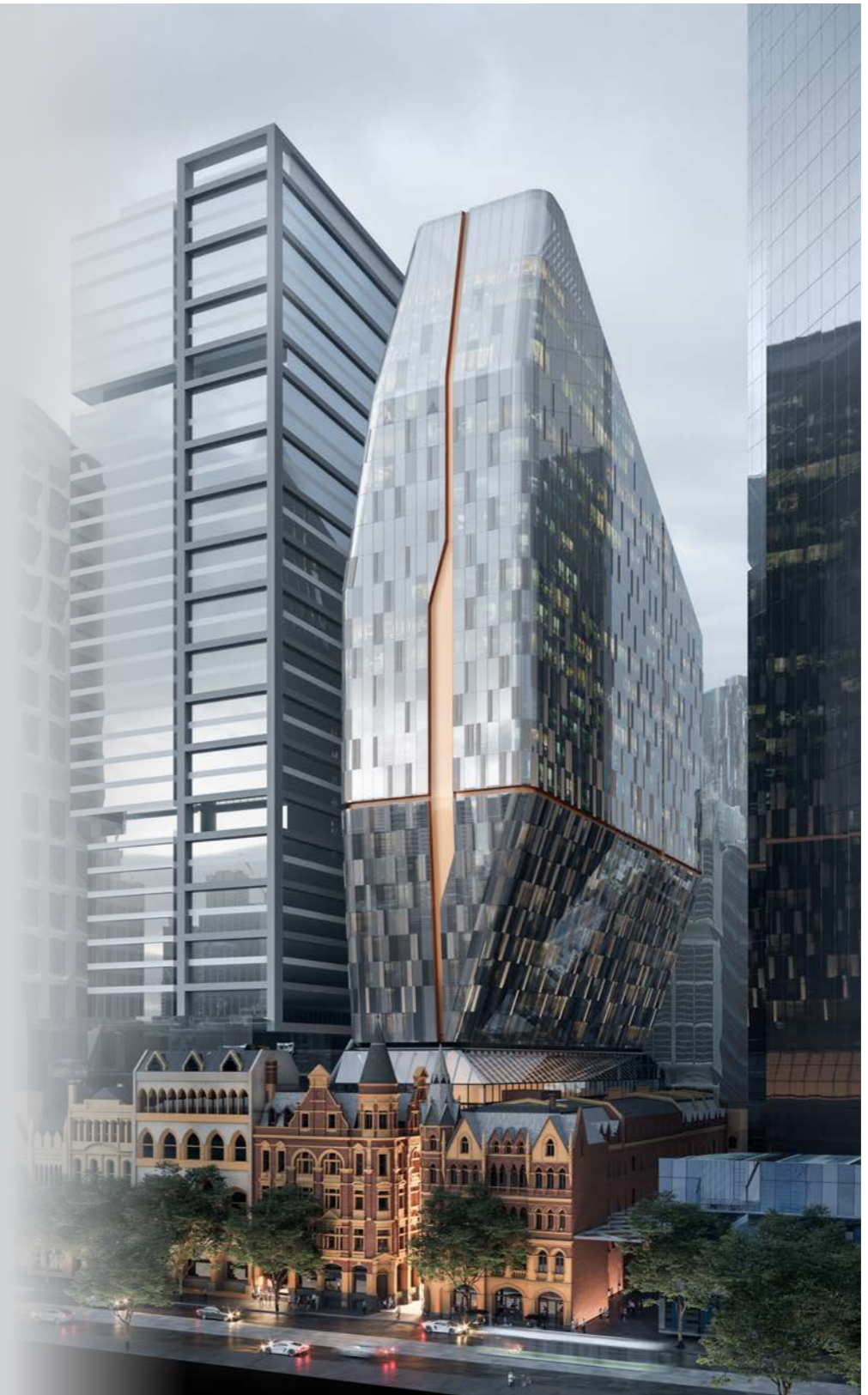


April 2023

495 Collins Street Design Report



495 Collins Street, Melbourne, VIC, 3000



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1 Introduction

1 Introduction

1.01 Project Introduction

This report provides a description of the project vision and design proposal for 495 Collins Street with the design team.

The report provides an assessment of the relevant heritage, planning and design issues that have informed the design response, and will analyse the response to the following primary drivers:

- Heritage Considerations
- Urban Design Principles
- Built Form & Design

The development seeks to retain and restore some of Melbourne's most iconic heritage fabric, while enhancing the lives of the cities inhabitants with positive contribution to the precinct.

The Design Response outlines the considerations that have informed the shaping and design of the additions to the site, and how the development will create a new urban precinct that will embrace the surrounding heritage and enhance and activate the western end of Collins Street.

The report demonstrates that the proposed redevelopment at 495 Collins Street is an appropriate and positive response to the site, context, and regulatory frameworks.

1.02 Project Description

Located at the western end of Collins Street, the Project is a proposed as a mixed use redevelopment of the Intercontinental Hotel into a vibrant and inclusive precinct that will contribute to the continuing revitalisation of the western part of Melbourne's CBD. The site features two significant heritage listed buildings, with street frontages facing onto both Collins Street and Flinders Lane.

The heritage listed buildings will be retained, restored and revealed, with over 13,000m² of adaptive re-use floor area to be used for a range of proposed functions including retail, hotel facilities and accommodation, and a new club. An unsympathetic faux heritage brick building constructed in the 1980's will be demolished, with a new building constructed in its place to contain diverse program, including:

- Premium Grade Commercial office spaces
- Hotel Guest Rooms
- Flexible Meeting and Conference rooms
- Health and Wellbeing amenities

Shaped by an ambitious and considered project vision, 495 Collins Street will be reinstated as an iconic piece of the Melbourne CBD which both celebrates heritage, and looks to the future with intent to create an innovative, quality, sustainable and inclusive environment.

1.03 Project Team

Developer	Salter Brothers
Architecture	Cox Architecture
Planning Consultant	Planning & Property Partners
Heritage Consultant	Bryce Raworth Conservation & Heritage
Structural / Civil Engineer	4D Workshop
Landscape	Oculus
Fire Engineer	Stantec
Services Consultant	Stantec
Traffic Consultant	Stantec
ESD Consultant	Stantec
Waste Consultant	WSP



1 Introduction



The Winfield Building, 1954. Source: State Library of Victoria.



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2 Site



SPENCER STREET

KING STREET

WILLIAM STREET

QUEEN STREET

BOURKE STREET

Collins Street

Flinders Lane

FLINDERS STREET

2 Site

2.01 Site

The subject site is located on Wurrundjeri Land, on an area adjacent to the Birrarung (Yarra River) known to the Wurrundjeri Woi-Wurrung people as Naarm (Melbourne).

Referred to in this report and accompanying design documents as 495 Collins Street, the site is located in the Western end of Melbourne City's Central Business District, with frontages both to Collins Street to the North, and Flinders Lane to the South.

The buildings currently occupying the site are a mix of 1890's seven level heritage listed brick buildings, and a 12 level 1980's structure connected to the heritage buildings by a glass atrium. The site is currently operating as the Intercontinental Hotel, with separate retail tenancies trading to the North on Collins Street, to the West onto the neighbouring Rialto Plaza, and to the south onto Flinders Lane.

Notably there is a level difference of approximately 7.7m between Collins Street, and the lower Flinders Lane.

The site is approximately 40m wide at both Collins Street, and Flinders Lane, and is just under 98m long, with a total area of 3,929sqm.

The site is bounded on both sides by full length developments. On Collins Street to the immediate East the site neighbours three Heritage Listed late 18th C. buildings, which together with the Rialto and Olderfleet form one of Melbourne's most intact boom time streetscapes. These sit in front of the recently completed (2020) Olderfleet Tower Development. To the West, the site neighbours and enjoys direct access via bridges over the heritage Western Lane to the Rialto Plaza Complex.

The site is well serviced by public transport such as trains, trams and buses with Southern Cross Station being a 5 minute walk away. Open public space is accessible, with the North Bank of the Yarra River being a 3 minutes' walk from the site.

The combination of ageing heritage buildings, level changes and proximity to the Yarra River make this a constrained site which has potential to be developed into place which both restores and protects places of historic value, as well as enhances the life of the city.

