

Report to the Future Melbourne (Planning) Committee**Agenda item 6.2****Ministerial Planning Referral: ID-2021-1
1 Spring Street and 21-25 Flinders Lane, Melbourne****5 April 2022****Presenter:** Marjorie Kennedy, Head of Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of Melbourne Planning Scheme Amendment C401, which seeks to introduce an Incorporated Document that allows development of the land located at 1 Spring Street and 21-25 Flinders Lane, Melbourne (refer Attachment 2 – Locality Plan).
2. Amendment C401 proposes the partial demolition of Shell House and Milton House to facilitate the development of 'Tower 2' a 32-storey (excluding 3 plant levels) building, located within the existing pedestrian plaza to the north of Shell House facing Flinders Lane. The proposed overall height is approximately 170 metres and the use is predominantly office with some mixed retail. The development includes a five-level reconfigured basement with parking and loading.
3. The Department of Environment, Land, Water and Planning (DELWP), on behalf of the Minister for Planning, has given formal notice of Amendment C401 to the City of Melbourne.
4. The applicant is Phillip Nominees Pty Ltd, the owner of the land is Phillip Nominees Pty Ltd and the architect is Ingenhoven + Architectus.
5. The land is located within the Capital City Zone Schedule 1 (CCZ1) and is affected by the Heritage Overlay Schedule HO637 and Schedule HO1235, Design and Development Overlay - Schedule 1 (Urban Design) and Schedule 10 (Built Form), and the Parking Overlay - Schedule 1.
6. In February 2022, the applicant submitted a comprehensive package of updated amendment documents, demonstrating a revised design that reconfigures Tower 2's floorplate so that it does not cantilever over Milton House, improving connectivity within the site with the surrounding road network, and increasing the height of the tower by three floors, which the applicant has advised will not lead to additional shadow over Birrarung Marr.
7. As former Shell House and Milton House are both on the Victorian Heritage Register, separate Heritage Victoria (HV) applications are required. HV refused both heritage applications on 4 August 2021. The Minister has agreed to the applicant's request to call-in the HV decision for Ministerial review. If the review of the HV permits affirms refusal or additional conditions / changes required, the Incorporated Document would be required to be amended to be consistent with the HV permit.

Key issues

8. The February 2022 resubmission represents a significant improvement over the original submitted development by providing and enhancing pedestrian connections to adjoining laneways and through-block connections, and revising the new tower to ensure that it does not build over or dominate Milton House.
9. The development's response to maintaining a sufficient open plaza, as encouraged within the DDO1 control, has not been achieved. Conditions have been recommended to address this and increase the amount of plaza open to the sky, as well as providing improved treatments and more detail relating to design aspects of the development.
10. The proposed development, as amended in February 2022, is considered to meet the DDO10 built form outcomes for Building Setbacks and the Tower Floorplate. The Incorporated Document facilitates the minor elements of non-compliance (refer Attachment 4 – Delegate Report) and additional adjustments to some of the conditions listed have been recommended.

Recommendation from management

11. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council supports Amendment C401, subject to conditions being included in the Incorporated Document (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 1 of 195)
2. Locality Plan (Page 3 of 195)
3. Selected Plans (Page 4 of 195)
4. Delegate Report (Page 89 of 195)

Supporting Attachment

Legal

1. The Minister for Planning is the Planning Authority for Melbourne Planning Scheme Amendment C401.
2. Melbourne City Council is a prescribed municipal council for Amendment C401 for the purposes of section 19(c) of the *Planning and Environment Act 1987 (Act)*. The Minister for Planning is exercising his powers under section 20(4) of the Act, and the requirements of sections 17, 18 and 19 of the Act do not apply to Amendment C401. The Minister for Planning has instead given notice to Council of Amendment C401 under section 20(5) of the Act.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations such as traffic and waste management and potential amenity impacts that could impact on health and safety have been considered.

Stakeholder consultation

6. Council officers have not undertaken public notice of Amendment C401 or referred this to any other referral authorities. This is the responsibility of the DELWP acting on behalf of the Minister for Planning.

Relation to Council policy

7. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

Environmental sustainability

8. The Environmentally Sustainable Design (ESD) Report submitted with Amendment C401 demonstrates that the development can achieve the ESD performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).

Locality Plan

Attachment 2
Agenda item 6.2
Future Melbourne Committee
5 April 2022

1 Spring Street & 21-25 Flinders Lane, Melbourne



ingenhoven + architectus

1 Spring Street Tower 2

Revised Planning Application Report

Prepared For Phillip Nominees Pty Ltd
Date: February 18, 2022
Issue: A



View from Wellington Parade



View from Treasury Gardens



View from Treasury Place



View from Flinders Lane

The form of Tower 2 is generated by opening the building towards the northwest, the strategic placement of the core along the eastern façade and an organic form that permits the building to sweep away from the heritage context with ample distance.

The scalloped façades with its full height extra transparent glazing and integral vertical ceramic shading panels has been designed to provide for a flexible and future-proofed office environment with great views towards the city and optimised natural daylighting.

The architectural language and materiality proposed, such as clear glazing and integrated white ceramic shading elements reflect and complement the solidity and robustness of Tower 1 while remaining appropriately distinct and contemporary in design.



5. Design proposal

5.6.2 Façade design - Lower tower

Flinders Lane

The elevation illustrates a detailed engagement of the lower Tower and heritage Milton House.

The Tower volume sweeps sensitively around Milton House, actively ensuring Milton House can be appreciated as an object within the space.

Large panel clear glazing with openable panels flank the opposite side of the external plaza, maximising the visibility and seeking to blur the lines between internal and external spaces.



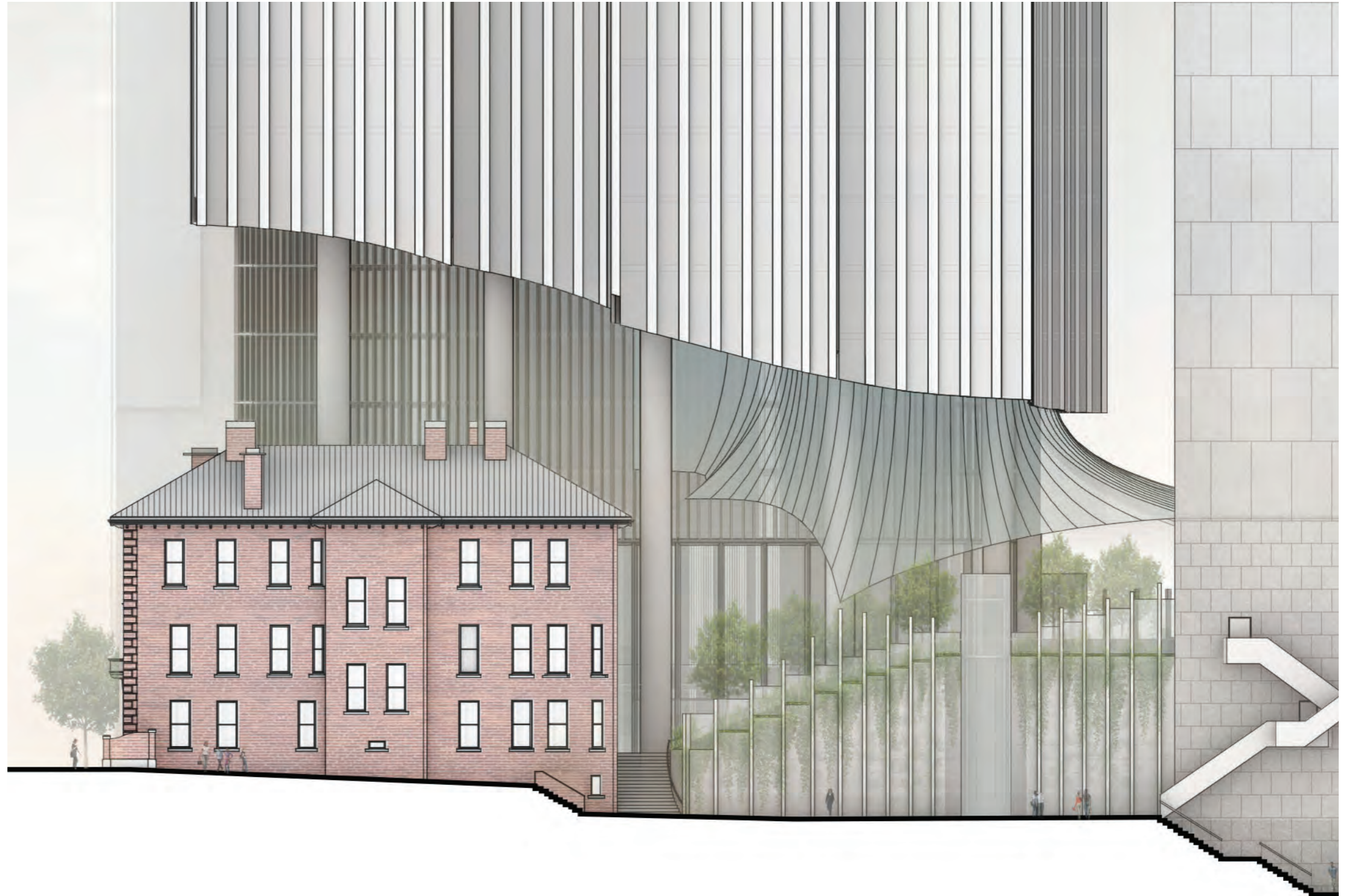
5. Design proposal

5.6.2 Façade design - Lower tower

Western Laneway

Visual screening along the edge of the western wall is achieved by means of softscape and landscaped fins made of expanded mesh. The screening is reduced towards the north to expose Milton House fully, and to provide a glimpse into the northern part of the lane.

Integrated concrete louvres are flushed with the wall and conceals the required performance exhaust louvres behind.



