

Report to the Future Melbourne (Planning) Committee

Agenda item 6.3

**Ministerial Planning Referral: ID-2018-2
Federation Square, 2-20 Swanston Street, Melbourne
(Submission of design refinement plans, Global Flagship Apple Store)**

4 September 2018

Presenter: Evan Counsel, Practice Leader Land Use and Development

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee (FMC) that the Minister for Planning (Minister) has referred design refinement plans (plans) for the proposed Global Flagship Apple Store at Federation Square to Council and has requested any comments the City of Melbourne may wish to make about the plans.
2. The applicant is Federation Square Pty Ltd c/o- Urbis Pty Ltd, the owner is Federation Square Pty Ltd, the architect is Foster + Partners Pty Ltd and the landscape architects are Oculus Pty Ltd.
3. The Minister approved Melbourne Planning Scheme Amendment C314 (Amendment) in December 2017. The Amendment introduced site specific controls into the scheme via a new Incorporated Document titled 'Project Core Building, Federation Square, December 2017' which allows for the dismantling and demolition of the existing Yarra building and construction of a new Global Flagship Apple Store and associated public realm works.
4. Following the FMC resolution of 6 February 2018, the Victorian Government announced on 22 March that, *'In response to the issues raised by the City of Melbourne, a Steering Committee has been formed to provide feedback throughout the design development process. The Steering Committee includes representatives from Melbourne City Council, the Office of the Victorian Government Architect, Federation Square P/L and DELWP... At this workshop design principles to guide the further development of a concept design were agreed'*.
5. On 20 July 2018, design refinement plans (refer Attachment 3 - Plans) as required under Clause 4.6 (Modification to plans) of the Incorporated Document were submitted to the Minister for assessment prior to approval and endorsement.

Key issues

6. The key issue for consideration is whether the plans meet the requirements of Clause 4.6 of the Incorporated Document and the 'Principles to Guide the Design Refinement Stage' as agreed by the Steering Committee on 7 February 2018 (agreed design principles).
7. The Minister's decision to allow demolition of The Yarra building and development of a new Global Flagship Apple Store at Federation Square is not able to be considered via this process.
8. For the reasons set out in the Delegate Report (refer Attachment 4), it is considered that additional information and further design refinement is required in order to satisfy the requirements of the Incorporated Document and achieve the agreed design principles.

Recommendation from management

9. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council:
 - 9.1. Requests additional information as required by Clause 4.6 c), d) and e) of the 'Project Core Building, Federation Square, Incorporated Document, December 2017'.
 - 9.2. Requests additional information and further design refinements in response to the 'Principles to Guide the Design Refinement Stage' as agreed by the Steering Committee on 7 February 2018.
 - 9.3. Welcomes further engagement to ensure that the statutory requirements are met and the agreed design principles are fulfilled.

Attachments:

1. Supporting Attachment (page 2 of 146)
2. Locality Plan (page 3 of 146)
3. Plans (page 4 of 146)
4. Delegate Report (page 122 of 146)

Supporting Attachment

Legal

1. The Minister is the Planning Authority for this matter.

Finance

2. There are no direct financial issues arising from the recommendations contained in this report.

Conflict of interest

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

Stakeholder consultation

4. Council officers have not undertaken public notice or consultation. This is the responsibility of the Department of Environment, Land, Water and Planning on behalf of the Minister.

Relation to Council policy

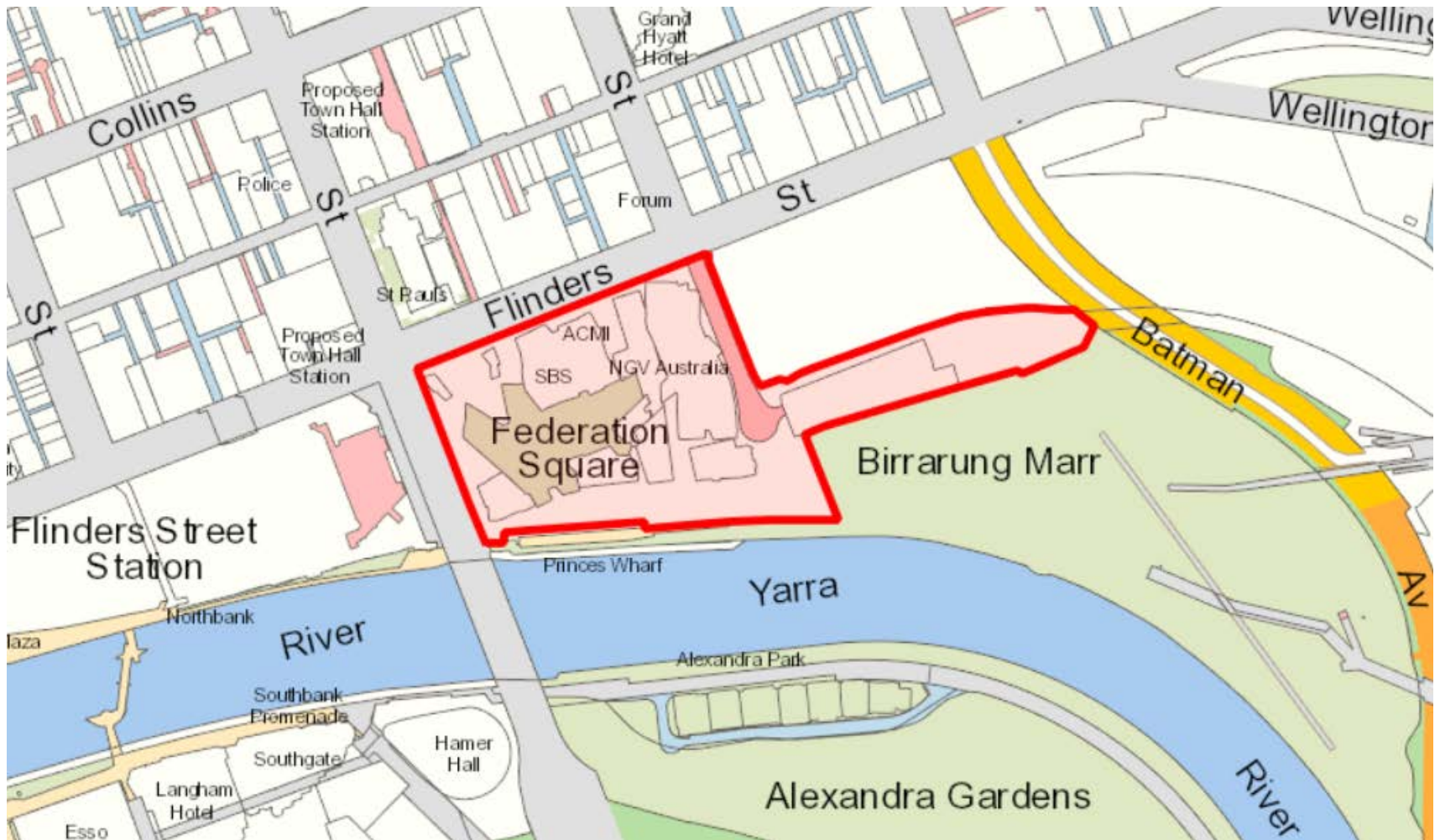
5. Consideration of this matter is restricted to the requirements of the Incorporated Document the agreed design principles which are discussed in the attached delegate report (refer Attachment 4).