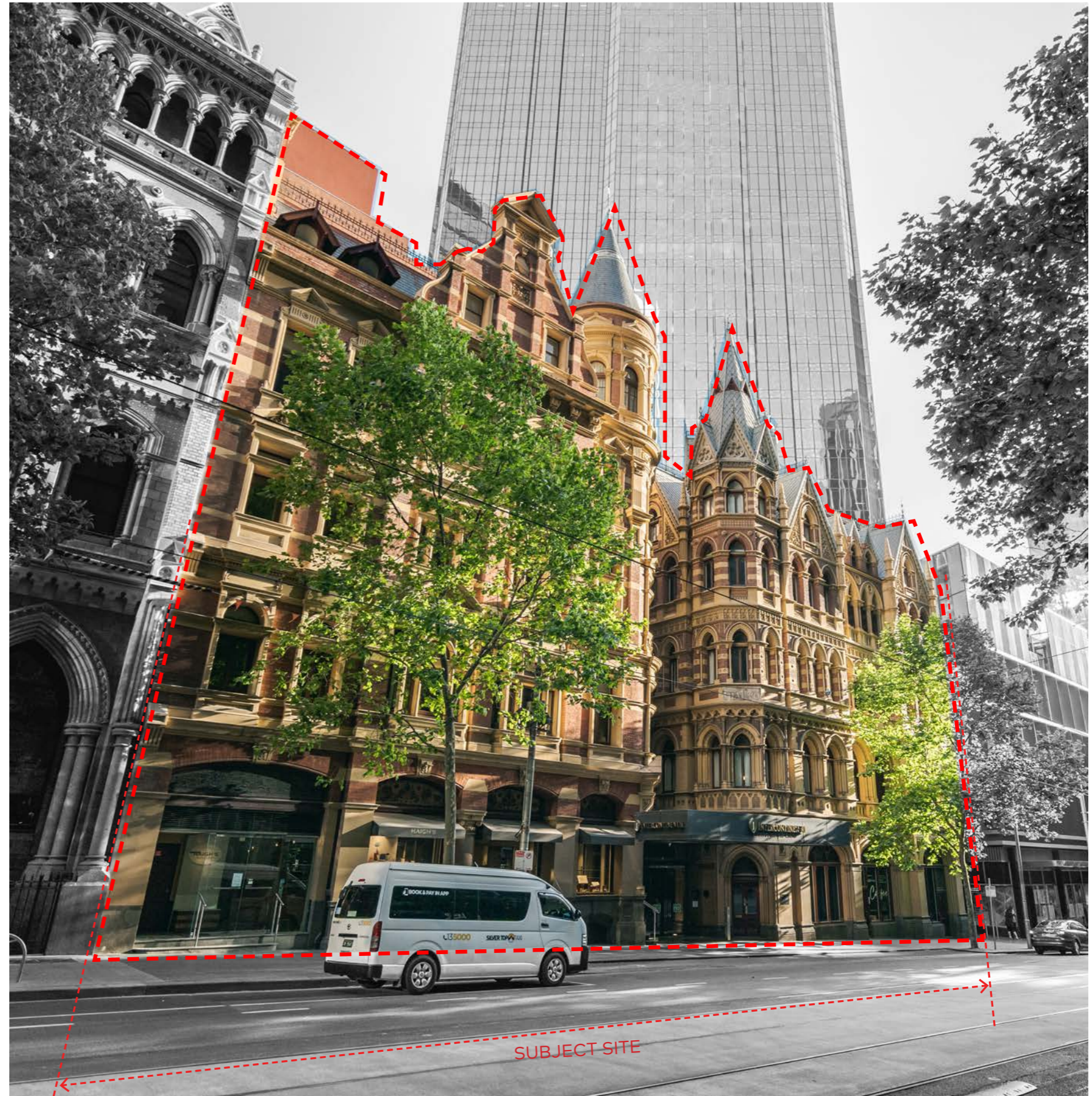


2 Site

2.01 Site



Key Plan



View 1 - Collins Street Frontages. The Winfield Building (Left) and the Rialto (Right)



2 Site

2.01 Site



Key Plan



View 2 - Flinders Lane Frontages. The Heritage Rialto frontage (Left), 1980's addition (Right)



A detailed site history can be found in the Conservation Management, and Heritage Interpretation Plans. The following is a brief overview of some of the significant aspects.

The terrain of the country on which the building sits was formed by millions of years of geological activity, flooding and erosion, leading to its Pre-European characteristics:.

“The area surrounding 495 Collins Street was once vast swamps, grassland plains and wetland backed by the Birrarung (Yarra River). The development of this site was part of the urban development of the 1890s which preceded the decline of the area’s pre-European cultural landscape and the draining, filling and canalising of the wetlands to properly support Melbourne’s built environment.” (Rod Giblett, *Modern Melbourne: City and Site of Nature and Culture*, Intellect Books, Bristol, 2020, p.4).

The area around Port Phillip was occupied by the Wurundjeri Woi-Wurrung peoples of the Kulin Nation for over 30,000 years prior to European settlement. The traditional owners had a symbiotic relationship with the lands, waterways and wildlife, as their livelihood depended on the ongoing health and vitality of the environment.

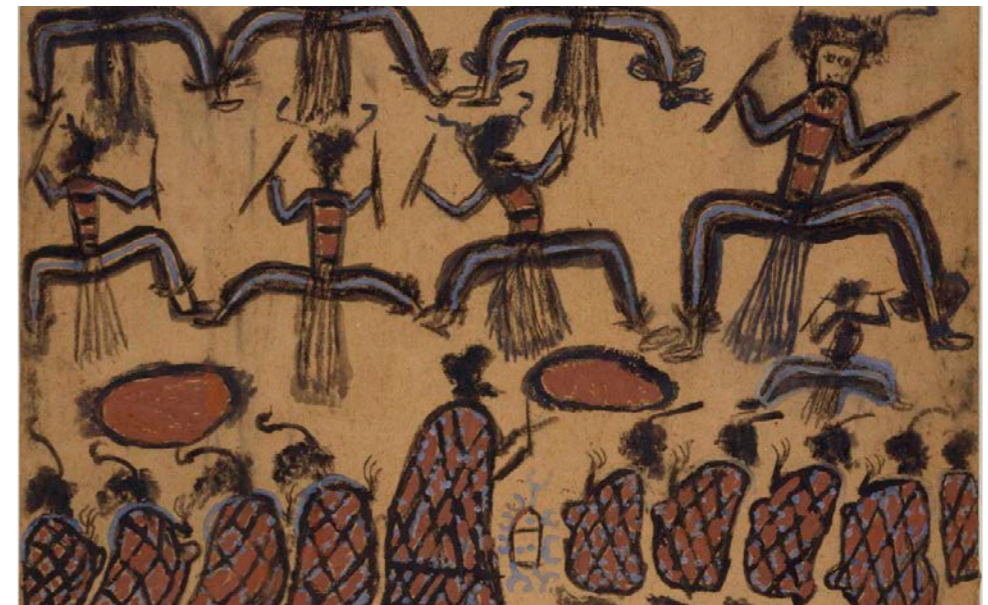
The area on which Melbourne now sits was an area of cultural significance for the First Nations People. The Yarra river... The hill to the East of Collins Street on which Parliament was built was an important ceremonial place where William Barrack held Council, and the alignment of Collins Street has important associations for Wurundjeri Woi-wurrung people as a traditional pathway connecting their ceremonial grounds and camping grounds.¹

Following the European settlement of Melbourne in 1835, the Aboriginal inhabitants were moved into camps, and later relocated to missions outside of the city. The Rialto and Winfield Buildings represent places of exclusion for First Nations people: Wurundjeri Woi-wurrung and other First Nations people would have been banned from entering the buildings and forbidden to enter Melbourne at night.²

The project, and interpretation strategies will seek to acknowledge these important stories, and be welcoming and inclusive to all people in its design response to help remove negative associations.



Source: Skinner Prout, John, View of Melbourne with Aboriginal family group in foreground, (1847) State Library of Victoria, <http://handle.slv.vic.gov.au/10381/255608>



Source: Barak, William, Aboriginal ceremony (1880-90) State Library of Victoria, <http://handle.slv.vic.gov.au/10381/137182>

¹ Aunty Di Kerr, Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, meeting with Salter Brothers, Cox Architecture, OCULUS and SHP, 22 November 2022.

² Aunty Diane Kerr, Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, meeting with Salter Brothers, Cox Architecture, OCULUS and SHP, 22 November 2022.



Following European settlement and the establishment of Melbourne, the West end of Collins Street evolved into a precinct of commerce and trade.

In the 1850s, the west end of Collins Street was commercially occupied by merchants and shipping agents. This was due to the close proximity to the Yarra River and the private wharves that had been established along the northern side of the river in the 1840s. In the 1870s the economic activity of this part of Collins Street began to shift from the importing of wool, iron, hardware and spirits to more service-based industries.

In the 1880s the building boom reached the Western end of Collins and land values rapidly increased. 'Marvellous Melbourne' had come to fruition. Modest post-gold rush store-fronts were being replaced with elaborately detailed masonry structures, representing the vast increase of wealth in Melbourne. Notable buildings included the Record Chambers, New Zealand Chambers and the Olderfleet Building.

