

ANNEXURE 2

Urban Design Assessment

**prepared by
BHI Architects**

**Various Allotments
Terralong, Akuna and Shoalhaven Streets
Kiama**

URBAN DESIGN ASSESSMENT

BHI ARCHITECTS

100 TERRALONG STREET, 3 AKUNA STREET, 55 SHOALHAVEN STREET,
61 SHOALHAVEN STREET, KIAMA – ADM ARCHITECTS
DA10.2016.304.1

INTRODUCTION

BHI Architects has been engaged by Kiama Council as external architecture/urban design consultants to provide an urban design assessment of the proposed mixed use development at Terralong, Akuna and Shoalhaven Street, Kiama.

The key urban design outcomes identified by BHI Architects to be assessed, in reference to the Record of Deferral by the Joint Regional Planning Panel (2016STH035), are as follows:

1. Preservation of significant trees on Akuna Street.
2. An appropriate built form relationship of the building to Akuna Street, including commercial and residential uses.
3. An appropriate built form relationship of the building to Terralong Street.

1. PRESERVATION OF SIGNIFICANT TREES ON AKUNA STREET

The JRPP expressed the opinion that significant trees on Akuna Street should be preserved. BHI Architects made reference to the Arborist Report by Allied Tree Consultancy to determine which trees could be deemed 'Significant Trees', and thus retained on the site. This proposed methodology involved identifying trees being of medium or high quality STARS rating as defined by the arborist, and excluding those in locations which would be unreasonably prohibitive to development of the site.

The trees deemed to be 'Significant' and therefore suitable to be retained include trees numbered 7, 9, 10, 11, 12, 15, 18, 20, 27, 29, 30 and 31, which coincides with Allied Tree Consultancy's recommendations. The location of these trees are at the Akuna street level rather than at the bottom of the significant slope within the site, allowing them to be retained without substantial intervention and impact on the design.

The built form line is recommended to be adjusted to respond to the Tree Protection Zones of the trees identified to be 'significant' in order to facilitate protection and retention. A lightweight raised walkway, level with Akuna Street, is recommended in order to achieve level entry to commercial and residential buildings without significant impact on tree root zones.

2. APPROPRIATE BUILT FORM RELATIONSHIP TO AKUNA STREET

The development proposal was identified as having an inappropriate relationship to Akuna Street, with commercial uses sunken substantially below street level, convoluted access arrangements and a

general lack of public domain amenity. The following built form outcomes were recommended by BHI Architects in order to achieve an appropriate relationship to Akuna Street:

- Reduce the extent of commercial frontage to Akuna Street in order to retain significant trees which would make the commercial frontage untenable. Retain a strong commercial presence to the Shoalhaven and Akuna Street corner and in response to the commercial uses on the opposite side of Akuna Street.
- Provide level street access to commercial uses from Akuna Street to activate the street frontage and allow natural light penetration.
- Provide level street access to residential lobbies from Akuna Street to give the buildings a street address, improve access and activate the street frontage.
- Provision of an appropriate public domain at street level, including a walkway along the street frontage, retention of significant trees and provision of supplementary landscape planting.
- Integrate the public lift connection to Aldi and the retail arcade within the built form to encourage amenable pedestrian movement across the site and a more consistent built form.
- Revision of access to residential building D&E due to privacy, solar access and ventilation concerns from common building entry circulation to units D101/D201 and E105/E205.

3. APPROPRIATE BUILT FORM RELATIONSHIP TO TERRALONG STREET

The development proposal was identified as not adequately considering Kiama DCP's architectural character requirements for the Terralong Street precinct, including built form and scale, architectural proportions and materiality, as well as not articulating the entry to the retail arcade. The following built form outcomes were recommended by BHI Architects in order to achieve an appropriate relationship to Terralong Street:

- Provide a consistent parapet height with the adjacent building.
- Provide vertically-proportioned elements to the building to replace the proposed horizontal expression.
- Provide a stronger entry expression to the retail arcade to replace the inconspicuous opening proposed.
- Revision of the proposed building materiality – the face brick materiality is not supported and the choice of colours is not consistent with the architectural character requirements of Kiama DCP.