Environmental sustainability

6. The Sustainable Design Assessment (SDA) prepared by Arcadis, dated 17 July 2018 Rev F and associated project documents does not meet the requirements of the Clause 22.19 Energy, Water and Waste of the Melbourne Planning Scheme.
7. Additional evidence is required to demonstrate that the proposed building will achieve Environmentally Sustainable Design outcomes and a Six Star Green Star rating.

Locality Plan

Federation Square, 2-20 Swanston Street, Melbourne



Federation Square

Melbourne, Australia

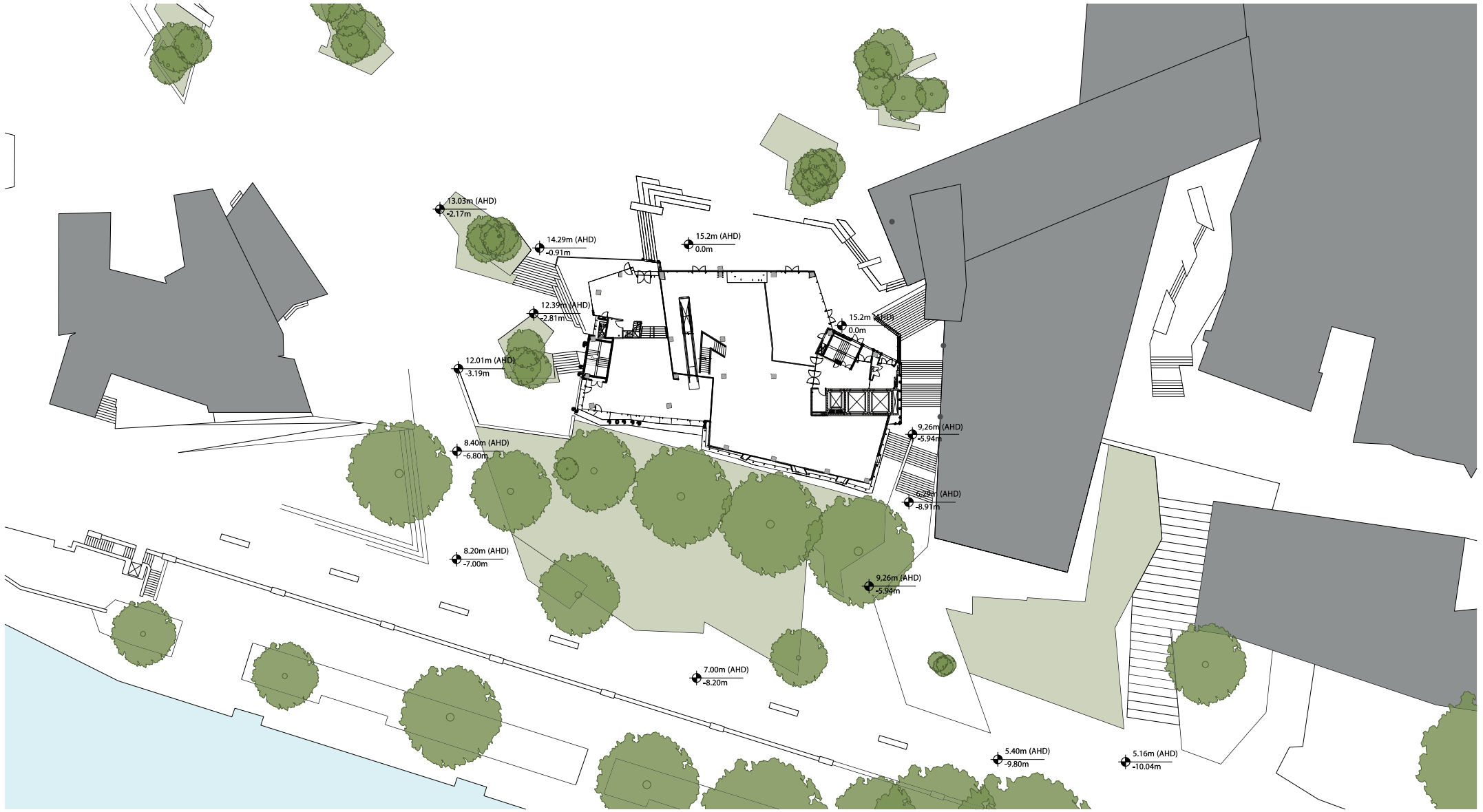
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Book of Plans

- a. Summary set of drawings showing Existing Building vs Proposed Building
- b. Façade Strategy
- c. Overshadowing Study
- d. Signage
- e. Renders of proposed development
- f. Additional Plans

