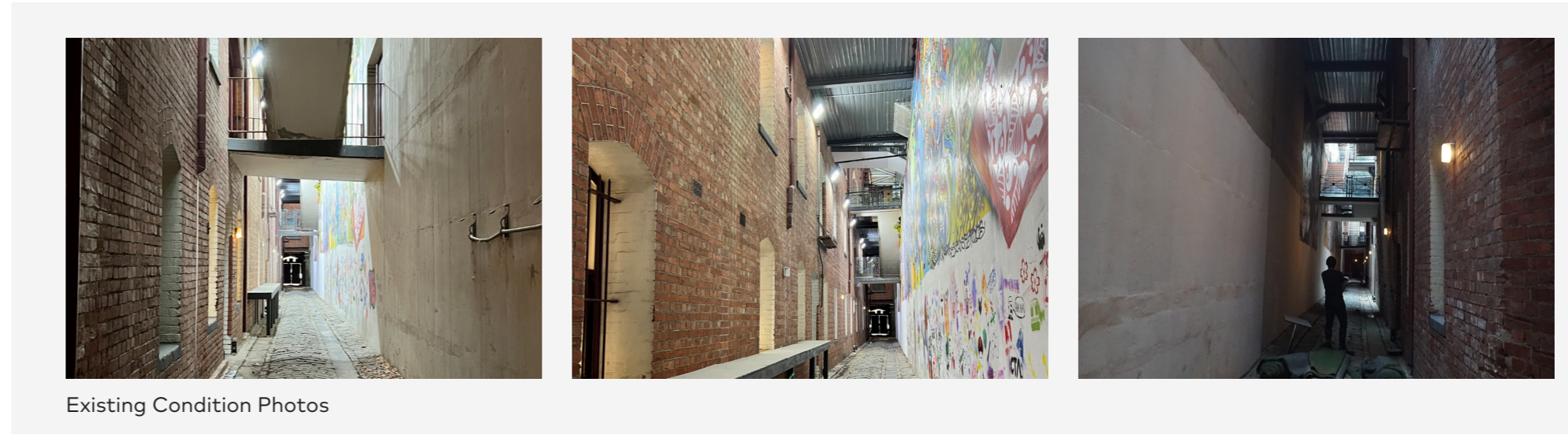


## 4 Design Response

### 4.04 Winfield Square, Western Lane and Subway

Further works to this area will see the removal or replacement of the utilitarian concrete decks, stairs and platforms connecting the western façade of the Rialto building with the adjacent Rialto Plaza to allow more of the original façade to become visible, and admit more light into the lower levels of the Western laneway.

There are currently approximately 58 meters of bridges, landings, and decks connecting the Rialto building to Rialto Plaza. The proposed arrangement removes the canopy roofs, and significantly reduce the extent of connected bridges and decks touching the Western Façade of the Rialto Building by around 50%, while applying a more considered, high quality approach to the construction and detailing of the proposed bridges that is consistent with of the broader development.



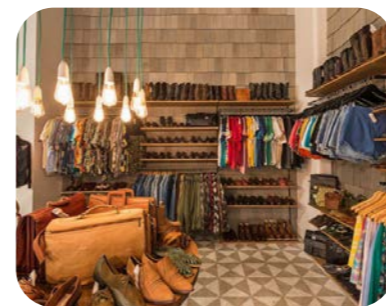
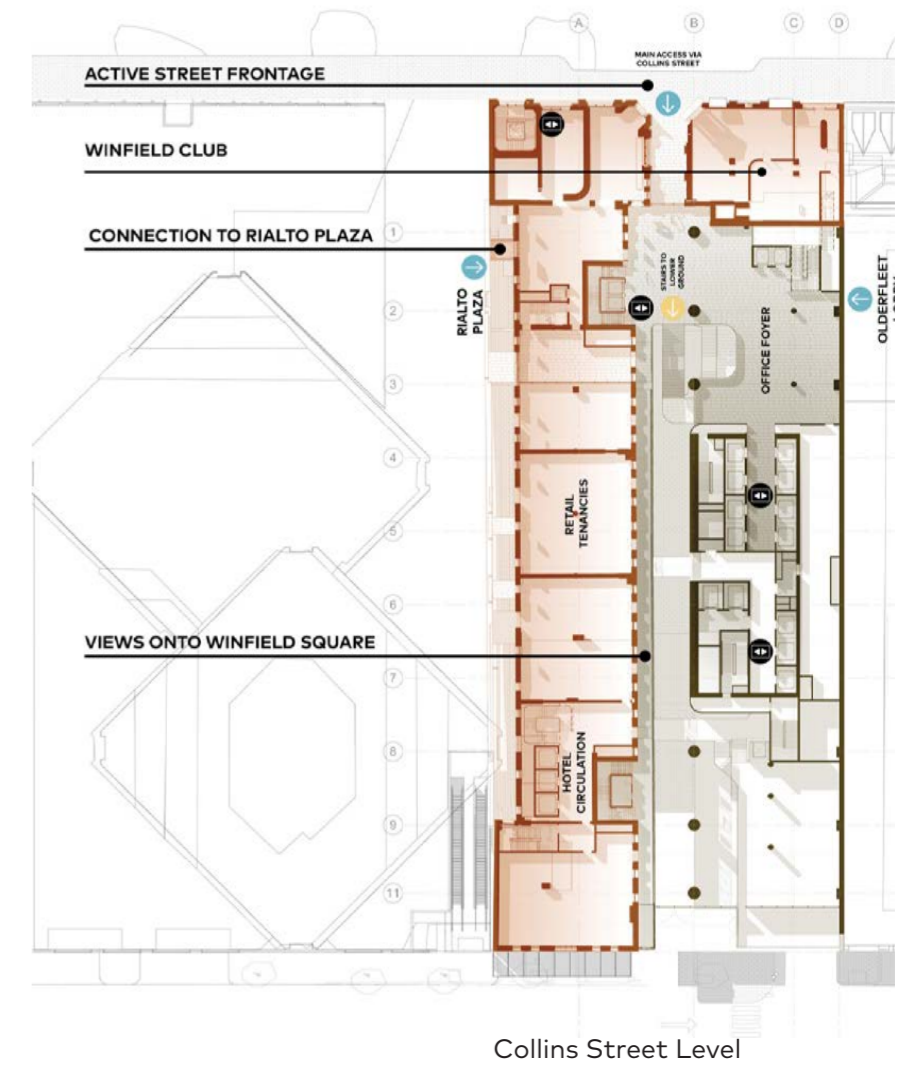
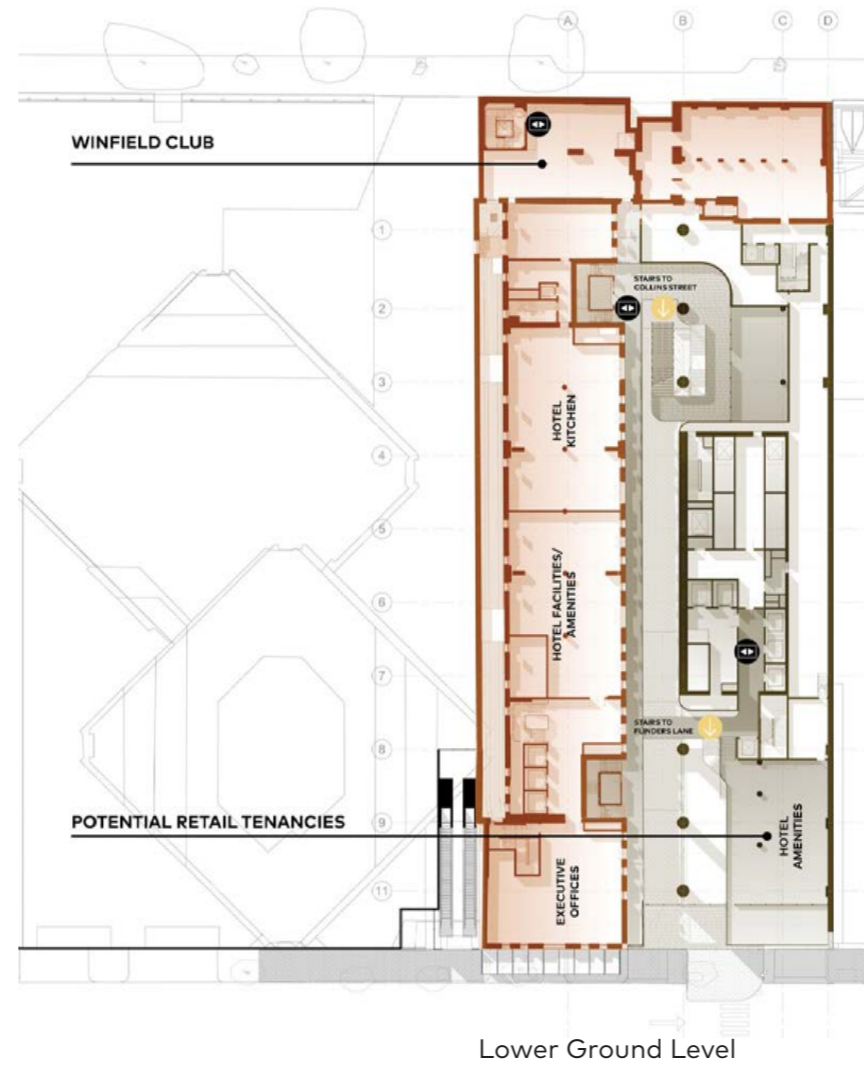
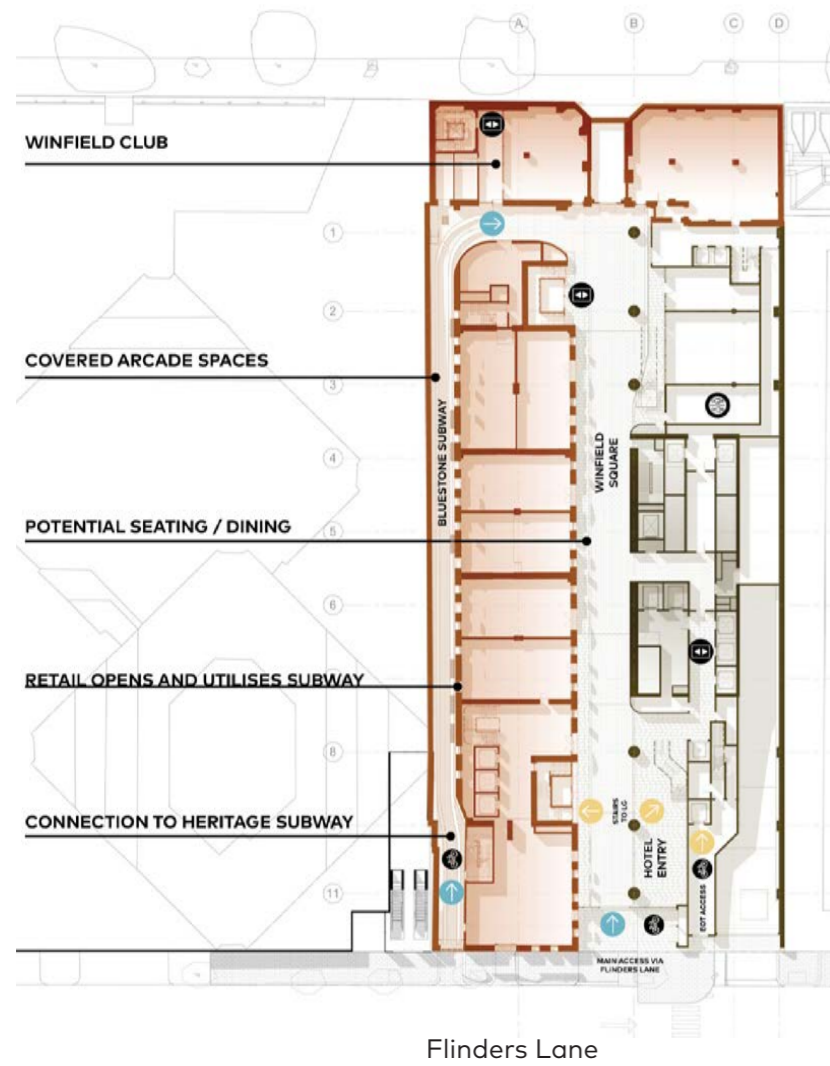
#### KEY STRATEGIES:



## 4 Design Response

### 4.06 Activation of Heritage

Innovative re-use of heritage buildings and re-use and activation of Western Lane, horseshoe subway and Winfeild Square.



## 4 Design Response

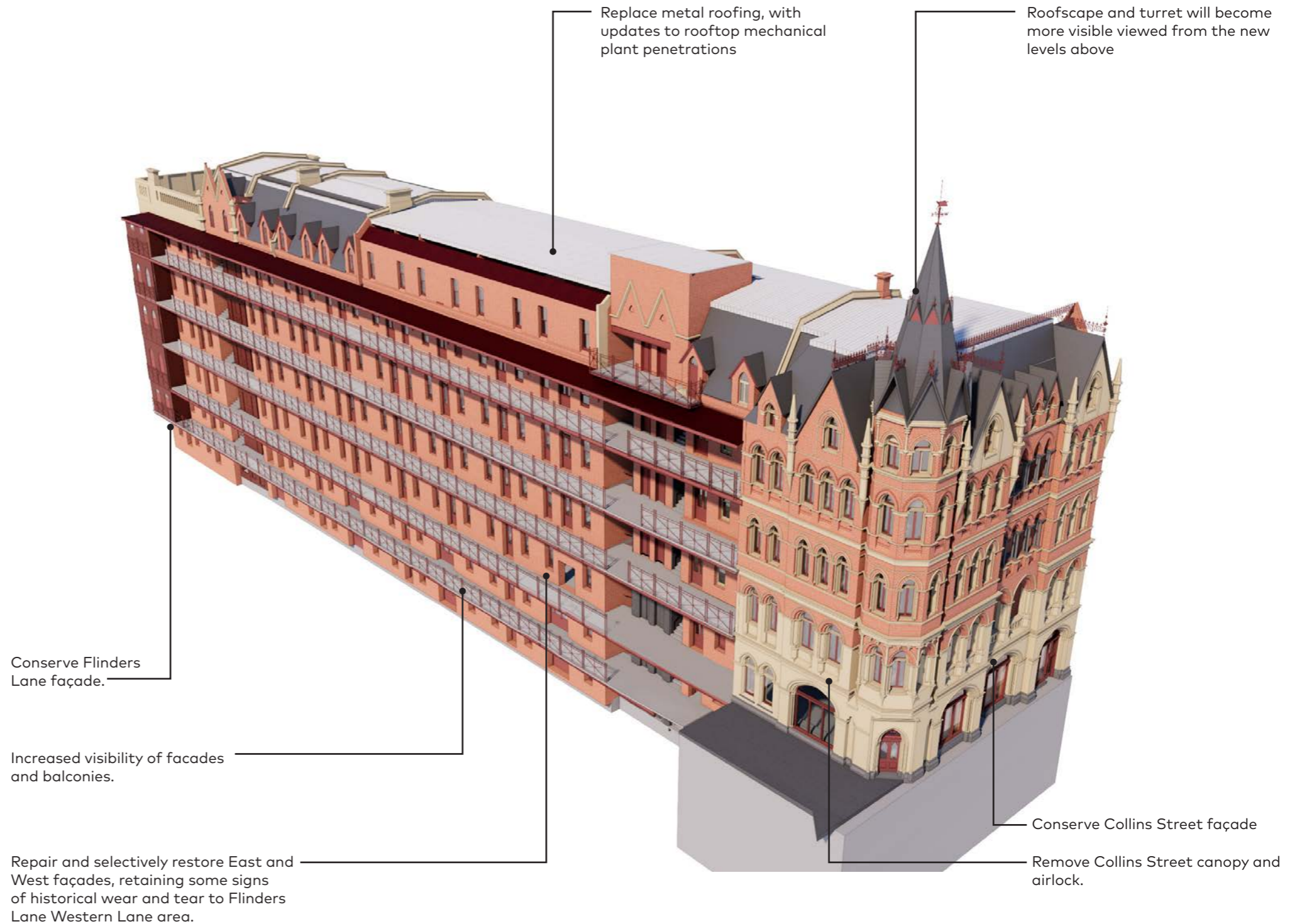
### 4.07 Rialto Building

The Rialto Building will be retained and adaptively reused, with retail and F&B tenancies to the lower levels, and the upper levels becoming a key component of the new Hotel and Function Facilities.

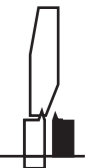
Following the removal of the 1980's additions, and subsequent alterations and interior hotel fitout, general works to the Rialto Building will feature:

- Reveal original fabric where possible
- Insert vertical circulation where required for new functions, and egress, while improving structural stability via the addition of structural stair boxes and lift shafts
- Insertion of new mechanical risers
- Changes to Ground Level windows for kitchen air intakes
- Roofscape and turret will be revealed to be a visible feature viewed from the levels above
- Conservation of Collins Street and Flinders Lane Façades
- Repair and selectively restore East and Western Façades, retaining some signs of historical wear and tear to Flinders Lane Western Lane area
- Replace metal roofing, with updates to rooftop mechanical plant penetrations

Other considered works proposed to the Rialto Building are described in the detail on the following pages.



