

Thank you for forwarding Council's comments. Whilst understanding their concerns, it is not something we can support. In the approvals and DGRs etc there is no defined form the public link is required to take and they are diagrammatically shown as straight lines. Council has clearly endorsed all other aspects of the revised design apart from the departure from a direct / gun barrel approach of the through site link.

Council has stated the reasons for their objection are the escalators down to the Lower Ground level and the supermarket because they ;

(a) obstruct the link visually

- this is incorrect as they are traveling down and people can see across the void to the arcade entry opposite,
- escalator handrails etc are glazed and below line of sight
- vegetation from the wall adjacent the escalators from Lower Ground will be low and not obstruct the sight lines

(b) reduce the success of the link as a permeable path for pedestrians

- pedestrians can easily see the route around either side of the Lower Ground escalator void to the egress/ entry opposite and such diversion is minor when considering their total route (see pick dotted alignment compared to green path via lower ground or blue via ground floor on the attached),
- Council is ignoring the potential pedestrian path via the Lower Ground which over-all is shorter than that on grade and would be an important link for most pedestrians (refer to green highlighted path on the attached)
- This mid block link provides pedestrians with an alternate route other than using Kent Road or Balfour Street to access from Broadway to the internal areas of the site. It should be acknowledged that people will use this route because of the adjacent retail activities, better visual experience from the arcade and atrium with its glazed roof together with a safer environment away for traffic noise etc
- The design has been adopted to avoid the direct route to help reduce any possible wind induced into the atrium via a straight link
- The design intent is to make the transition through the site link as visually pleasing as possible without causing too much interruption to the normal course
- The link as designed offers people choice as they move through the site link to explore other destinations again without causing too much interruption to the site link.

Frasers believe the design solution to this site link incorporates innovative, creative and environmentally responsive aspects which contribute to a safe, open and publicly welcoming link. The supermarket compliments this area and provides a useful and passive alternative to users of this link. As such, we believe the Department should approve the design as submitted.

Should the Department feel that we have not adequately addressed Council's concern, we are able to discuss the matter further.

Please advise if there are any other concerns with the s75W modification as submitted.

Regards

Michael Goldrick