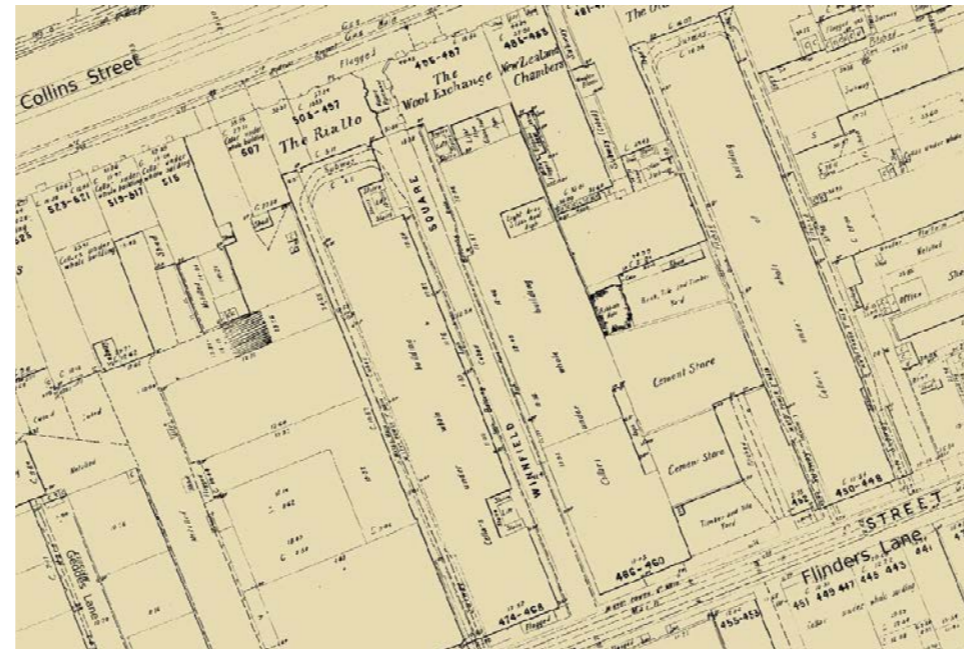
The Winfield and Rialto Buildings were among the last constructed in this boom, just as Melbourne was declining into a severe economic depression. Highly Innovative and advanced for their time, the Rialto and Winfield Buildings have undergone numerous alterations and additions, most significantly the works involved in the 1980' s development of the Rialto Towers which included the adaptation of the buildings into the Menzies Hotel.



Source: Cooke, A. C. & Sands & McDougall. (1882). Melbourne. <http://nla.gov.au/nla.obj-135863057>



Extract from an 1872 bird's eye view illustration of Melbourne showing wharves on the south side of Flinders Street. Source: State Library of Victoria.



Extract from an 1895 MMBW Detail Plan of Melbourne showing the Rialto Building and Winfield Building (Wool Exchange) separated by Winfield Square. Source: State Library of Victoria



Development on the south side of Collins Street looking west from the intersection with William Street, c.1870. Source: State Library of Victoria

'Striking evidences of the growth of Melbourne are to be seen in the handsome as well as costly structures which have in recent years been erected in the west end of the city. Not many years ago, a merchant or important public company would have hesitated before thinking of removing the offices beyond William-street towards the Spencer-street railway station, as that portion of the city was then looked upon from a mercantile point of view as being almost out of town. Now, however, the condition of things has altered, and that part of Melbourne promises to become, at no distant date, almost the centre of commercial activity.'

- Argus, 12 September 1887, p. 6.



Mahlstedt fire insurance plan of south side of Collins Street (1948). Source: State Library of Victoria



Collins Street, c1904. The Winfield and Rialto Buildings are visible to the far right. Source: State Library of Victoria.



COLLINS STREET HERITAGE
THE GOLDEN MILE

CULTURE



1838

The Melbourne Athenaeum founded, currently the city's oldest cultural institution

COMMUNITY



1859

The Melbourne Club moved to Collins Street as the State's oldest secular institution

FINANCIAL CENTRE



1855

The Hall of Commerce-precursor of Melbourne Stock Exchange, was built where banks and merchants concreated

"DOING THE BLOCK" SHOPPING



1890s

The Block Arcade became the retail heart of the city

ARCHITECTURE & COMMERCE



1982

Rialto towers erected - the tallest building in the Southern Hemisphere when it was built

MELBOURNE'S DESTINATION

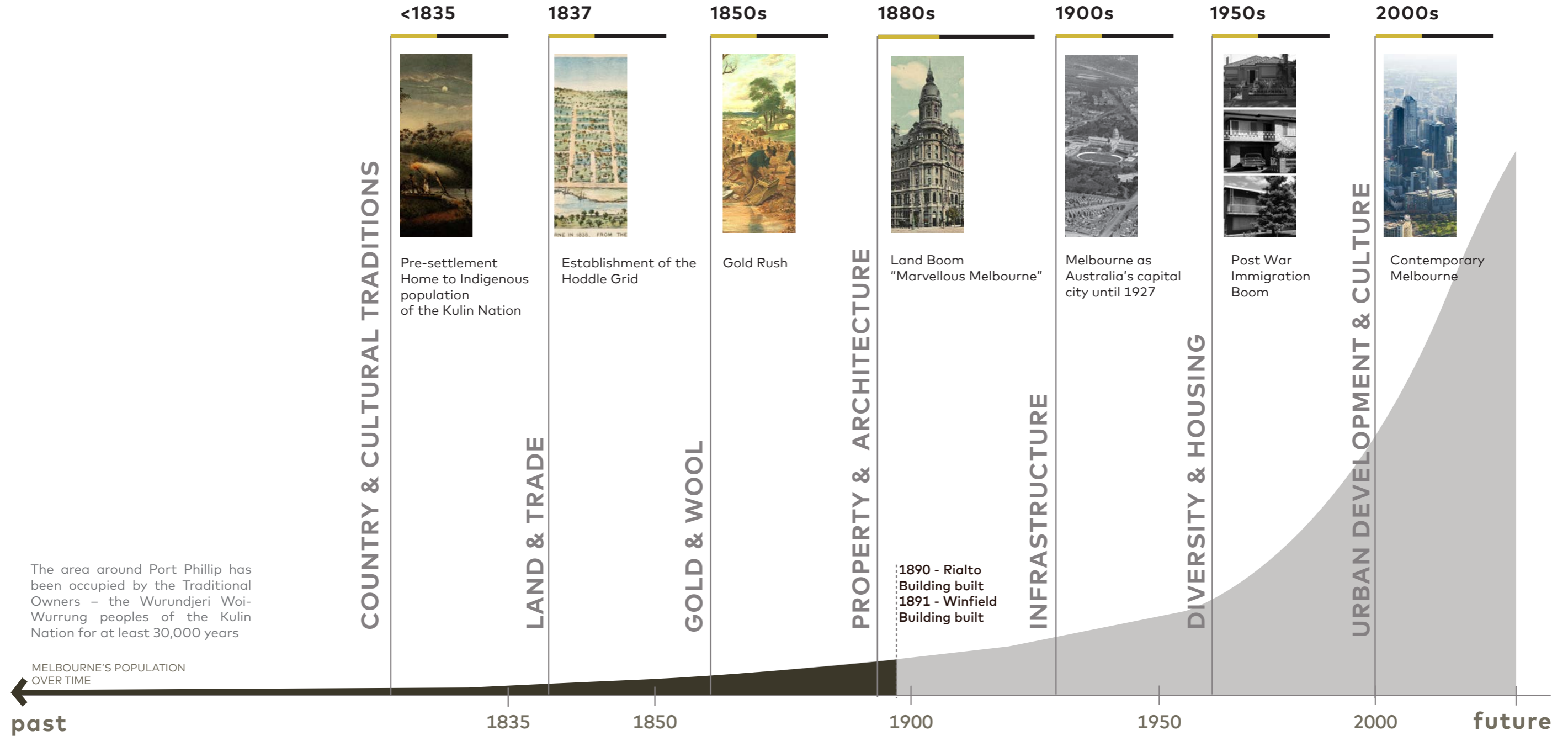


2000s

Collins street as a landmark address for global brands, hospitality and business cooperatives



MELBOURNE'S TIMELINE
CHANGE OVER TIME



SITE HISTORICAL TIMELINE
INNOVATION & CREATION

495 INNOVATION



TECHNOLOGY & INNOVATION



FIRST HIGH RISE URINALS



WATER POWERED LIFTS



STATE OF ART FIRE PROTECTION

1880s

THE TEXTILE PRECINCT

1889
Melbourne's first electric tram begun operating

1890

Architect William Pitt commissioned to design Rialto & Olderfleet as "state of art" office buildings

