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| 17th February 2025 |  |
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| **Without Prejudice – Design Statement**  |  |
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**Introduction**

This without prejudice submission presents a well-considered design response to the Riverview Terrace interface, striking a careful balance between neighbourhood character, pedestrian movement, and built form articulation.

The proposed amendments aim to optimise site functionality, enhance urban legibility, and reinforce the relationship between Kardinia House and the new townhouse development, all while remaining aligned with council’s objectives and urban design principles.

Furthermore, these refinements acknowledge the economic realities of development, ensuring a viable and sustainable outcome without compromising design integrity

**Design Considerations**

* Ground Floor Recessiveness: the site’s natural gradient results in a visually recessive ground floor for the townhouses along Riverview Terrace, allowing the built form to integrate thoughtfully with the streetscape
* Level 01 Massing: The footpath’s natural ground line (NGL) establishes Level 01 as the primary architectural feature, shaping the built form’s interface and reinforcing the streetscape’s rhythm
* Neighbourhood Integration: The interface serves as a critical transition zone, mediating the relationship between Kardinia House, the townhouse development, and the broader streetscape. This transition is essential in preserving heritage values while introducing a contemporary urban response.

**Proposed Design Response**

**1. Built Form & Streetscape Enhancement**

* Introduction of additional Level 01 breaks to improve articulation and strengthen the interface’s response to neighbourhood character.
* Refinement of unit positioning to create greater visual interest and articulation, reducing uniformity and enhancing architectural rhythm.
* Realignment of the boundary between Kardinia House and the townhouse development to establish a clearer demarcation between heritage and contemporary elements.

**2. Pedestrian Network & Safety Improvements**

* Realignment of the pedestrian network to ensure safer, more intuitive movement throughout the site.
* Removal of the central break to enhance legibility, pedestrian continuity, and wayfinding, while maintaining appropriate access points.

**Conclusion**

The proposed amendments offer a balanced and contextually responsive approach to site planning, ensuring a high-quality built form outcome that aligns with council’s urban design principles and contributes positively to the broader neighbourhood fabric. The refinements focus on enhancing pedestrian movement, strengthening the streetscape interface, and reinforcing the transition between Kardinia House and the new development.

We welcome further discussion with council to refine these proposals in alignment with shared objectives.