5. Design proposal

5.6.2 Façade design - Lower tower

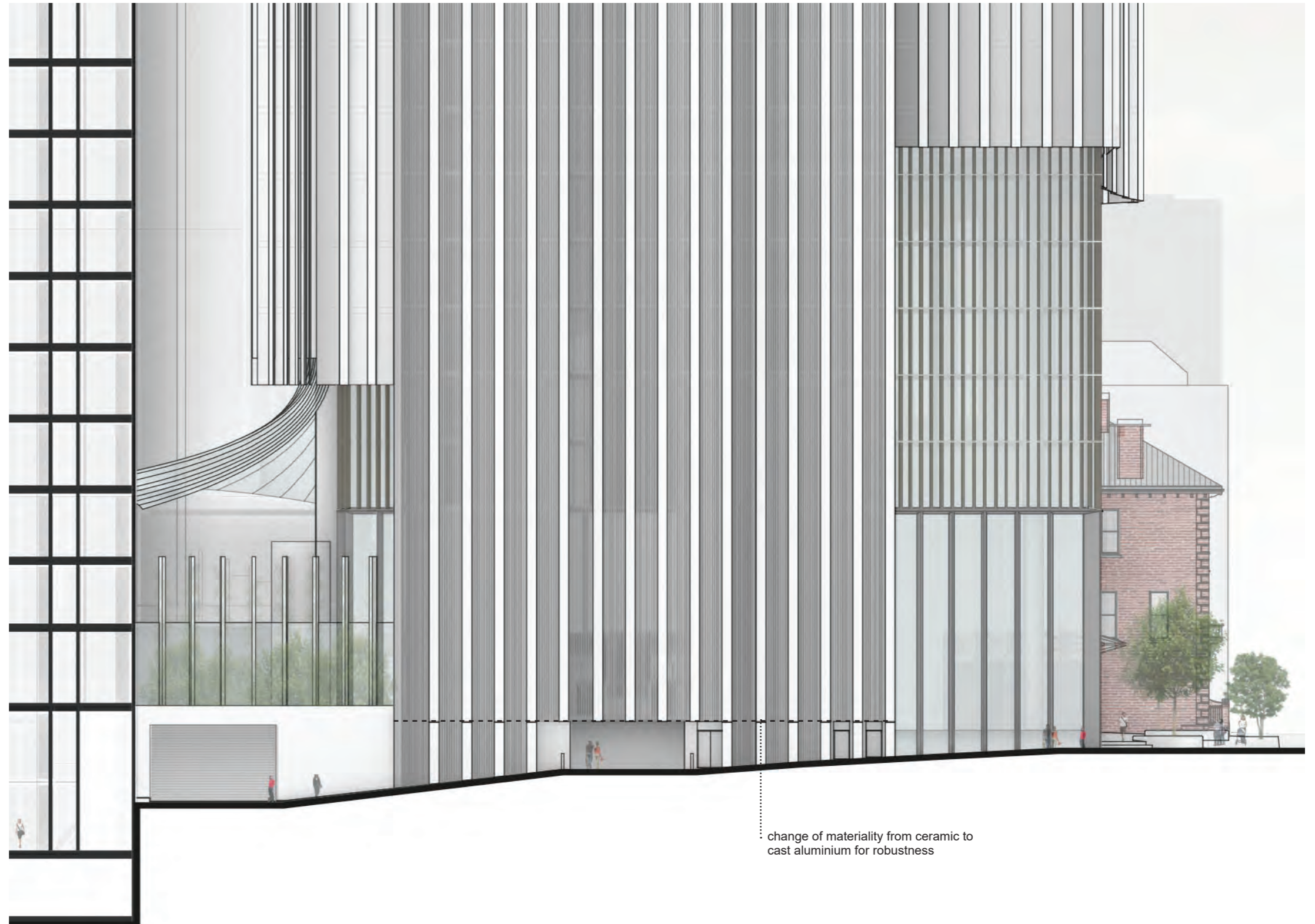
Throssell Lane

The core façade is typically made of white ceramic fins forming a screen with sufficient distance to the core for the mechanical louvre system to perform.

Due to the lane being used as an access route for cars and trucks, there is a need for façade protection against mechanical impact by vehicles at Level 01 as well as vandalism.

For robustness, the ceramic fins will continue as aluminium blades from Level 02 to ground; shape and colour of the fins will be equal for visual consistency.

The panel construction and detail will be engineered to comply with common façade requirements to avoid excessive bending and twisting of the panels as well as allowing for easy replacement in the event of damage arising from vehicle accidents or vandalism. To avoid any climbing opportunities at Level 1, the fins will typically span floor to floor.



change of materiality from ceramic to cast aluminium for robustness

5. Design proposal

5.6.3 Façade design - Tower

Tower façade

The curtain wall construction and glazing continue from the office floor to the Tower crown for a consistent external appearance.

Landscaping will be included to soften the plantroom screen and will be visible through the clear glass of the crown.



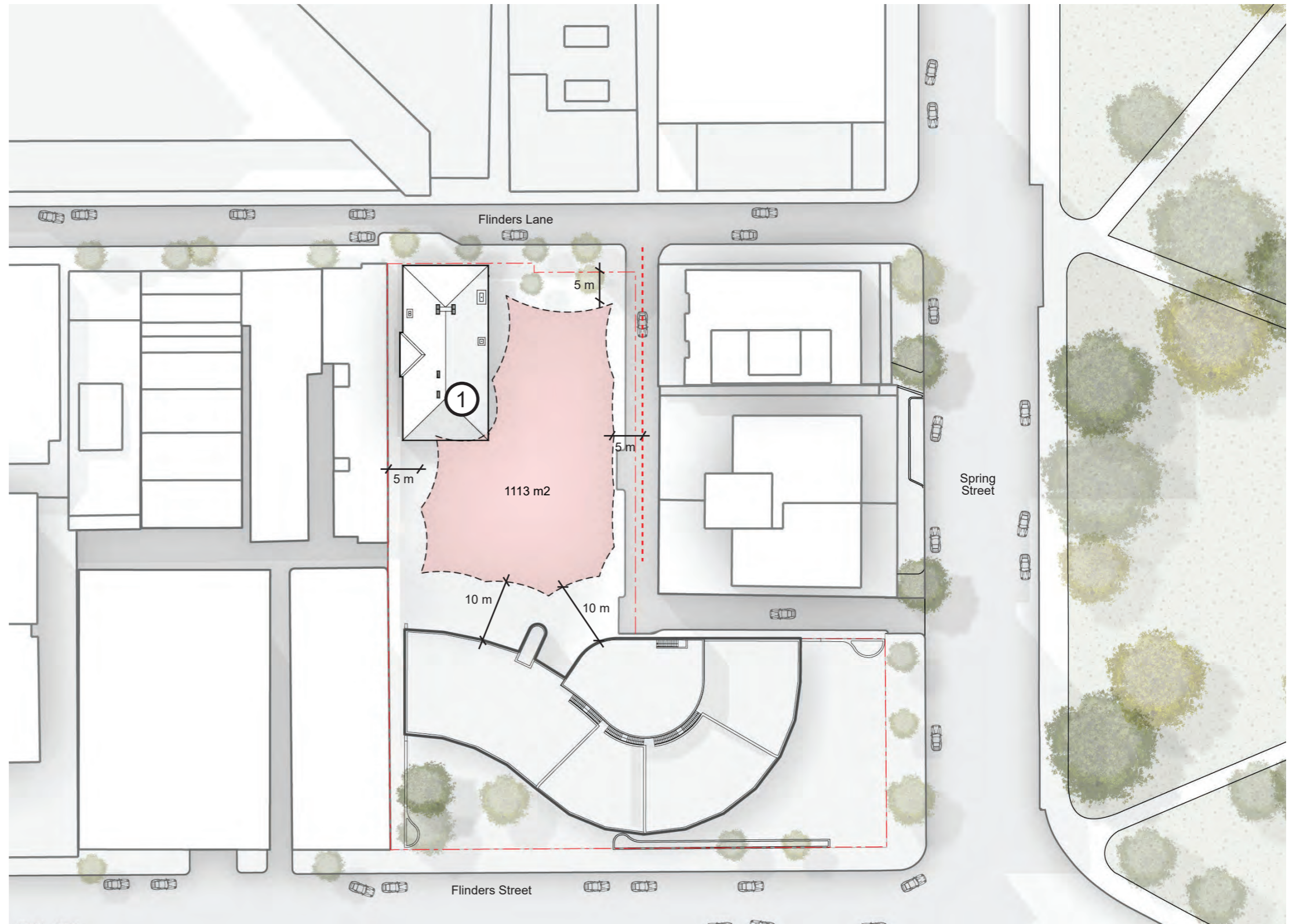
4. Design concept

4.4 Planning response

The massing of Tower 2 has been carefully considered, responding to the heritage context of Tower 1 and sweeps in a gentle curve, providing breathing room to Milton House. Both Tower 1 and Milton House form an essential heritage component response to the public realm being created.

Tower 2 has been designed to sit respectfully with Harry Seidler's Tower 1. Set-backs and 10-metre separation of the primary façades of the two towers have been implemented to avoid impacting the legibility of Tower 1's sweeping curves and forms.

The Tower 2 massing approach ensures Milton House is able to be appreciated as an object on the site, respecting the heritage building and the interfaces with the heritage context.