1891

Adjacent Wool Exchange, later renamed Winfield Building designed by Charles d'Ebro and Richard Speight

PRIVATE INDIVIDUALS, BUSINESSES & ORGANISATIONS

1892 - MELBOURNE & METROPOLITAN BOARD OF WORKS

THE MELBOURNE TRAMWAYS TRUST

VICTORIAN GOVERNMENT'S PATENTS & STATISTICIAN'S OFFICES

1939-45 - COMMONWEALTH DEFENCE DEPARTMENT

STUDIOS FOR ARTIST & PHOTOGRAPHERS

1900s

Collins Street as Melbourne's exclusive address

WOOL BROKERS & MERCHANTS

SKIN MERCHANTS

GRAIN BROKERS

MELBOURNE CHILLED BUTTER COMPANY

1970

Both buildings purchased by The Grollo Group & underwent renovation

1984

Opening of the hotel Menzies at Rialto

2006

InterContinental Hotels Group took over hotel management; second refurbishment took place

2008

InterContinental Melbourne The Rialto Opens

past

1880

1900

1950

2000

2020

future



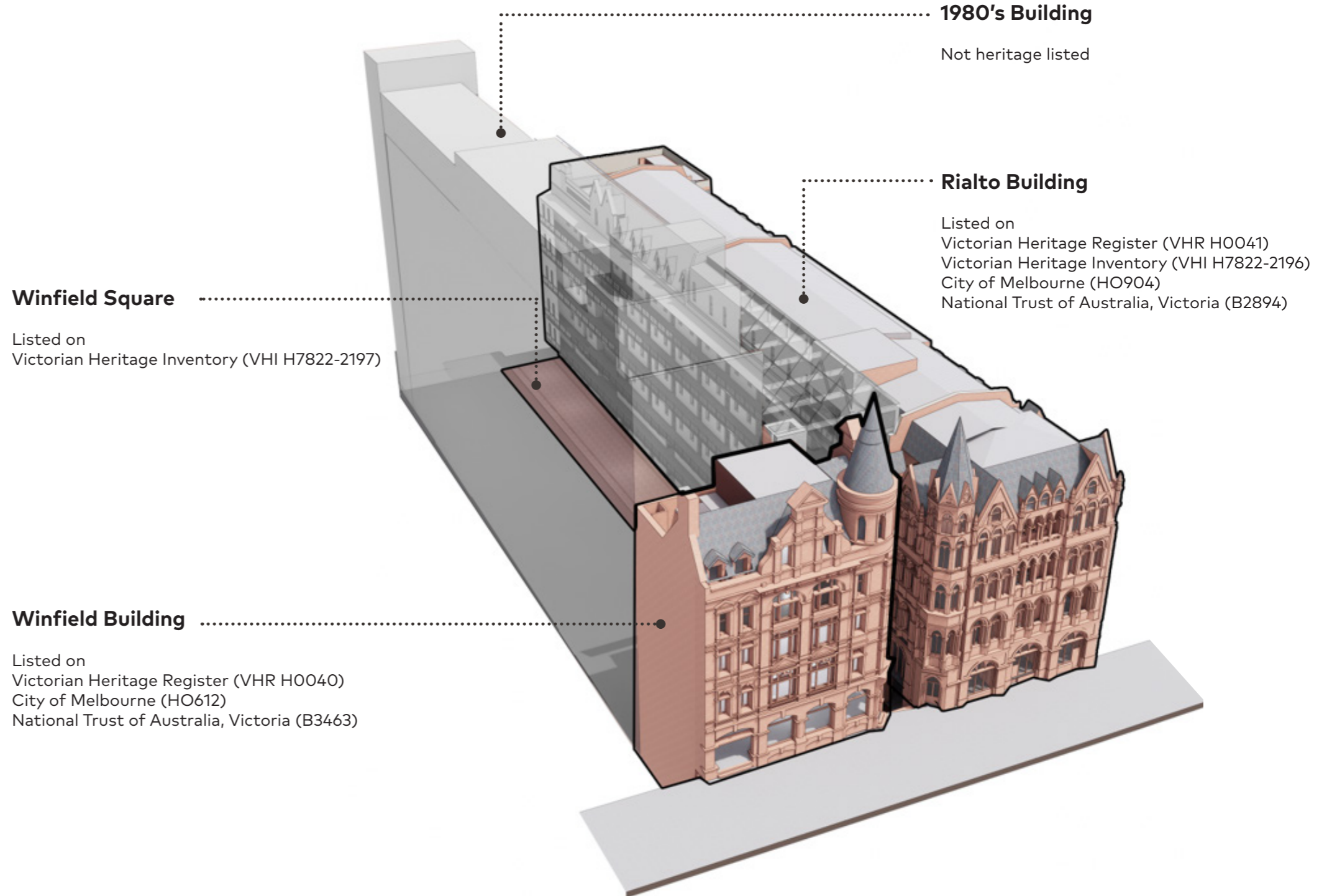
2.03 Heritage & Planning Controls

Heritage Registration

HERITAGE REGISTER

The buildings on the site appear on the following heritage Listings, as detailed in the Conservation Management Plan (CMP):

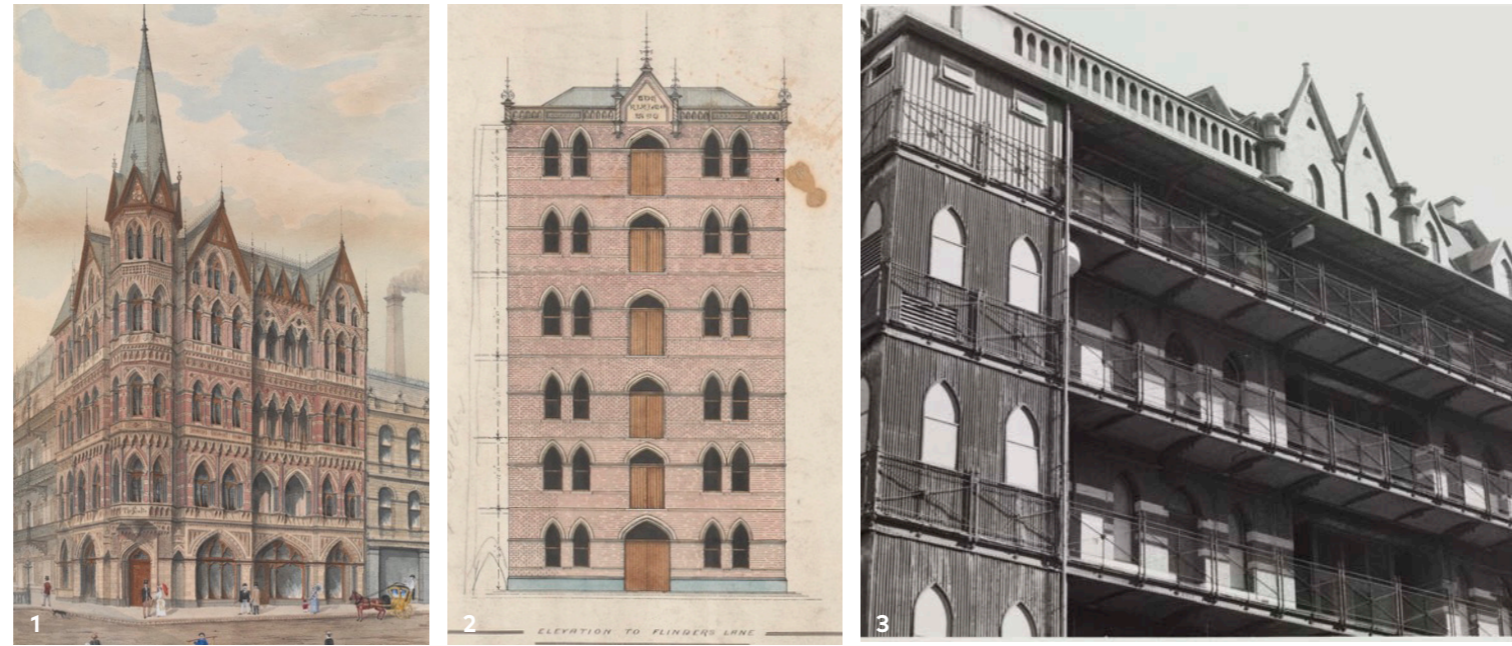
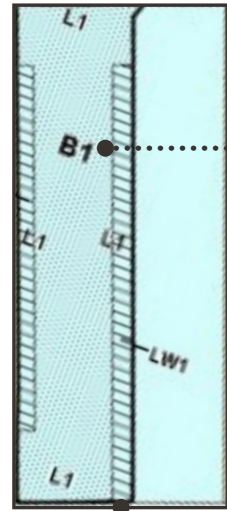
- Victorian Heritage Register
- Victorian Heritage Inventory
- City of Melbourne
- National Trust of Australia (Victoria)



