition of approximately 85% of old hospital buildings and redevelopment of approximately 223,000m² of new university area. St. Olav's Hospital remained in full operation throughout. The ground footprint is approximately 2.5 times the size of Frenchs Forest Town Centre.

The development has resulted in an exemplar benchmark project as the hospital area has become an attractive gathering place for patients, visitors, students and employees. The new hospital opened in 2010 and has since received international acclaim and won several awards for its innovative architecture, that brings nature, the city, employees and patients together in an unconventional way through a focus on the patient's needs.

The project provides a benchmark for the design of a medical district in which streets and spaces create interplay in the hospital, opening it up to the neighbourhood. The project provides precedence of fine grain detail included within a large lot format, with ability to adapt overtime.





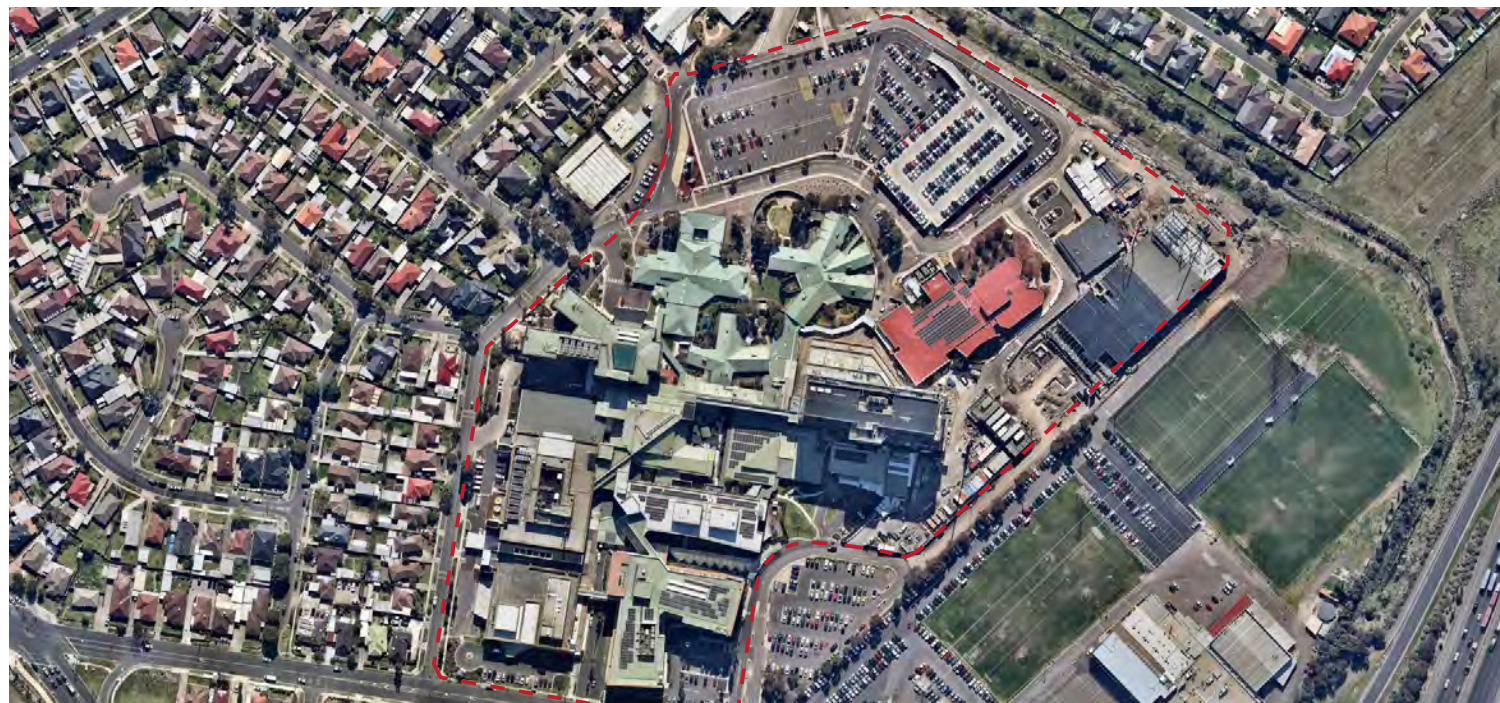
Sunshine Health, Wellbeing and Education Precinct, Victoria

The Victorian Planning Authority (VPA), in partnership with Brimbank City Council and state government agencies, has prepared a draft plan to guide development within The Sunshine Health Wellbeing and Education Precinct (SHWEP).