1 Minimum projection over Milton House

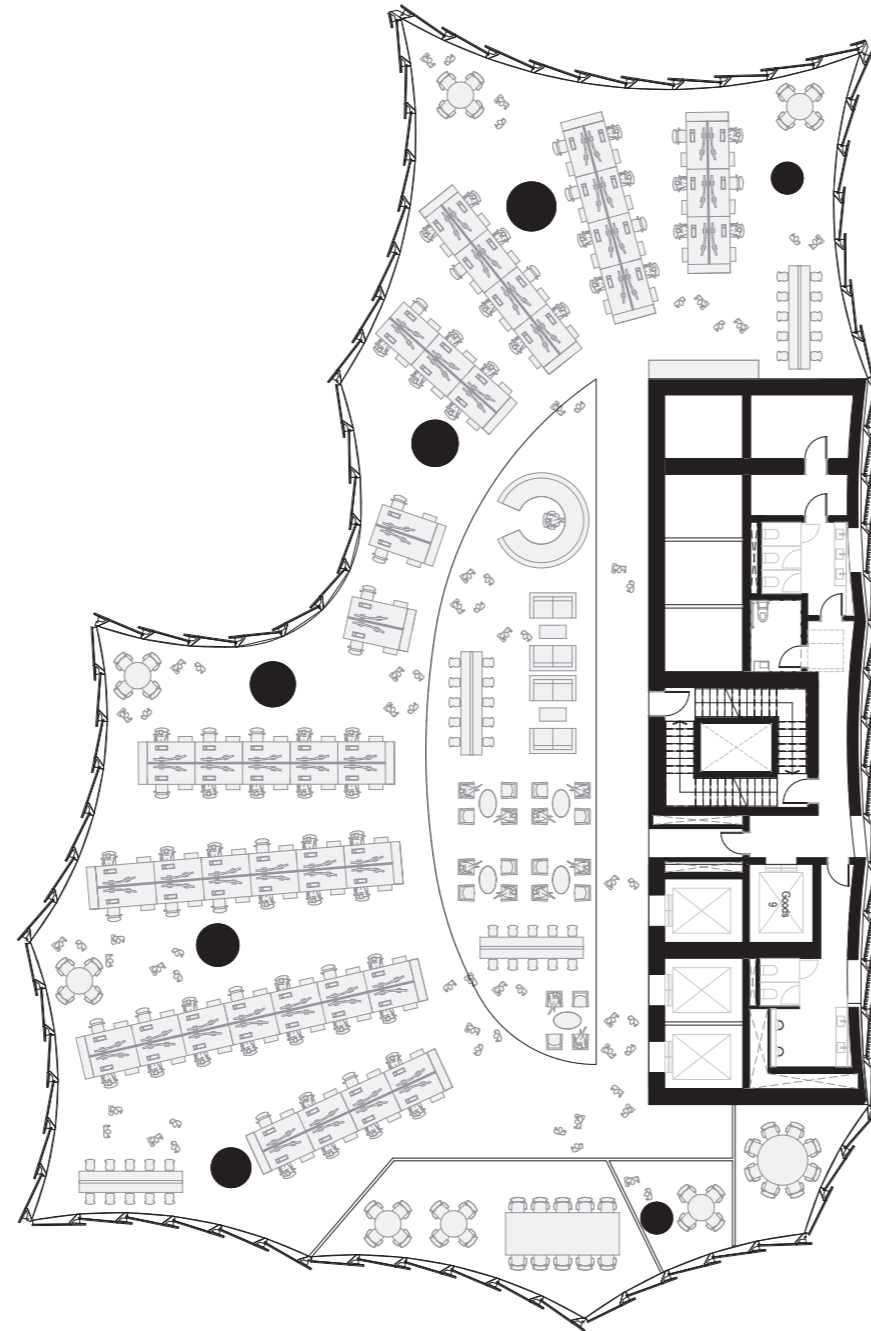
5. Design proposal

5.3 Office floors

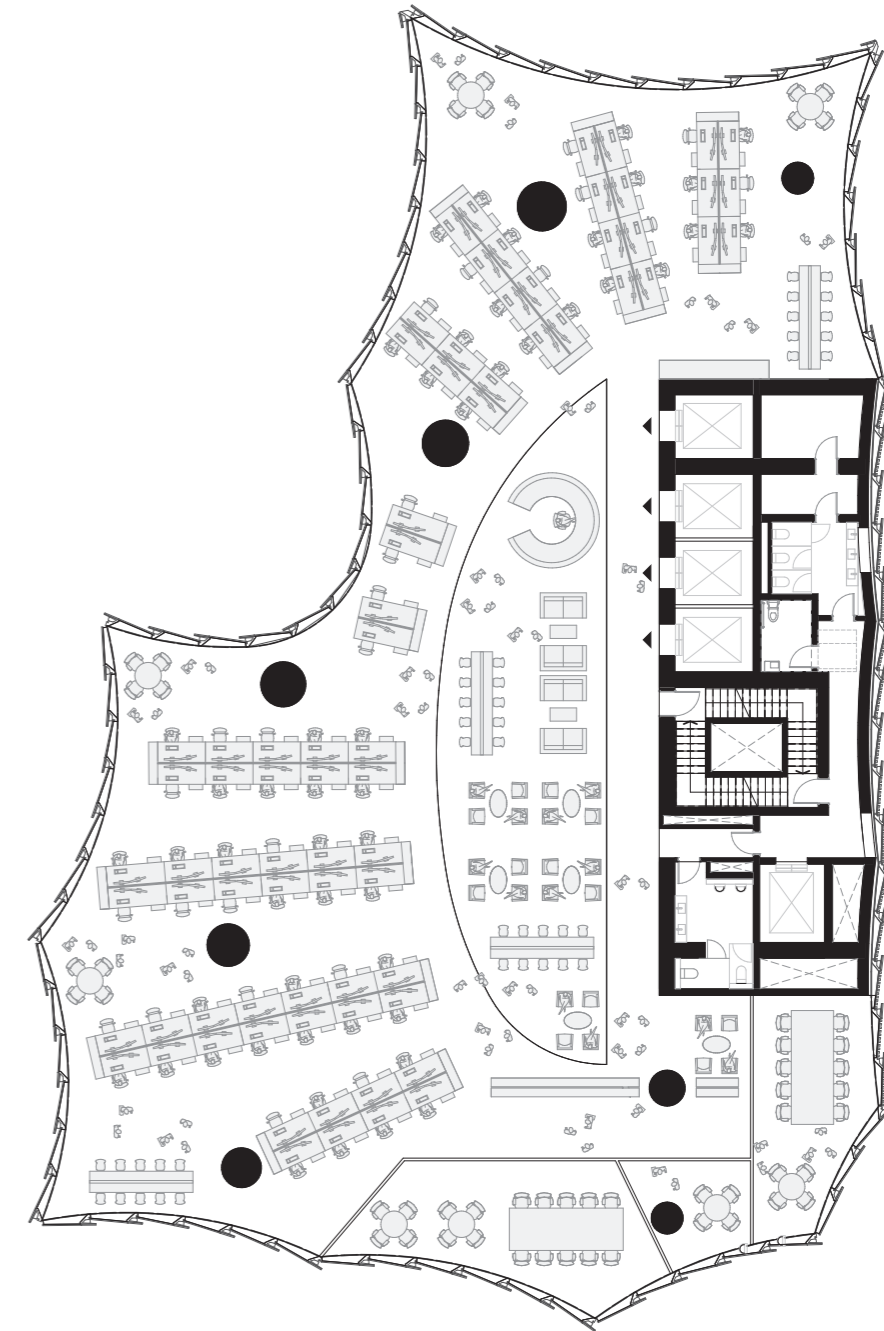
A high-quality office building for today and the future, Tower 2 has a maximum floor plate of 915 m² Net Lettable Area (NLA) with a side core provides for flexible office layouts and fit outs facilitated by uninterrupted floor plates.

80% of the floor plate is a visually contiguous space, supporting flexible future-proof leasing capacity and encourages dynamic team based communicative work patterns as workplaces change over time.

Floor plates can be subdivided into multiple tenancies, potentially three separate spaces, to meet the tenant's requirements.



Typical low rise level



Typical high rise level

5. Design proposal

5.1.4 Ground plane / Level 02 plaza

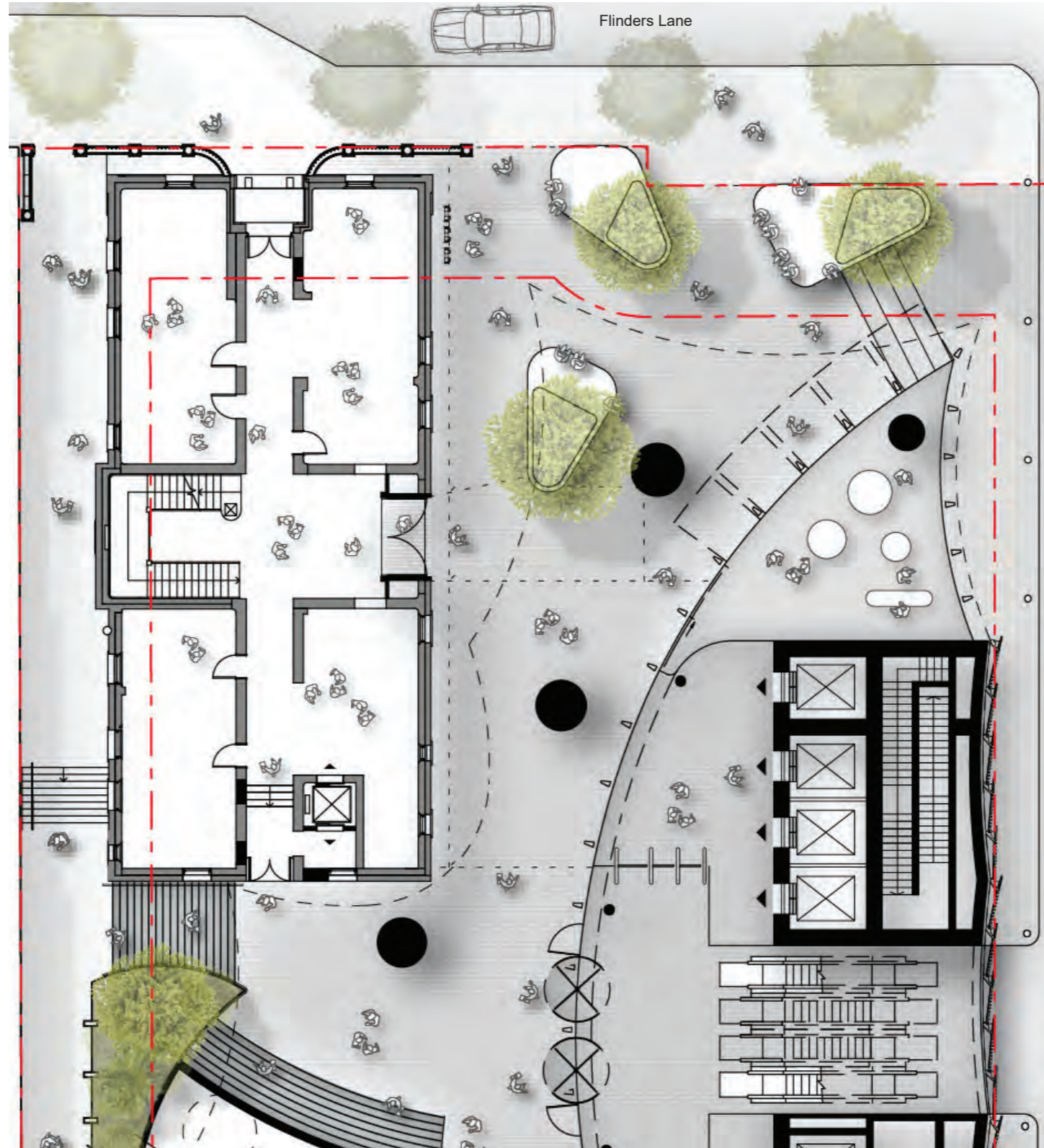
The project offers a revitalised publicly accessible plaza which is fully integrated into the public realm, allowing the public to experience the historical fabric of Milton House while providing opportunities for social activities and respite.

Activation of the plaza will be achieved by opening Milton House to the plaza. Curated retail can be accessed by a portal opening in the east façade, which has been designed in collaboration with Heritage Architects Lovell Chen.

To further enhance activation of the plaza, there will be a retail space on the eastern side of the plaza, housed within the glazed curved wing of the development.

Welcoming the public, the landscape design of the new plaza will be furnished with marble seating plinths and integrated trees to form a soft green canopy for a more intimate feel.

Environmental wind studies have been undertaken and confirm the space will be comfortable for sitting and walking.



Enlarged plan of Level 02 plaza (northern end)



View from Flinders Lane / Throssell Lane corner



View from Flinders Lane



View from plaza to Flinders Lane

5. Design proposal

5.1.5 Ground plane / Level 02 plaza

The design concept provides an external plaza, through a continuation of finishes and landscape and natural ventilation for comfort.

Key landscape features include uniquely cut bluestone paving and similar species of trees and marble seating to ensure the seamless integration of the entire plaza space.

The historical fabric of Milton House can be fully appreciated from within the plaza space.

