



urban design review scheme b

for the proposed development
at

**30 pembroke parade
wilton**

Urban Design Review

Project	Coles Wilton – 30 Pembroke Parade, WILTON
KAA Project No.	2249
Date	02 May 2025
Revision	2

Summary

This report has been prepared in relation to the revised design for the proposed supermarket development at Wilton Town Centre, as prepared by Nettleton Tribe Architects, dated 28 March 2025.

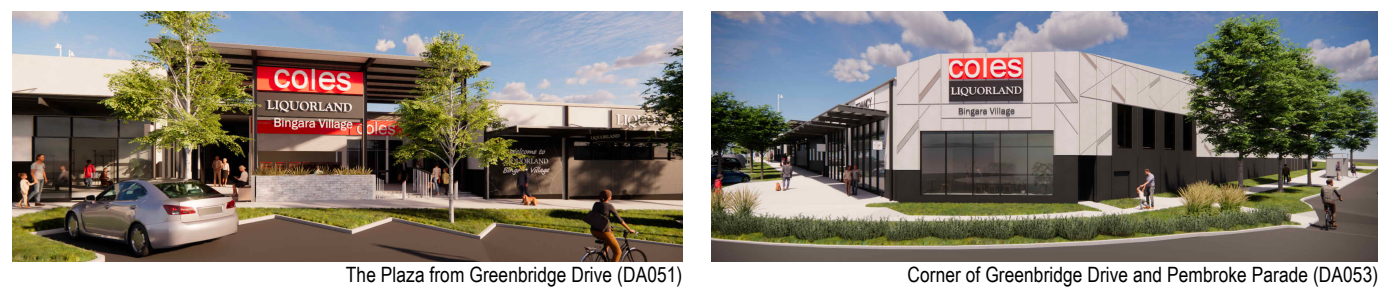
Kennedy Associates Architects (KAA) have been engaged by Wollondilly Shire Council to undertake a review of the proposed development at 30 Pembroke Parade, Wilton with respect its urban design and architectural merit. The subject site has an area of approximately 7,640 sqm and is located at the intersection of Pembroke Parade and Greenbridge Drive, within the Bingara Gorge Village Centre which forms part of the Bingara Gorge Residential Estate. The site, which is an 'island' site, is central to the Bingara Gorge retail precinct and is directly opposite Wilton Plaza. It has been subject to a number of designs over a period of several years.

This proposal, Scheme B, is the fourth that KAA has reviewed.

In November 2024, KAA reviewed the scheme prepared by Nettleton Tribe Architects, dated 6 August 2024, referred to in this document as Scheme A—and provided several recommendations aimed at enhancing street activation and improving the urban design quality of the proposal. This report reviews the extent to which those recommendations have been addressed in the current iteration—Scheme B—as set out in the latest documentation prepared by Nettleton Tribe Architects, dated 28 March 2025.

In general, KAA consider Scheme B to have addressed the key issues raised in the previous analysis, with minor exceptions related to access, the loading dock, and landscaping.

The following provides KAA's analysis of Scheme B.



Key Changes

KAA identified the following key changes between Scheme A (August 2024) and Scheme B (March 2025):

1. Building Height 1.1. Building height reduced across all four frontages	4. Landscape and Trees 4.1. Seven proposed street trees along Greenbridge Drive removed 4.2. Eleven proposed trees along the southern frontage removed 4.3. Garden beds surrounding outdoor seating areas for Tenancies T1, T2 and T4 removed 4.4. Shrubs and screen planting introduced along the western elevation
2. Building Form and Facade 2.1. Western façade to Pembroke Parade revised 2.2. South-western façade revised 2.3. High-level glazing added to the northwest portion of the western façade 2.4. Colorbond Jasper in the multi-tone external colour palette replaced with a lighter tone, Colorbond Dune 2.5. Precast concrete replaced with a painted wall finish matching natural concrete 2.6. Colorbond Southerly added to the palette 2.7. Car park façade changed from closely spaced black powder-coated aluminium batten screens to widely spaced black powder-coated aluminium batten screens with chain wire fencing	5. Outdoor Seating 5.1. Awning structures over outdoor seating areas for Tenancies T1, T2, and T4 removed
3. Public Domain and Pedestrian Access 3.1. Pedestrian crossing fronting the plaza removed 3.2. Pedestrian crossing at the car park entry/exit removed 3.3. Pathway width to the plaza reduced from 4m to 1.5m by reconstructing the existing kerb ramp as a footpath	6. Parking 6.1. Four existing parallel on-street parking spaces along Greenbridge Drive, at the north-eastern corner, converted to six angled parking spaces 6.2. Total number of car parking spaces in the car park reduced from 163 to 159