#### KEY STRATEGIES:



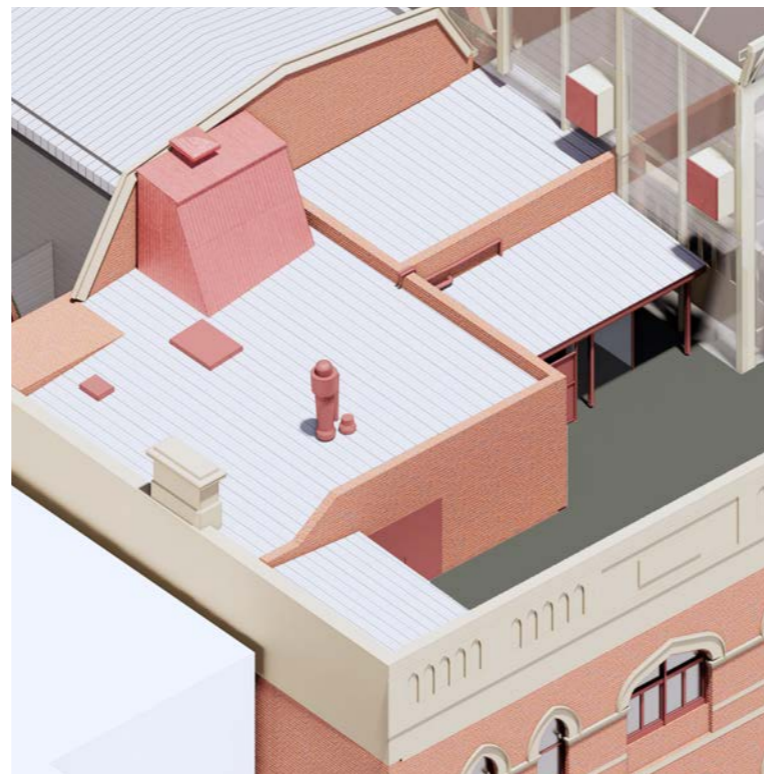
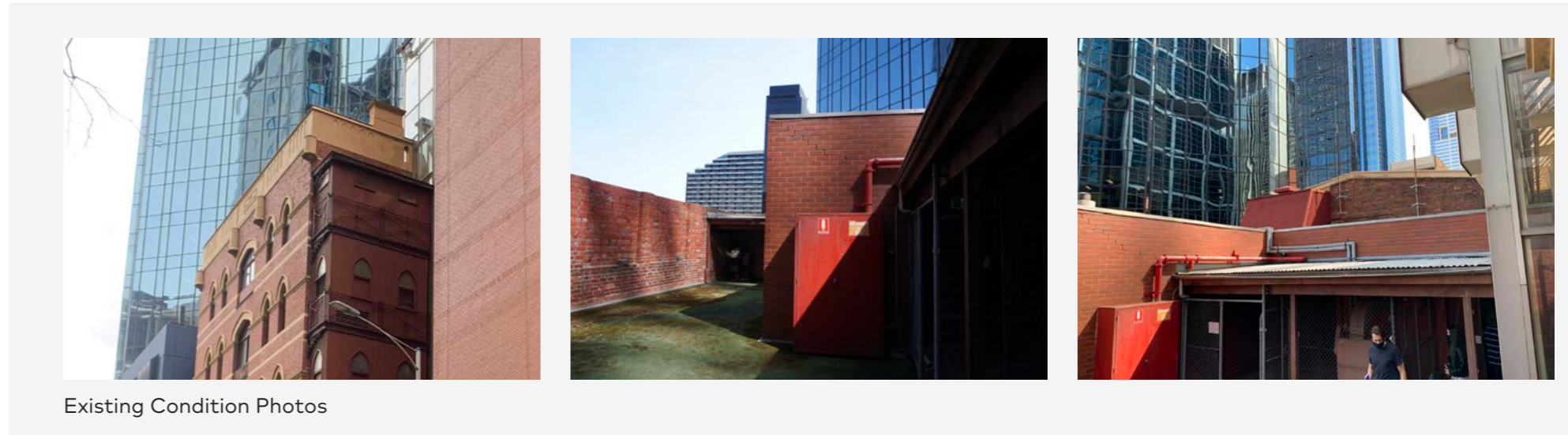
## 4 Design Response

### 4.08 Rialto Building - Southern Terrace

On the top floor of the Rialto building, utilitarian structures housing plant equipment will be removed from the southern roof terrace. The space will become accessible to hotel guests for the first time and developed into a series of south facing hotel rooms, set back from the parapet.

The new hotel rooms will be setback from the parapet and not visible from the street level.

The rooftop of the new hotel rooms are intended to contain a green roof featuring low height native planting.



Existing



Proposed

#### KEY STRATEGIES:

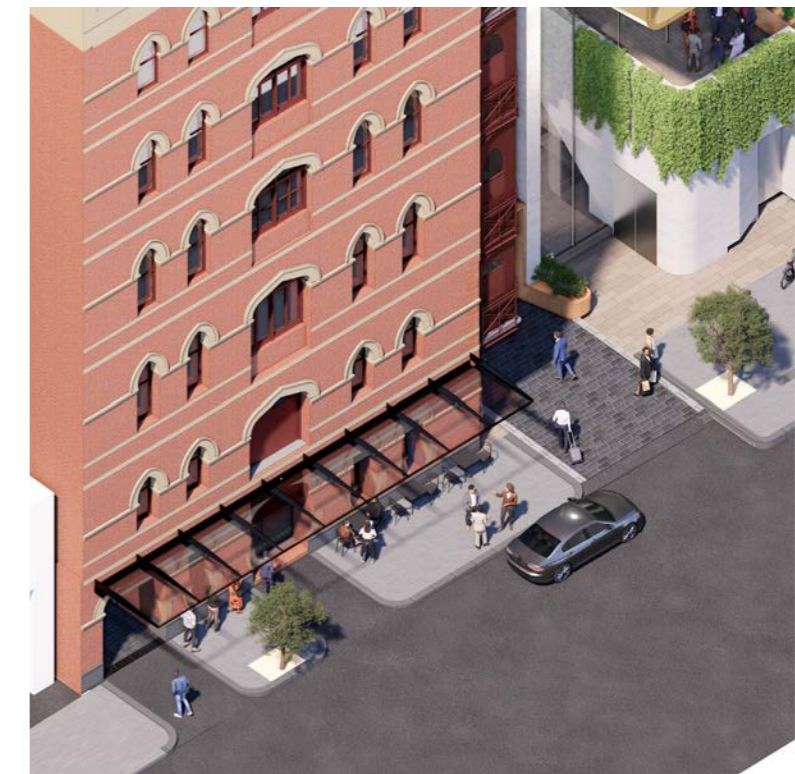
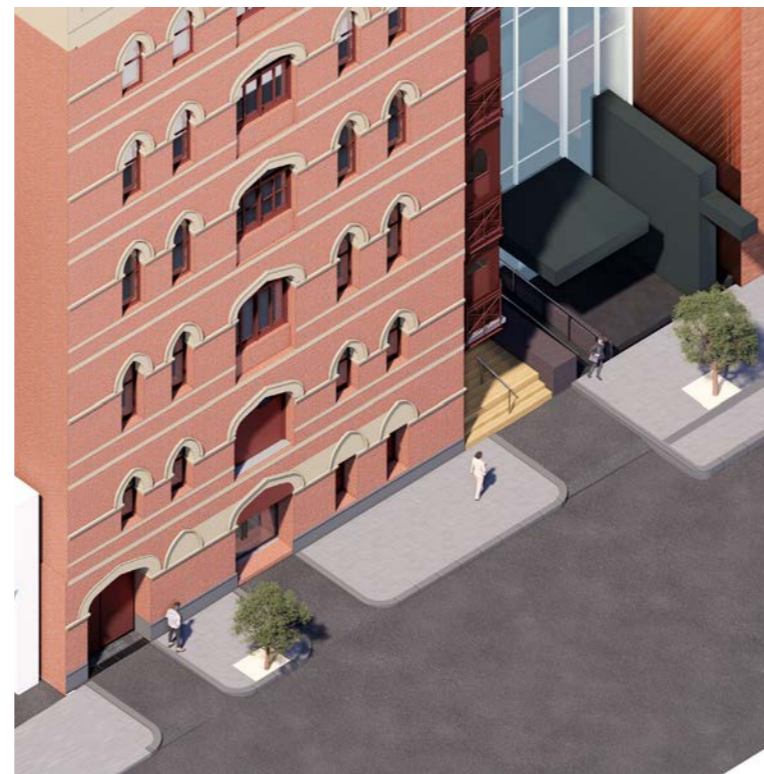
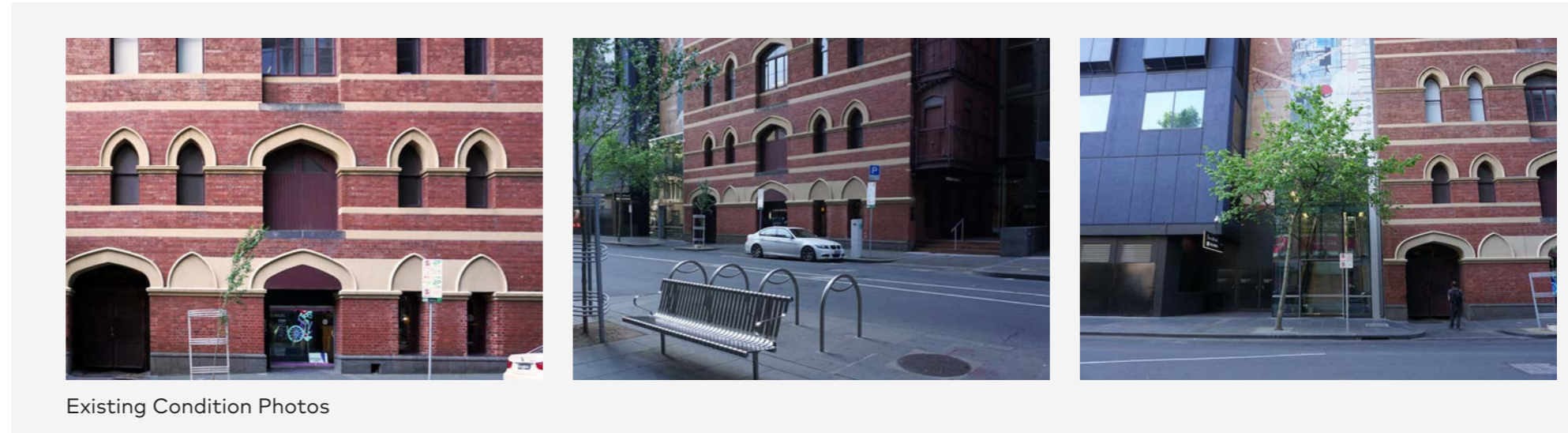


## 4 Design Response

### 4.09 Rialto Building - Flinders Lane Canopy

With the introduction of the Hotel Lobby to Flinders Lane, a covered area adjacent to the car drop-off area is proposed to allow hotel guests to alight from vehicles in unfavourable weather. A lightweight glass canopy over the Flinders Lane footpath is proposed to be attached to the South Façade of the Rialto building with minimal intrusion to the heritage façade.

This form of weather protection is also in keeping with PI-12 of the Central Melbourne Design Guide.