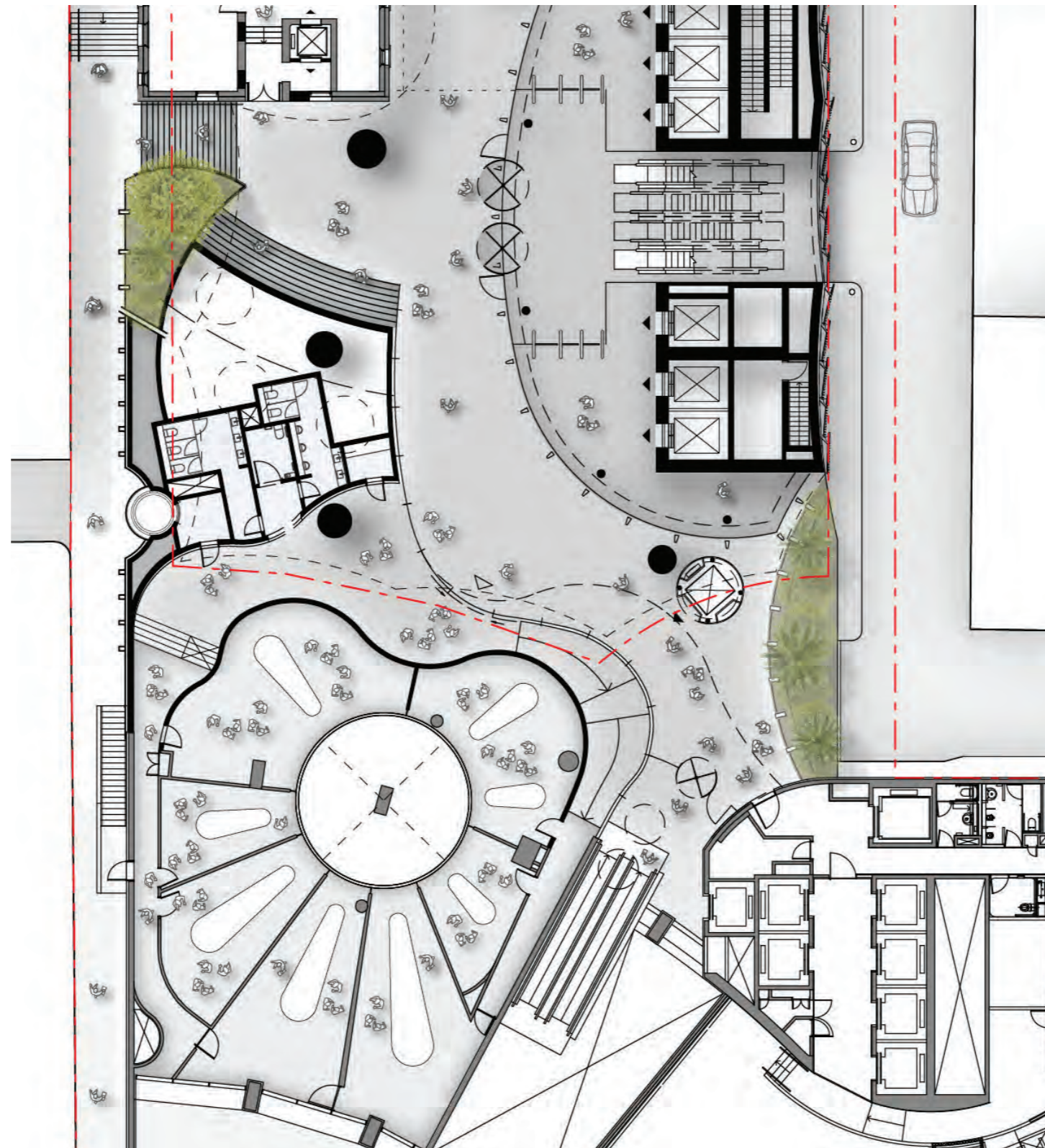
The multi-storey space is filled with natural daylight via the glazed canopy. The canopy is shaped to relate between existing buildings and the new tower while maintaining ample distance to Milton House.

Conference facilities are located adjacent the amphitheatre and are seamlessly integrated with the plaza by continuing the bluestone floor material and a frameless glass partition for functional separation while retaining a visual connection.

The modernist geometry of the meeting room has been developed in collaboration with Greg Holman of Harry Seidler Associates. The curves and counter curves present a continuation of the existing finishes and lighting following Harry Seidler's original design principles.

Two existing beacon-like skylights, located near the existing Tower 1 escalators will be retained and provide additional natural daylight and orientation.

Visible from the northern part of the plaza, the generous landscaped amphitheatre creates a strong link for occupants to continue through to the café on Level 3.



Enlarged plan of Level 2 (southern end)



View towards T1 link and conference foyer



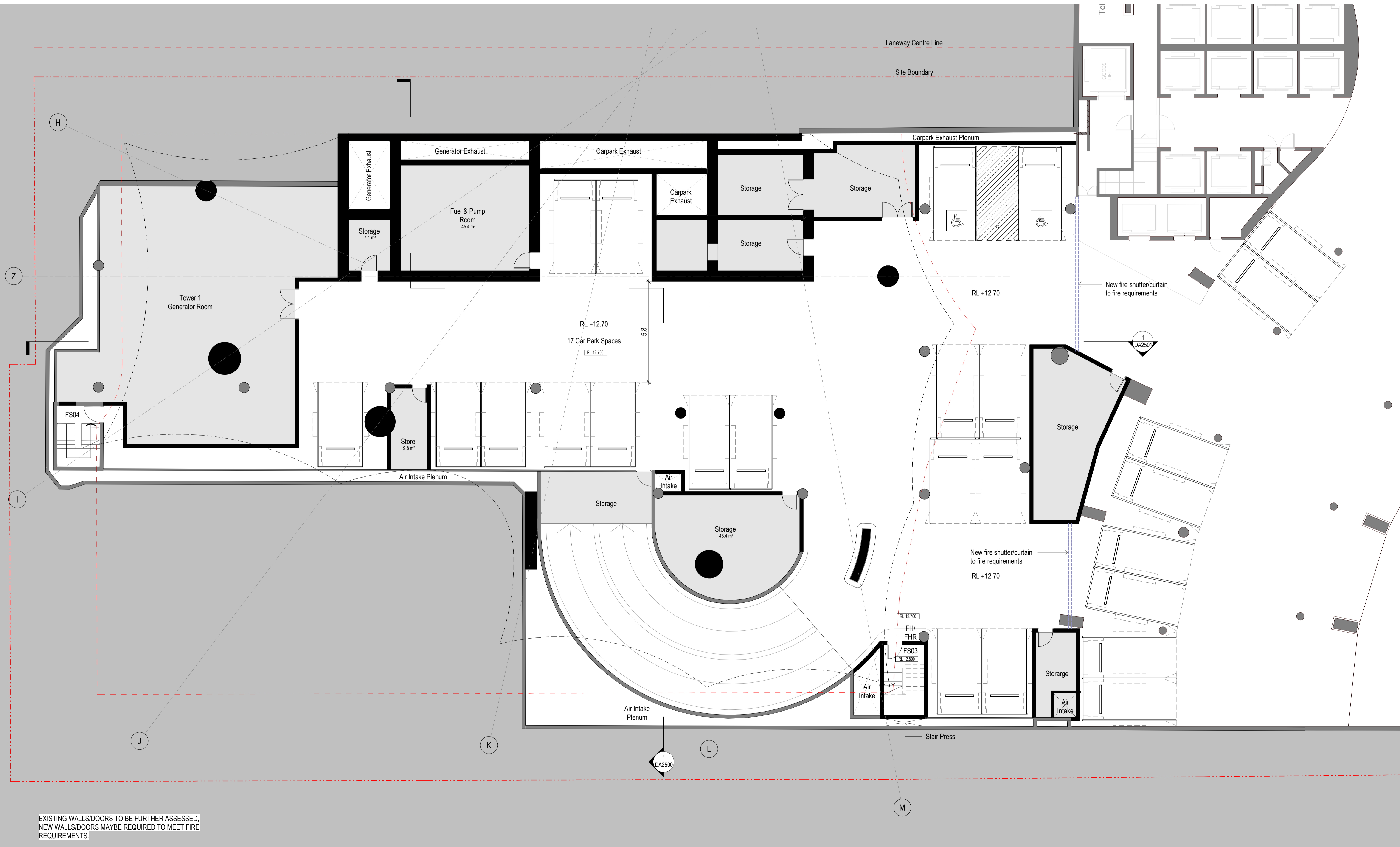
View along amphitheatre towards lift lobby



View from Milton House towards amphitheatre







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D	Preliminary	08/12/2021
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F	Revised Planning Application	02/02/2022
G	Revised Planning Application	22/02/2022

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Commercial	Proposed Walls
Terrace	Existing Walls
Plant	Site Subdivision & Fire Separation Line
Lobby / EOT	Proposed Demolition walls

