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## The Village, Balgowlah, wins Urban Design Commendation at AIA, NSW Chapter, Awards.

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Allen Jack + Cottier's design for The Village, Balgowlah, won a commendation in the Urban Design category at this year's Australian Institute of Architects, NSW Chapter, awards.

AJ+C's commended design for The Village, Balgowlah, introduces a complex, mixed-use development of shopping centre, 234 residential apartments and community facilities into a typical Sydney suburb, and transforms it. The northern beaches suburb is no longer a place to drive through past a strip of street-front shops, but is a destination in its own right with an urbane focal point.

The jury recognised the importance of the project as representing "a relevant typology for future developments integrating a major shopping centre with complementary uses in the suburban context, and achieves successful urban densification, which must be embraced by architects and allied professions in the future."

AJ+C's Mixed Use Master Plan DA was approved in 2005 following extensive community consultation. The successful scheme addressed both the community's concerns regarding height, density, loss of views and traffic generation while achieving Stockland's development criteria. In the words of the Awards Jury: "The challenge of the project was to accommodate the very large development footprint of the shopping centre without alienating the existing fine-grain scale of the local area. "

The design includes eight cascading residential towers of varying forms and sizes above a retail and car park podium, which is cleverly hidden below ground level to exploit the slope across the site. The Jury recognised that "the well-mediated scale of the four-to-eight-storey residential buildings over the shopping centre protects the amenity and privacy of the surrounding residential development."

Overall, the project was commended as exemplifying "a competent solution to a complex, mixed-use development."

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