Key Improvements

1.	Building Height
	<ul style="list-style-type: none"> 1.1. Building height reduced across all four frontages to comply with the 9m height plane: <ul style="list-style-type: none"> 1.1.1. Western frontage height reduced from over 9m to approximately 7.5m 1.1.2. Southwestern frontage height reduced from about 7m to 9m to approximately 6.5m 1.1.3. Northern frontage height reduced from 6m to approximately 4.5m
2.	Building Form and Facade
	<ul style="list-style-type: none"> 2.1. Western façade to Pembroke Parade substantially amended with abstract geometric patterns, vertical and horizontal elements, and a revised colour palette 2.2. South-western façade revised, continuing the abstract geometric pattern from the western façade 2.3. High-level glazing introduced to the northwest portion of the western façade 2.4. Colorbond Jasper in the multi-tone external colour palette replaced with a lighter tone, Colorbond Dune 2.5. Colorbond Southerly, a mauve-grey tone added to the palette
3.	Landscape and Trees
	<ul style="list-style-type: none"> 3.1. Shrubs and screen planting introduced along almost the entire western frontage
4.	Parking
	<ul style="list-style-type: none"> 4.1. Four existing parallel on-street parking spaces along Greenbridge Drive, at the north-eastern corner, converted to six angled parking spaces

Key Issues

1.	Building Form and Scale
	<ul style="list-style-type: none"> 1.1. Southern façade with loading dock entry lacks clarity in terms of in terms of security, access control and entry/exit roller doors. 1.2. Loading dock appears to be permanently open, resulting in both CEPTD & visual amenity concerns 1.3. Northern façade of Tenancy T3 remains unchanged, presenting an approximately 30m blank wall to Greenbridge Drive with no clear street address or activation
2.	Public Domain and Pedestrian Access
	<ul style="list-style-type: none"> 2.1. Pedestrian crossing fronting the communal open space / plaza removed 2.2. Pedestrian crossing at the car park entry/exit removed 2.3. Pathway width to the communal open space / plaza retained at the existing 1.5m, reduced from 4m, resulting in an awkward path of travel due to the adjacent grassed areas 2.4. No provision for bicycle stands
3.	Landscape and Trees
	<ul style="list-style-type: none"> 3.1. Seven proposed street trees along Greenbridge Drive removed 3.2. Eleven proposed trees along the southern frontage of the site removed 3.3. Perspective views (DA052 and DA053) inconsistent with the shrubs and screen planting indicated in the landscape drawings, architectural plans, and elevations along the northeastern, eastern, and western frontages
4.	Outdoor Seating
	<ul style="list-style-type: none"> 4.1. Awning structures over outdoor seating areas for Tenancies T1, T2, and T4 removed