4. CONSULTATION WITH THE APPLICANT

Meeting – 7th January 2018

The key urban design outcomes identified by BHI Architects above were discussed at a meeting at Kiama Council Chambers, with the following items agreed upon to be addressed by architectural amendments by the applicant:

Building A

1. Residential lobby access from Shoalhaven Street
2. Maintain commercial uses fronting Shoalhaven Street, accessed at Shoalhaven St level (approx. RL 20)
3. Extend commercial uses around the corner along the Akuna frontage accessed from Akuna St & Shoalhaven Street corner (approx. RL 22)
4. Provide taller building form at corner of Shoalhaven Street by adding an additional level comprising of a cluster of 3 units (comparable to those in units B & C)
5. Pay particular attention to the corner treatment to emphasise its importance, including the awning which will step up around the corner. The commercial use must address the commercial uses to the Southern side of Akuna Street.
6. Maintain significant trees along the Akuna Street frontage.

Building B

7. Residential lobby access from Akuna St.
8. Maintain natural ground/APZ between tree and buildings, but provide bridge/raised walkway to accommodate entry.

Building C

9. Residential lobby access from Akuna St.
10. Maintain natural ground/APZ between tree and buildings, but provide bridge/raised walkway to accommodate entry
11. Maintain tree 30, relocate public lift away from TPZ to be situated within building footprint

Building D&E

12. Residential entry path/ disabled ramp from Akuna Street to respective lobbies to be redesigned to land on Level 1 (intent is to remove courtyard walls and amenity issues around overlooking into courtyards to Units E105 and D101)
13. Remove communal space adjoining (west) boundary adjoining Building D and replace with significant screen planting

Terralong Street frontage

14. Reduce proposed parapet height to align with adjoining parapet, can maintain glazed balustrade at a setback of 1:1 behind parapet line.
15. Vertical opening proportions in lieu of horizontal preferred – (eg. remove horizontal sunshades)
16. Architecturally identify primary pedestrian street entry
17. Render in lieu of face brick - refer DCP for colours

5. CONSULTATION OUTCOMES

Following this meeting, multiple iterations of the architectural documentation and sketch options were issued by ADM Architects for review by BHI Architects, with feedback provided by BHI Architects at each stage. The following improved urban design outcomes have been achieved subsequent to the recommended revisions:

Akuna Street

- The Akuna Street and Shoalhaven Street corner is articulated with built form emphasis through an additional storey of apartments at the corner and a stepped awning.
- The deck footpath and commercial shopfronts to the Akuna Street and corner sensitively respond to the retention of significant trees and street levels.
- The public lift to the basement retail is incorporated within the built form, with an amenable commercial pathway provided from the Akuna Street frontage. An awning articulates the public entry.
- Residential lobbies are accessed directly from the Akuna Street streetscape to provide a street address, simplify circulation and activate the streetscape.
- Greater built form separation is achieved for the residential blocks by removing the commercial frontage, resulting in a better landscaping and streetscape amenity outcome.

Terralong Street

- The height of the front awning on the street frontage was raised to articulate the entry into the retail arcade.
- The balustrade material at the top level was changed to clear glazing and stepped back from the frontage at a 1:1 proportion to minimise its streetscape impact.
- Window and door reveal depths were articulated to avoid a flat façade
- The window proportions and spacing is more consistent with the more successful buildings along Terralong Street
- Colours appropriate for use in the Kiama Town Centre as per the Kiama DCP have been included, with the face brick replaced by a rendered finish.



CONCLUSION

Revised architectural documentation and reporting was lodged by the applicant with Kiama Council on 16th February 2018. This documentation has been reviewed by BHI Architects within the context of the key urban design outcomes established at the introduction to this assessment, and ongoing discussions with the applicant and Kiama Council. This documentation is consistent with the design solutions that were offered by the applicant in ongoing consultation with BHI Architects, and therefore satisfies the following urban design outcomes for the site:

1. Preservation of significant trees on Akuna Street.
2. An appropriate built form relationship of the building to Akuna Street, including commercial and residential uses.
3. An appropriate built form relationship of the building to Terralong Street.

BHI Architects confirms that the amendments to the design offered by the applicant constitutes an improvement of the urban design response to the site as measured against the objectives established by the Joint Regional Planning Panel.