

Hi Amy.

As I understand it, the primary changes are:

Serviced Apartment and The Mill buildings

- Eastern end of Serviced Apartment building replaced with a western extension of The Mill (office) building, resulting in an additional vertical rebate in the northern façade, and a greater extent of brick façade and a lesser extent of glass block façade.

Civic building

- Reduction in height.
- Introduction of a white grid to the primary (eastern) façade.

East Building

- Change of use of the upper levels from office to residential, resulting in a different external expression including a blank northern wall and vertical articulation of the upper eastern and southern façades (replacing a strongly horizontal expression).
- Taller southern wing with setback above Level 1.
- Removal of expression of white columns from the southern façade of the Lower Ground Floor shop.

South Towers

- Simplified form of South Tower - West, with less stepping at the southern end.
- Southern extension of South Tower – East.
- Changed external expression including removal of perforated metal screens and bronze glazing on the west elevation of the West Tower, replaced with brick snap cladding, 'Midnight blue brick framing at Levels 1 and 2 in the south elevation in lieu of concrete, additional areas of brick snap cladding in lieu of concrete, and amended balustrades.

My urban design assessment of these changes can be summarised as follows:

1. In general, the proposed changes will enhance the visual interest of the building facades. The additional rebate in the Heidelberg Road elevation, the replacement of horizontally-articulated office floors with vertically articulated apartment floors in the East Building, more brickwork (including brick snaps) and the white grid that is now proposed to be applied to the Civic Building will increase the articulation and 'visual texture' of the proposal.
2. However, the blank wall that is now proposed on the northern façade of the East Building facing the Village Square is a retrograde step, that will remove visual interest and activation of this important piece of public realm, and miss the opportunity to provide solar access to the northern apartments. **It is recommended that the applicant be encouraged to review this aspect of the design and introduce windows and balconies facing north.**
3. It is unclear whether the lack of white columns shown on the face of the Lower Ground Floor shop of the East Building is intentional, as the columns still appear to exist on the plan. **It is recommended that the applicant be encouraged to retain the expression of these columns on the façade to provide visual interest at a pedestrian pace.**
4. The reduction in height of the Civic Building raises no urban design concerns as it remains tall enough to contribute to the framing of the Village Square
5. The lower height of the East Building at the Nelmoore Lane street edge will better reflect the height of the approved building on the south side, and contribute to a more 'comfortable' scale within the lane. The proposed southern setback to the upper form will offset its additional height, maintaining the same level of enclosure as already approved.

6. The increased height at the southern edge of the site will not result in a material change to the extent of overshadowing of Nelmoore Lane or buildings opposite, or cast any shadow on Artisan Park, at the Spring equinox.
7. The removal of stepping at the southern end of the South Tower – West will result in a more elegant composition. Although this and the southern extension of the South Tower – East will marginally increase the visual presence of these buildings from Nelmoore Lane, it will not do so to an unacceptable degree.
8. The changes to the western elevation of the South Tower – West will result in a less distinctive building. I also note that the removal of screens may adversely affect the ESD performance of the west-facing apartments in terms of sun-screening, particularly at the upper levels. However, the new proposal is acceptable from an urban design perspective, particularly noting the limited visibility of the western façade from the public realm.

I trust the above is clear. Please let me know if you would like me to elaborate.

Thanks,

Mark



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