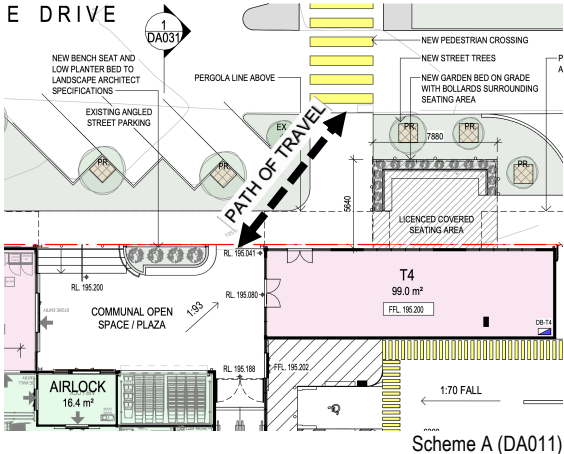
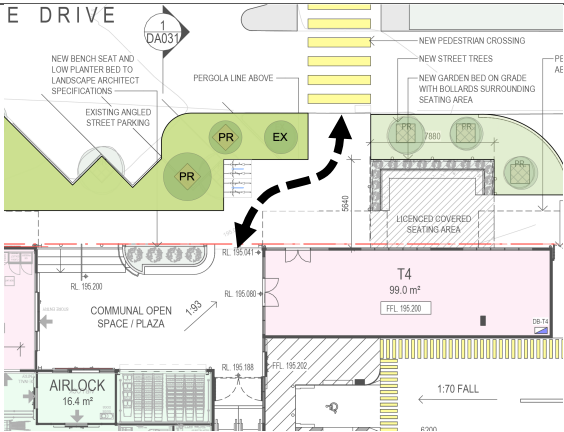
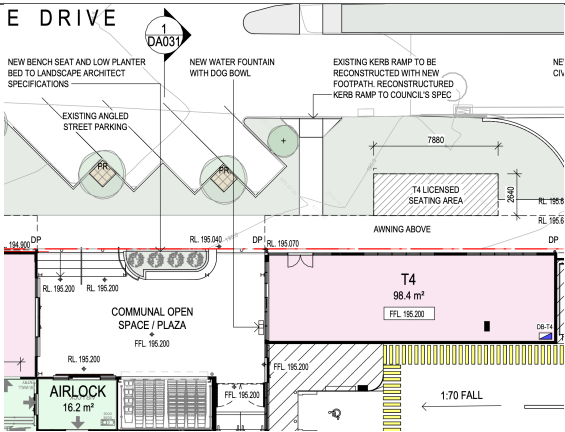
Comparison / Key Points

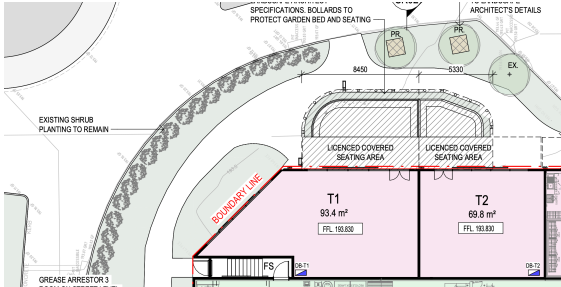
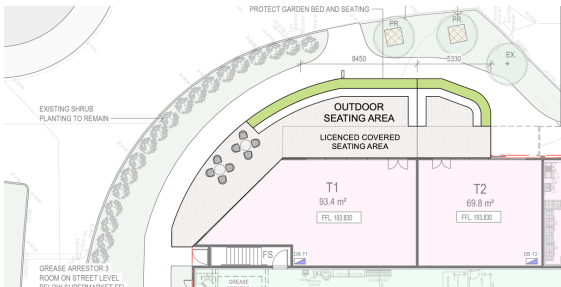
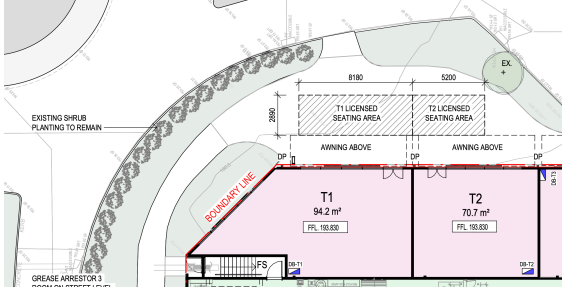
Below is a comparison of the key points from KAA's urban design review of the previous Scheme A, (November 2024) and 'Scheme B'.