B1 & L1

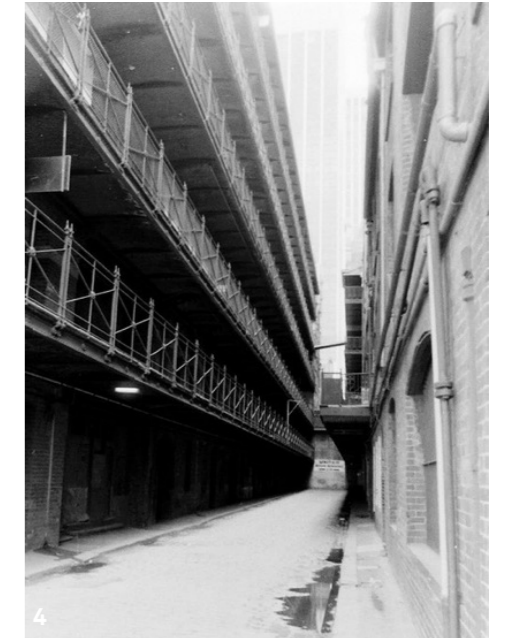
All the buildings and structures, including the access between the Rialto and Winfield, as marked on Diagram 41 held by the Executive Director. All the land marked L1 on Diagram 41 held by the Executive Director, being described in part of Plan CP174333B Vol. 10049 Fol. 367 & 368, being part of Crown Allotments 14 and 15, Section 2 in the Parish of Melbourne North.

Rialto Building
(VHR no. H0041)



LW1

The cobbled bluestone laneway running both sides of the building, as marked on Diagram 41 held by the Executive Director.



B1 & L1

All the buildings and structures being B1 Building as marked on Diagram 40 held by the Executive Director. All the land marked L1 on Diagram 40 held by the Executive Director, being described in Plan of Consolidation CP174333B Vol. 10049 Fol. 367 and 368 being part of Crown Allotments 14 and 15, Section 2, in the Parish of Melbourne North.

Winfield Building
(VHR no. H0040)

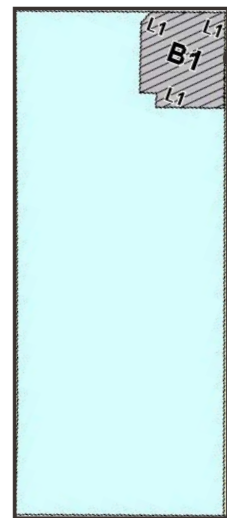
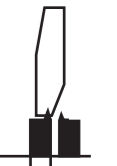


Image Description & Source:

1. An 1890 illustration of the Rialto Building. Source: State Library of Victoria.
2. An 1890 drawing of the Flinders Lane elevation prepared by the office of architect William Pitt. The design was amended to include a carriageway entrance to the west side of the elevation. Source: State Library of Victoria.
3. The corrugated iron clad urinals on the east elevation of the Rialto Building, c1977: Source: State Library of Victoria.
4. Winfield Square viewed from Flinders Lane, 1972. Source: Graeme Butler
5. A c1900 photograph of the Winfield Building with the Rialto building partially visible to its right. Source: State Library of Victoria.
6. Detail from a 1954 photograph showing the corner towers to the Winfield Building (left) and Rialto Building (right). The Rialto Building's turret had lost its finial by this time. Source: State Library of Victoria.



2 Site

2.03 Heritage & Planning Controls

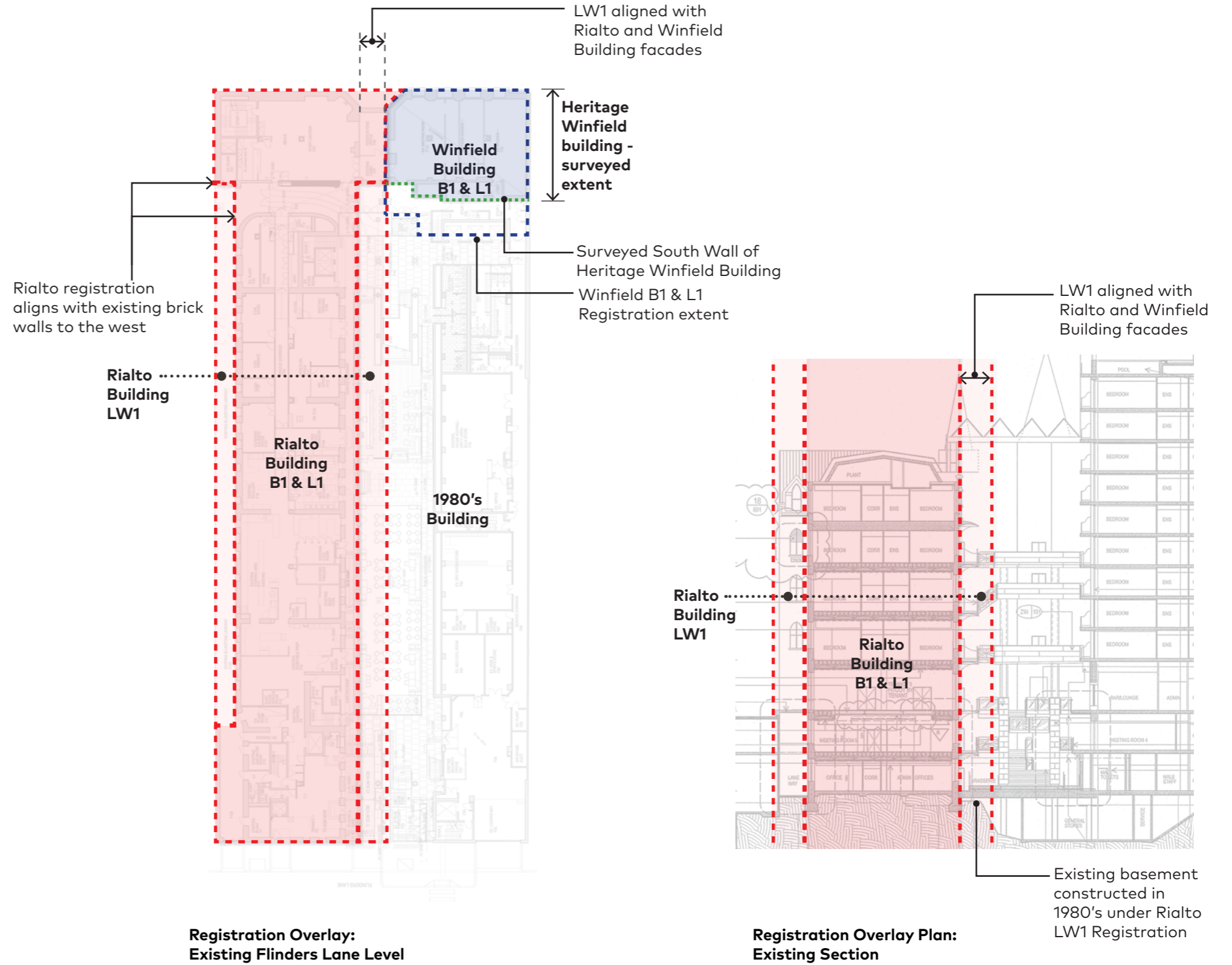
Heritage Registration

HERITAGE REGISTER OVERLAY

The locations of Heritage Registration alignments shown in the drawings has been established by alignment with the existing buildings.