a. Summary set of drawings

Existing Drawings



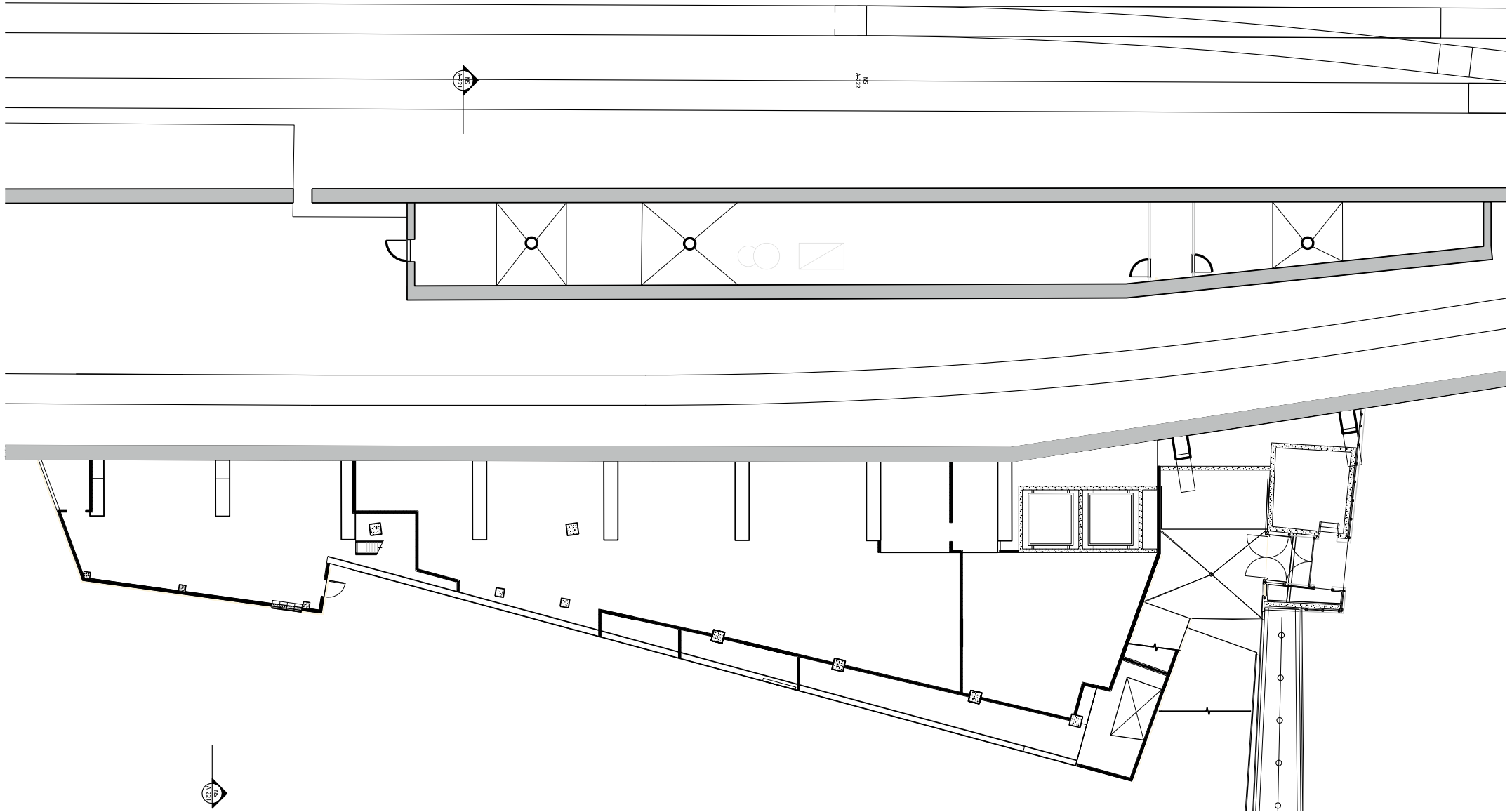
Level 1 - Existing
1:500

Federation Square

Melbourne

July, 2018

Concept
A-101



Basement 1 - Existing
1:200

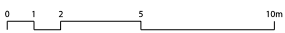
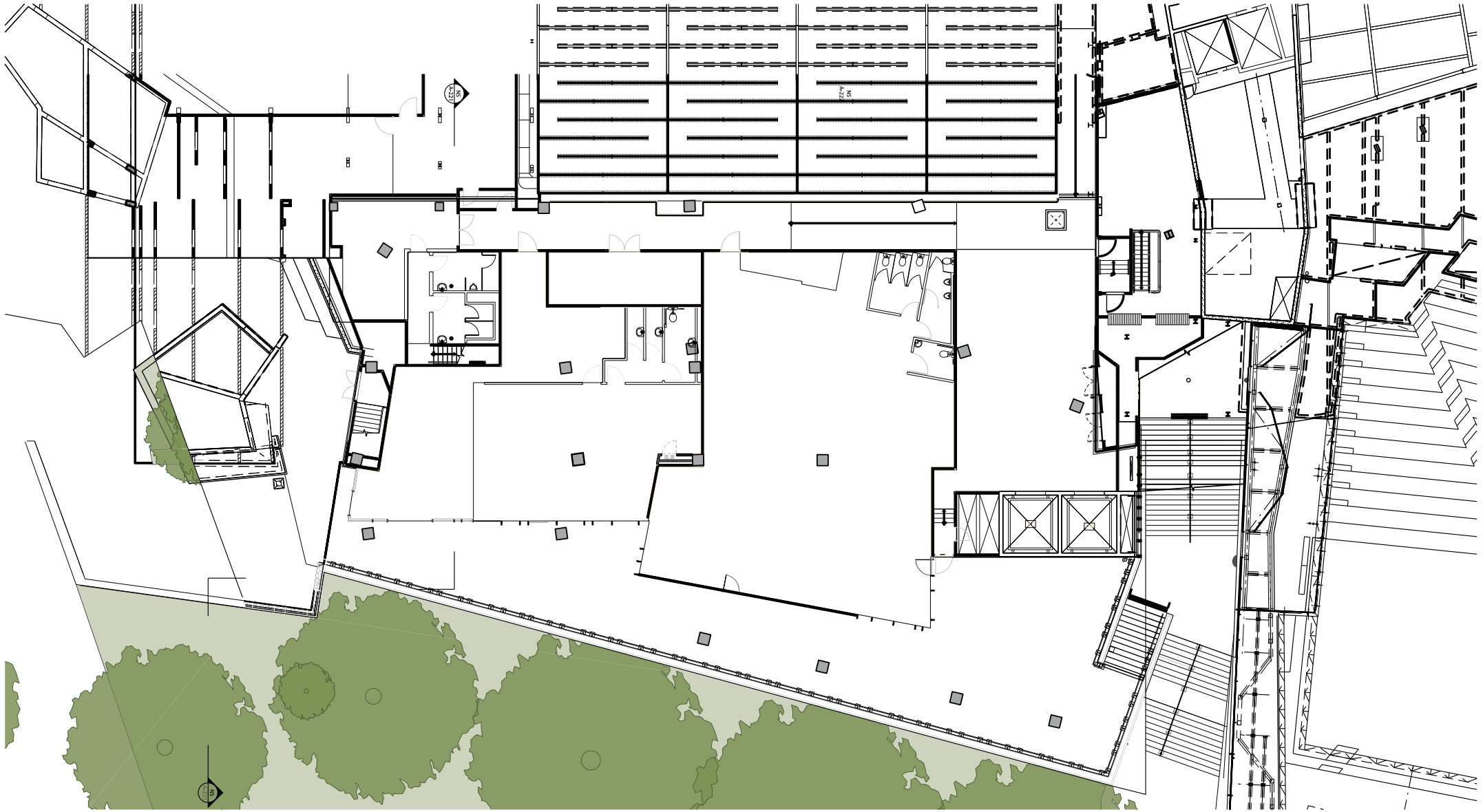
Federation Square