SHWEP includes approximately 67 hectares of land in St Albans, located 15km west of the Melbourne CBD. The precinct is centred around the Sunshine Hospital, and benefits from existing transport corridors, including Ginifer Railway Station.

The draft plan shows how SHWEP can develop over future years, to allow new land uses in designated parts of the precinct, whilst enabling additional jobs in the health, wellbeing and education sectors. It is planned to be an important employer and provider of health services, with potential to achieve a status as a medical, research and education precinct of metropolitan significance. The SHWE Precinct is comprised of public and private health facilities, research and education facilities including Sunshine Hospital, Sunshine Private Hospital, and The Western Centre for Health Research and Education incorporating the University of Melbourne and Victoria University.

Importantly, the precinct provides significant opportunity to grow and accommodate additional development, employment, services and facilities located with access to existing road infrastructure. The development provides a benchmark for a health and education mixed use precinct, with the ability to grow and expand over time.



Gold Coast Health & Knowledge Precinct, Queensland

The Gold Coast Health and Knowledge Precinct is identified in the South East Queensland Regional Plan (2031) as a major residential and mixed use development node. It's redevelopment as a health and knowledge precinct will play a key role in helping to reshape the Gold Coast's economy and redefine its future.

The Precinct is a greenfield site, integration with Griffith University is a key driver for the precinct, as well as an integrated land use strategy that links to surrounding employment and business uses that significantly expands the capacity of the Precinct.

The 200 hectares identified as the Precinct area includes the Gold Coast Campus for Griffith University (With plans to expand to 30,000 plus enrollments), the new \$1.6b 750 bed Gold Coast University Hospital, an acute tertiary teaching hospital, and the 27ha Parklands Showground site that is planned for redevelopment with 300,000m² GFA of residential, commercial, ancillary health and research and development uses. Collectively these stakeholders plan to deliver the Health and Knowledge precinct.

Similar to Frenchs Forest, major infrastructure investment was the catalyst for development. In particular, the precinct is supported by a \$5 billion of infrastructure investment including a world-class university, one of Australia's major public hospitals and a new private hospital.

The project serves as a benchmark demonstrating how the co-location of the Gold Coast University Hospital, Gold Coast Private Hospital and Griffith University presents a unique opportunity to facilitate and encourage: research and development, commercial opportunities in health, medicine and technology, growth and the attraction of skilled workers to the area.





Central Park, Sydney

Located on the former site of the Carlton United Brewery, near Sydney's Central Station in Chippendale, the former brewery site has been transformed from its industrial past into a vibrant, mixed-use neighborhood. The project provides a precedence by successfully demonstrating that increased urban density can be accompanied by increased urban amenity.

The 58,000sqm master plan of Central Park priorities public amenity to balance high density living. The renewed city quarter has been designed around a quality network of lanes, streets, parks and important heritage buildings to create user friendly, welcoming spaces.

A new public park located at the centre of the master plan unites new and old neighbourhoods and provides open space to reveal surrounding heritage buildings. The park provides much needed green relief and a recreation place for residents, students and workers. It also hosts variety of activities such as weekend markets. Landscaped streets extend from the park into adjacent neighbourhoods creating pleasant places to meet, mingle and eat. Most notably the former heritage terrace houses and back lanes of Kensington Street have been reinvented as 'Spice Alley', a buzzing pedestrian feed and retail hub that attracts visitors to the area.

The project has been widely recognised as an exemplar of urban renewal. In relation to Frenchs Forest it provides benchmark for a framework which leverages development opportunity to delivery significant public benefit through housing supply, that is further supported by increased density balanced by well-designed public places.