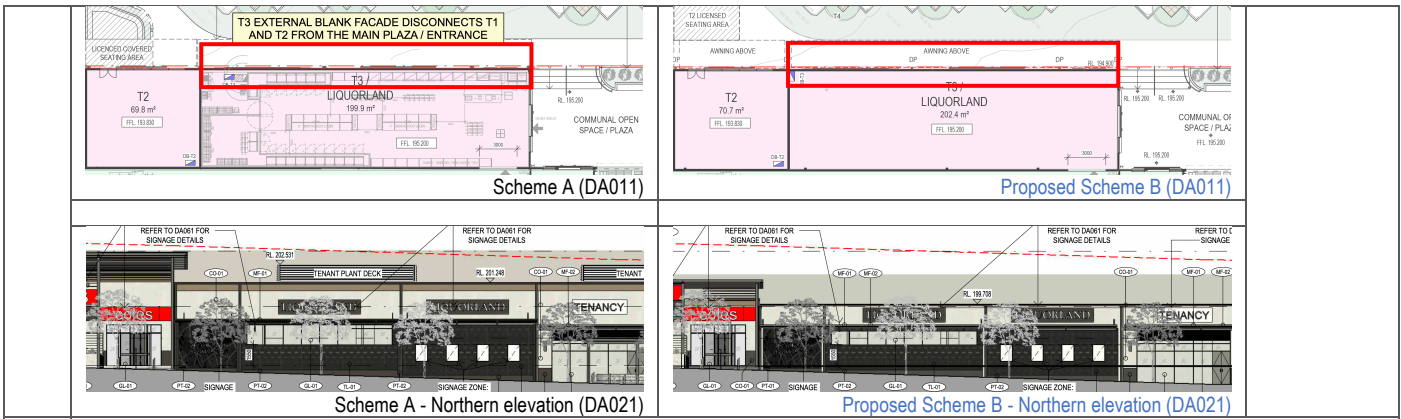
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a tick means that in KAA's opinion the issue has either:
 - been addressed
 - or
 - is acceptable
- ✗

a cross means that in KAA's opinion the matter has either:
 - not been addressed
 - or
 - has not been fully addressed in a manner that in KAA's opinion delivers a desirable UD outcome

No.	KAA Comments – Scheme A	KAA Comments – Scheme B	Addressed
1.	Street Crossing		
	<p>The proposed pedestrian crossing retains existing street parking which, on its western side makes the path of travel to the Supermarket entry slightly awkward. The 'desire' line to the entry will be across the grassed area outside Tenancy T4.</p> <p>KAA recommend that:</p> <ul style="list-style-type: none">the public area between the building entry and pedestrian crossing be redesigned to create a better path of travel and larger paved area, with possible location for bicycle stands, bins etc  <p>Scheme A (DA011)</p>	<p>KAA:</p> <p>Scheme B removes:</p> <ul style="list-style-type: none">proposed new pedestrian crossing at Greenbridge Driveproposed street trees fronting T4garden bed within the seating area fronting T4the awning structure over the seating area for T4 <p>Scheme B reduces the path of travel width to the plaza to 1.5m.</p> <p>KAA's previous recommendation has not been addressed, resulting in a narrower pedestrian path with awkward sharp turns leading to the plaza.</p> <p>It is recommended that the removal of the garden bed and trees be reconsidered to create a more welcoming and pedestrian-friendly environment.</p> <p>Additionally, the potential for incorporating bicycle parking, as previously suggested, could lead to better outcomes for the plaza.</p> <p>In KAA's opinion:</p> <ul style="list-style-type: none">KAA's earlier advice, should be adopted	✗
	 <p>Scheme A - KAA recommendation</p>	 <p>Scheme B (DA011)</p>	