Melbourne

July, 2018

Concept

A-142



Ground Floor - Existing
1:200

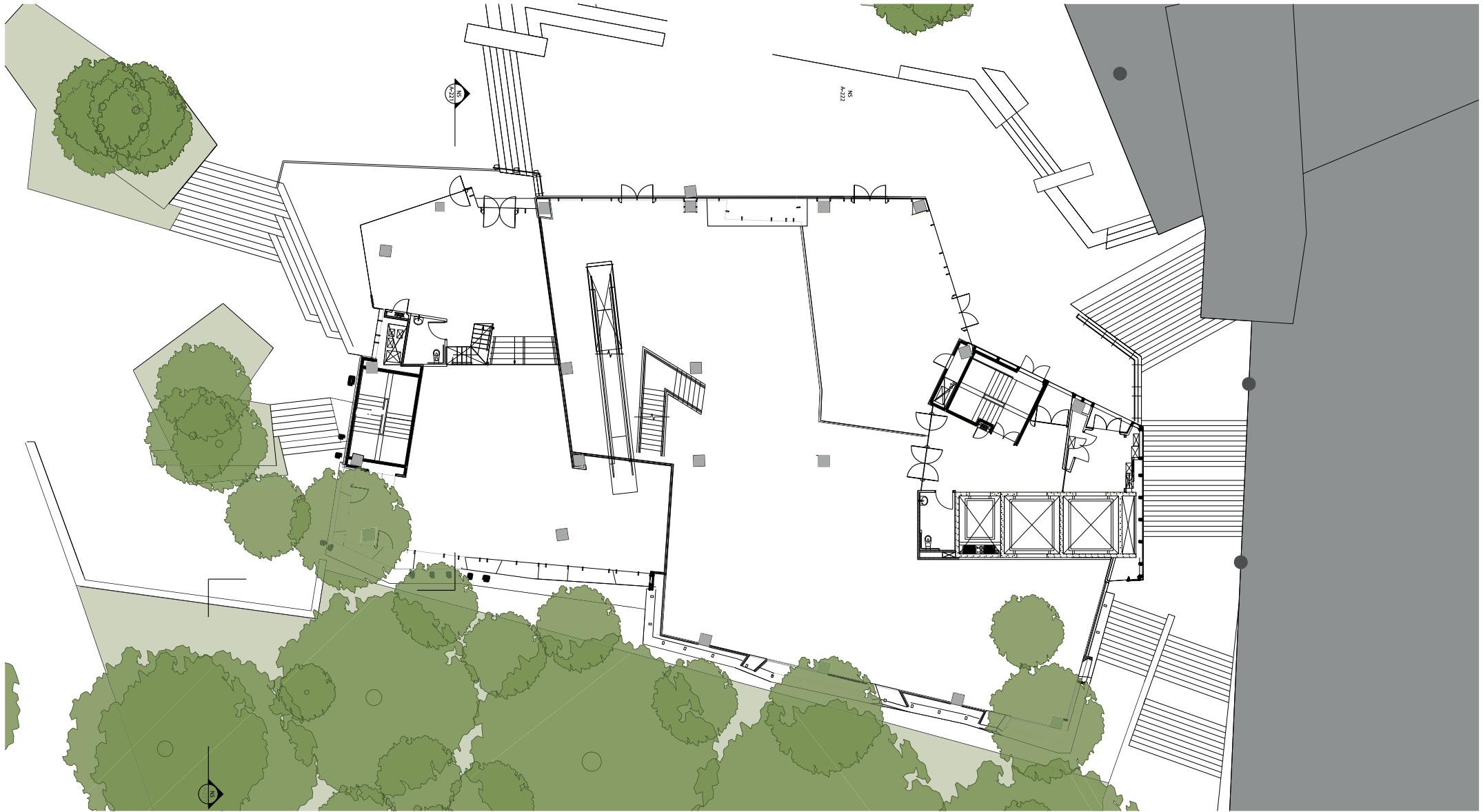
Federation Square

Melbourne

July, 2018

Concept

A-141



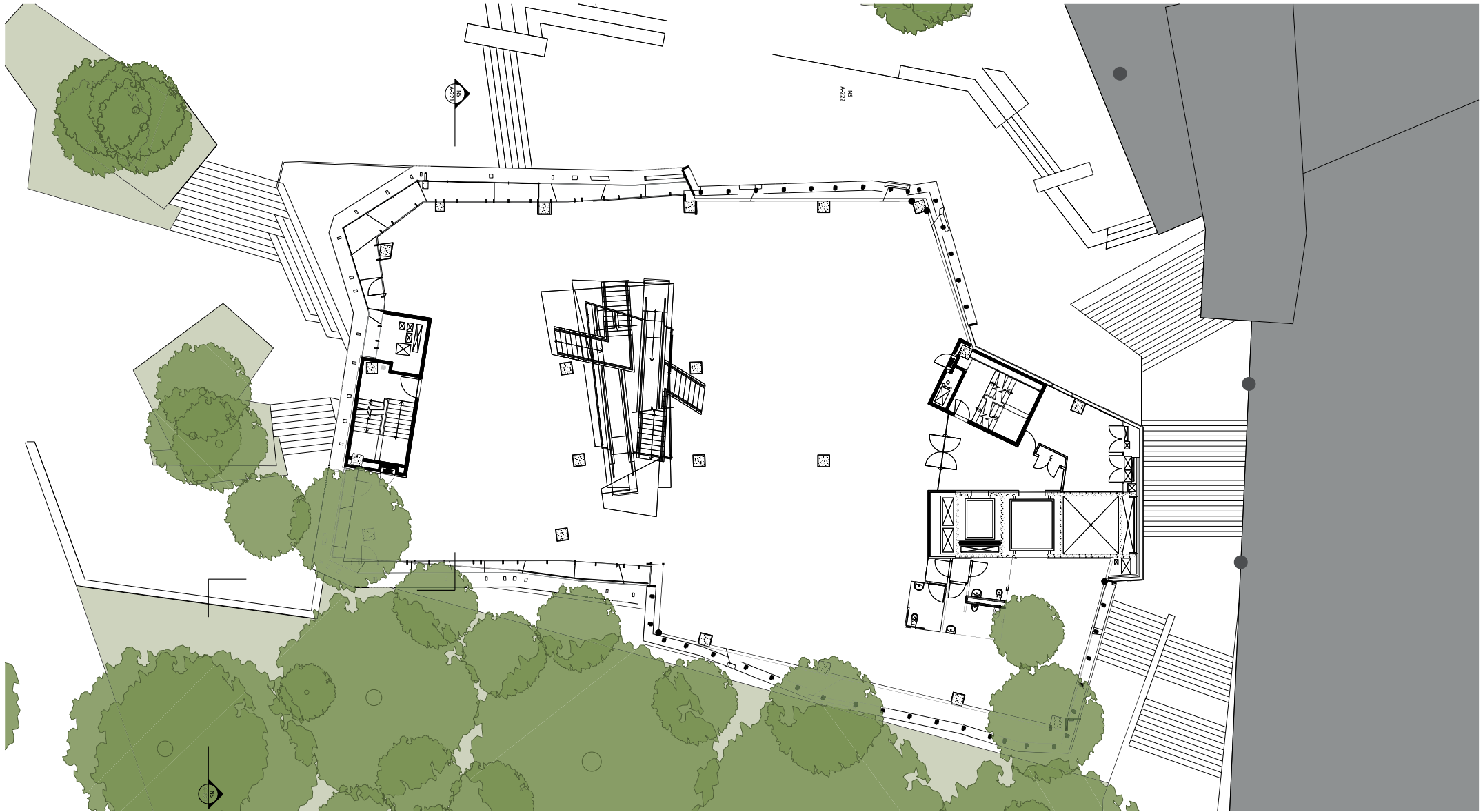
Federation Square

Melbourne

July, 2018

Level 1 - Existing
1:200

Concept
A-111