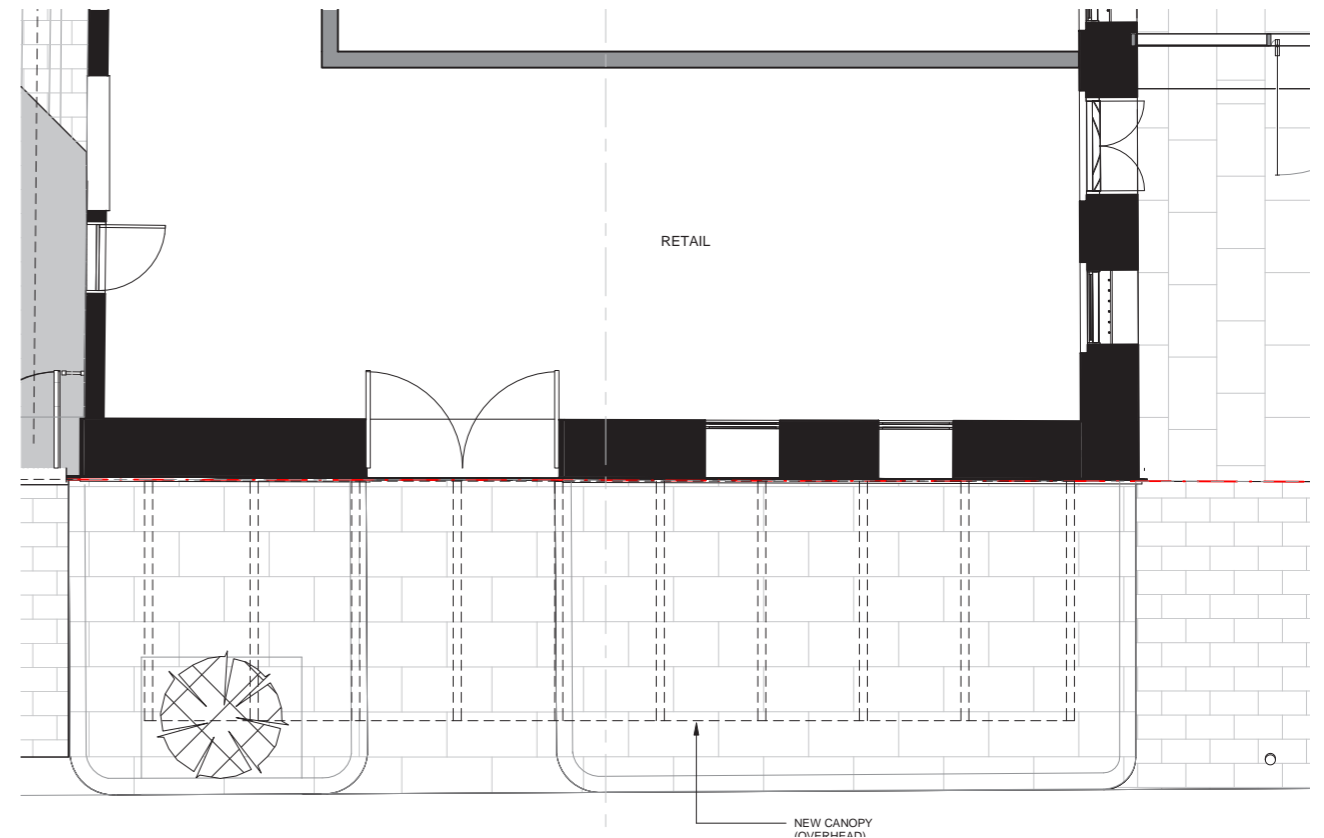


#### KEY STRATEGIES:

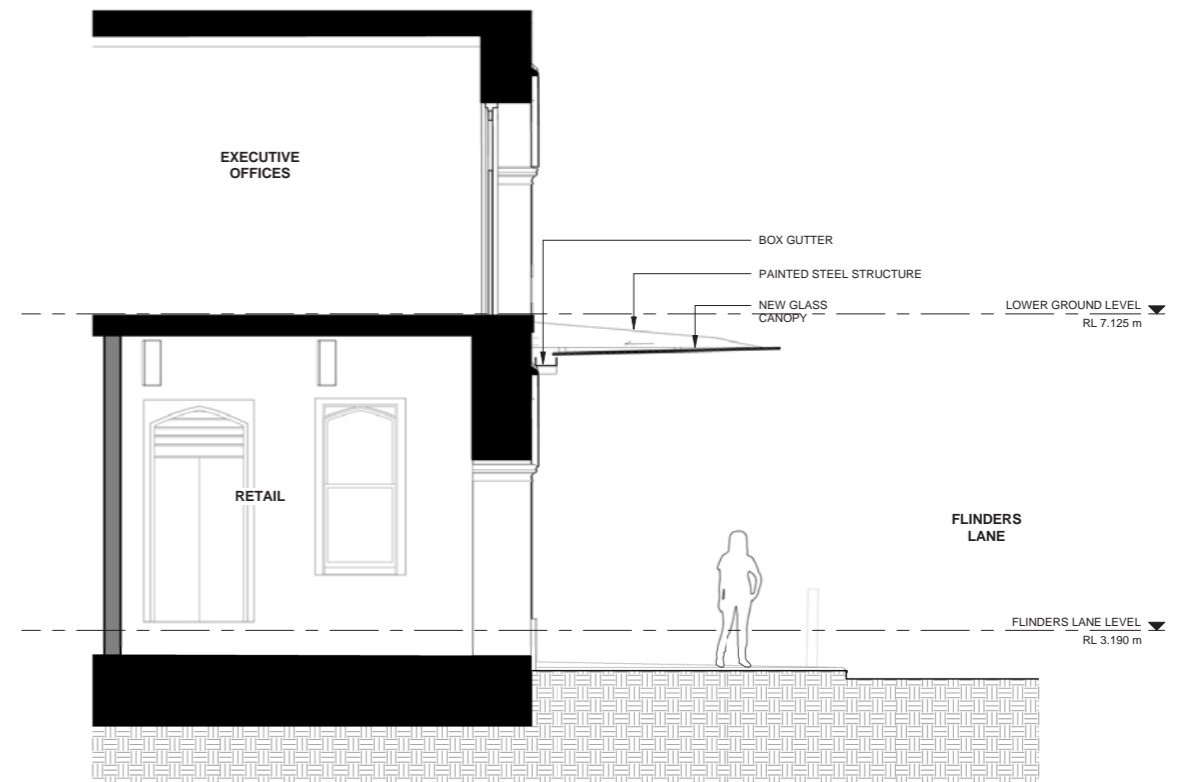




View from Flinders Lane



Rialto Canopy - Plan



Rialto Canopy - Section

## 4 Design Response

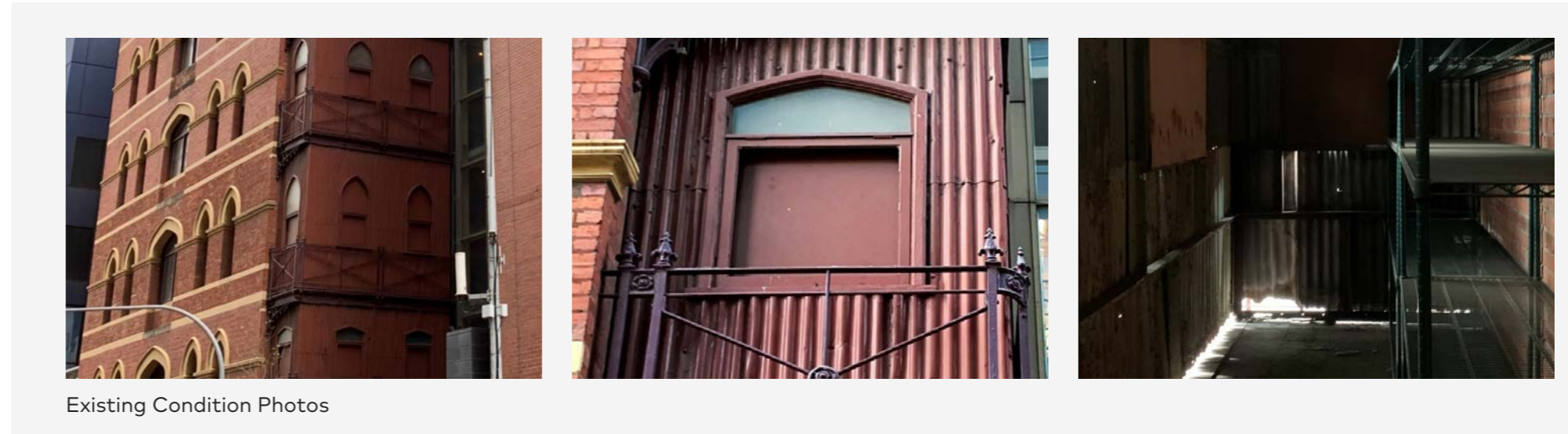
### 4.10 Rialto Building - Urinals

#### KEY STRATEGIES:

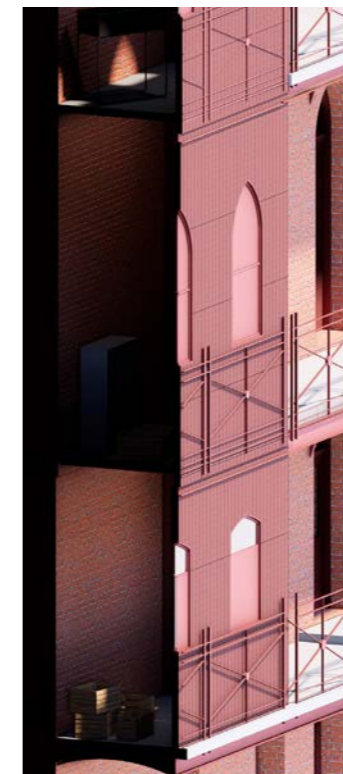


The historically significant high-rise urinals above Flinders Lane will be preserved and utilised for a variety of curatable galleries and interpretation spaces, making them accessible for the first time since before the 1980's development.

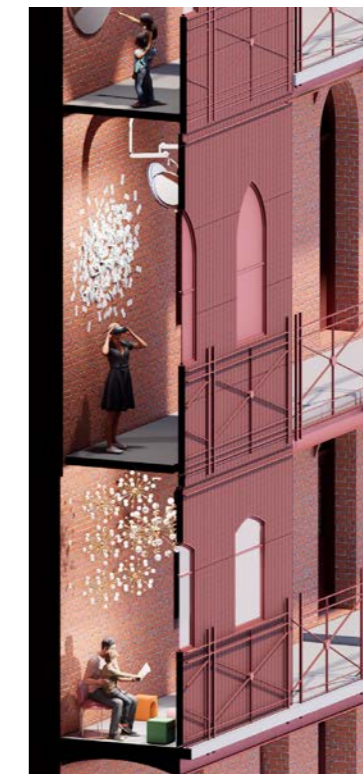
These will be an exciting element for guests to explore and learn about the unique heritage of the building and of the site.



Existing Condition Photos



Existing



Proposed



Possible Activation of Heritage Urinals

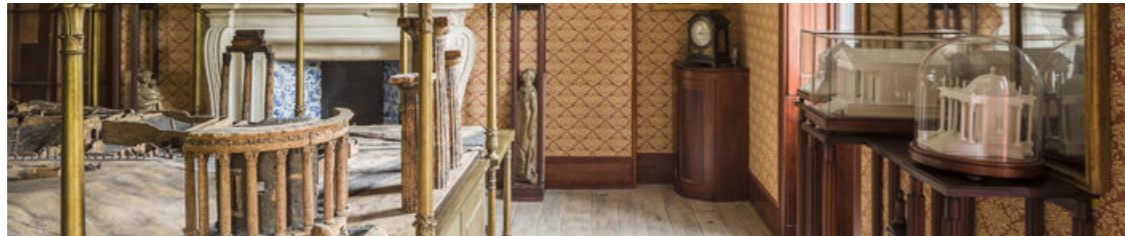
Interactive Display



History & Books



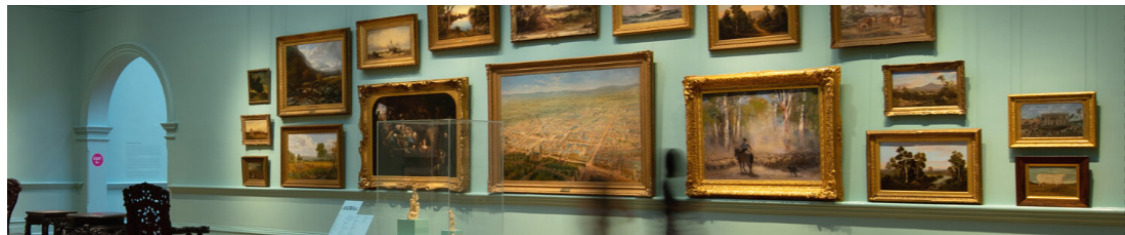
Dioramas



Artefacts/Objects



Artwork



Rialto Urinals - Section

- Image Reference:
1. <https://www.frameweb.com/article/shows/coordination-asias-use-of-light-transforms-the-digital-landscape-into-reality>
  2. <https://interiordesign.net/designwire/iida-award-winner-hanergy-renewable-energy-exhibition-center-by-triad/>
  3. <https://www.soane.org/collections-research/key-stories/opening-soane>
  4. <https://www.mmuseumm.com/welcome>
  5. <https://www.bendigoregion.com.au/bendigo-art-gallery/exhibitions/the-historic-courts-0>



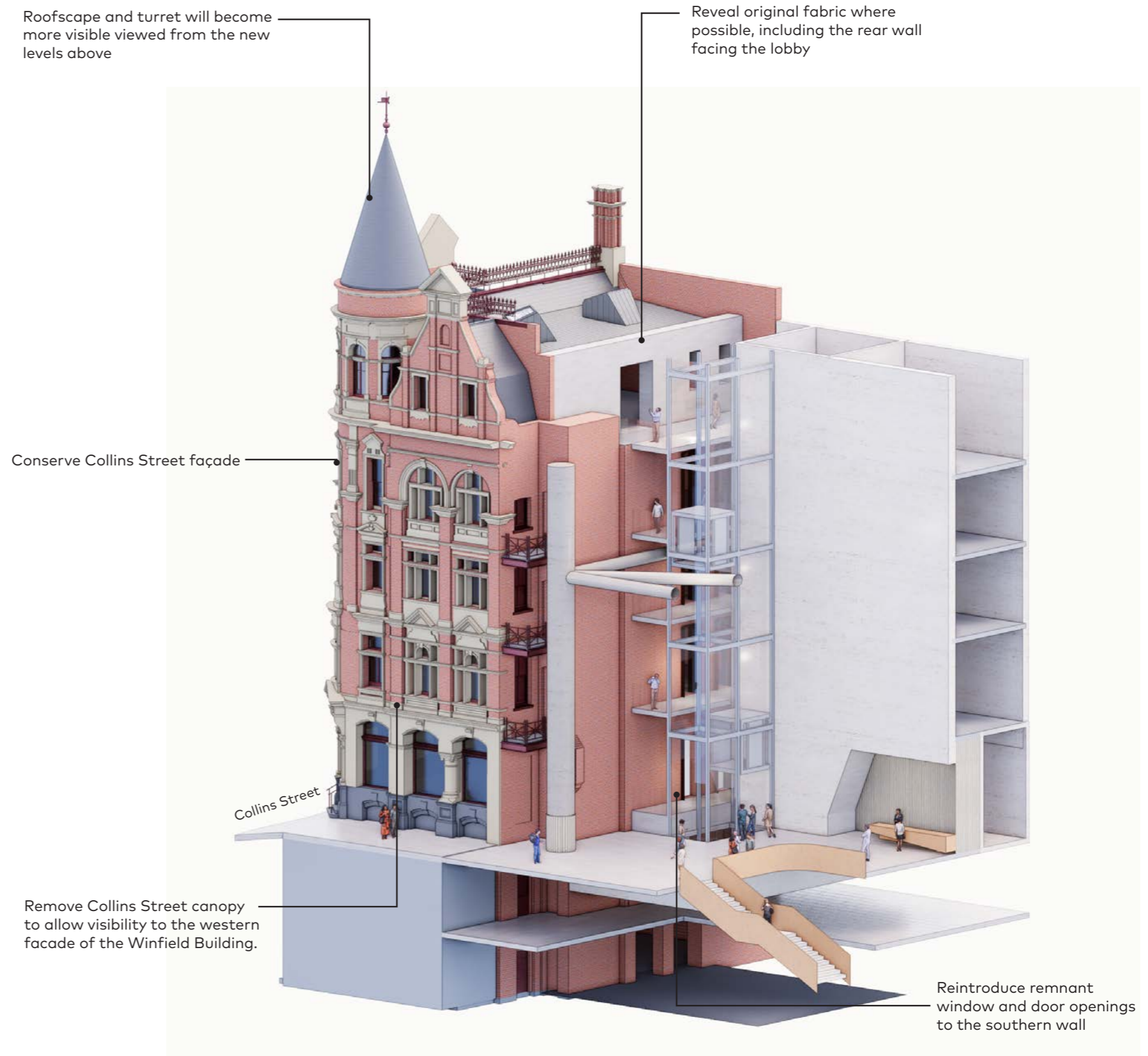
## 4 Design Response

### 4.11 Winfield Building

Following the removal of the 1980's hotel building and internal fit out, proposed works to the Winfield Building will feature:

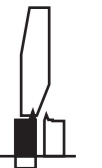
- Reveal original fabric where possible, including the rear wall facing the lobby
- Roofscape and turret will be revealed to be a visible feature viewed from the levels above
- Conservation of the Façades
- Reintroducing remnant window and arched door openings to the southern wall where required.

Other considered works proposed to the Winfield Building are described in detail on the following pages.



Existing Winfield Building

#### KEY STRATEGIES:



## 4 Design Response

### 4.12 Winfield Building - Club

The Winfield Building is proposed to be developed into a new club which occupies all seven levels, and expands into accommodation rooms included within the Rialto Building.

The inclusive new club will create an environment that seeks to harness innovation and the foster sharing of ideas between members and guests.

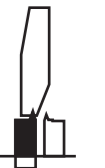
The Winfield Club will feature unique spaces on each level such as:

- Serviced Workshop Spaces
- Collaboration Spaces
- Restaurant & Bar
- Welcome Room
- Lobby (with direct access from Collins Street)
- Screening and Media Room
- Health and Wellness spaces



Winfield Building Club - Section

#### KEY STRATEGIES:



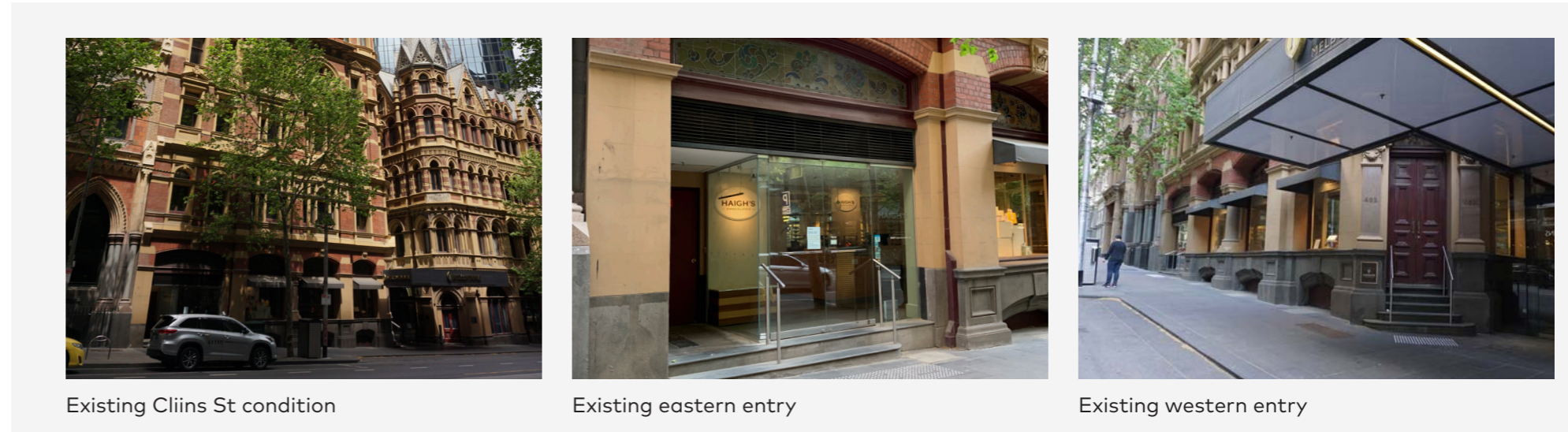
## 4 Design Response

### 4.13 Winfield Building - Collins Street Entry

Updates to the eastern opening to the Winfield Building on Collins Street will create a more inviting and accessible entrance to the New Winfield Club, as well as maintaining DDA access the Ground Floor Retail.

The existing glass shopfront, steps and louvred façade will be removed, and replaced with a high-quality entrance while also providing emergency egress to the street.

Along with the removal of the Collins St canopy, and the façade conservation works, the Collins Street Façade will reflect more closely the original condition.



Existing Collins St condition

Existing eastern entry

Existing western entry



1954 photo of entry to Winfield Building from Collins Street. Source: State Library of Victoria.