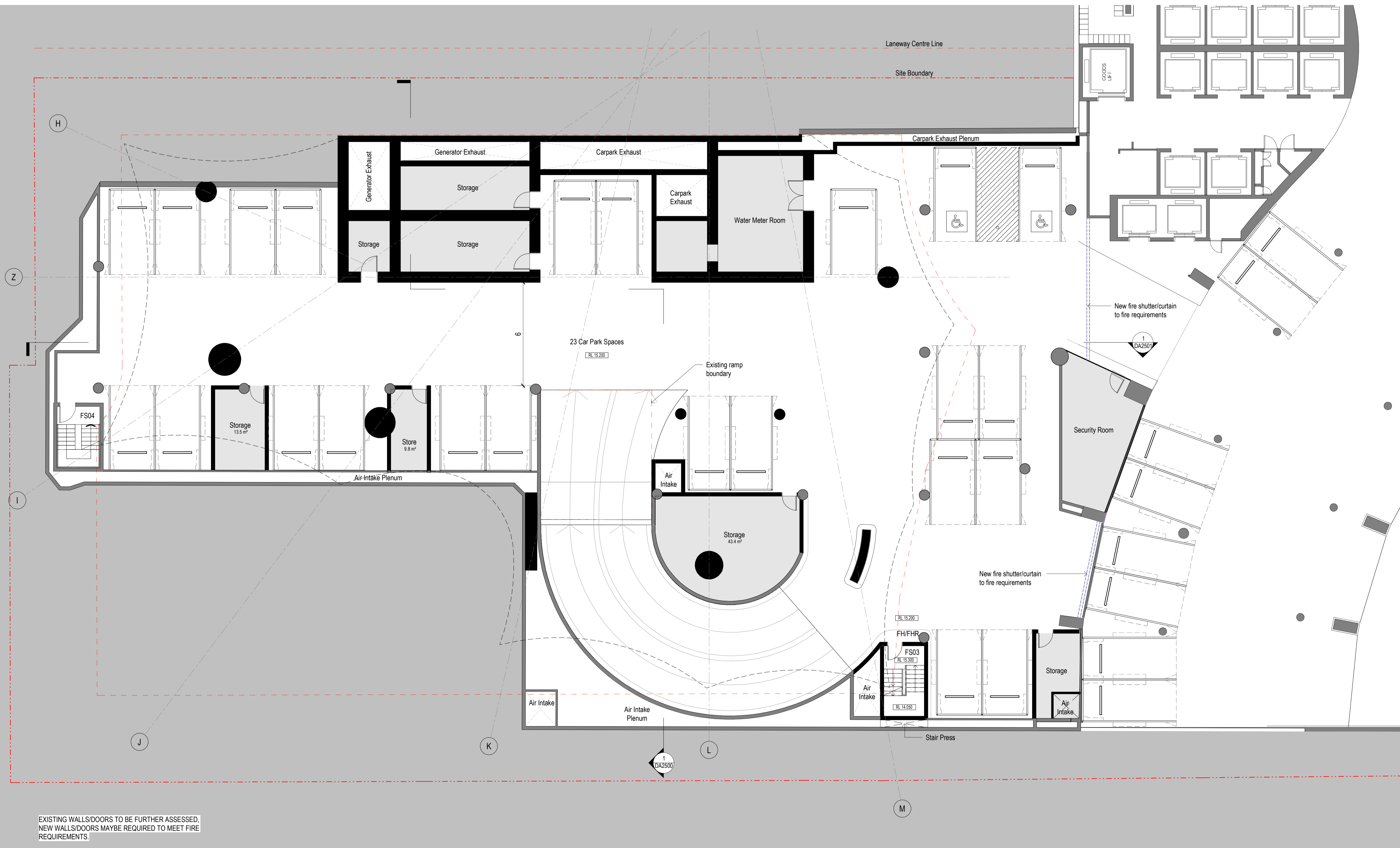
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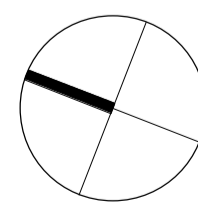
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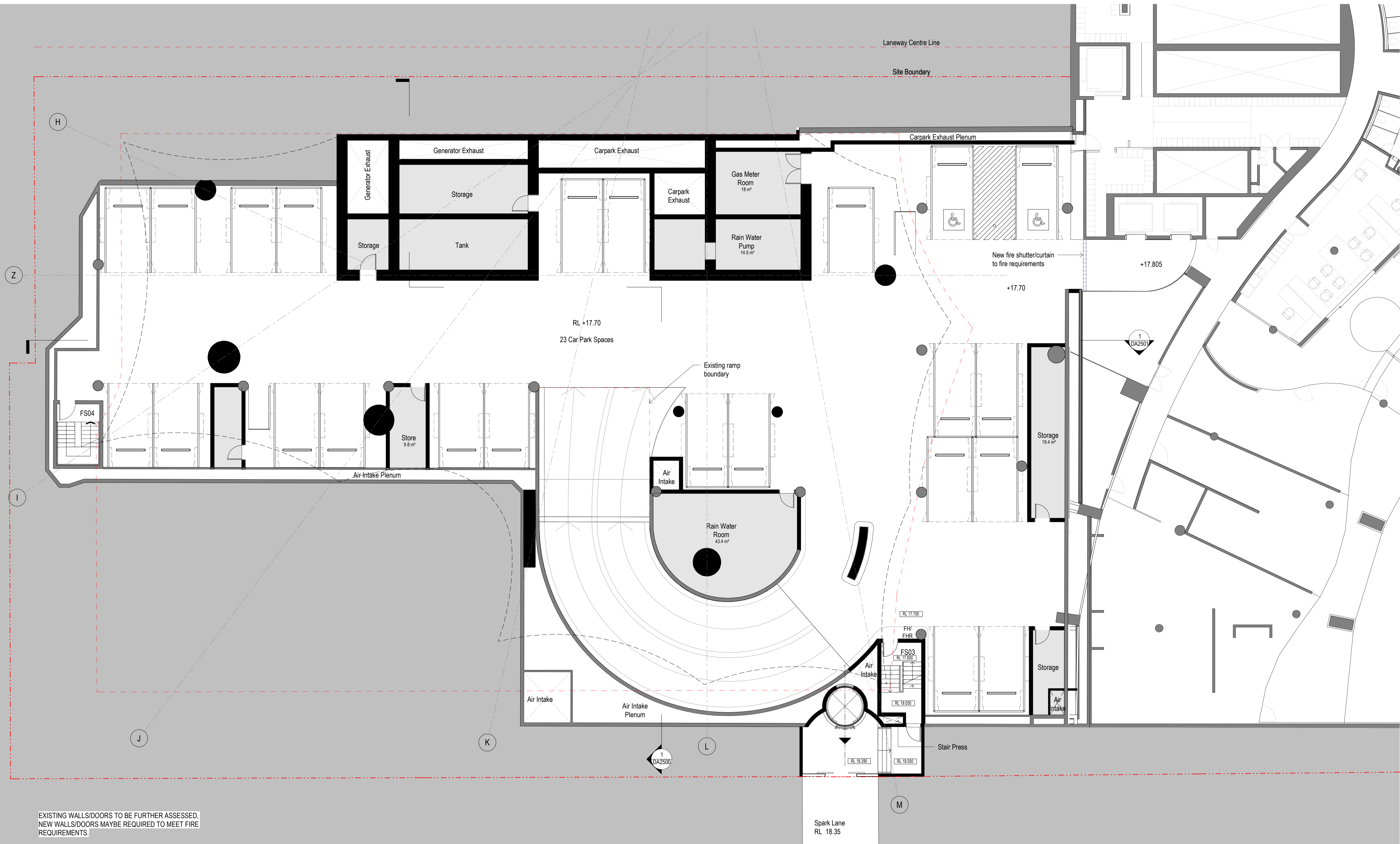
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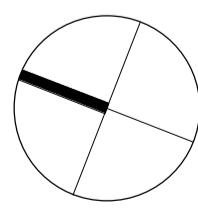
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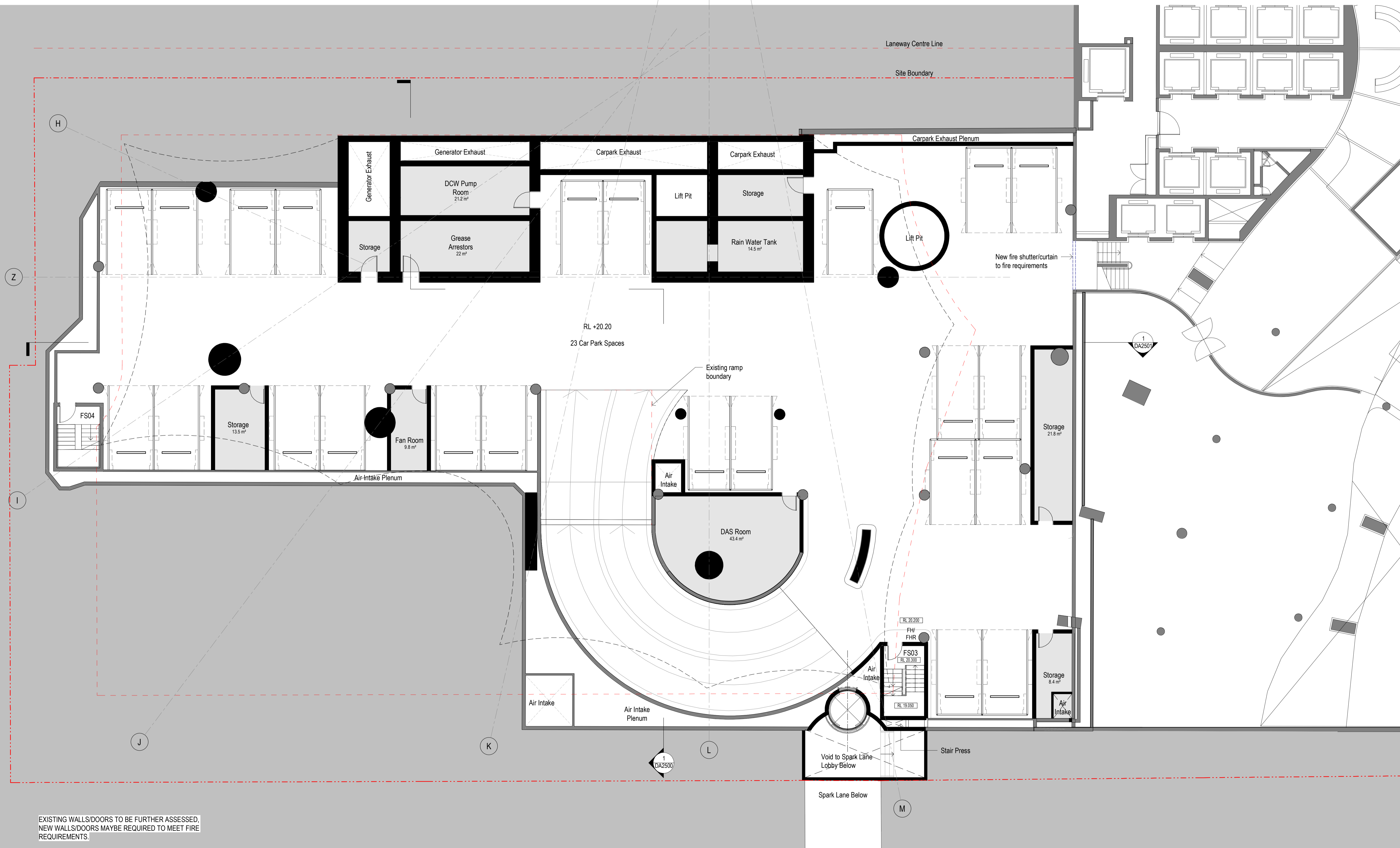
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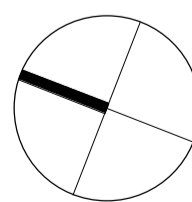