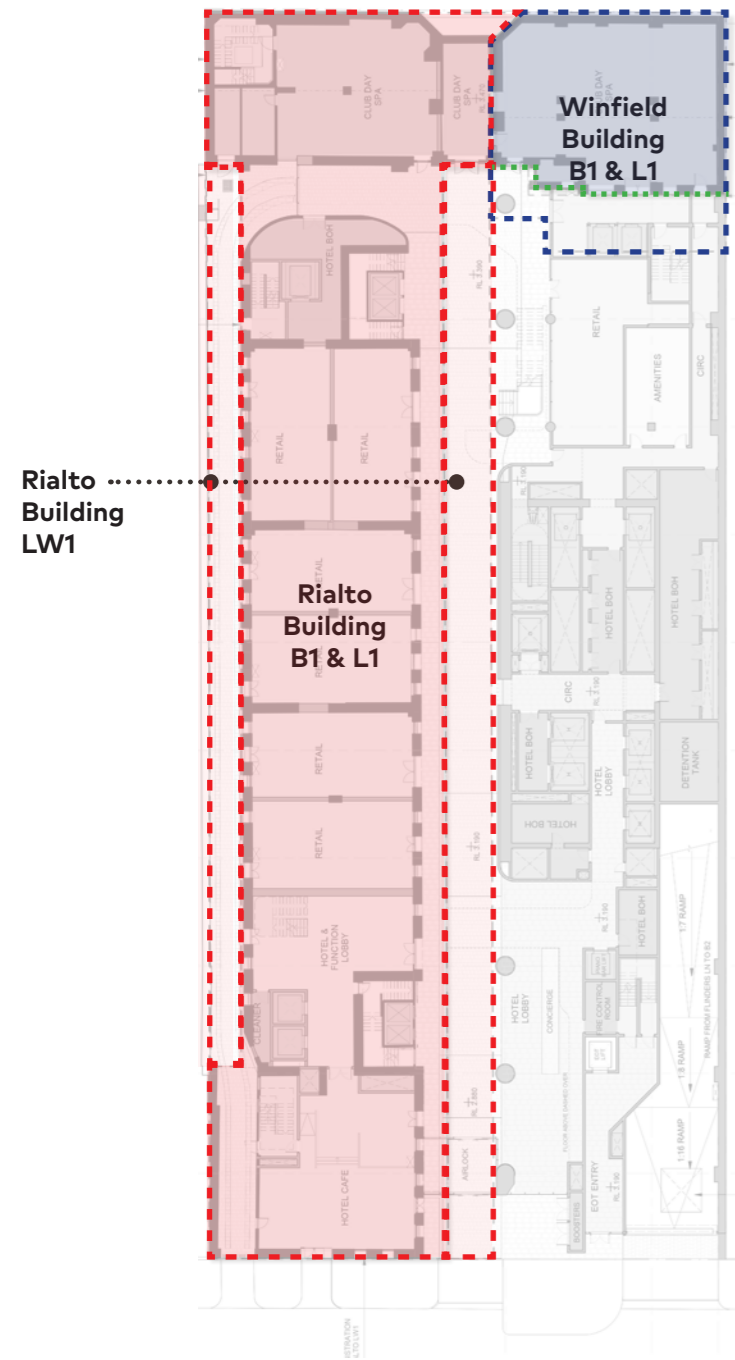
Notably when overlaid onto the survey the extent of the Winfield Building Registration extends beyond the footprint of the heritage building slightly. For clarity both the footprint of the Winfield building, and the heritage registration outlines are shown in the documentation.

The Rialto Building occupation aligns closely with the registration extent.