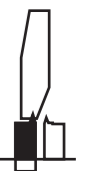
#### KEY STRATEGIES:

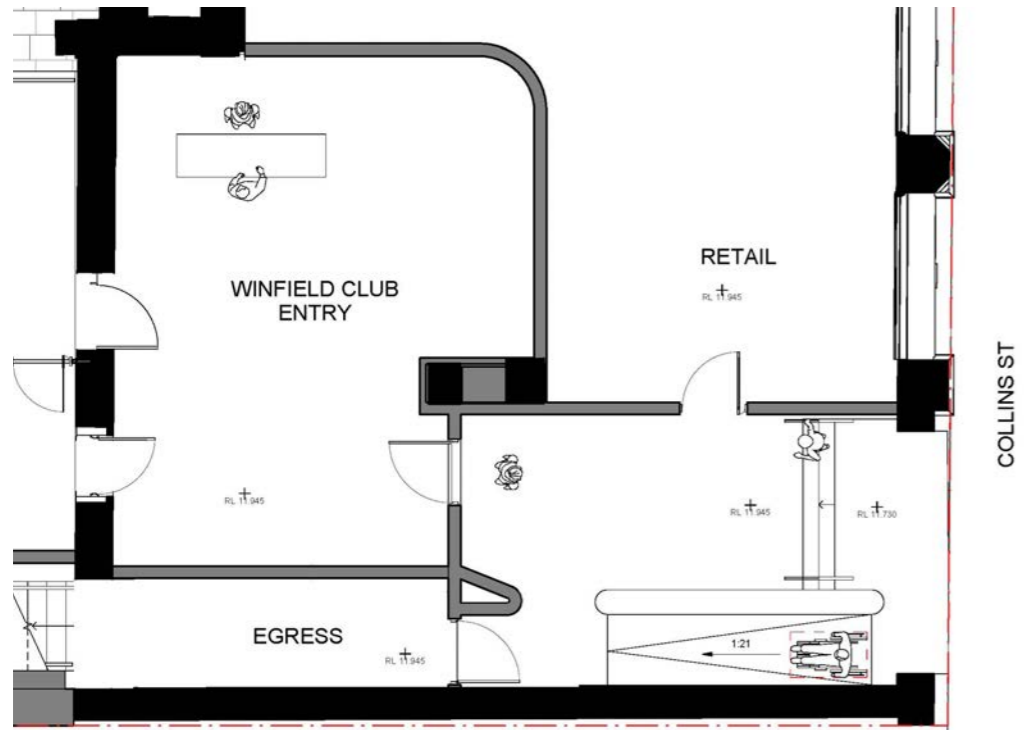


Existing

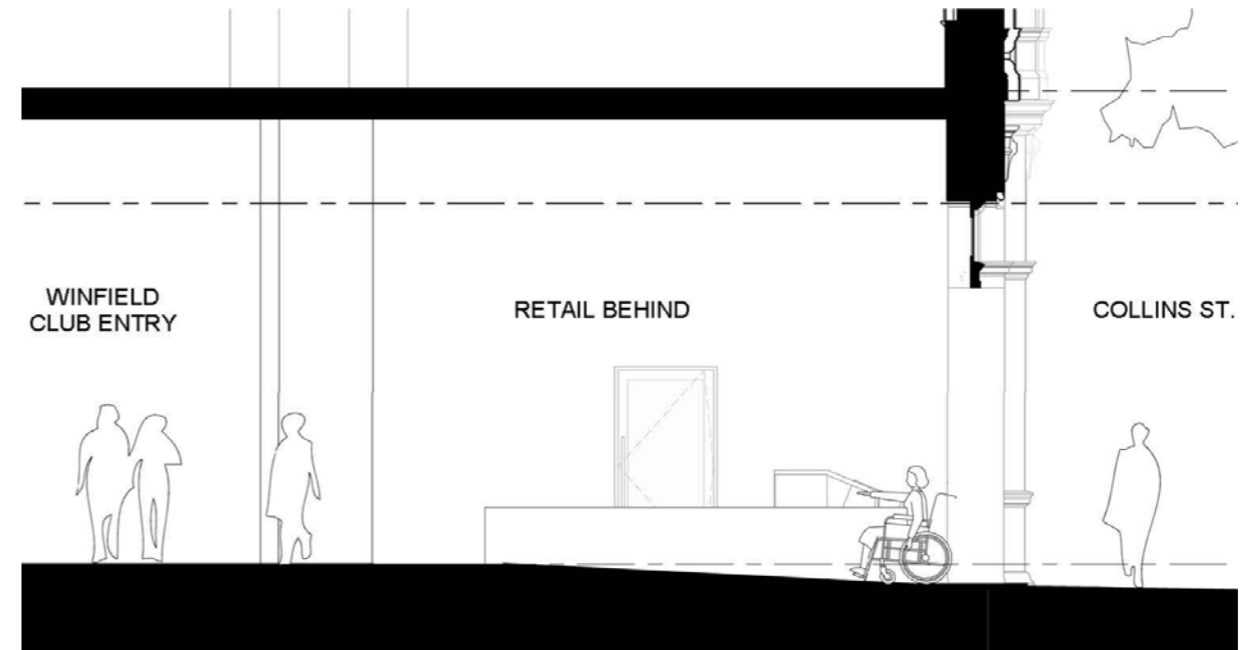


Proposed





Proposed Collins Street entry foyer plan



Proposed Collins Street entry foyer section



Proposed Collins Street entry foyer front elevation



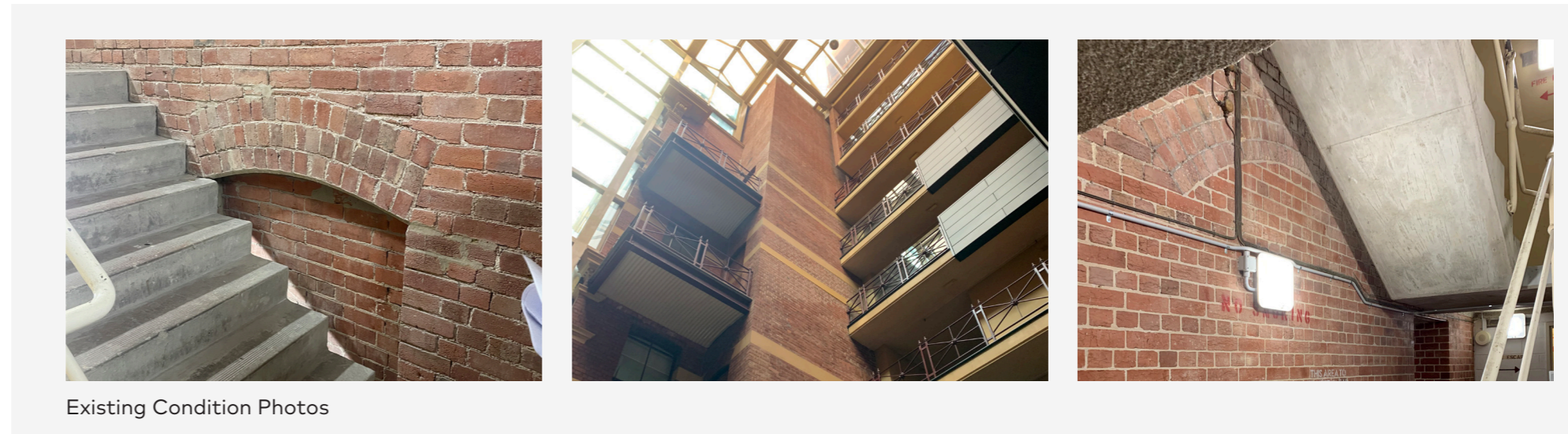
## 4 Design Response

### 4.14 Winfield Building - Rear Revealed

The Southern wall of the Winfield Building will be revealed following the removal of 1980's fabric, which includes the fire stair located behind the lifts.

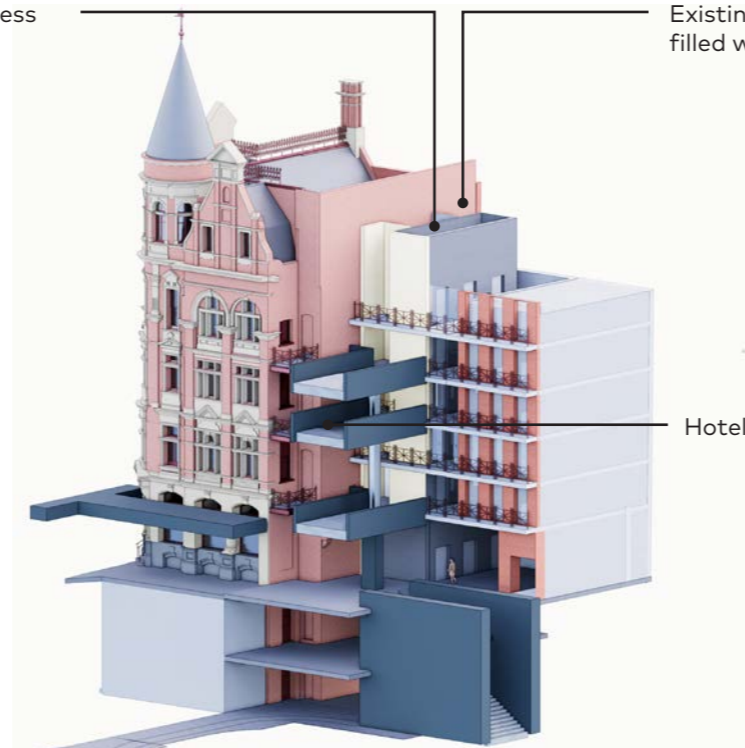
The team has identified that within the southern wall there remains the remnants of the original windows and doorways which are proposed to be reintroduced where required to provide access into the Winfield Building.

Access to the Winfield Club is proposed to be via the addition of dedicated vertical circulation for the Winfield club, noting that currently the Winfield upper floor levels are all inaccessible. This has been located outside of the Winfield Building to minimize intrusive works to the heritage fabric inside the building.

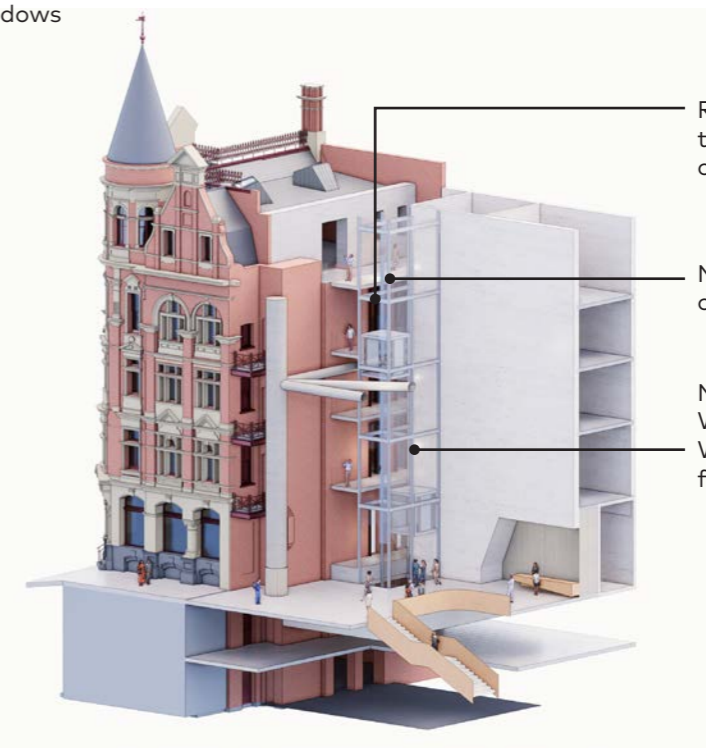


Emergency stair access

Existing original windows filled with bricks

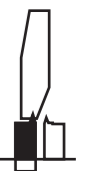


Existing



Proposed

KEY STRATEGIES:



## 4 Design Response

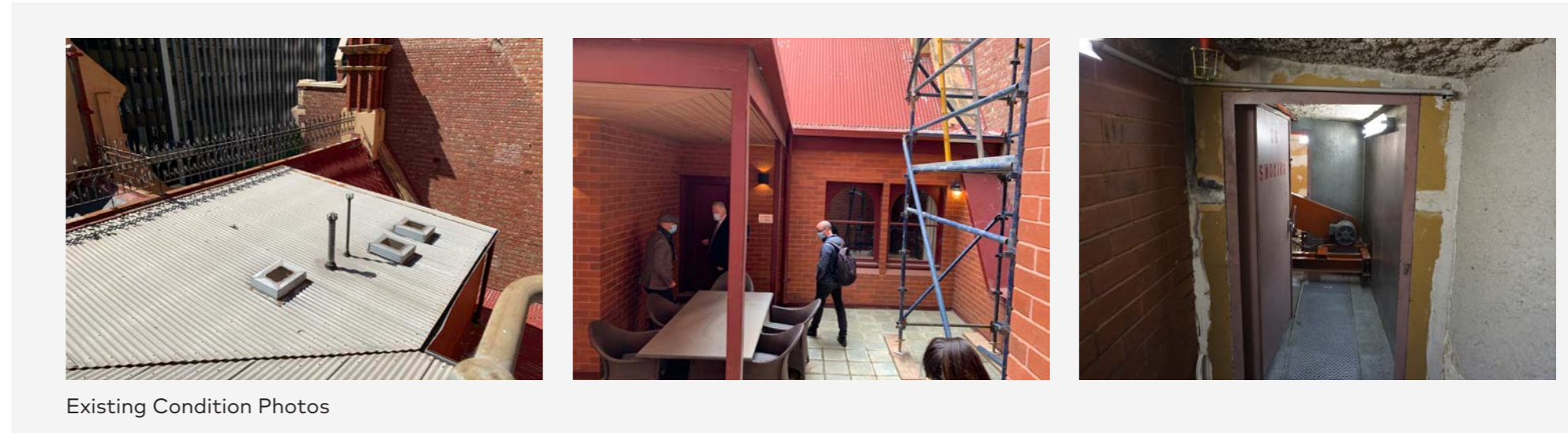
### 4.15 Winfield Building - Celebrating the Roofscape

Level 4 of the Winfield Building currently features an unsympathetic extension constructed as part of the 1980's development including external terraces, plant rooms structures and domestic scale entrances to hotel rooms not in keeping with the scale or style of the Heritage fabric. These dated and unremarkable components will be removed to reveal the original structure and the space opened up for use as part of the Winfield Club.

Currently, most levels of the Winfield Building are only accessible by stair with no lift access. The proposal includes two new lifts accessing each level of the Winfield Building improving accessibility to the heritage place.

A new roof featuring skylights directed to provide views of the heritage turrets and chimneys is proposed. The new roof is completely below the heritage ridge line and will be concealed from view from the street.

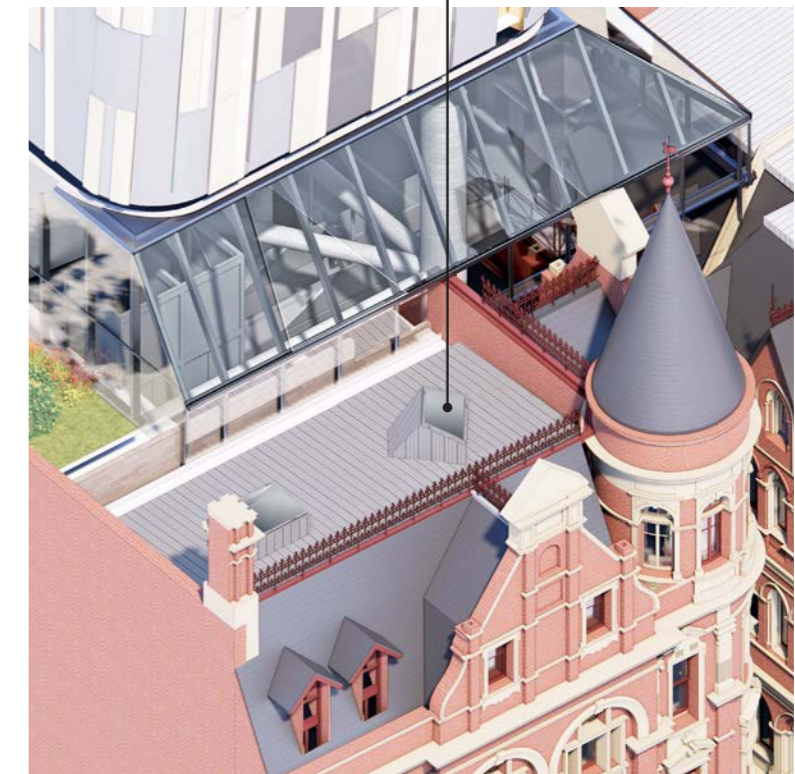
Behind the Winfield Building is a finely detailed glass roof that will bring northern light into the commercial lobby.



