Memorandum
10 Dawson Street

OCULUS

22 September 2026

Attention Jessie Legge, Milieu
Sender Will Muhleisen, OCULUS
Reference M-2312 10 Dawson Street

Dear Jessie,

The proposed amendments to the Saxon Street setback arise from construction-stage coordination requirements and seek to ensure that the public realm outcomes envisaged by the approved development are maintained and, where possible, enhanced.

The development application for 10 Dawson Street identified “pedestrian generosity” and “corner focus” on Saxon Street as key amenity objectives for the public realm. Conditions identified during construction have increased the complexity of the interface, but the architect team have proposed changes that support the objectives through revisions to the ground-level slab and the adjoining terrace.

The proposed amendments will maintain an improved pedestrian environment along the Saxon Street frontage. By selectively removing a portion of the recently constructed ground-level slab, the footpath can be widened to provide a more generous and continuous path of travel. The southern half of the frontage will achieve a typical footpath width of 2.0 metres, including an increase from the existing 1.3-metre-wide footpath at the southern end of the site.

While localised constraints created by an existing light pole result in a short pinch point, less than three metres of the frontage will be narrower than 1.6 metres and less than one metre will be reduced to 1.4 metres in width. Beyond this minor constraint, most of the frontage provides substantially enhanced pedestrian amenity, with approximately 15 metres of footpath widening to more than 3.0 metres. This represents an increase of over 2.0 metres compared with the existing condition and creates a more comfortable, accessible and attractive streetscape for pedestrians while supporting street activation opportunities along Saxon Street.

As part of the new arrangement, a bench seat has been relocated from the building façade to the edge of the footpath. This change simplifies the interface between the terrace and footpath, while creating a shared amenity that contributes to a welcoming and active threshold instead of a static or exclusive one.

The approved raised planters with climbing plants have reduced in width to accommodate equitable paths of travel but retained, alongside an expanded and more functional dining zone. An additional planter has been added to the south to provide added protection to the terrace. This results in a balanced outcome that continues to support greening, pedestrian comfort and street activation.

Overall, the proposed amendments maintain the approved design intent and continue to achieve the key public realm objectives of pedestrian generosity, street activation and landscape integration. The revised arrangement results in a net improvement to pedestrian amenity along Saxon Street through increased footpath widths, retained greening and enhanced opportunities for passive surveillance and outdoor activation. The amendment therefore represents a positive public realm outcome that is consistent with the objectives of the approved permit.

Regards,
Will Muhleisen
Senior Landscape Architect
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