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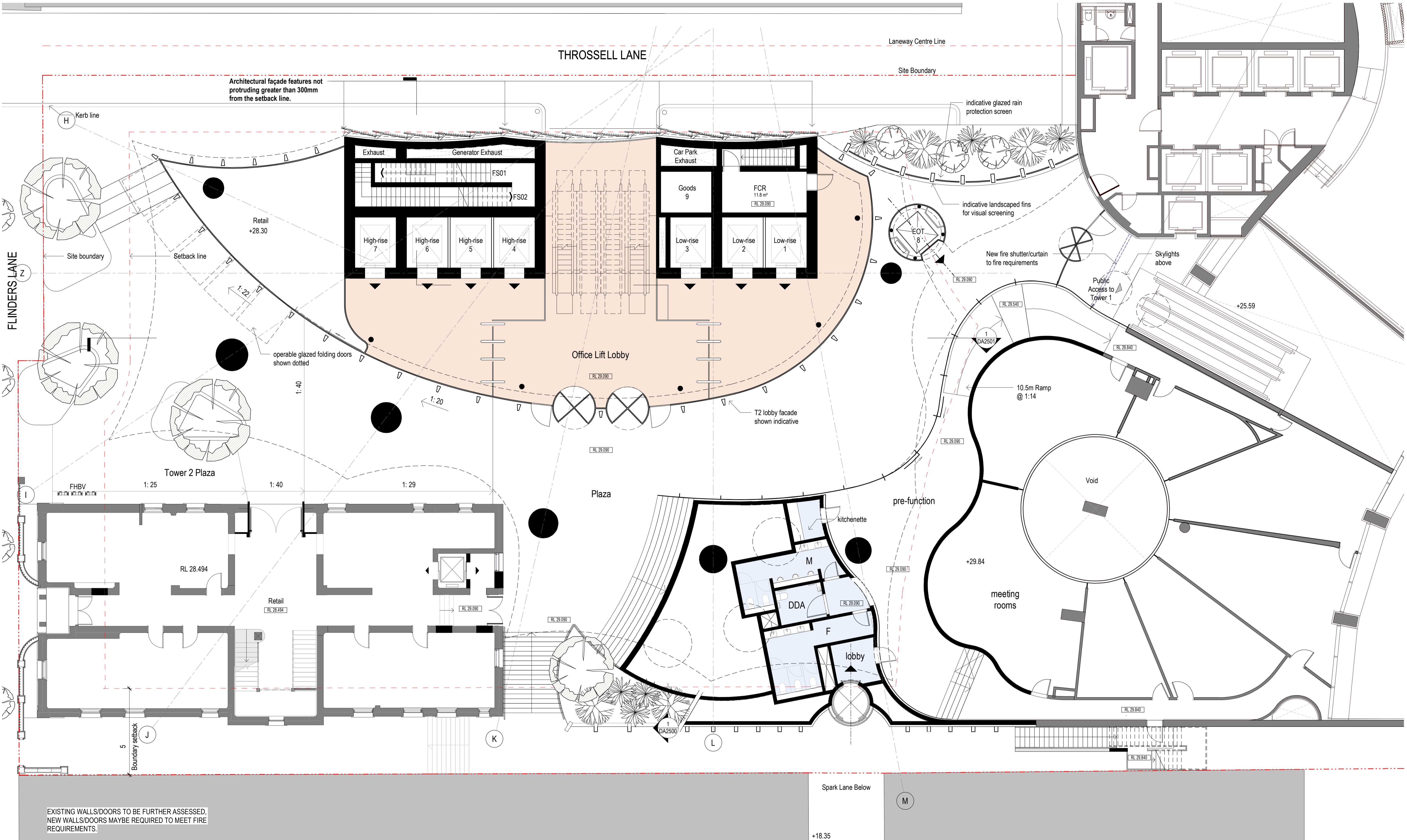
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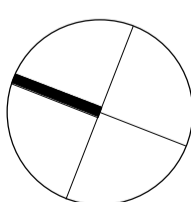
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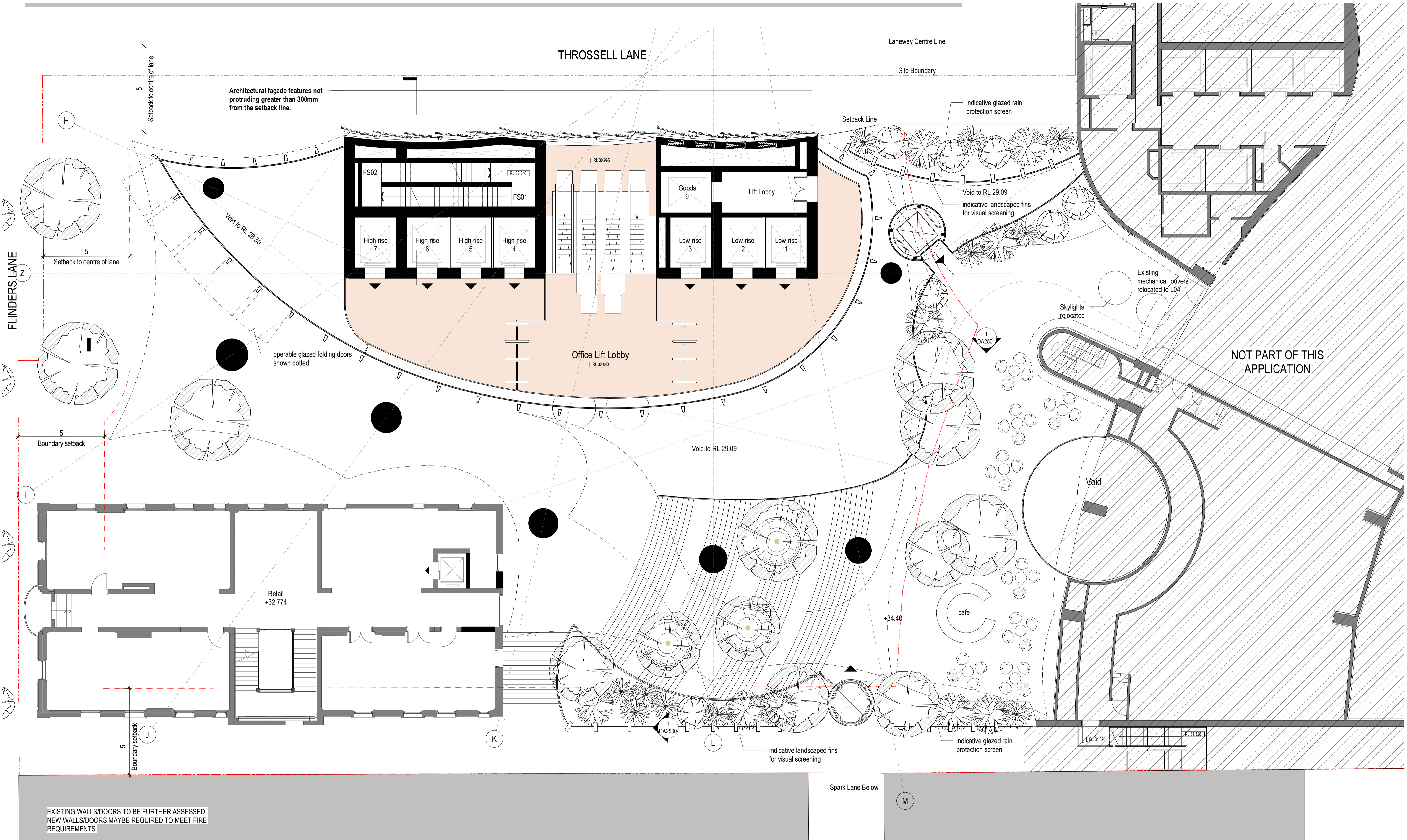
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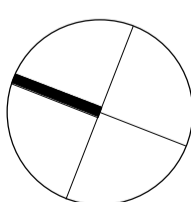
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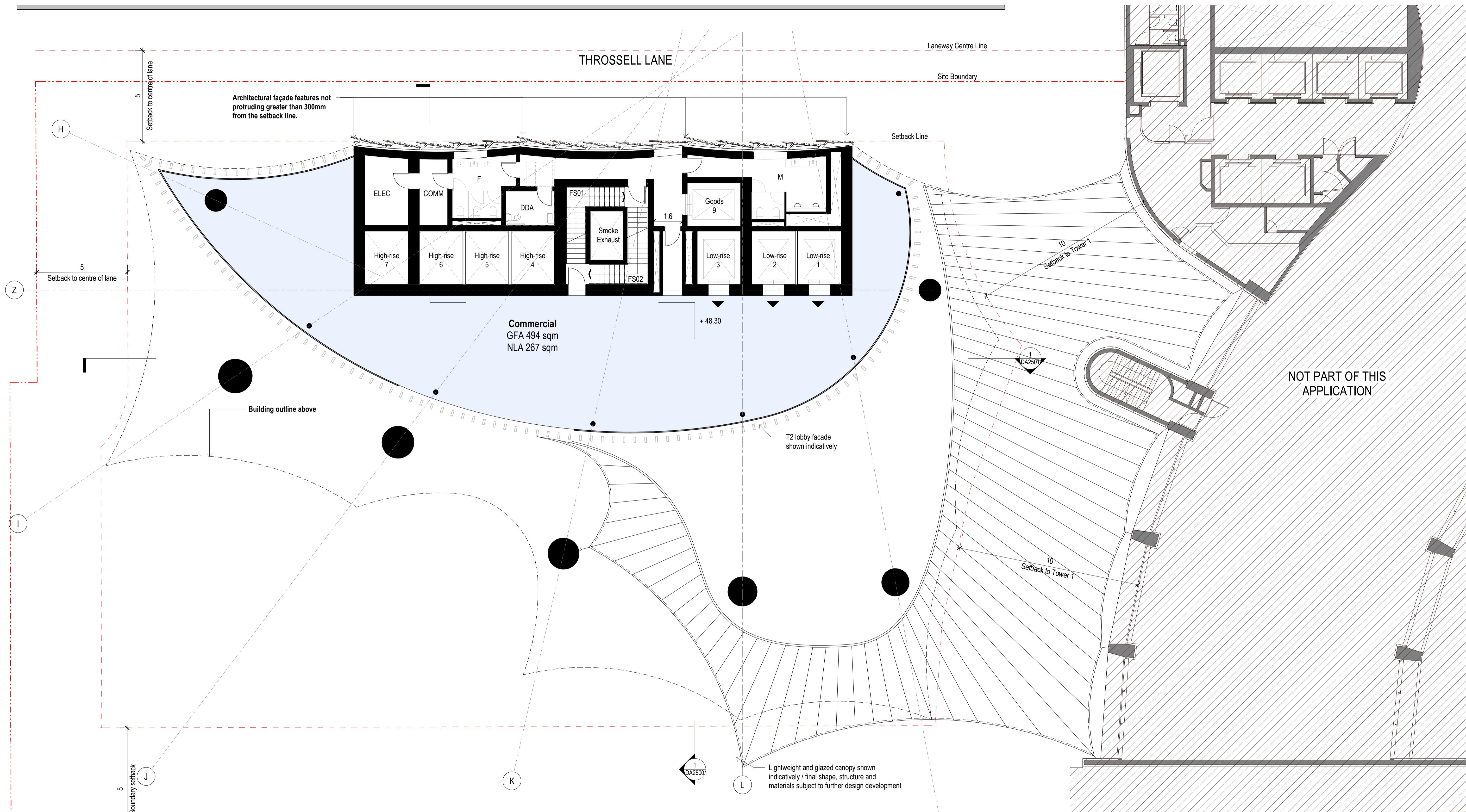
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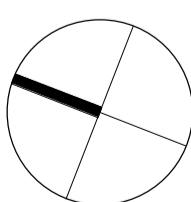
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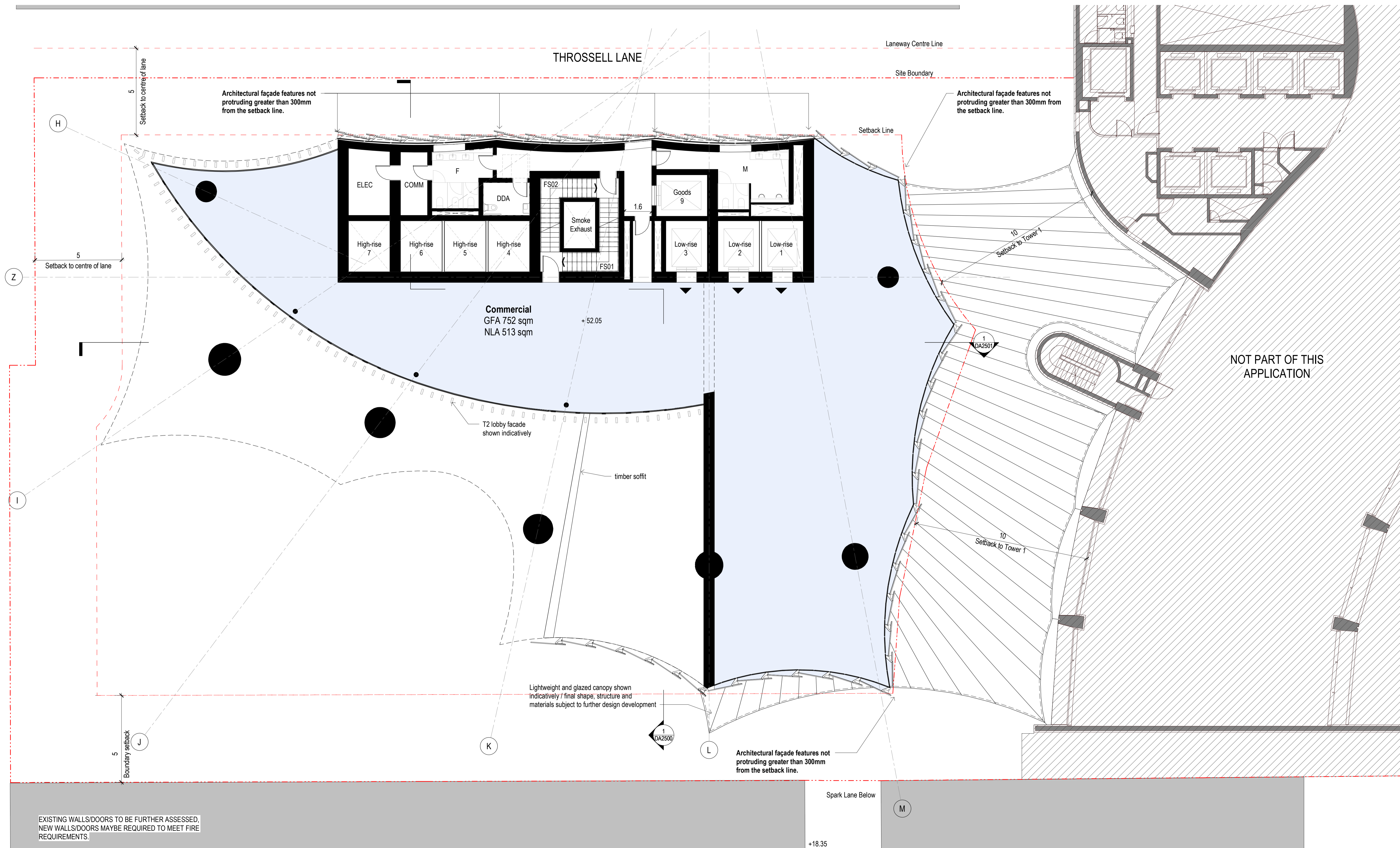
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drawing
 LEVEL 6

drawing no. **DA1012** issue **G**

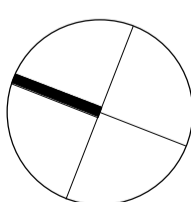
22/02/2022 5:10:28 PM



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Nominated Architect
Ray Brown, NSWARB 6359

issue	amendment	date
A	For Pre-Application	23/08/2020
B	For Planning Application	09/11/2020
C	HV RFI Response	16/02/2021
D	Preliminary	08/12/2021
E	Revised Planning Application	17/12/2021
F	Revised Planning Application	02/02/2022
G	Revised Planning Application	22/02/2022