Roofscape and turret will be revealed to be a visible feature viewed from the Winfield L4 skylight and levels above

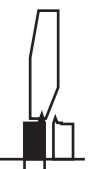


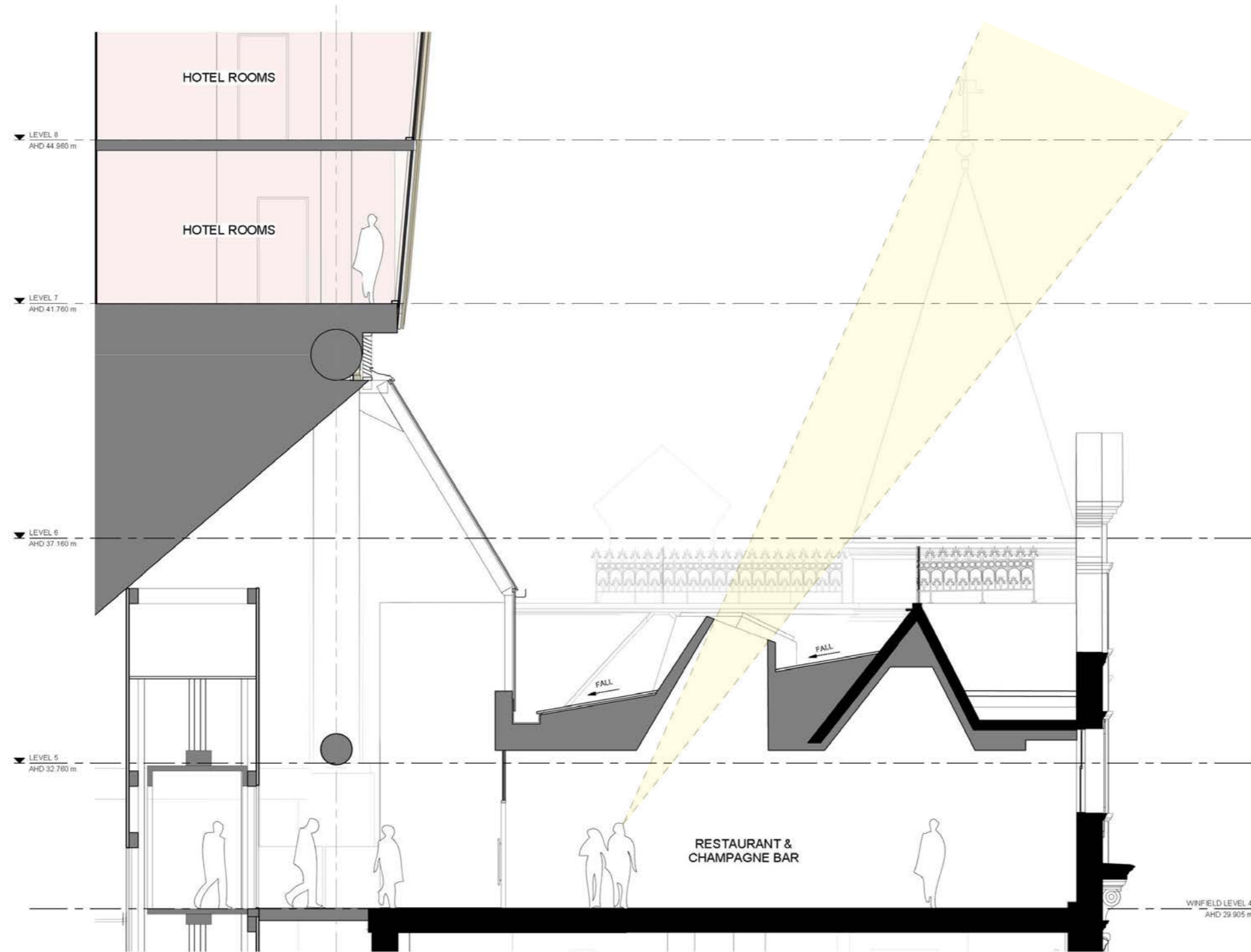
Existing



Proposed

#### KEY STRATEGIES:





Proposed Section



## 4 Design Response

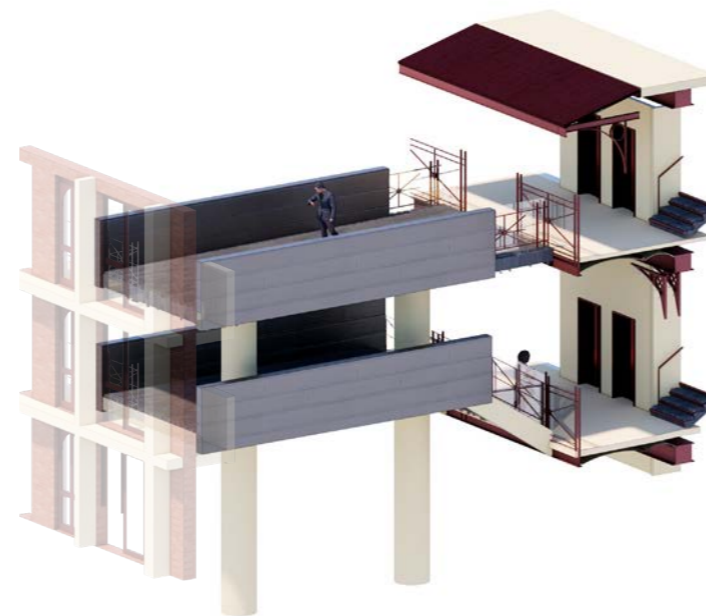
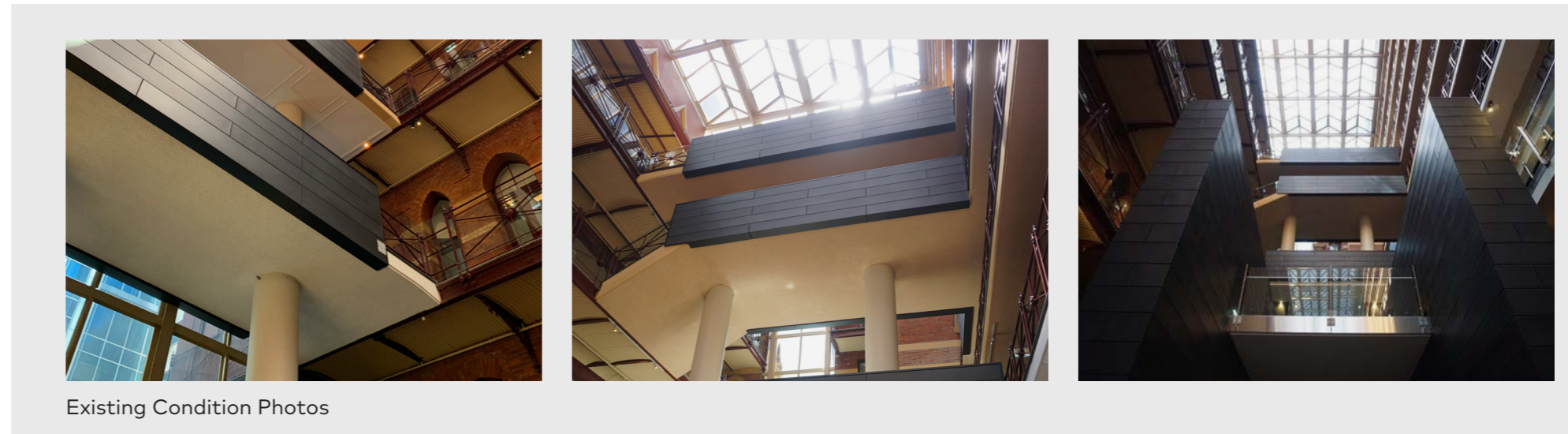
### 4.16 Heritage Connections and details - Bridge Connections

Connecting the Rialto Building to the new podium will be a series of slender, light bridge connections which will seek to maximize visibility of the heritage building.

The existing heavy-set bridges and columns that connect to the Rialto Building reduce visibility of the heritage fabric, and obscure views across the site. The proposed bridges will be more slender

The overall impact is that the extent of bridges connecting to the Rialto Building will be reduced by 42%, from 29 linear meters to 17 linear meters of lighter and more transparent bridge. Further to this, the extent to which the floors at the Collins Street, and Lower Ground levels touch the Rialto Building reduces by around 35% (from 28 linear meters, to 18 linear meters).

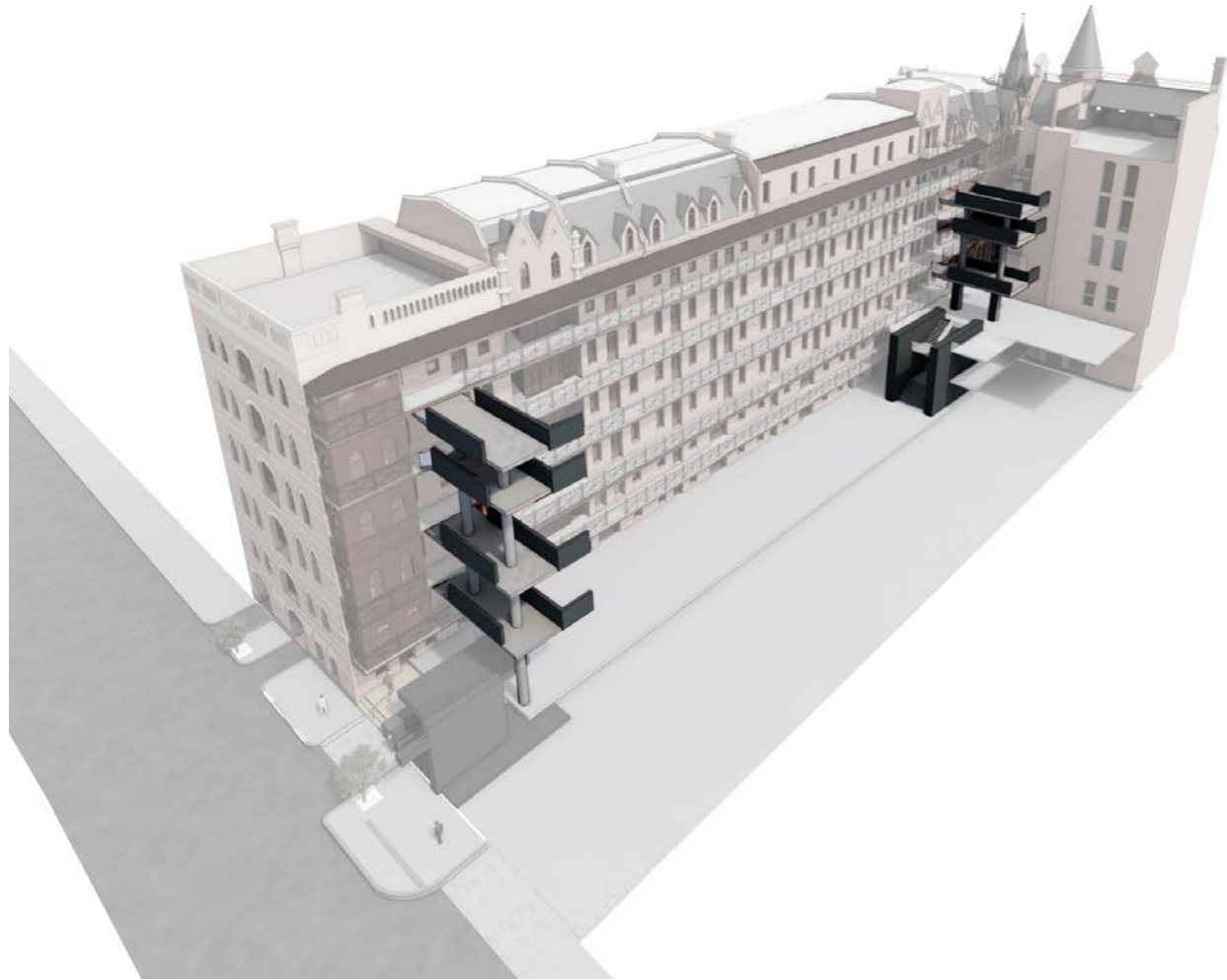
Connecting the Rialto to the new podium building will be a series of narrow, light bridge connections which will seek to maximize visibility of the heritage building. The width and location of the proposed bridges aligns with the sections of the heritage balustrades which allows for sections of balustrade removed for the new connections to be reinstated in locations where balustrades have been removed previously.



#### KEY STRATEGIES:







Existing Bridge Connections

Total bridge connection to Rialto = 29 linear meters



Proposed Bridge Connections

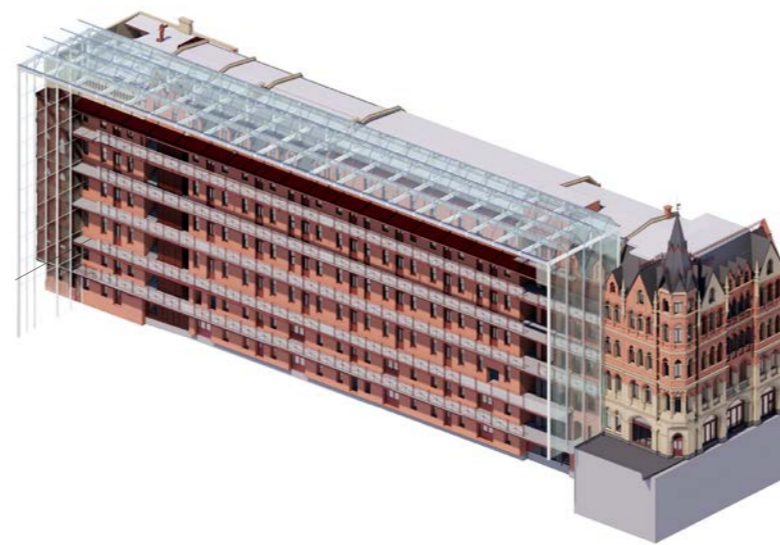
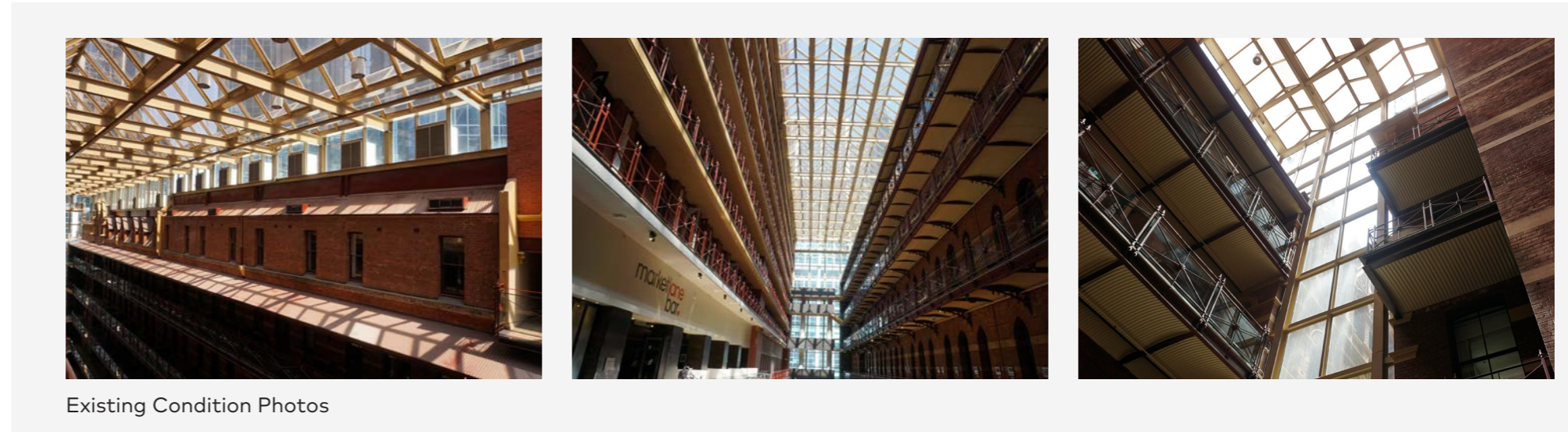
Total bridge connection to Rialto = 17 linear meters

## 4 Design Response

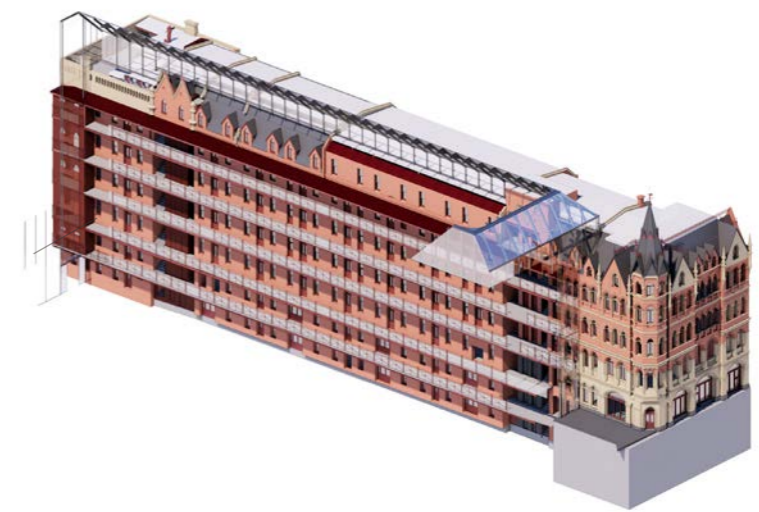
### 4.17 Heritage Connections and details - Atrium Connections

The new atrium connecting the Heritage Buildings, and the new podium structure is designed to be as minimal as possible to limit impact on the heritage buildings, both structurally, and in terms of limiting visual clutter.

Shaped to be a minimal infill piece which is differentiated from the Heritage Buildings and tower form, the atrium will allow maximum natural light entering the arcade space to make the space feel open and bright.



