



Hi Amy,

Mark and I have reviewed the 'Revision D RFI plans' dated 24 July 2020, which we understand have changes to address wind issues. We provide the following urban design comments on these plans:

- The setback of Building A from the northern boundary by 10m is acceptable and this setback has been treated well with paving and planters.
- The widening of Building A towards the pedestrian link and central courtyard is acceptable, as a large central communal area remains on the ground, and there is still comfortable building separations between the proposed forms.
- The introduction of canopies to the north and west facades is appropriate and they have been seamlessly incorporated into the forms of Building A and Building B.
- The previously strong recessed elements between Building A and Building B are now narrower and shallower. However, a strong distinction remains between these buildings given their different articulation and materiality.
- As per our previous advice we maintain our recommendation to reduce Building A to a height of 10 storeys (through the deletion of Level 11 and Level 12).
- We still consider that Building B needs to be reduced in height; however, a half floor plate level (as proposed at Level 10) on top of our initial recommendation of 7 storeys would still achieve a transition, whilst also marking the gateway opportunity at the south west corner of the Site. Therefore, we recommend that Building B have an overall height of 8 storeys (through the deletion of Level 8 and Level 9)
- Importantly, following our above recommendations a two floor step from Building A to Building B will be achieved (as seen below), ensuring an appropriate transition from the north to the south.

81 Latrobe Avenue, Alphington - additional urban design comments

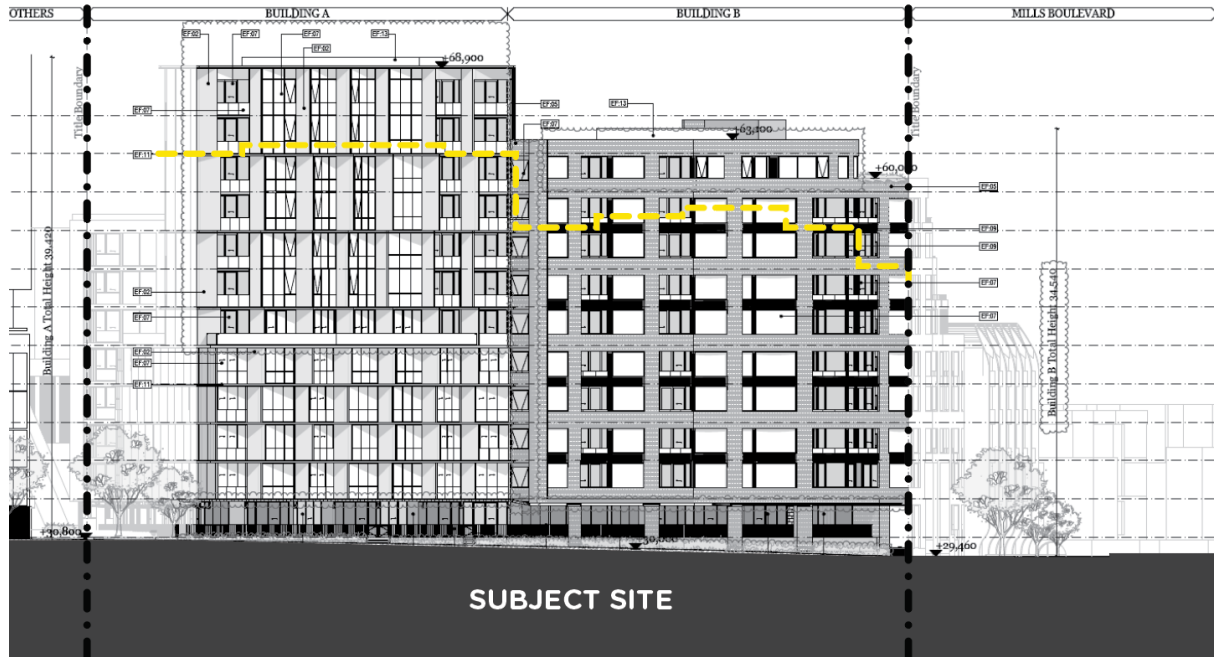


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To ● Hodgen, Amy
Cc ○ Mark Sheppard

Reply Reply All Forward

Fri 16/10/2020 12:15 PM



If you have any quires on the above please feel free to contact us.

Kind regards,
Michael



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