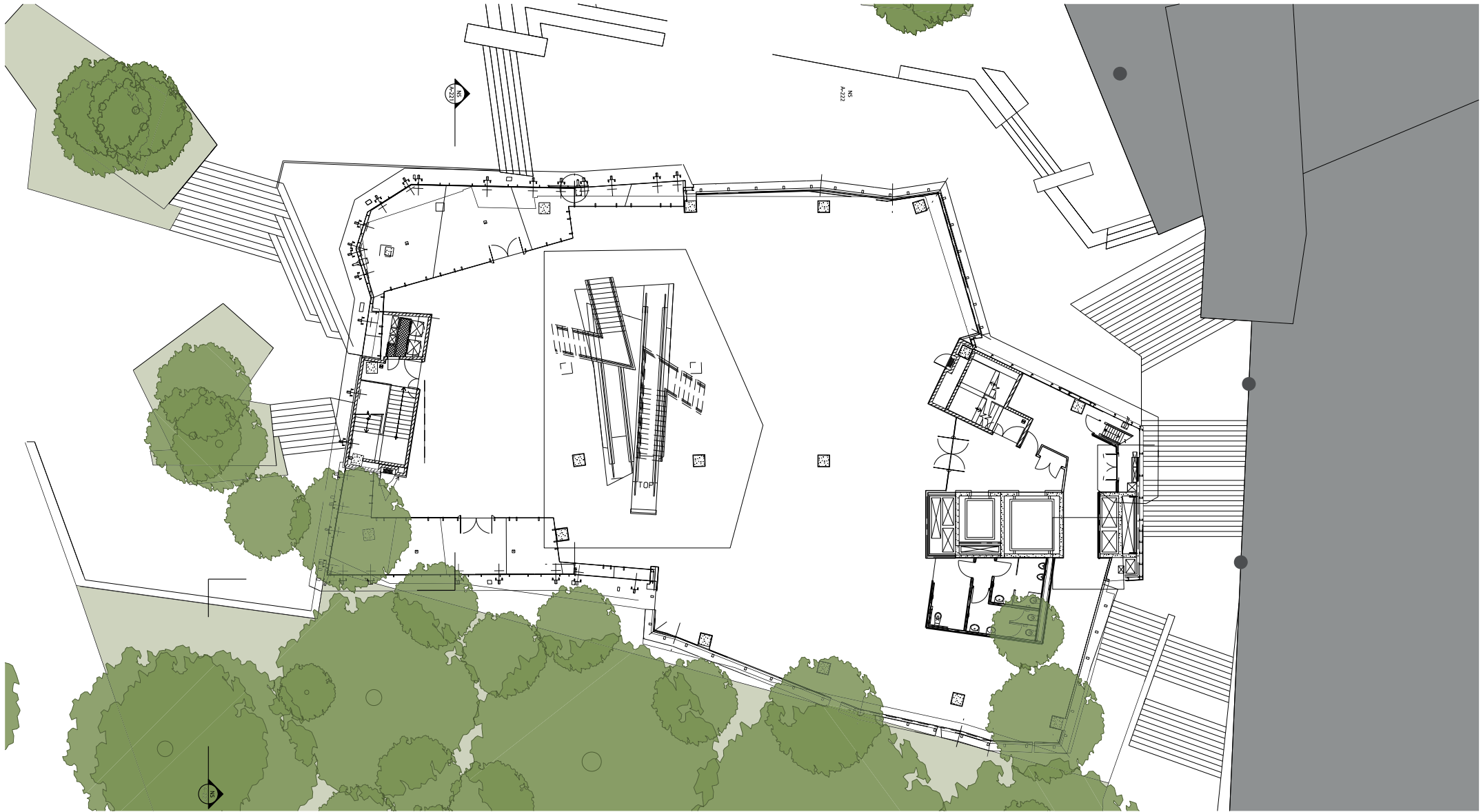
Level 2 - Existing
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Federation Square

Melbourne

July, 2018

Concept
A-112



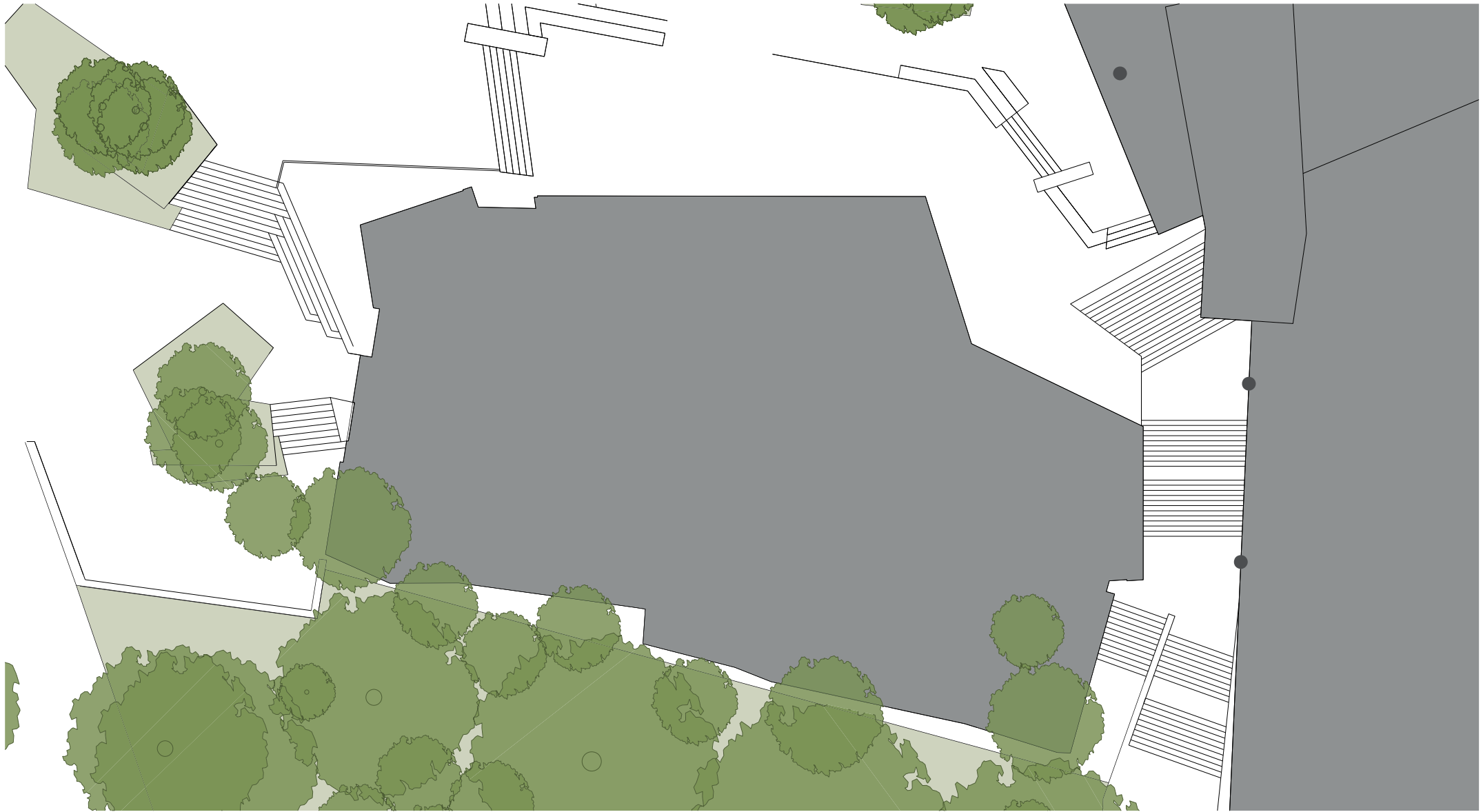
Level 3 - Existing
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Federation Square