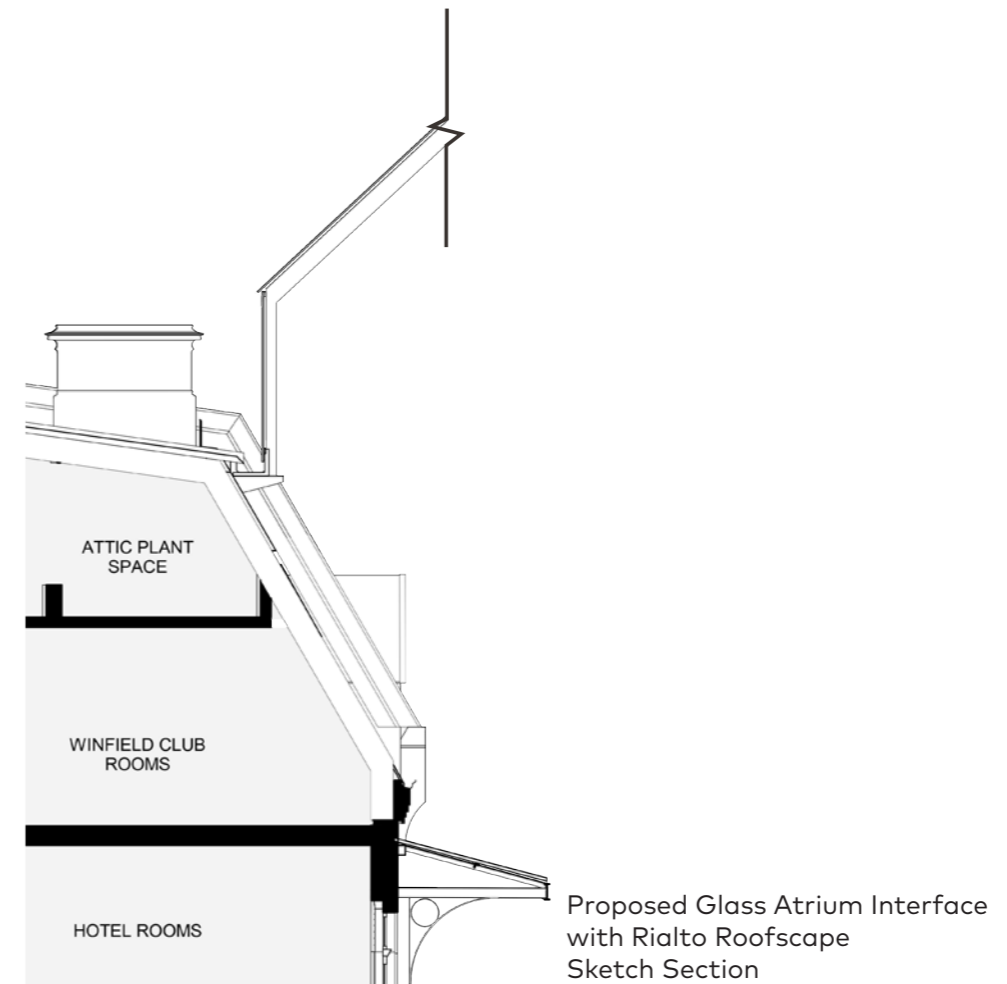
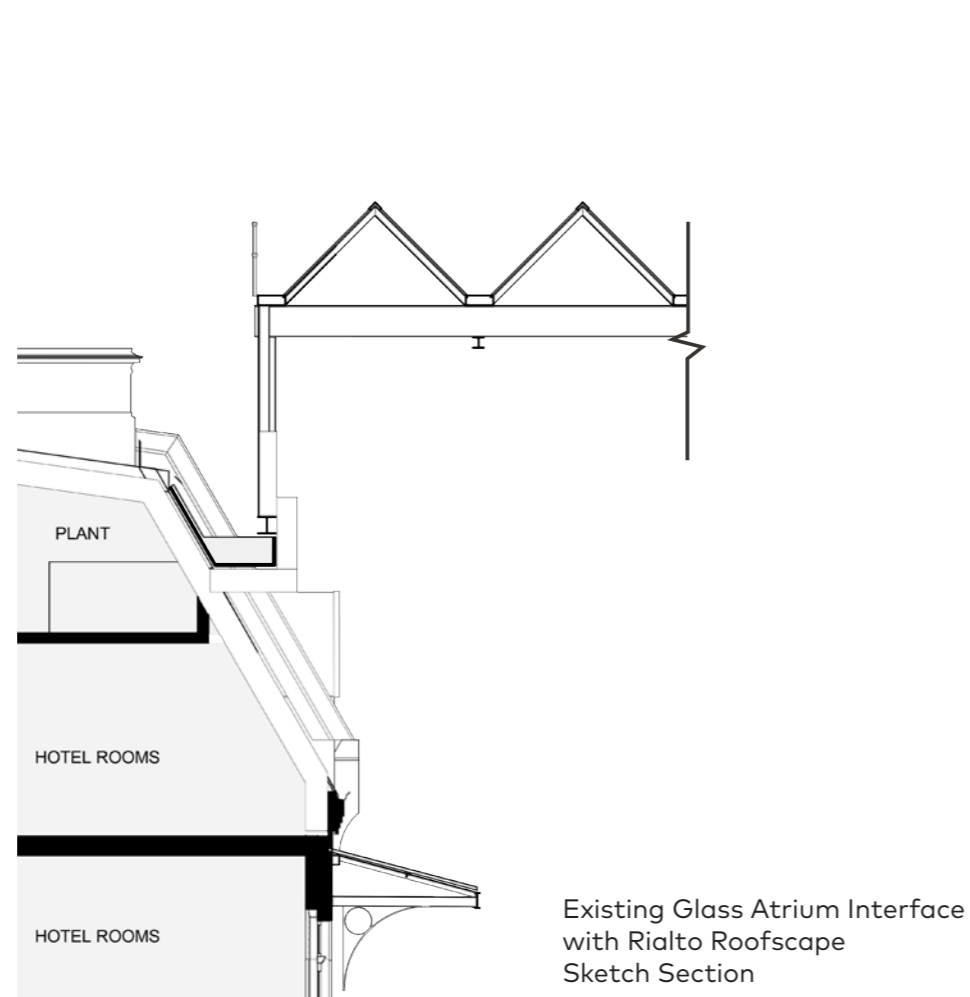
Existing



Proposed

#### KEY STRATEGIES:





Approximate extent of existing glass atrium dashed in red.



Proposed Atrium with Overlay of Existing Atrium

Heritage Intepretation

Central to the vision for this project, and underpinning design and conservation works is a thoroughly researched draft Heritage Interpretation Strategy prepared by the team at Sue Hodges Productions. Through an extensive process of research, consultation, and strategic thinking with multiple stakeholders such as first nations elders, and heritage experts, the Interpretation approach will inform and enrich many aspects of the design through informing integrated artworks, heritage displays and wayfinding signage, as well as development of the landscape, interior and architectural designs.

The draft Heritage Interpretation Plan proposes to showcase the following themes:

- Wurundjeri Woi-wurrung stories
- Wurundjeri Woi-wurrung people and Birrarung
- How Birrarung has changes since colonisaton
- Business and industry at 495 Collins St
- Life on Collins Street



L'abbaye de Villers-la-Ville, Belgium



Duke of York Square, London



Ayala Museum, Manila



Davy and Kristin McGuire



The Little Museum of Diary, Tuscany



Live! by Loews, Arlington Texas, USA



Hyde Park Barracks, Sydney Living Museum



Simon Costin's Museum of British Folklore

Examples of Heritage Interpretation



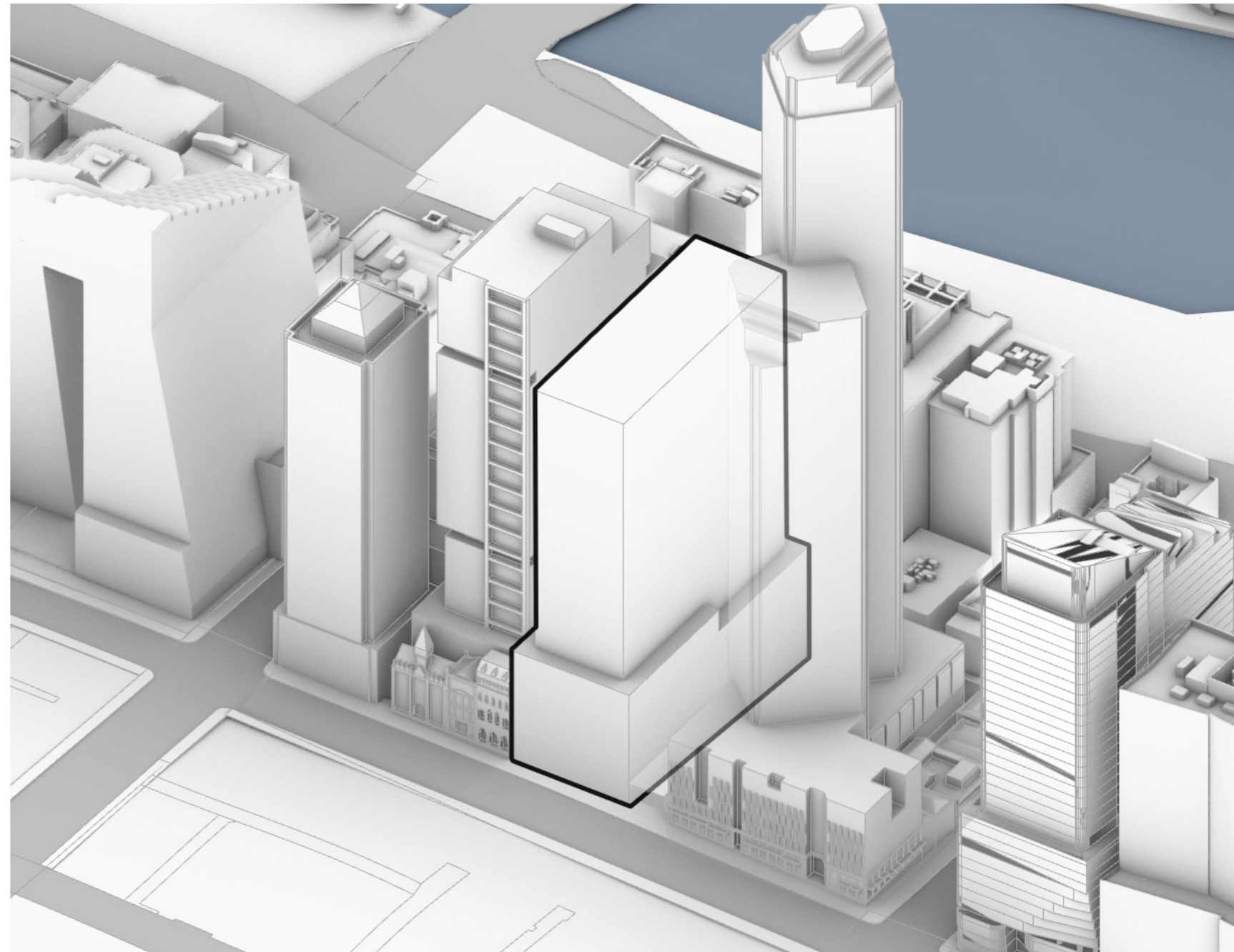
## 4 Design Response

### 4.19 Building Form

The new building form is setback from Collins Street to minimise its visual impact. The contours and carefully placed chamfers have been designed to create a visually unique shape that avoids overshadowing the Yarra River and also visually represents the internal program of the building – the lower portion being the hotel, and the upper floor plates being the office spaces.

The heritage and planning constraints on the site have a significant impact on the developable volume of the site, limiting the building height in-particular.

The following sequence of diagrams demonstrate the relevant planning controls, response to heritage, site and planning constraints and architectural design principals applied in arriving at the proposed building form.



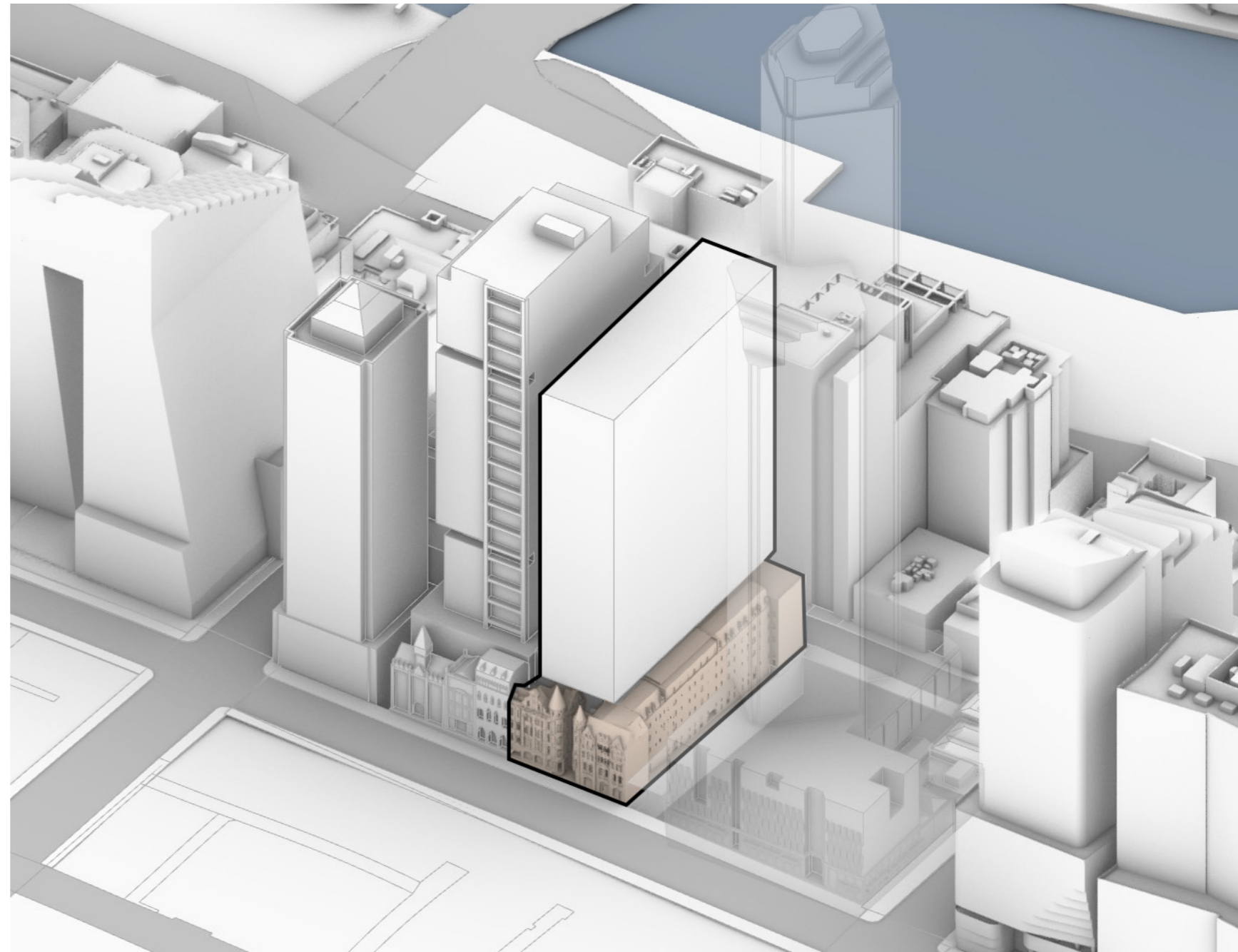
1. Site Developable Maximum Building Envelope (adhering to DDO10, assuming brownfield site)

## 4 Design Response

### 4.19 Building Form

The majority of the podium area is occupied by heritage buildings limiting the extent of developable space on the site.

The Diagram illustrates the maximum floor plate allowable under DDO10.