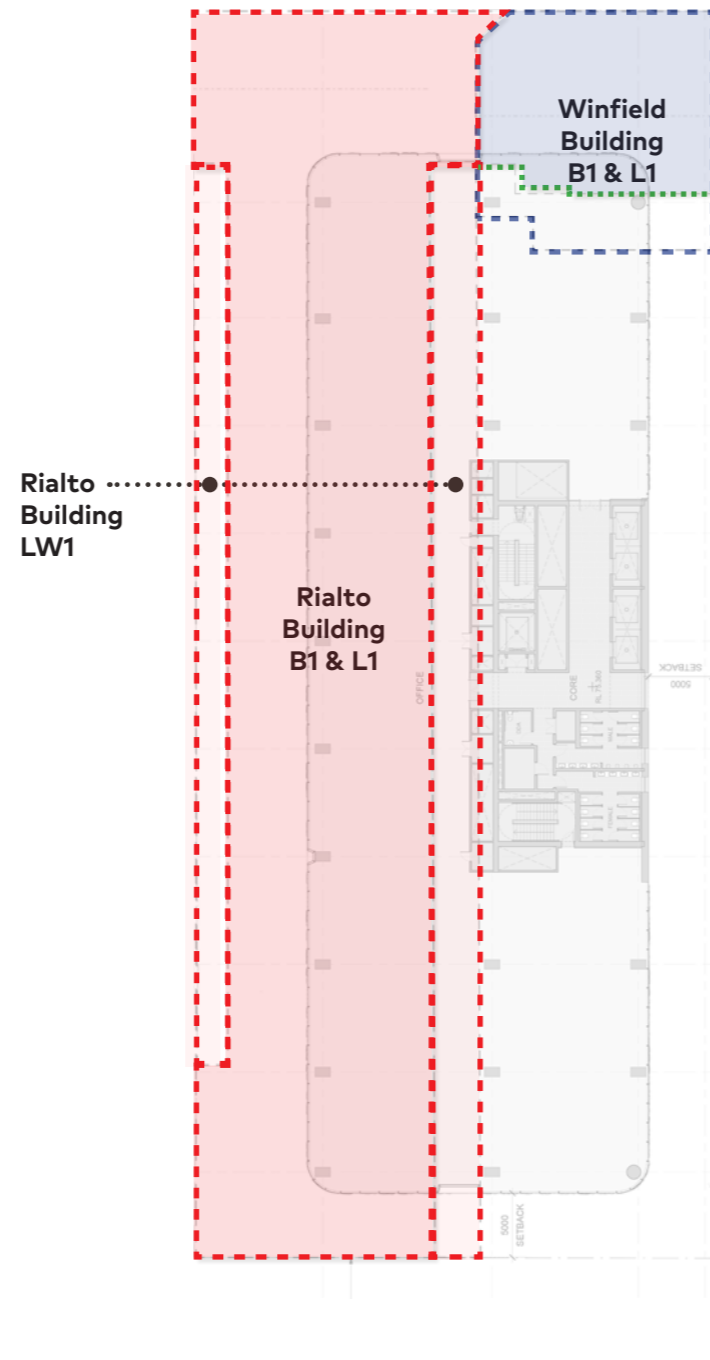


2.03 Heritage & Planning Controls

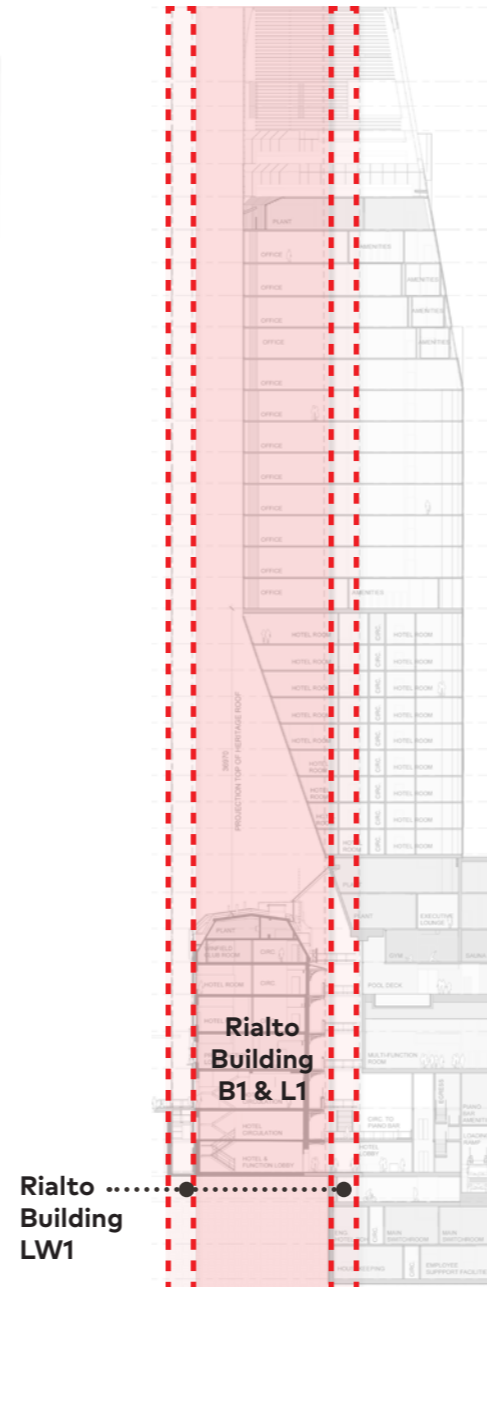
Heritage Registration



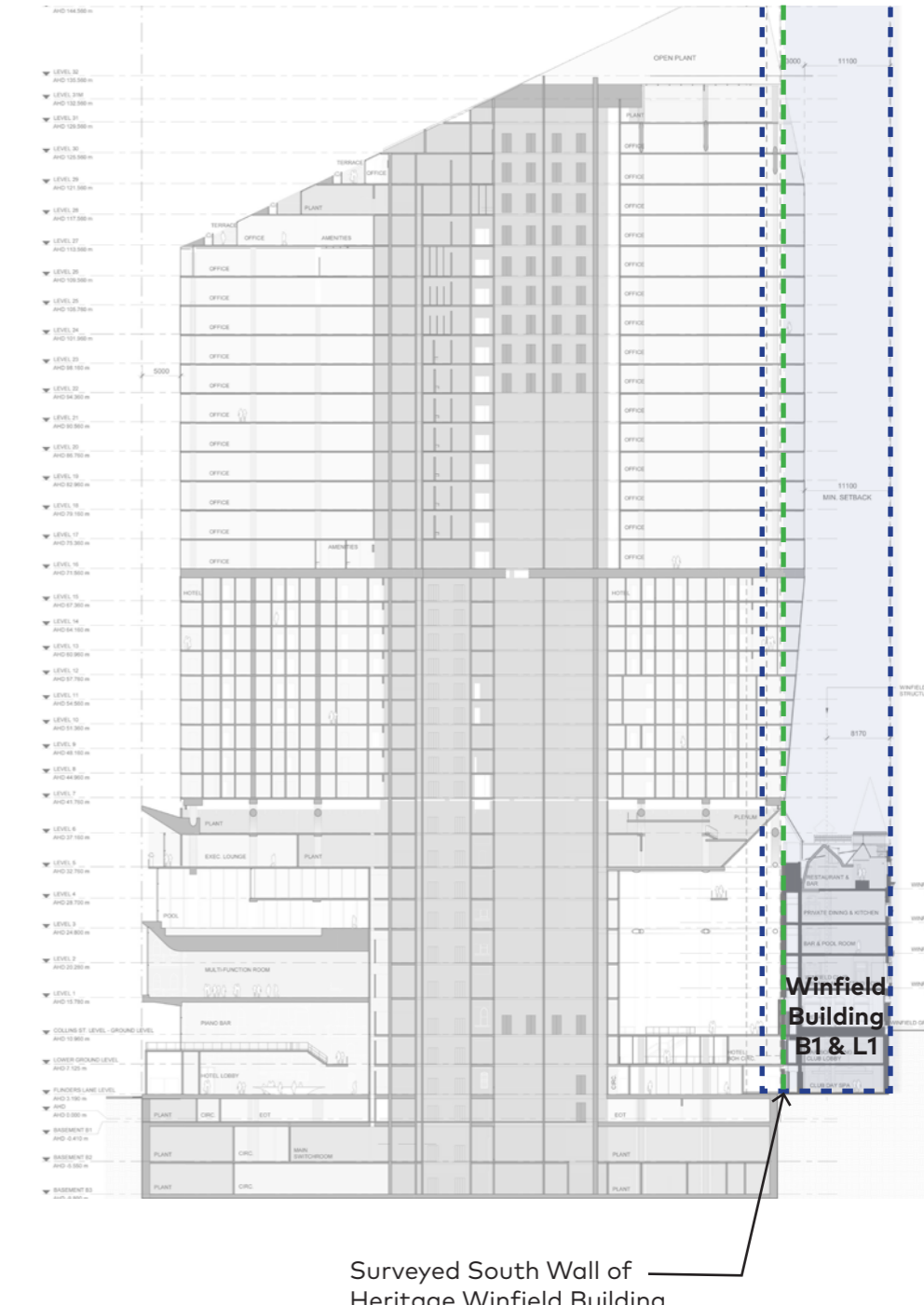
Registration Overlay:
Proposed Flinders Lane Level



Registration Overlay:
Proposed Office Level



Registration Overlay Plan:
Proposed E-W Section



Surveyed South Wall of
Heritage Winfield Building

Registration Overlay Plan:
Proposed N-S Section

Planning Controls - Planning Zones and Planning Overlays

The following heritage and town planning controls are relevant to the form and resolution of the design.

CAPITAL CITY ZONE

■ CCZ CAPITAL CITY ZONE

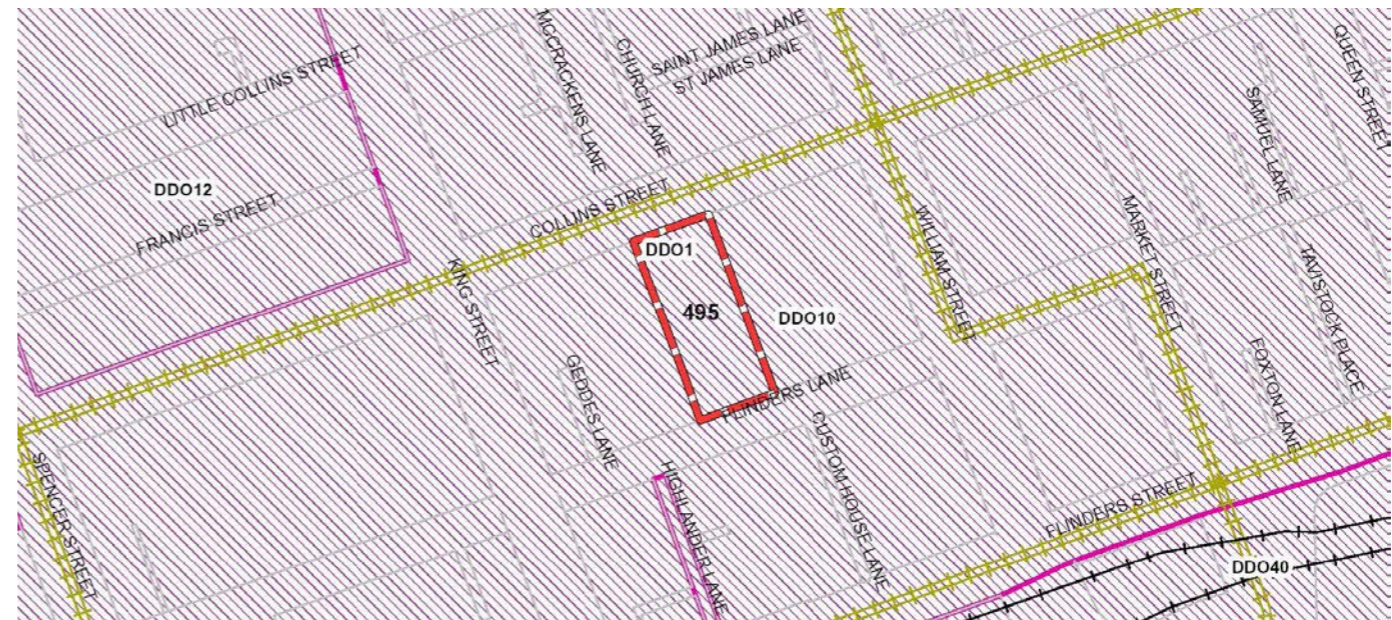
- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To enhance the role of Melbourne’s central city as the capital of Victoria and as an area of national and international importance
- To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone
- To create through good urban design an attractive, pleasurable, safe and stimulating environment



DESIGN AND DEVELOPMENT OVERLAY

▨ DDO DESIGN AND DEVELOPMENT OVERLAY

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To identify areas which are affected by specific requirements relating to the design and built form of new development



Planning Controls - Planning Zones and Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY DDO10