Melbourne

July, 2018

Concept
A-113



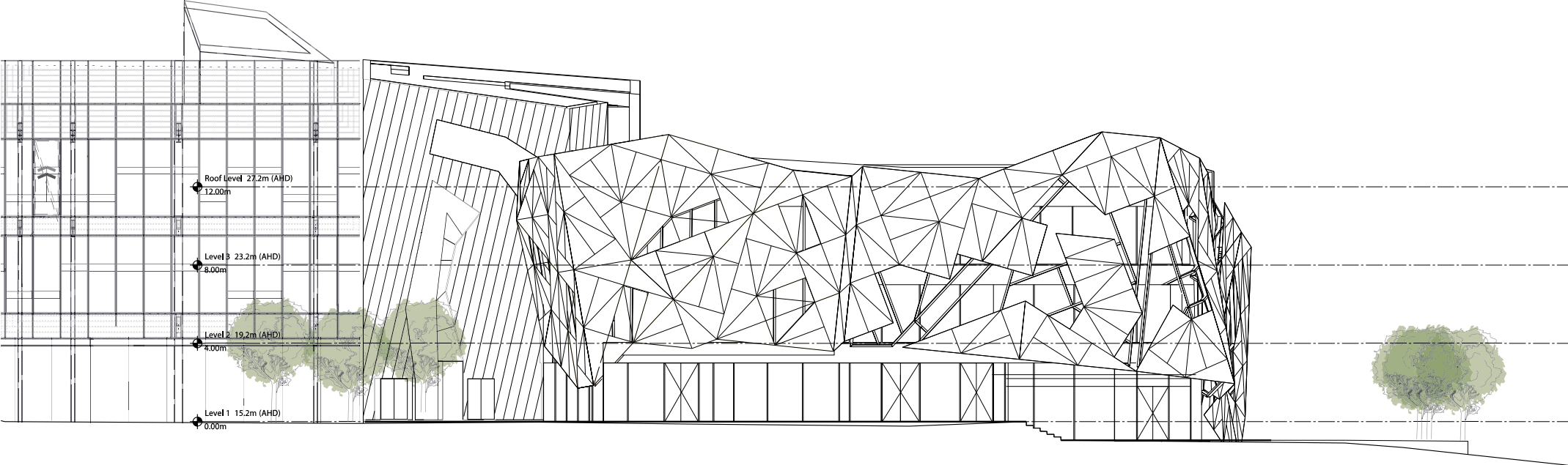
Federation Square

Melbourne

July, 2018

Concept

A-171



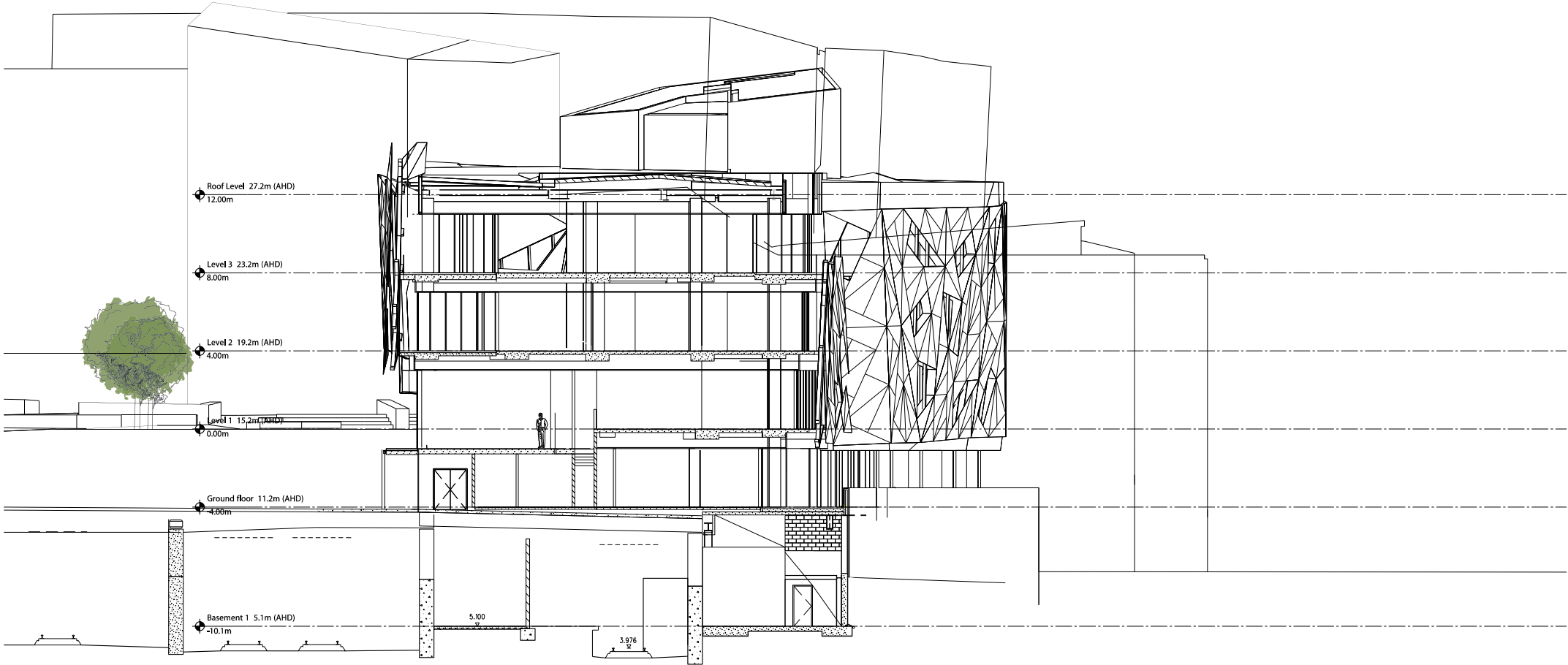
Federation Square

Melbourne

July, 2018

Concept

A-201



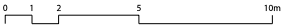
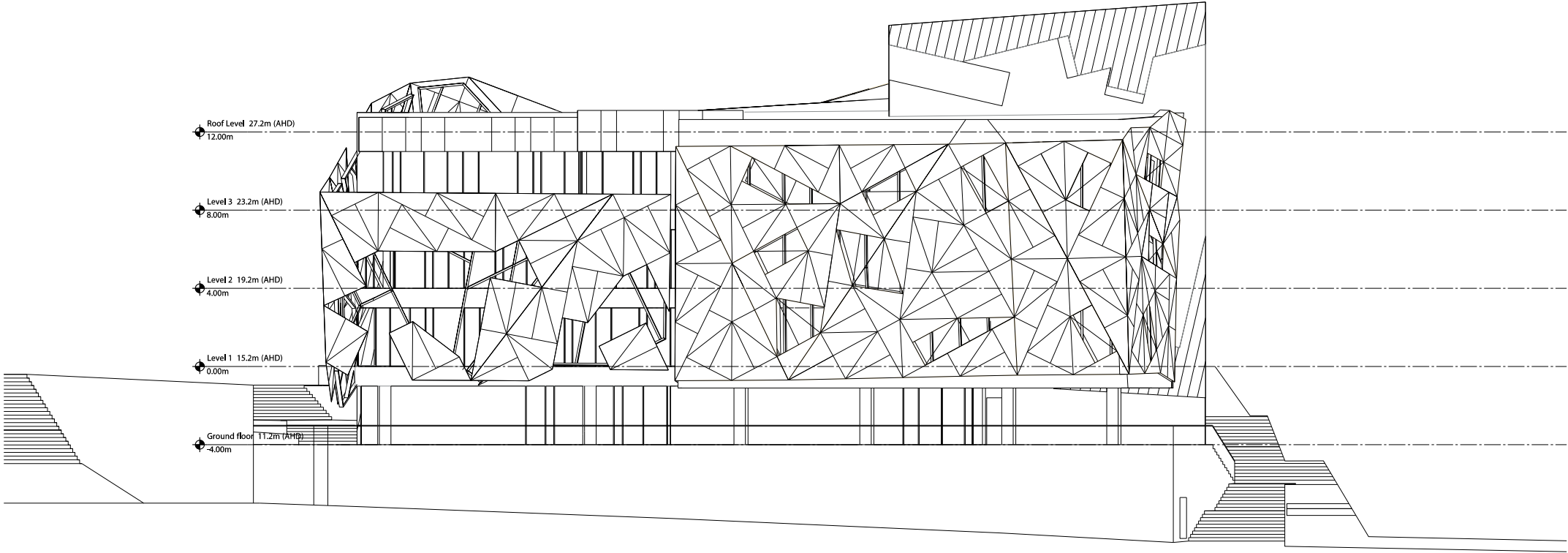
Section North-South - Existing
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Federation Square