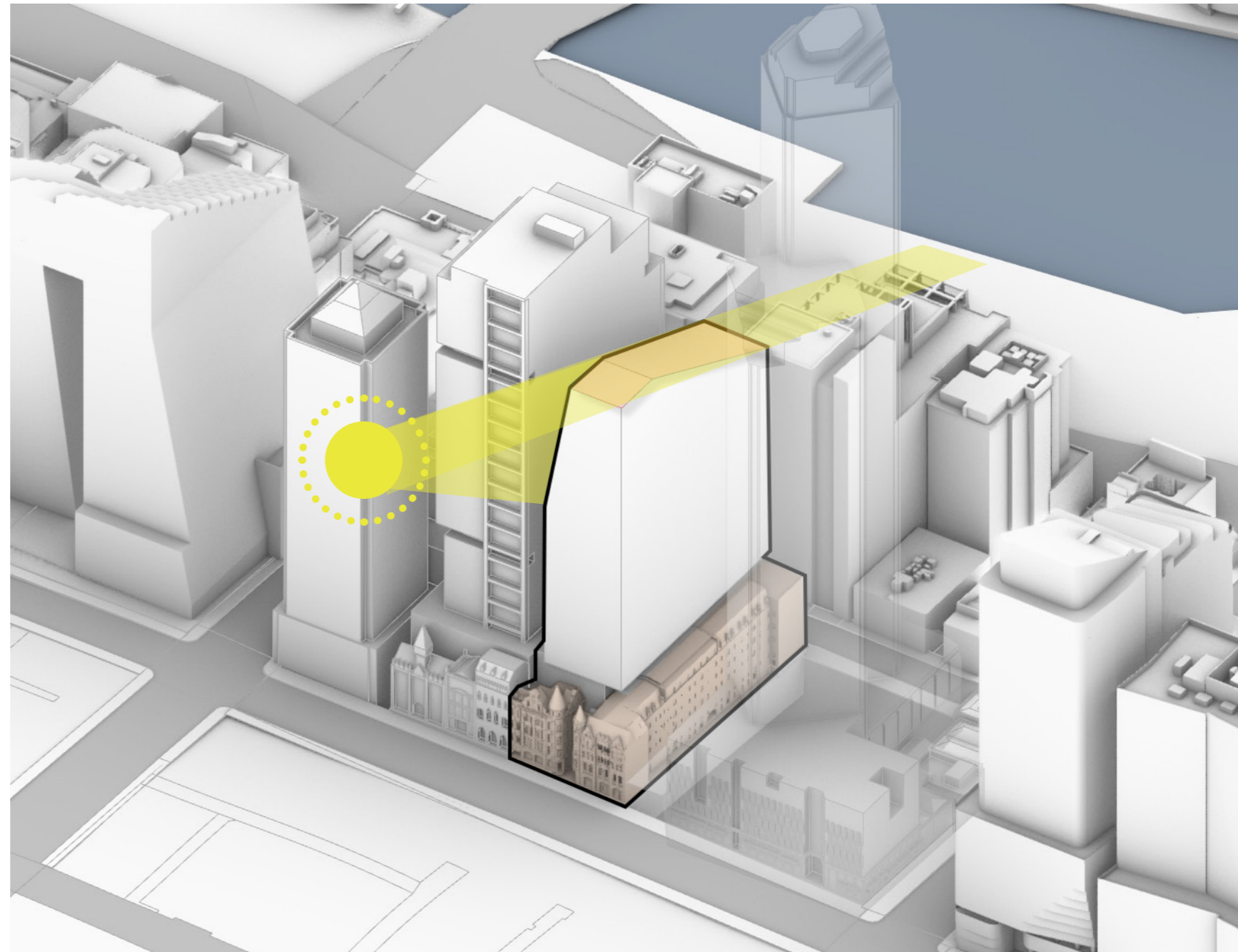
2. Modified DDO10 Tower Floorplate

## 4 Design Response

### 4.19 Building Form

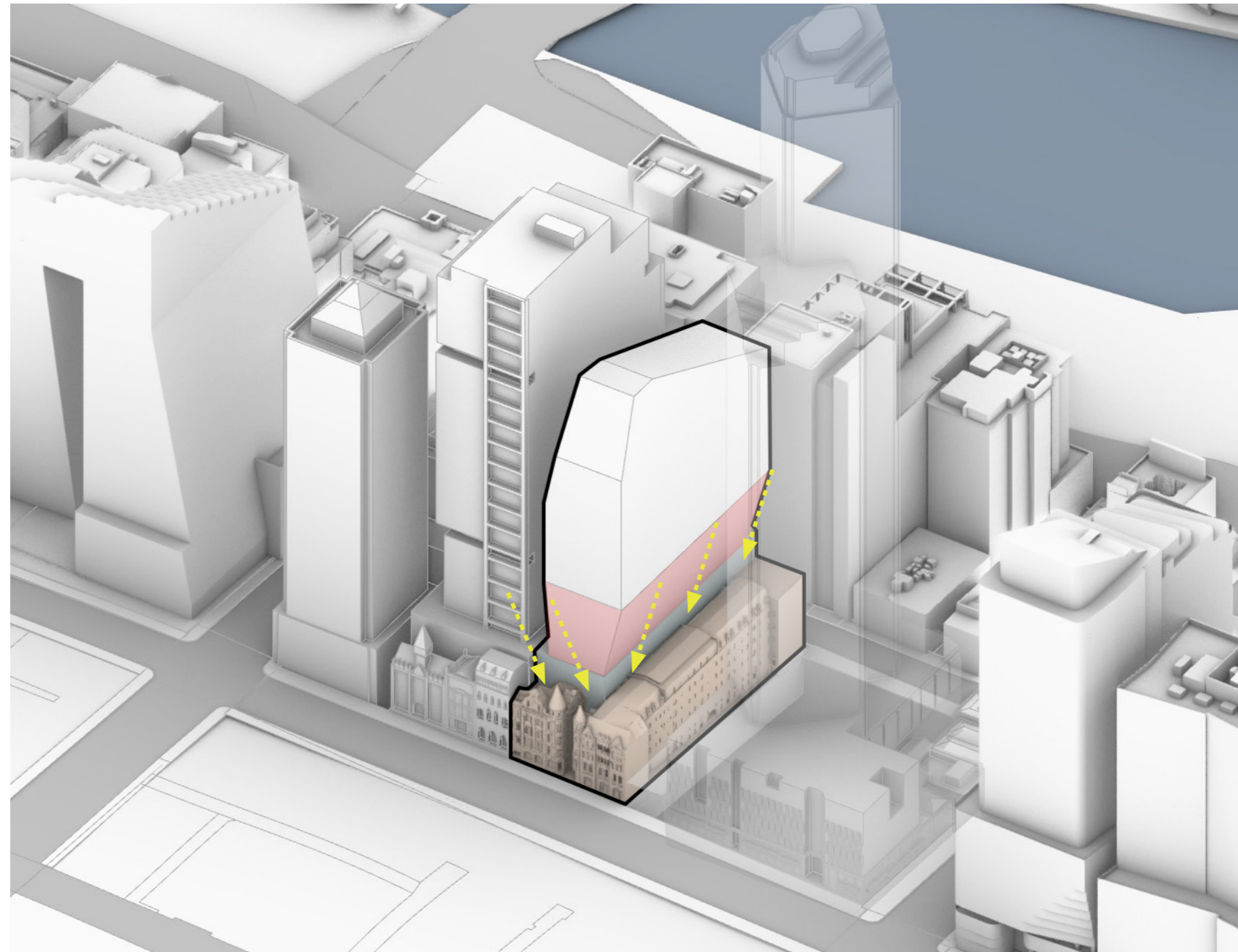
In response to heritage considerations including the Heritage Design Guide, setbacks of the building vary, and are increased from the minimum 5m DDO10 requirement, to a minimum of 11.1m to the North, and a minimum of 8.5m to the West.

The top of the building is tapered on the East and South to avoid casting any additional shadow onto the Yarra River and its North Bank in response to DDO10 overshadowing requirements.



3. Solar Plane in response to DD010

The base of the new building form is tapered inwards to allow daylight into the arcade and retain light and space around the roofs of the heritage buildings.



4. Tower Shaped by Heritage



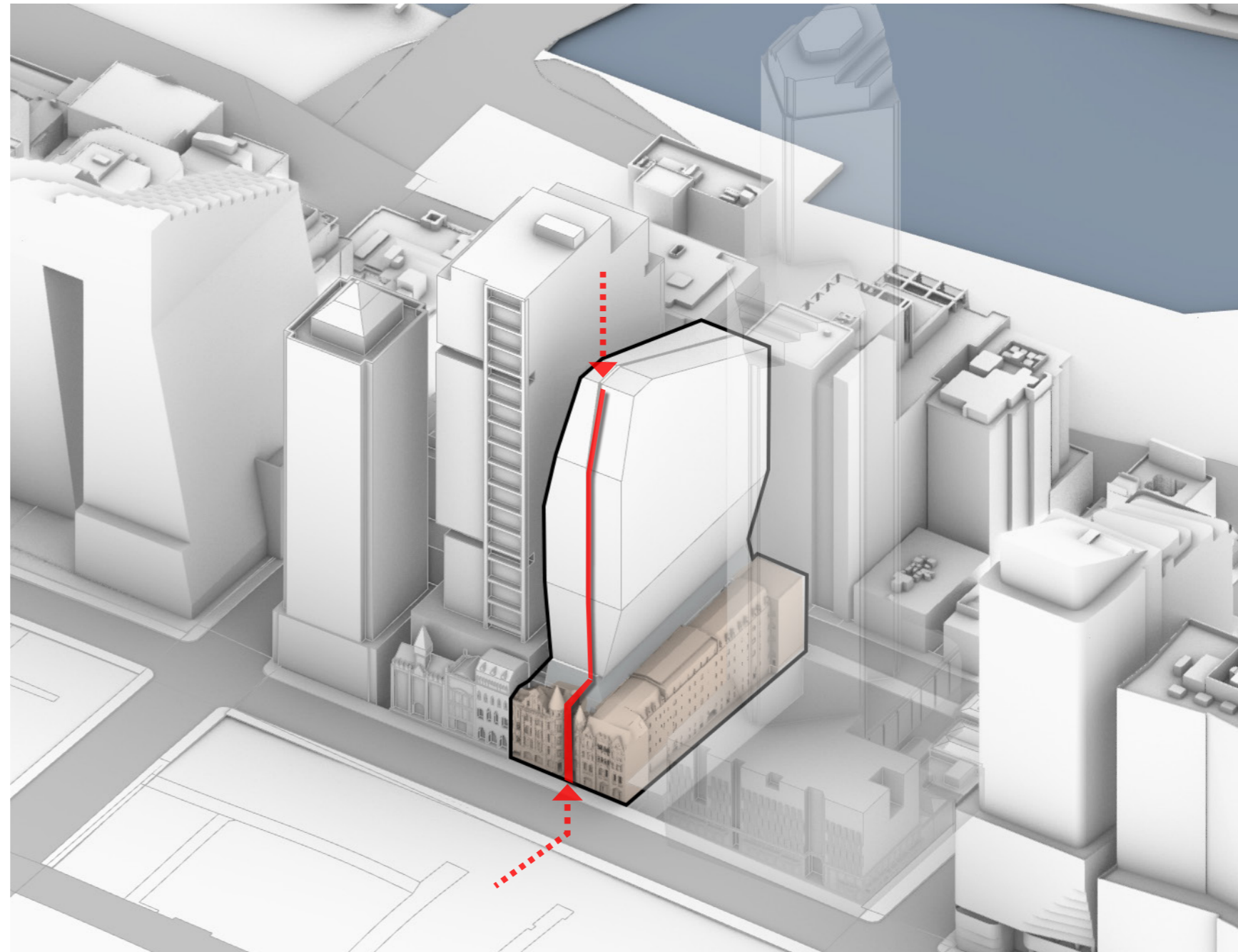
## 4 Design Response

### 4.19 Building Form

The building form and façade acknowledge and strengthen the existing site narrative by referencing the existing accessway found between the Winfield and Rialto buildings, and the alignment of Winfield Square at Flinders Lane level.

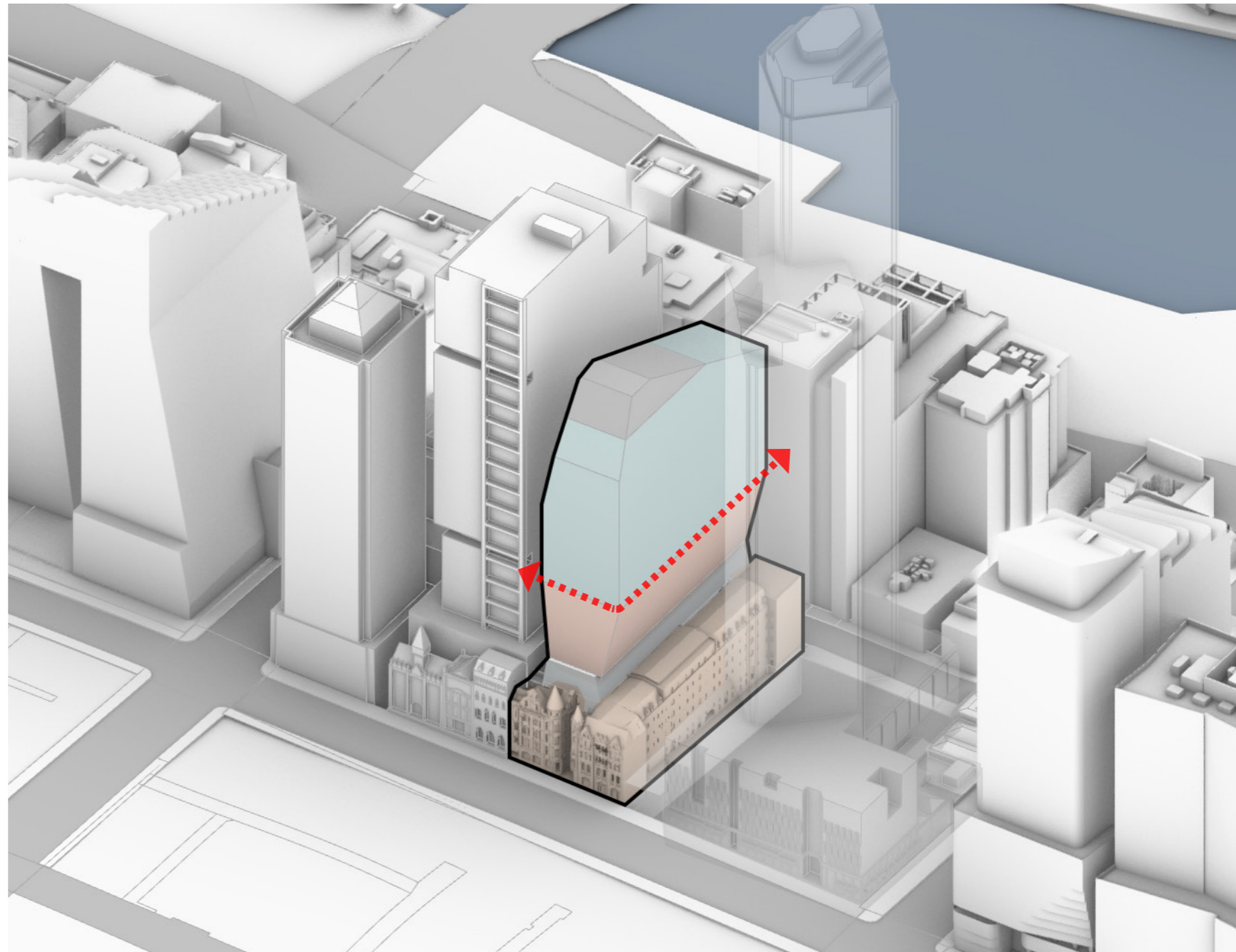
The historical alignment of Winfield Square and the Collins Street opening between the Winfield and Rialto Buildings is extrapolated onto the building behind and recognized in the recessed façade treatment.

The sculptured recess within the tower form breaks up the tower into two complimentary forms, which provides relief to the north and south facades.



5. Strengthening Existing Site Narrative

The buildings program is expressed in the mass through the coinciding incidence of angled parts of the form.



6. Delineation of Tower Program

## 4 Design Response

### 4.19 Building Form

The final shaping of the building introduces subtle shifts in the vertically expressed split, and the inclusion of accessible roof terraces facing south to take advantage of views towards Port Philip Bay.

The result is a uniquely shaped organic tower form developed in response to the project vision and retention, re-use and conservation of the heritage buildings.

#### **Built form Summary:**

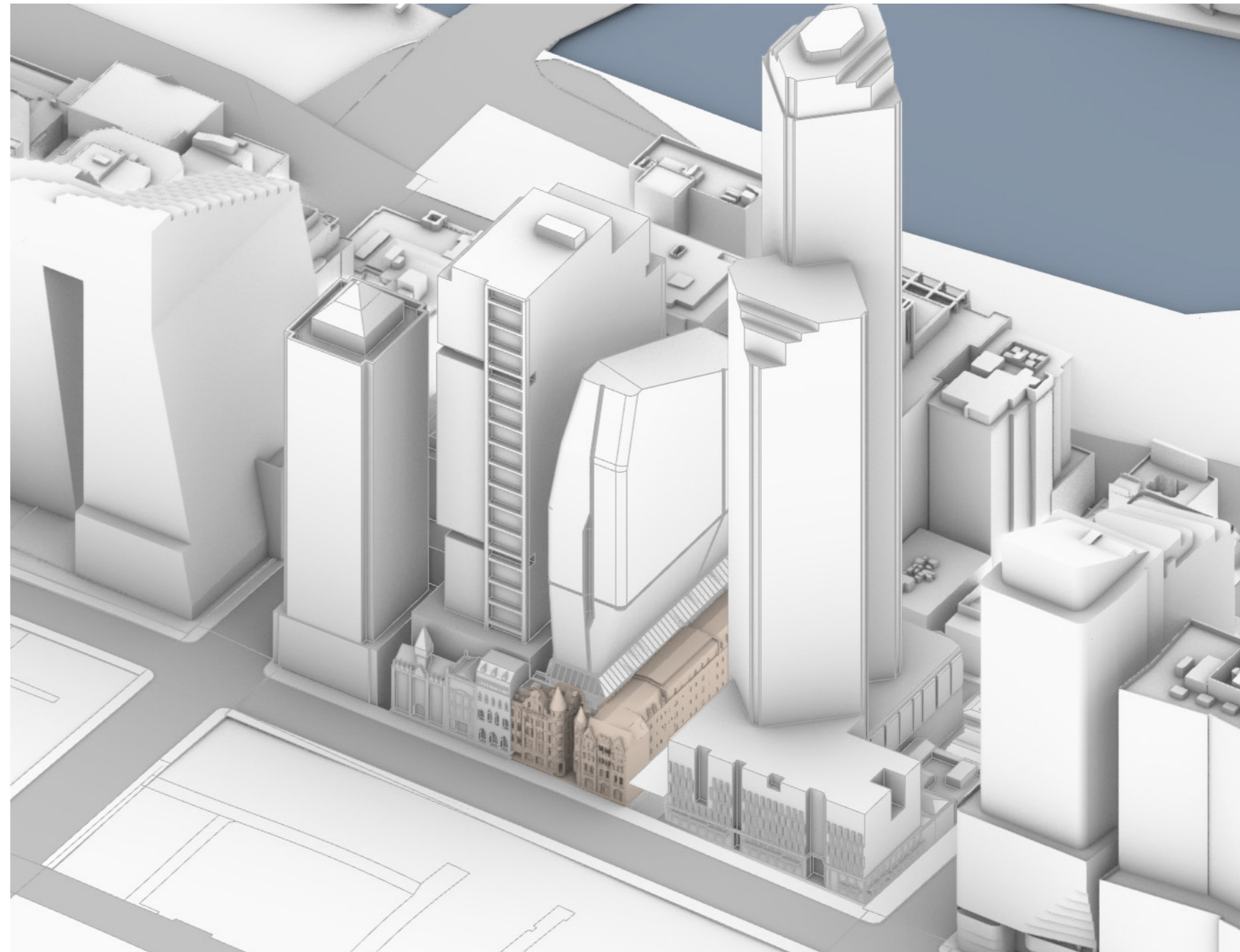
##### *Setbacks:*

North - Average 11.7m (min 11.1m)

