

MEMORANDUM

TO	Calvin Chong, Glenvill	FROM	Suzanne Zahra/Michelle Bashta
RE	Former Amcor Paper Mill - Boiler House West	DATE	19 November 2020

This memorandum has been prepared to comment on the revised scheme for the replacement building on the site of the 1950s Boiler House at the former Alphington Paper Mill.

In particular, we have reviewed the revised design provided by Glenvill/JCB involving the step back to the south of the brick 'tower' element to the south-west corner of the proposed building. The redesign has been prepared in response to Council's direction regarding approval of the scheme and compliance with the Development Plan.

As previously expressed, it is our view that the presentation and expression of the tower element with unimpeded brick facades would be a better heritage outcome from an interpretative design perspective. Our HIS noted the following with regard to the design of the replacement building:

The new residential building incorporates design elements which reflect the some of the significant features of Boiler House West including the steel and glazed curtain wall, exposed structure, elevated chimney and apricot brick elements.

[..]

With regard to the height of the building, the articulation of the height and the responsiveness to the ground levels across the site is appropriate from a heritage perspective. The existing building is articulated in terms of its height, with certain elements extending above the main parapet. (p.20)

The southern brick 'tower' is considered to be a key element of this interpretative response, however we understand that it is council's desire to have this element stepped back so as to read as less dominant in views from the south. While the expression of the continuous brick face to the 'tower' at this corner is the preferred option from a heritage perspective, the revised design can be supported. This is noting that the apricot brick finish is critical in interpreting the original Boiler House structure and this remains legible as a materially contrasting element.

It is preferred that the height of the metal clad lower element to the south of the tower should remain as proposed, to ensure that the brick element above is the primary visible element. This element should not increase in height any further.

With regard to the extension of the pressed metal clad element to the west, this can be supported, noting that the original design was for a taller element which we were supportive of (although with a different relationship with the brick 'tower' element). The new raised element is essentially a frame/pergola structure and the impact of this is lessened due to its visual lightness from the west. The modification of this element can be supported from a heritage perspective.