- Commercial
- Terrace
- Plant
- Lobby / EOT
- Proposed Walls
- Existing Walls
- Site Subdivision & Fire Separation Line
- Proposed Demolition walls

Do not scale drawings. Verify all dimensions on site

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sydney@architectus.com.au
ABN 90 131 245 684

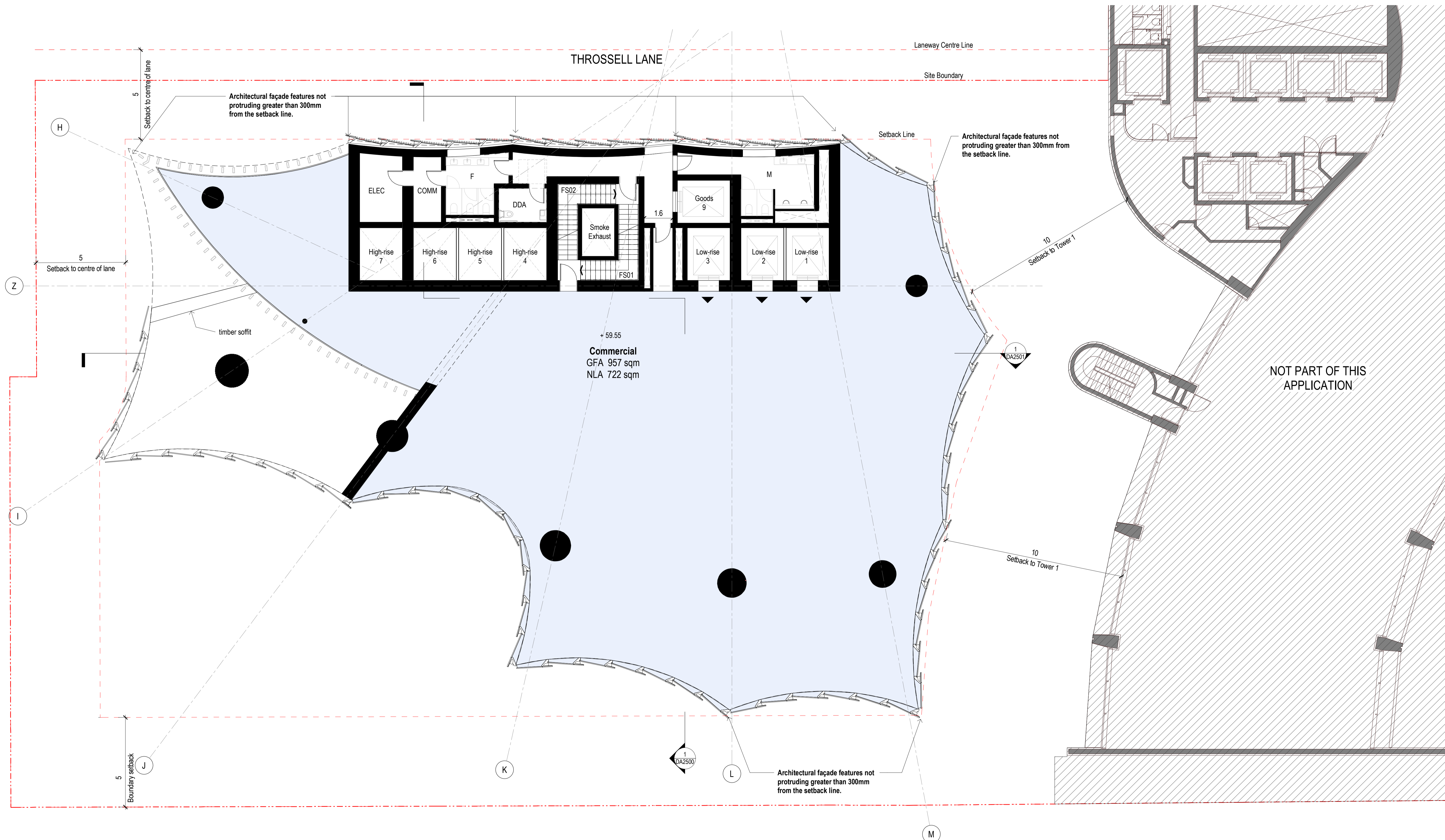
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drawn I+A project no 190244

project
1 SPRING STREET, MELBOURNE

drawing
LEVEL 7

drawing no. DA1013 issue G

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REQUIREMENTS.

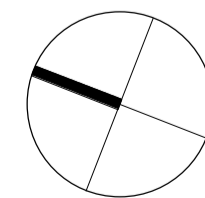
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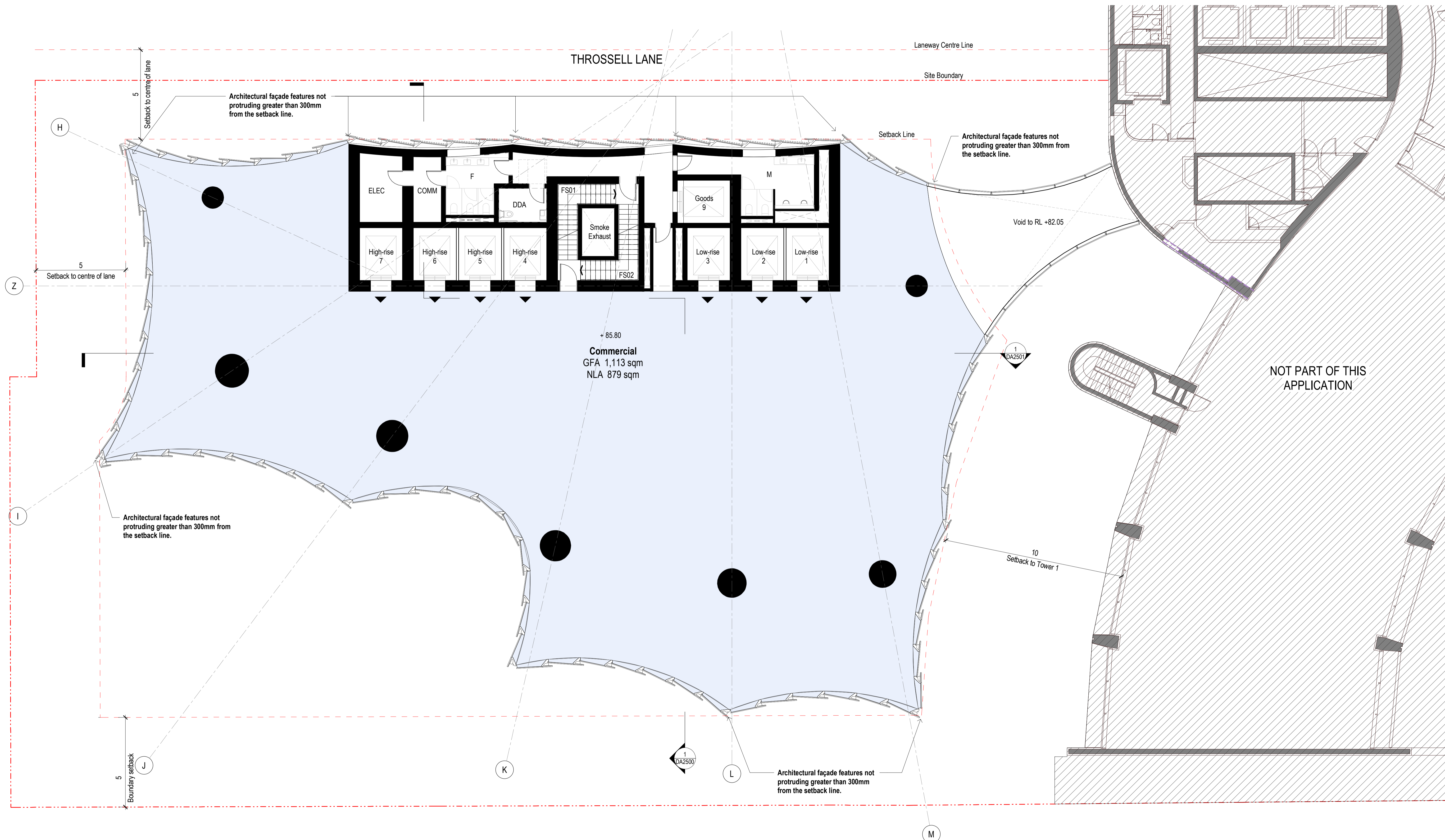
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project
1 SPRING STREET, MELBOURNE