Melbourne

July, 2018

Concept
A-221



South Elevation - Existing
1:200

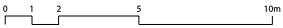
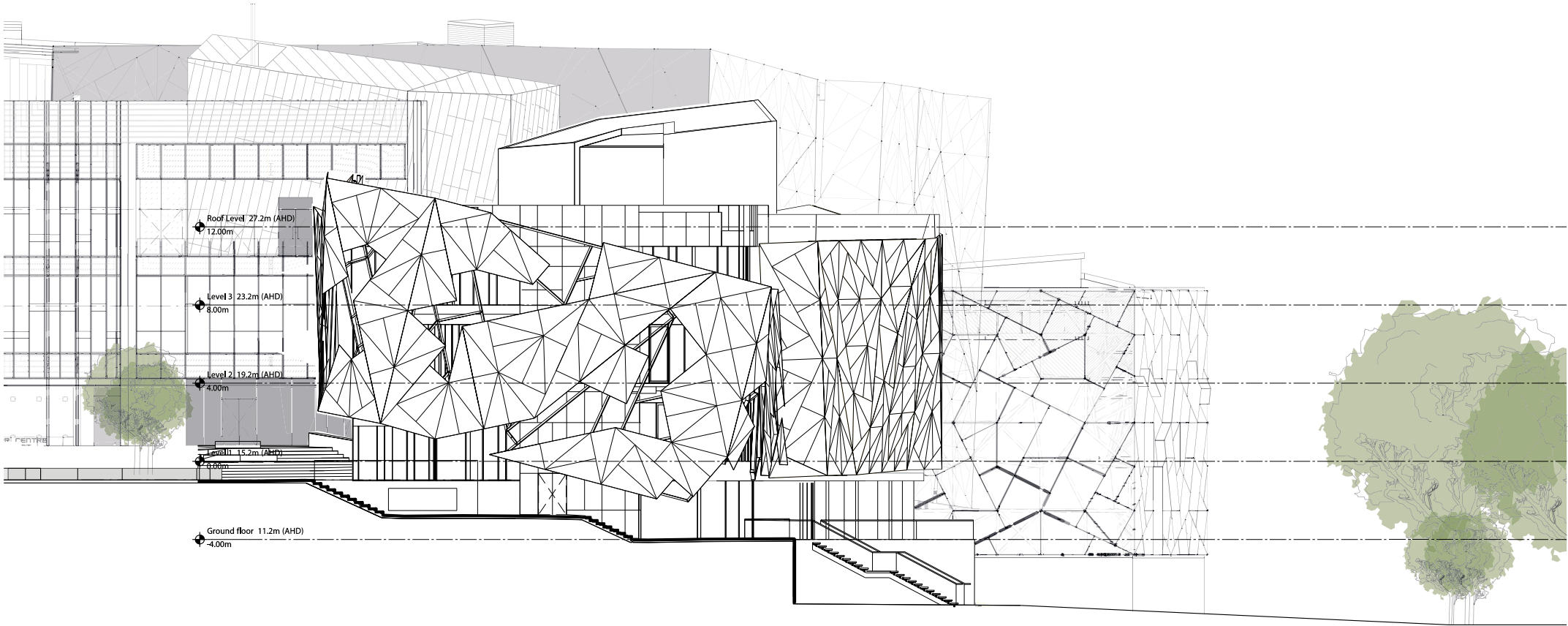
Federation Square

Melbourne

July, 2018

Concept

A-202



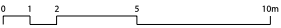
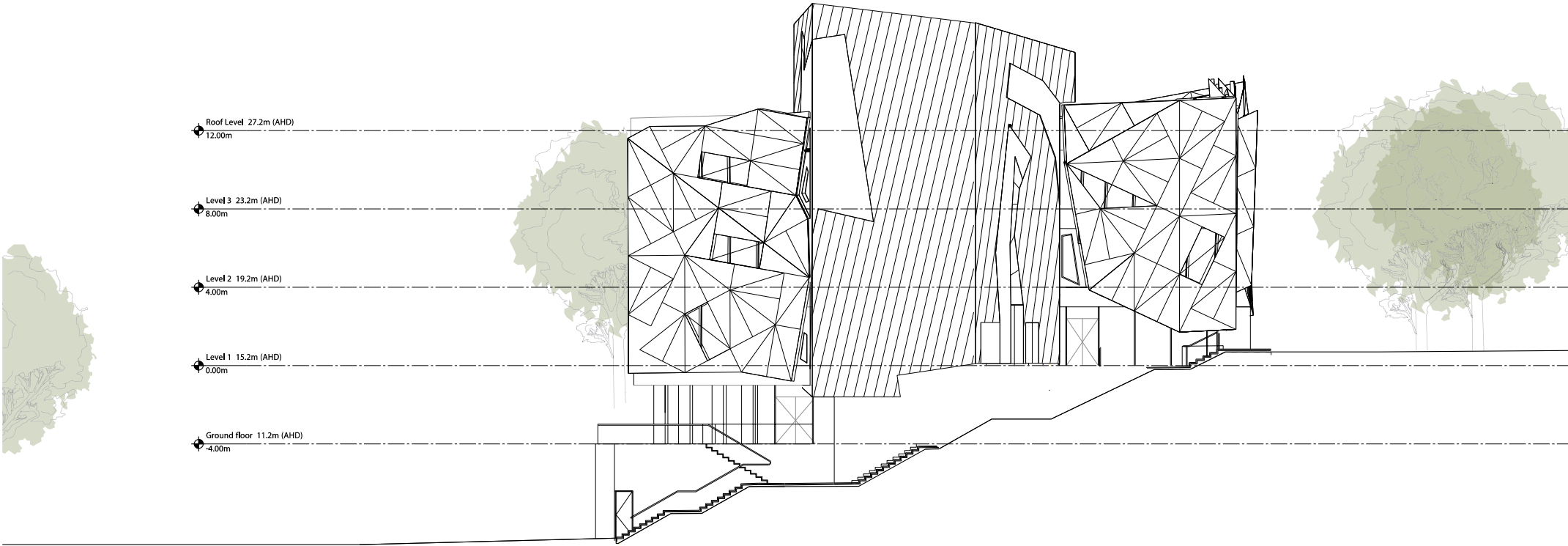
Elevation West - Existing
1:200