 DDO10 DESIGN AND DEVELOPMENT OVERLAY

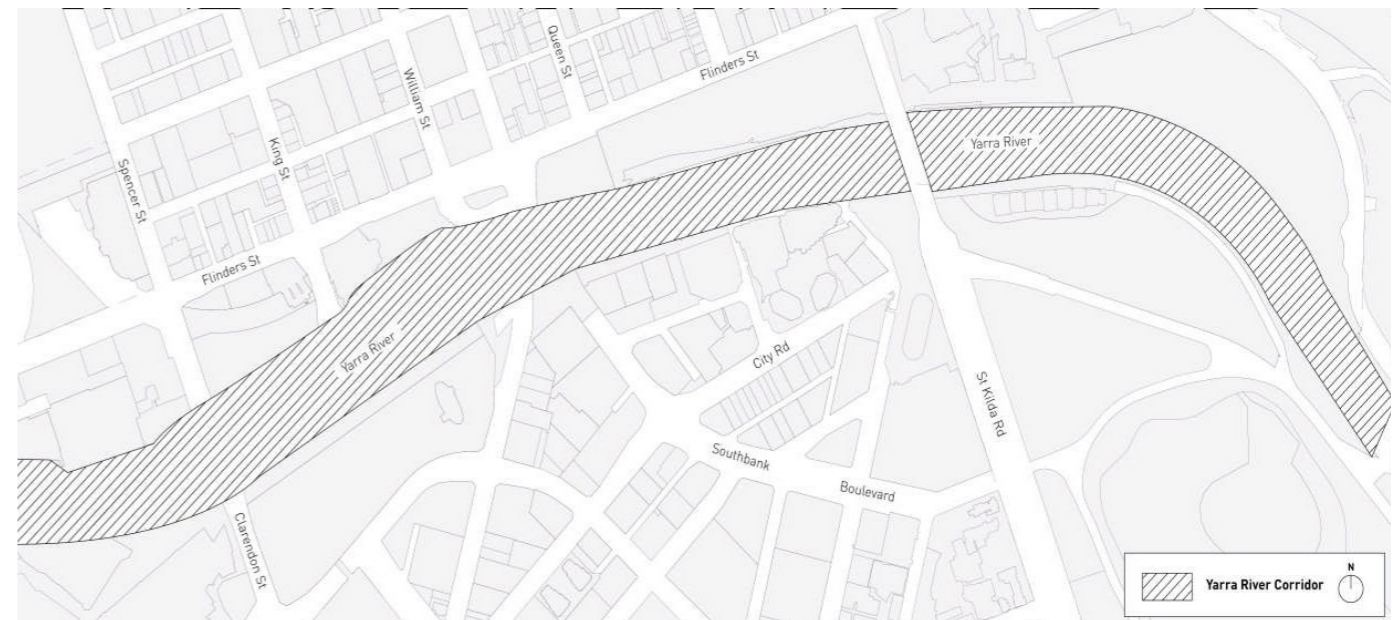
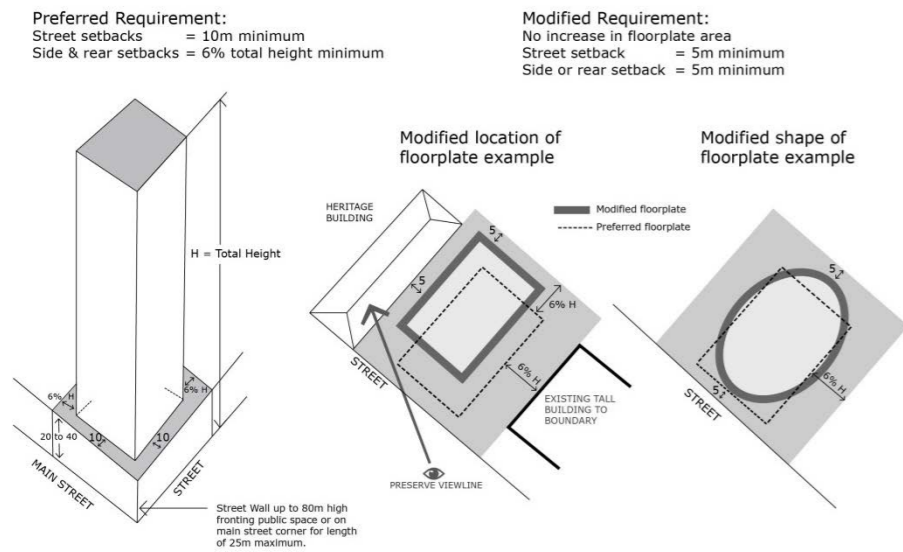
Melbourne City Planning Controls (DDO10) are relevant to this site, and are used to establish the maximum podium heights, maximum floor plate size, minimum building setbacks, and tower height.

Tower Height

In response to Melbourne Planning Controls (DDO10), the proposed tower follows the modified floorplate requirements, with setbacks at a minimum of 5m from streets, and to boundaries of the site where there are existing adjoining buildings. The building form is optimised in accordance with the DDO10 requirements.

Overshadowing

Overshadowing impacts of the site are mitigated. Consideration to the building tower was made in accordance to DDO10 as to not cause overshadowing across the Yarra River corridor (including 15m from the edge of the North bank of the river to the South bank of the river) between the hours of 11am and 2pm on the 22nd of June, and any public space, public parks and gardens, public squares, open spaces associated with a place of worship and privately owned public space accessible to the public between the hours of 11am and 2pm on the 22nd of September.



Source: Figure 3. of DD10 and Central City Built Form Review Overshadowing Technical Report. Department of Environment, Land, Water and Planning, April 2016.

Source: Yarra River Corridor as per Figure 2. of DD10 and Central City Built Form Review Overshadowing Technical Report. Department of Environment, Land, Water and Planning, April 2016.

Planning Controls - Planning Zones and Planning Overlays

HERITAGE OVERLAY

HO HERITAGE OVERLAY

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To conserve and enhance heritage places of natural or cultural significance
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place



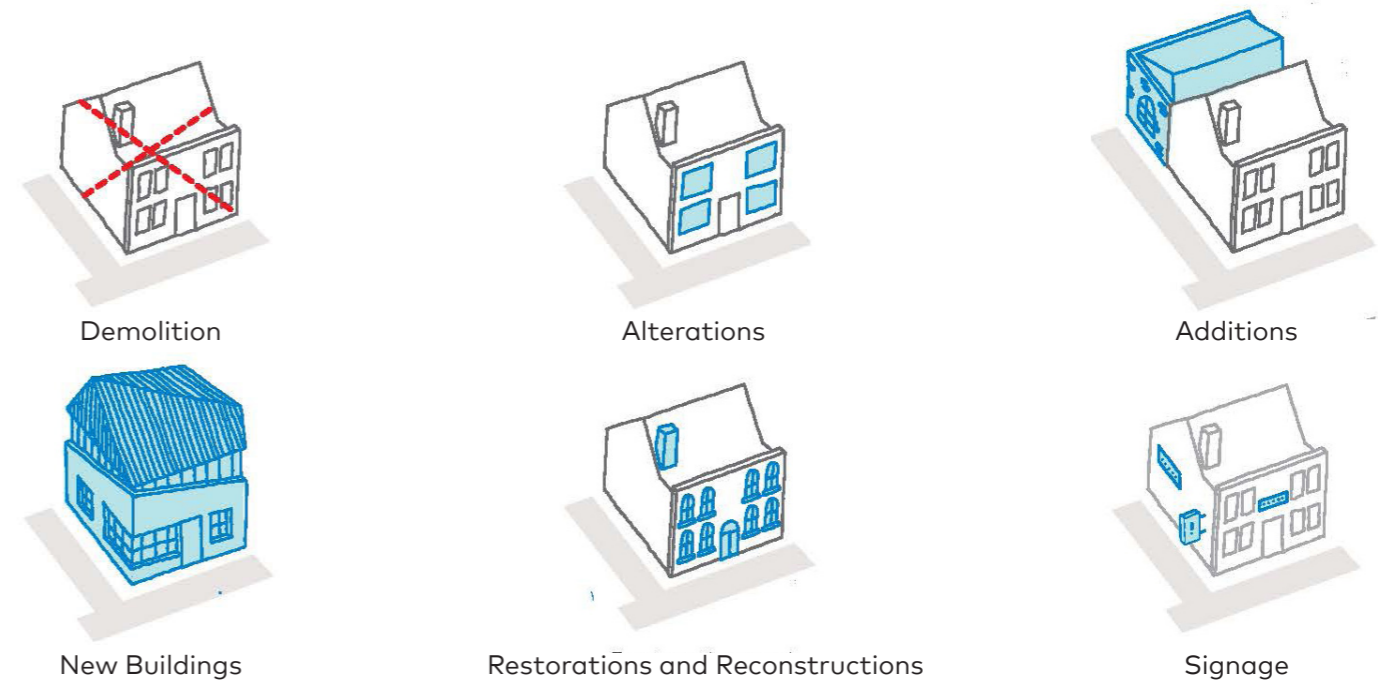
HERITAGE DESIGN GUIDE

CLAUSE 22.04 - HERITAGE PLACES WITHIN THE CAPITAL CITY ZONE APPLIES TO THIS SITE.

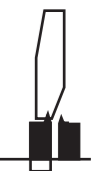
Clause 22.04 - Heritage places within the Capital City Zone applies to this site.

The City of Melbourne's Heritage Design Guide sets out guidelines for designing in Places of Heritage Significance. The following categories are relevant to the design proposal:

- Demolition
- Alterations
- Additions
- New Buildings
- Restorations and Reconstructions
- Signage



Diagrams extracted from City of Melbourne's Heritage Design Guide, 2020



Planning Controls - Planning Zones and Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

- DPO DEVELOPMENT PLAN OVERLAY
- ESO ENVIRONMENTAL SIGNIFICANCE OVERLAY
- LSIO LAND SUBJECT TO INUNDATION OVERLAY
- PAO PUBLIC ACQUISITION OVERLAY
- SBO SPECIAL BUILDING OVERLAY
- SCO SPECIFIC CONTROLS OVERLAY



HERITAGE REGISTER

- HERITAGE REGISTER

- VHR Number H0040 - WINFIELD BUILDING
- VHR Number H0041 - RIALTO BUILDING



Planning Controls - Planning Zones and Planning Overlays

AREAS OF ABORIGINAL CULTURAL HERITAGE SENSITIVITY

■ ABORIGINAL CULTURAL HERITAGE

- All or part of this property is an 'area of cultural heritage sensitivity'
- 'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage



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495 Collins Street, Melbourne, VIC, 3000