No.	KAA Comments – Scheme A	KAA Comments – Scheme B	Addressed
2. Tenancy T1			
	<p>Tenancy T1 has an outdoor seating area fronting Greenbridge Drive.</p> <p>KAA note that the western façade facing Pembroke Parade includes full height glazing to Tenancy T1, however the Landscape Plan shows the area in front of Tenancy T1 as some form of grass / planter.</p> <p>KAA recommend that:</p> <ul style="list-style-type: none"> the outdoor area associated with Tenancy T1 be continued to also front Pembroke Parade 	<p>KAA:</p> <p>The proposed scheme removes:</p> <ul style="list-style-type: none"> two previously proposed trees fronting T1 and T2 the awning structure over the outdoor seating area garden beds around the seating areas <p>In KAA's opinion - whilst not desirable - this is considered acceptable.</p>	✓
	 <p>Scheme A (DA011)</p>  <p>Scheme A - KAA recommendation</p>	 <p>Proposed Scheme B (DA011)</p>	
3. Tenancy T3 – Liquorland			
	<p>Tenancy T3 has been designated as a Liquorland outlet with access limited to internal access from the Communal Open Space / Supermarket only.</p> <p>T3 has a frontage of approximately 30m to Greenbridge Drive and separates Tenancies T1 & T2 from the main entry to the complex. The Tenancy is effectively closed to Greenbridge Drive with only high-level windows. The façade to Greenbridge Drive is largely blank.</p> <p>Changing Tenancy T3 into tenancy with open street address similar to T1, T2 & T4 would improve the activation of Greenbridge Drive as well as the connectivity with T1 & T2 and overall street presentation of the proposed development.</p> <p>KAA recommend that:</p> <ul style="list-style-type: none"> tenancy T3 be redesigned to deliver the same quality of street address and activation as Tenancies T1, T2 & T4 	<p>KAA:</p> <p>The proposed scheme:</p> <ul style="list-style-type: none"> proposes no change to the approximately 30m external blank façade of Tenancy T3 reduces the building height along Greenbridge Drive from approximately 6m to 4.5m <p>Reducing the building height to 4.5m will give Greenbridge Drive an overall appearance of a relatively low-scale building, in a streetscape similar to elsewhere in Wilton.</p> <p>In KAA's opinion - whilst not desirable - this is considered acceptable.</p>	✓



4. Facades

Western Facade

The western façade facing Pembroke Parade is both the most substantial in terms of height and most exposed in terms of visibility.

The central blank portion of the façade is approximately 45m long and 9m high. It has a significant presentation to Pembroke Parade which is the primary thoroughfare entering the Bingara/9410a Gorge.

The design does include a number of street trees plus planting, but the landscape design is less pronounced than elsewhere and in KAA' opinion, the expression of a largely unarticulated blank face with only a paint treatment is not what is required for this significant and prominent location and entry to the town centre.

Though not stated the building, particularly the Pembroke Parade facade appears to be constructed of vertical precast concrete panels, more normally associated with warehouses and factory complexes in industrial areas.

In KAA's opinion, the western façade facing Pembroke Parade needs reconsideration to increase its visual quality, activation and articulation.

This could be achieved through a combination of elements such as wall recesses, glazing, vertical battens, planting, green walls, paint, murals, signage and the like.

For example, some continuation of the vertical screening (MF-04 on Drawing DWGDA022) to the large blank walls could, in combination with other elements, increase the coherence of the scheme as a whole as well as improving its street presentation.

KAA recommend that:

- the western façade facing Pembroke Parade be reconsidered to improve its street presentation

KAA:

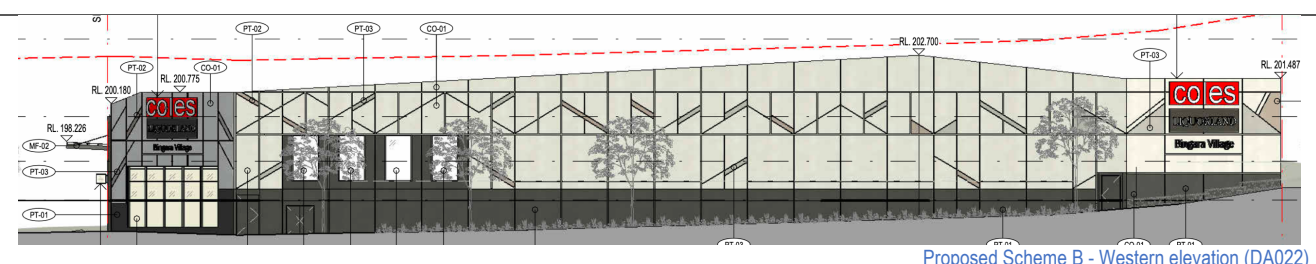
Key changes and improvements:



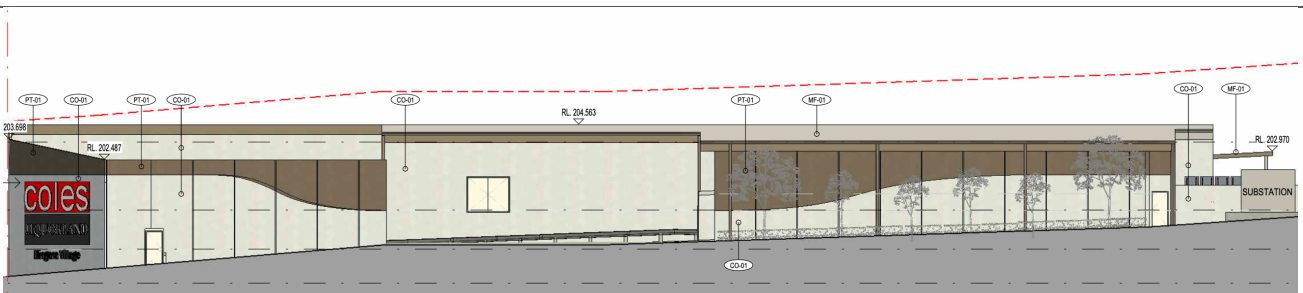
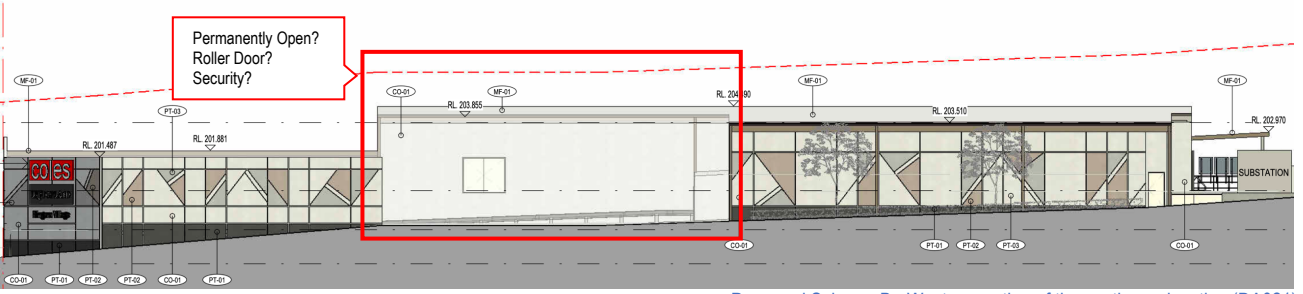
- height:** the reduction from over 9 metres to approximately 7.5 metres reduces the bulky appearance of the façade and better aligns it with the surrounding context
- façade / appearance:** abstract geometric patterns, vertical and horizontal elements, and a revised colour palette address the previous concerns raised about the industrial character
- articulation of the central portion:** abstract geometric patterns with horizontal and vertical elements break the linearity of the large blank façade, improving the streetscape and visual interest
- colour palette:** Colourbond concrete finish, paired with Colorbond Dune and Colorbond Southerly in the multi-tone palette, creates an engaging façade
- high-level glazing in the north-west corner:** promotes the building's interaction with the streetscape, breaks up the large façade, and allows natural light into the supermarket
- planting along the frontage:** softens the façade, integrates with the urban landscape, and improves the pedestrian experience

In KAA's opinion, the proposed changes represent a significant improvement over the original façade design, addressing the concerns raised previously.

Scheme B enhances the visual quality, articulation, and activation of the façade, improving the building's contribution to the streetscape of Pembroke Parade.

Note: There is inconsistency between perspective views DA052 and DA053 and the planting shown in the landscape drawings along the western frontage – Refer Page 3.



