

# MATTHEW PULLINGER ARCHITECT

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Votrant No 124 Pty Ltd,  
ATF The Christian Family Trust  
% LCI Partners Pty Ltd, PO Box 3003  
PARRAMATTA NSW 2124

Attention: Mr Gerry Incollingo,  
Managing Partner

## **178 LANG STREET KURRI KURRI - INDEPENDENT URBAN DESIGN PEER REVIEW**

Dear Mr Incollingo

This letter is offered in support of the amended development application at 178 Land Street Kurri Kurri.

My role in this project has been to offer an independent peer review of the design proposal and amendments made in response to feedback received from Council in discussion with the design team.

I was formally engaged on 27 June 2023 and on 18 July 2023 I attended a design workshop hosted by Ben Pomroy (architect) and Marian Higgins (planner) to review an amended architectural scheme and associated draft development application drawings.

During the workshop we discussed a series of issues arising from feedback received from Council and identified a number of design strategies that could be adopted to positively resolve this feedback.

I have subsequently reviewed a final amended design proposal that incorporates these design strategies in a clear and compelling manner to ensure the final development application better integrates with the immediate urban context of the site.

This letter deals primarily with urban design issues, site planning considerations and the resultant urban form. To a lesser degree, I also address aspects of the proposed building configuration and general arrangement - to the extent these factors influence the presentation of the project to the public domain and the immediate context.

After considering the amended development proposal and its improved relationship to the local context and neighbouring built form, I note the following points:

- \_ The key design strategy adopted by the proposal - which delivers meaningful public benefit - is the extension of the existing lane way to connect with Barton Street in a manner that serves to improve the general visibility, permeability and connectivity of the site within the local area.
- \_ This fundamental siting strategy establishes a direct visual and physical connection from Lang Street into the proposed supermarket and specialty shops at a convenient point close to the centre of Kurri Kurri's main street.
- \_ It also serves to efficiently consolidate a larger parcel of land in a format suited to a supermarket and specialty retail development not otherwise achievable in the traditional town centre.
- \_ This siting strategy - and particularly the creation of a new plaza space along Lang Street - also works to strike a positive relationship between the shops of the traditional main street and the primary entry to the proposed supermarket.
- \_ The new plaza enhances the presence of the heritage listed Kurri Kurri Hotel which occupies a prominent corner site and comprises a northern elevation that would not otherwise accord with the prevailing street alignment followed by the main street shops.
- \_ The new plaza also conforms with Council's vision for public domain improvements anticipated for the town centre and as described in the Kurri Kurri master plan including the preferred bluestone pavement material and provision of deep soil to support significant tree planting.
- \_ The site's other primary address, along Barton Street, has been refined to strengthen its architectural composition, with a reduction in parapet height by 1-2m in height, a stronger delineation of the building plinth and more extensive use of characterful face brick and oxidised metal panels.
- \_ Planter beds accommodating landscape planting are arranged along the edge of the upper grade carpark to present a softer green edge to Barton Street.
- \_ More broadly, the public domain treatment along Barton Street adopts the anticipated public domain described in the Kurri Kurri master plan and increases the provision of new street trees interspersed between on street car spaces and new footpaths.
- \_ The building incorporates a provision for large format public art in a prominent location.

In summary, the final amended development proposal has been carefully considered in its urban design, balancing the key operational parameters of the supermarket use alongside the concerns and feedback raised by Council during the initial DA assessment.

In its resolved form, the proposal provides significant public benefit through the introduction of a new supermarket and specialty shops with address and presence to Lang Street across a new publicly accessible plaza space.

By intelligently responding to the opportunities presented by a larger amalgamated site, the resolved development proposal represents a well-mannered, well-designed and considerate contribution to the Kurri Kurri town centre.

Please feel free to contact me to discuss any aspect of this letter.

Regards,



**Matthew Pullinger LFRAIA**

Registered Architect: 6226

### **Concise Curriculum Vitae**

Matthew Pullinger is an award-winning architect and urban designer, whose experience lies in the design of the city and urban centres, residential apartment buildings, commercial office buildings and also in the design of residential dwellings.

Matthew has attained the following formal qualifications:

- \_Master of Urban Design, University of Sydney, 2000
- \_Bachelor of Architecture (Hons), University of Sydney, 1995
- \_Bachelor of Science (Architecture), University of Sydney, 1992
- \_NSW Registered Architect - 6226

Matthew is a Past President and Life Fellow of the Australian Institute of Architects (NSW) and a respected leader of the architecture profession.

Since 2009 he has served as a member of a number of design advisory panels, whose function has been to provide clear, constructive advice on matters of design excellence in the built environment.

- \_2009 to date - City of Ryde, Urban Design Review Panel
- \_2014 to date - Inner West Council, Architectural Excellence Panel
- \_2018 to date - City of Sydney, Design Advisory Panel, Residential Sub-committee
- \_2018 to date - Member, NSW State Design Review Panel

Earlier in his career, Matthew worked with the NSW Department of Planning's Urban Design Advisory Service (UDAS) on urban design and public policy projects such as the State Government's initiatives to lift the design quality of residential apartment development across New South Wales, and was an author of State Environmental Planning Policy SEPP 65.