drawing
LEVEL 9

drawing no.
DA1015

issue
G

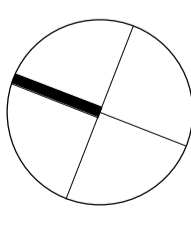


+ 85.80
Commercial
 GFA 1,113 sqm
 NLA 879 sqm

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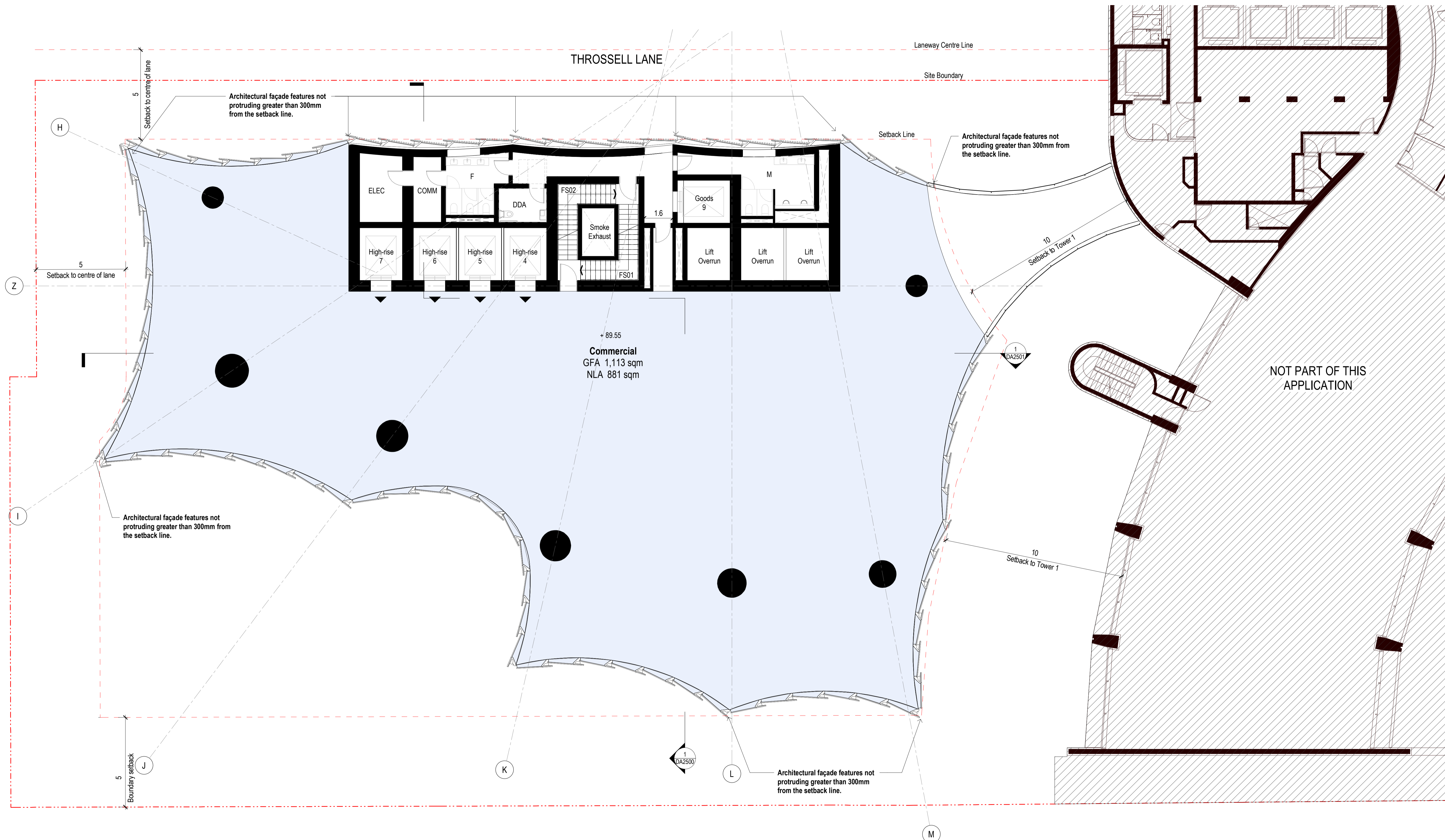
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project
 1 SPRING STREET, MELBOURNE

drawing no.
DA1018

issue
G

LEVEL 16

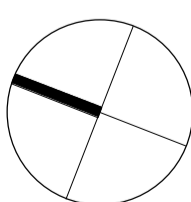


+ 89.55
Commercial
 GFA 1,113 sqm
 NLA 881 sqm

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drawn	I+A	project no	190244

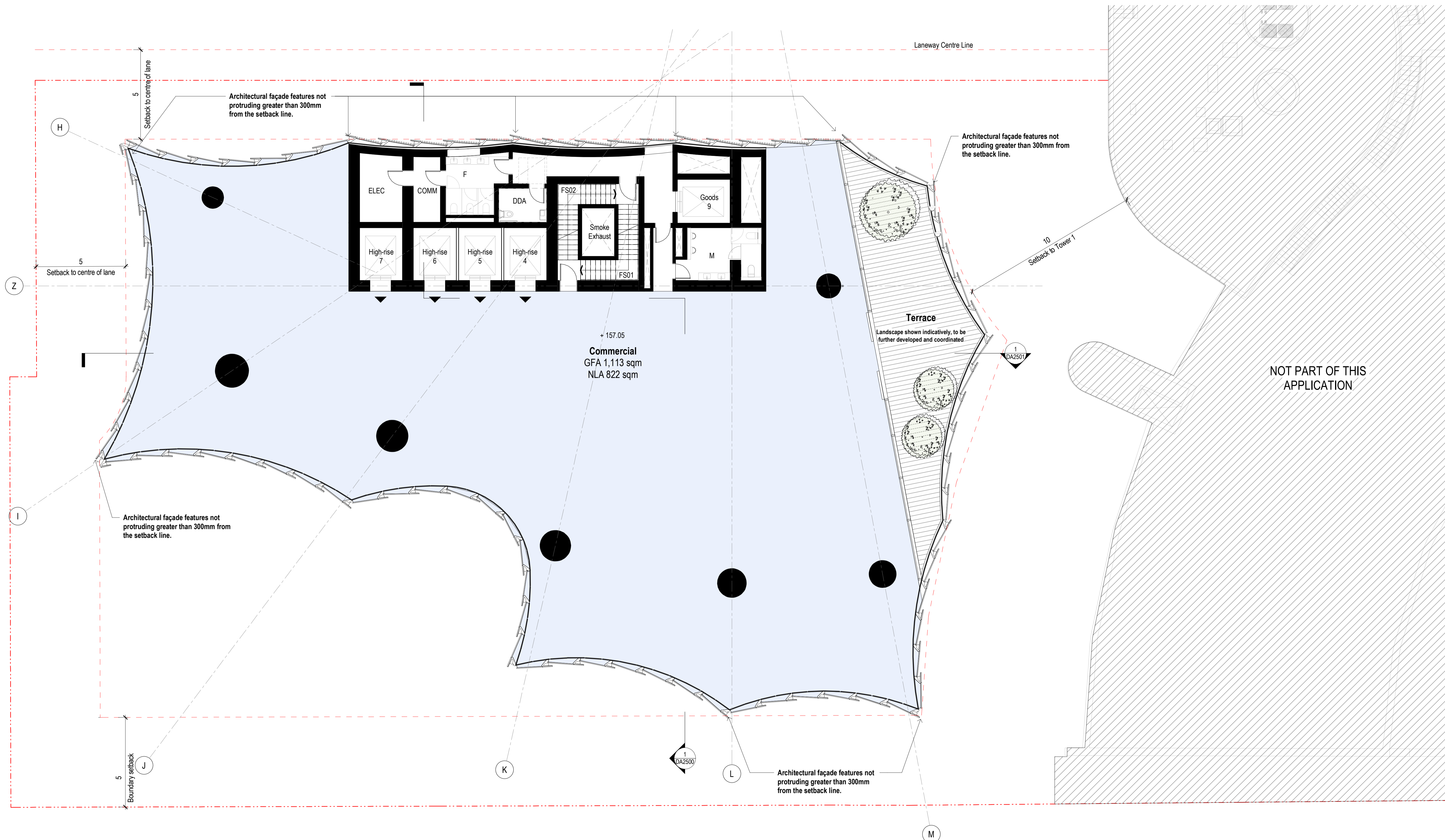
project
1 SPRING STREET, MELBOURNE

drawing
LEVEL 17 (LIFT HEAD ROOM)

drawing no.
DA1019

issue
G

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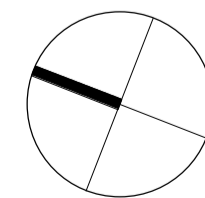
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Nominated Architect
Ray Brown, NSWARB 6359

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issue	amendment	date
E	Revised Planning Application	17/12/2021
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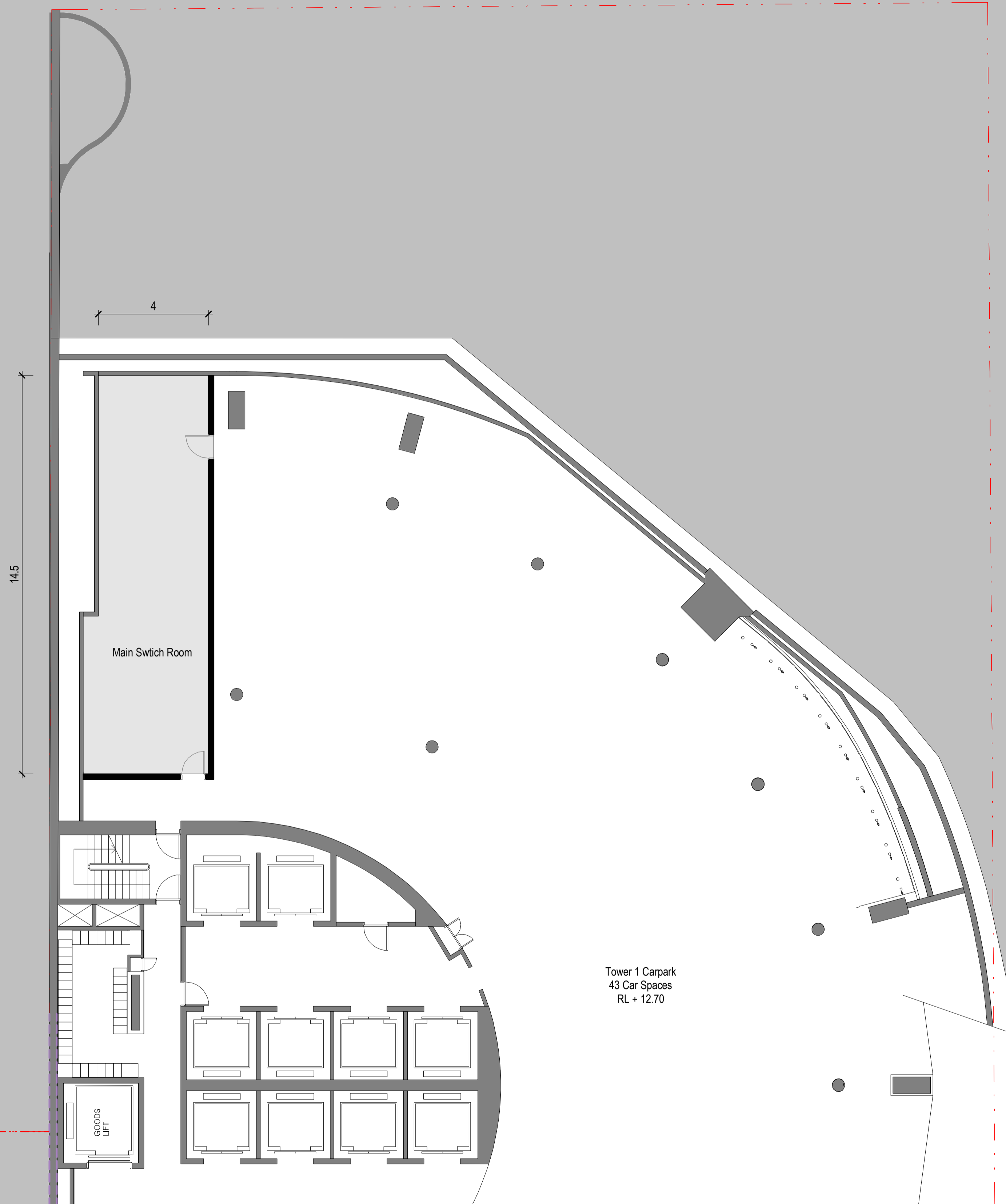
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drawn	Author	project no	190244

project
1 SPRING STREET, MELBOURNE

drawing
LEVEL 35

drawing no.
DA1024

issue
G



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NEW WALLS/DOORS MAYBE REQUIRED TO MEET FIRE
REQUIREMENTS.

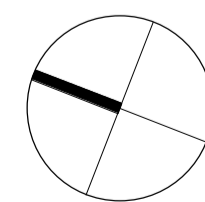
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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project
1 SPRING STREET, MELBOURNE

drawing
TOWER 1 BASEMENT P4 SWITCH ROOM

drawing no.	DA1029	issue	G
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