<p>Southern Facade</p> <p>The southern façade facing White Street is 'industrial' in its character being dominated by carparking and loading. Whilst unfortunate, KAA agreed that it is the most appropriate location for these elements as the opposite side of White Street is, and will remain, undeveloped green space. Again, the design includes verge and street planting to the majority of the frontage.</p> <p>However, as with the Pembroke Parade presentation a more considered approach to the more prominent western portion of the façade, from the substation to Pembroke Parade, would be desirable.</p> <p>KAA recommend that:</p> <ul style="list-style-type: none"> in combination with the western façade facing Pembroke Parade, the western portion of the southern facade facing White Street be reconsidered to improve its street presentation 	<p>KAA:</p> <p>The proposed scheme:</p> <ul style="list-style-type: none"> extends the geometric patterns from the western façade to the south-western façade reduces the height of the south-western façade from over 9m to approximately 6.5m <p>In KAA's opinion, the façade represents a significant improvement, transitioning from a bulky industrial character to a more engaging and visually appealing streetscape.</p>	
	<p>Loading dock:</p> <ul style="list-style-type: none"> entry / exit point lacks clarity regarding security provisions, including the possible use of roller doors appears to remain permanently open, raising concerns related to CPTED and streetscape presentation an open width of approximately 20m at the entry/exit provides no clear indication of how access will be controlled detracts from the building's southern façade, resulting in a largely blank and visually inactive frontage <p>In KAA's opinion, further clarification is needed regarding the design aspects and security arrangements of the loading dock.</p>	
		
<p>Scheme A - Western portion of the southern elevation (DA021)</p>		
		
<p>Proposed Scheme B - Western portion of the southern elevation (DA021)</p>		

No.	KAA Comments – Scheme A	KAA Comments – Scheme B	Addressed
5. Colour			
	<p>The design uses a three-tone approach to colour being painted facades of a colour palette consisting of taupe/concrete, mid brown (Jasper) and dark grey (Monument). These colours, which are all relatively 'recessive' colours.</p> <p>The colours are applied to the western and southern facades in a semi random 'flowing' pattern which appears intended to reduce the visual bulk of the largely unarticulated facades.</p> <p>Generally, the colours, being recessive, appear to assist the management of the building's presentation.</p> <p>However, as discussed above the presentation to Pembroke Parade is disappointing for such a significant, dominant and important element of the building and a more rigorous and considered response should be provided to both it and the southwestern portion of the southern façade.</p>	<p>KAA:</p> <p>The proposed scheme:</p> <ul style="list-style-type: none"> replaces Colorbond Jasper, amid-brown tone, in the multi-tone external colour palette with Colorbond Dune, a lighter tone replaces precast concrete with a painted wall finish matching natural concrete adds Colorbond Southerly, a soft mauve-grey tone, to the colour palette complements the multi-tone colour palette with abstract geometric patterns to create an engaging and appealing facade lowers the building height from over 9m to approximately 7.5m along Pembroke Parade, reducing bulk and dominance <p>In KAA's opinion, Scheme B addresses the concerns raised in the previous scheme regarding the visual bulk and appearance of the development.</p>	✓
6. Lighting			
	<p>KAA have not had access to the exterior lighting plan for the building.</p> <p>This will have significant impact on the 'reading' of the building, especially along Pembroke Parade and Greenbridge Drive.</p> <p>KAA recommend that:</p> <ul style="list-style-type: none"> an exterior lighting plan be agreed prior to development approval. 	<p>KAA:</p> <p>External Lighting Impact Report for Binagara Village prepared by Marine Building Services Engineers provided.</p> <p>The external lighting design is summarised as compliant with AS/NZS 1158.3.1, AS/NZS 4282, and other relevant standards. Key mitigation measures will include low-level wall and pole lighting, curfewed controls, lensed optical control, avoidance of general floodlighting, and shielding where required. The design will also align with CPTED principles to enhance safety.</p> <p>In KAA's opinion, this is acceptable.</p>	✓

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