

8 February 2022

218757

RE: Eden Street Communities Plus Project, proposed amendments

This letter provides summary advice of the implications of proposed amendments to the Eden Street Communities Plus project on visual impact matters.

In providing this advice I have reviewed:

- 'Visual Impact Assessment' (VIA) prepared by Ethos Urban and dated July 2021 (the original VIA)
- 'Architectural Drawings' prepared by Group GSA and dated 22 December 2021.

I understand that in relation to building height the proposed amendments involve:

1. **Building A:** reduction in height to comply with the maximum 70m building height by reducing floor heights and reworking the rooftop open space
2. **Building B:** reduction in height to comply with the maximum 70m building height (noting the lift overrun still exceeds by 1.4m) by reducing floor heights and deleting the rooftop open space
3. **Building C:** while remaining within the maximum 70m building height, increasing height by 3.1m by including an additional storey in response to enhanced cross-ventilation outcomes.

It is further understood that no substantive changes are proposed to the siting of the buildings.

I also note:

- **Tower architecture:** 'The overall architectural expression of the towers has been restrained and simplified to allow the primary form articulation to be clear. The tower development has focussed on a unification and simplification of the forms, expression relating to plan, and consistent detailing of precast, spandrels, and sun-shading devices across buildings' (Group GSA)
- **Deep soil and tree retention:** 'Princes Highway interface has been modified to accommodate a larger soil trench' (Group GSA)
- **The open space:** 'The programme of the meeting place has been developed to provide a larger gathering and ceremony space. The kiosk is now embedded a landscape element with tiered seating to the meeting place and park' (Group GSA).

On this basis I advise that:

- the proposed amendments to building height do not give rise to any substantial new visual impacts not already addressed by the original VIA
- on this basis, and subject to its recommendations, its findings and conclusions remain valid
- other proposed amendments related to tower architecture, deep soil and tree retention and the open space will result in positive overall visual impacts.

Should you have any questions regarding this matter, please do not hesitate to contact me.



Yours sincerely,

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