East - Average 6.2m (min 8.5m)

West - Average 10.3m (min. 8.5m)

South - 5m min



7. Final Tower Massing

# 4 Design Response

## 4.20 Façade Strategy

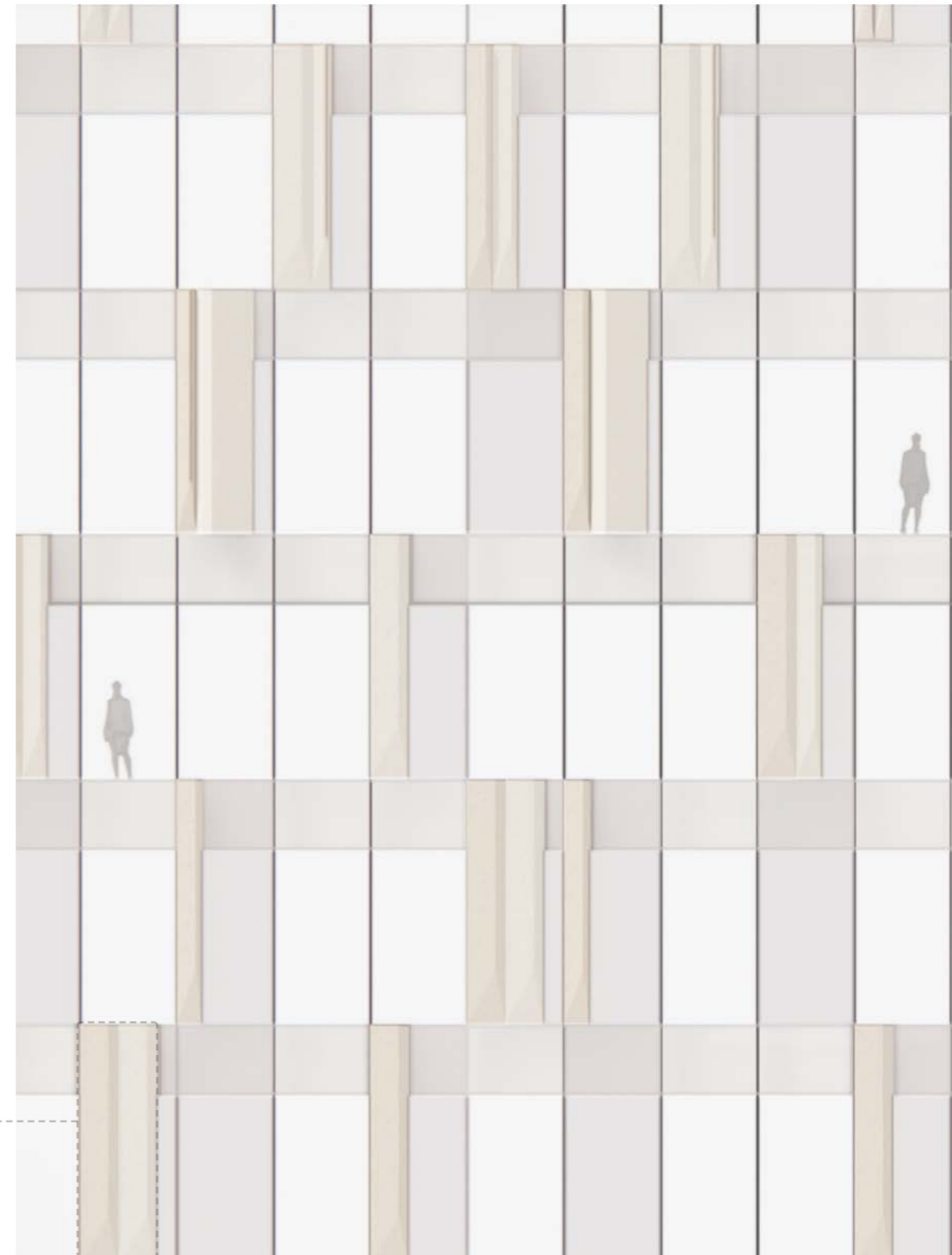
In a shift away from the recent trend to build full glass clad buildings in the city, solidity is used in a deliberate way to wrap the building with a façade that provides pattern, colour and texture. The intent of the façade is to create a gentle play with light, rhythm, and shadow through subtle relief in the façade panels without detracting from the heritage buildings.

The proposed colour palette utilises desaturated hues which work both in contrast to the heritage fabric with the reflectivity and transparency of the glass atrium and facades above; and in harmony with the heritage fabric through subtle solidity of the stone and masonry details as featured on the Flinders Lane facade and solid facade panels above.

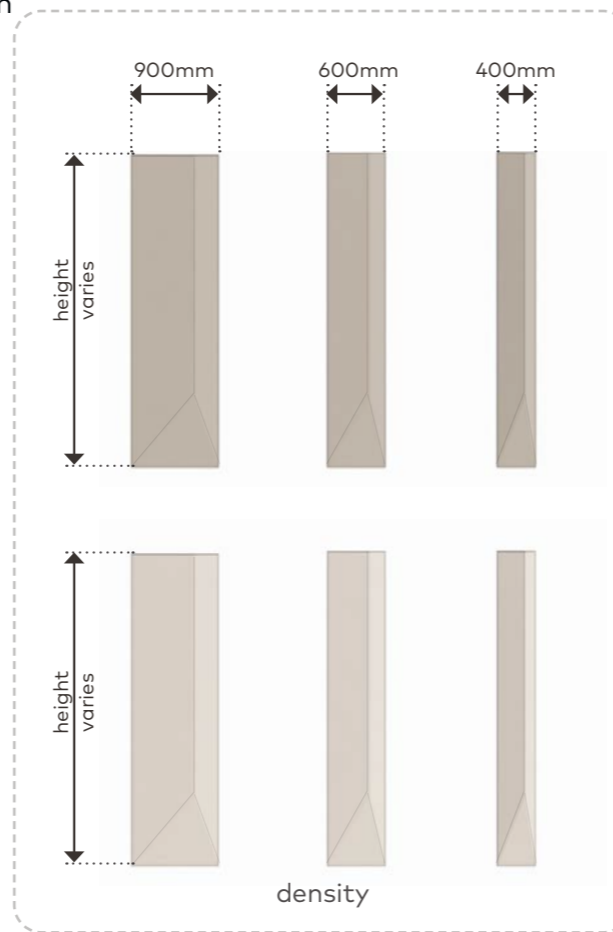
The patternation in the façade features a texture and rhythm that overlays a level of detail and richness which is balanced with the hierarchy and detail of the heritage buildings. This texture is applied in a considered manner to the facade that reduces the density to the lower levels providing a calm backdrop to the historic roofscape and turrets.



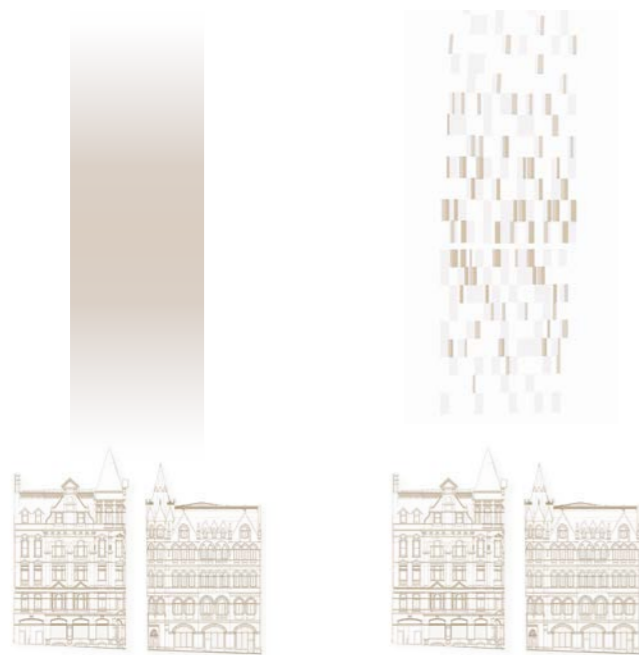
GRC01 - Masonry - Colour 1      GRC02 - Masonry - Colour 2  
materiality



Individual Façade Modules



Individual Façade Modules



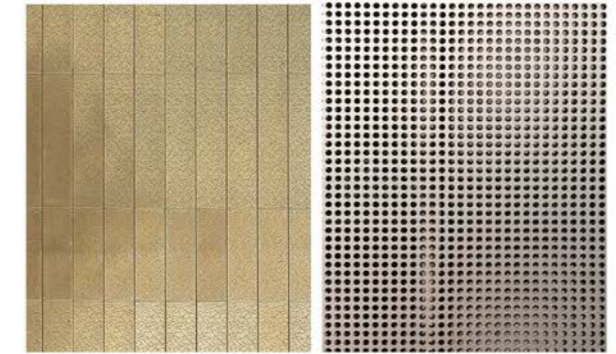
Concept

Pattern

Calm and transparent facade elements are applied adjacent to heritage and to the low levels allowing a clear reading of old and new.

Density of solid elements is reduced to low level which along with the set back form behind allows clear reading of heritage roofscape.





AL03 - Aluminium Panel - Bronze

AL04 - Perforated Aluminium - Champagne Colour



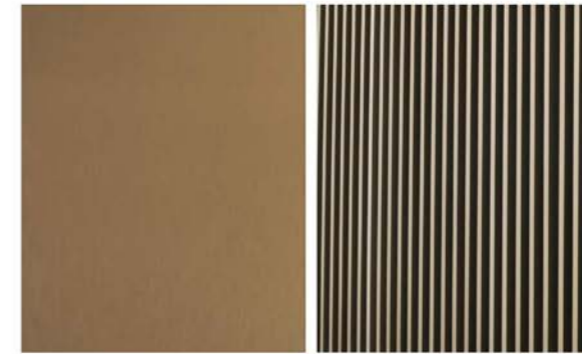
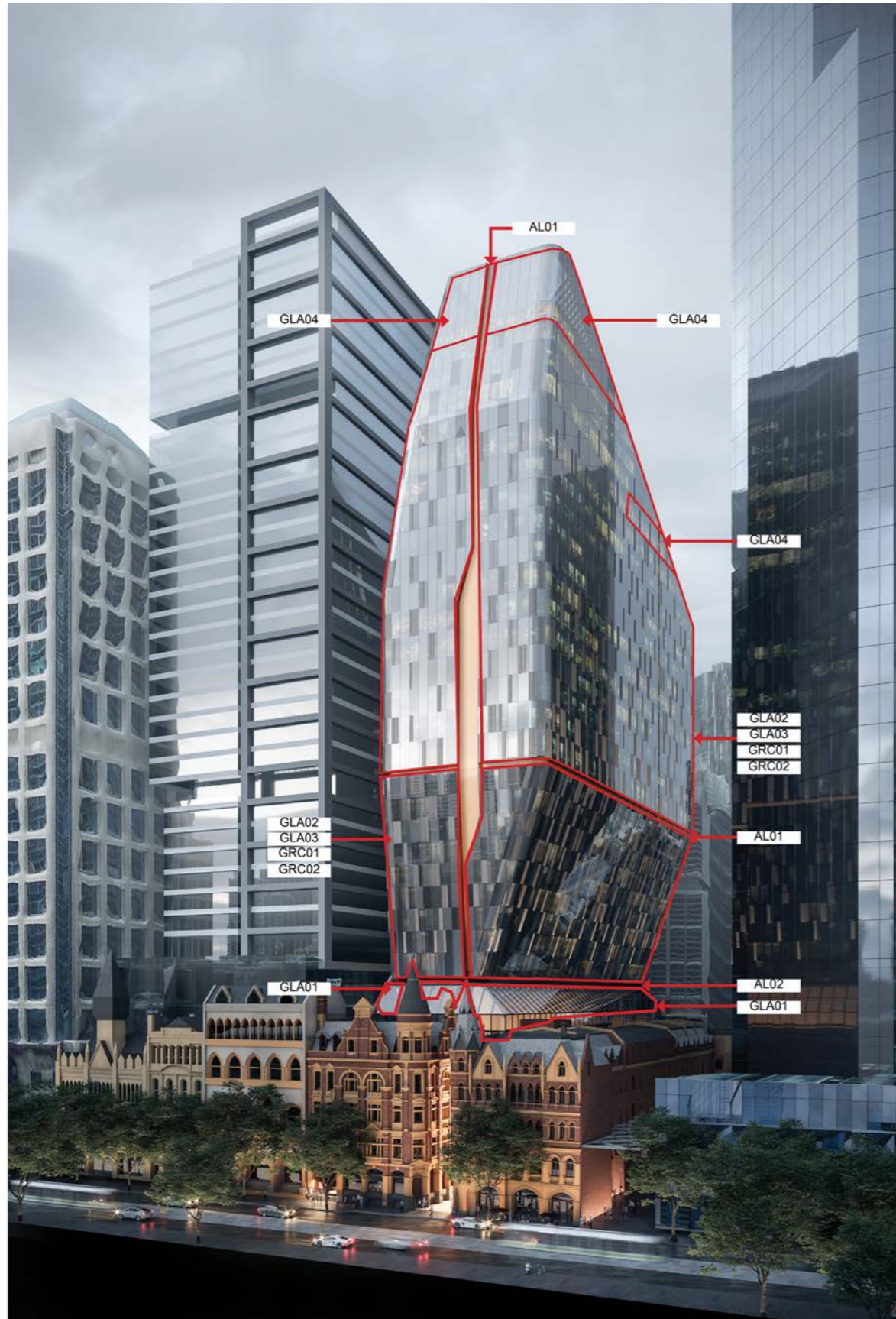
GLA01 - Glass - Atrium - Clear Glazing



GRC03 - Masonry - Colour 3



GRC04 - Masonry - Colour 4



AL01 - Aluminium - Bronze

AL02 - Aluminium Vertical Plant Screen - Bronze



GLA01 - Glass - Atrium - Clear Glazing

GLA02 - Glass - Tower - Clear Glazing

GLA03 - Glass - Tower - Silver Grey Glazing



GLA04 - Glass - Tower - Clear Glazing with Louvres/Openings



GRC01 - Masonry - Colour 1

GRC02 - Masonry - Colour 2



## 4 Design Response

### 4.22 View Analysis

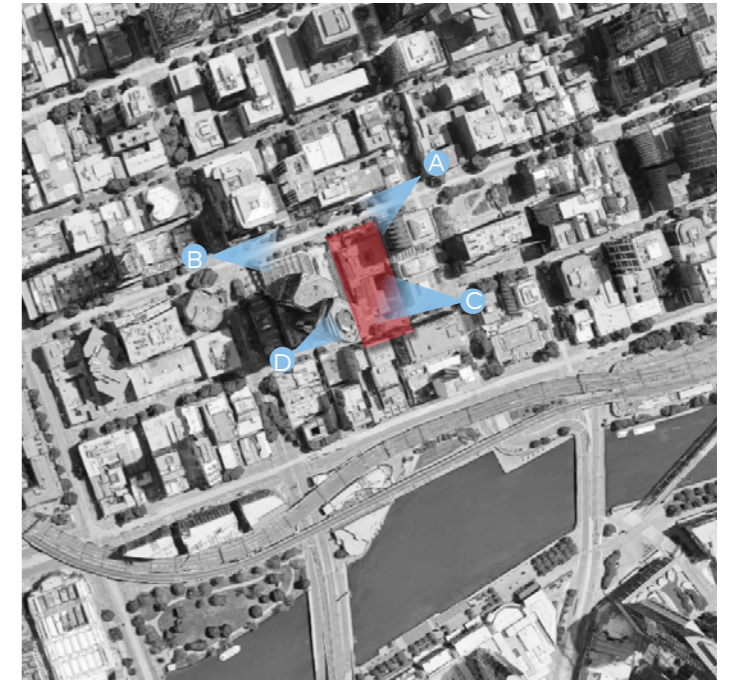
The following diagrams illustrate the proposed building mass from key viewpoints within the city.



Diagram A // Collins Street - Eastern Approach Existing



Diagram A // Collins Street - Eastern Approach Proposed



## 4 Design Response

### 4.22 View Analysis

The following diagrams illustrate the proposed building mass from key viewpoints within the city.



Diagram B // Collins Street Western Approach  
Existing



Diagram B // Collins Street Western Approach  
Proposed