Federation Square

Melbourne

July, 2018

Concept
A-203



Elevation East - Existing
1:200

Federation Square

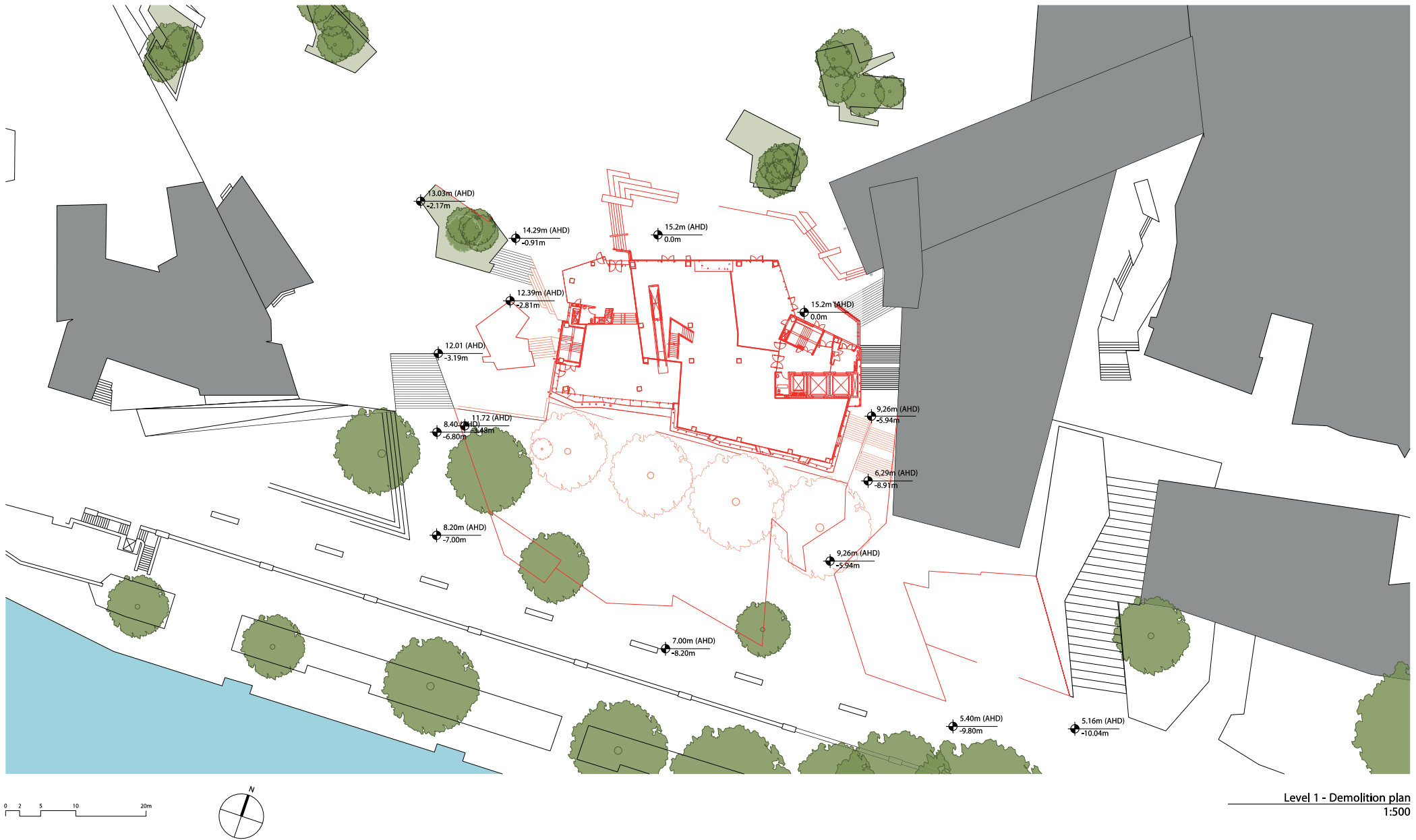
Melbourne

July, 2018

Concept

A-204

Demolition Drawings



Level 1 - Demolition plan
1:500

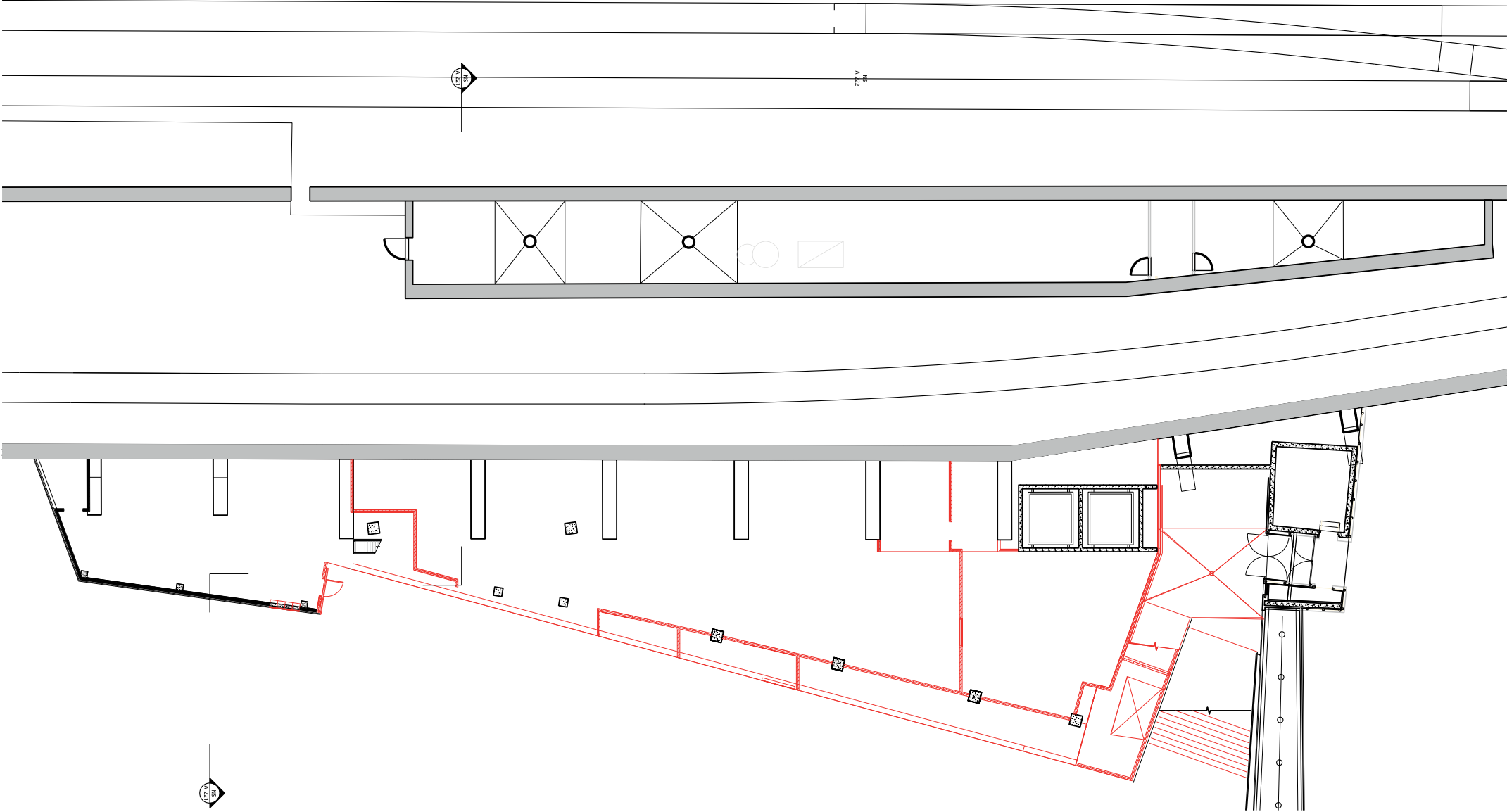
Federation Square

Melbourne

July, 2018

Concept

AD-101



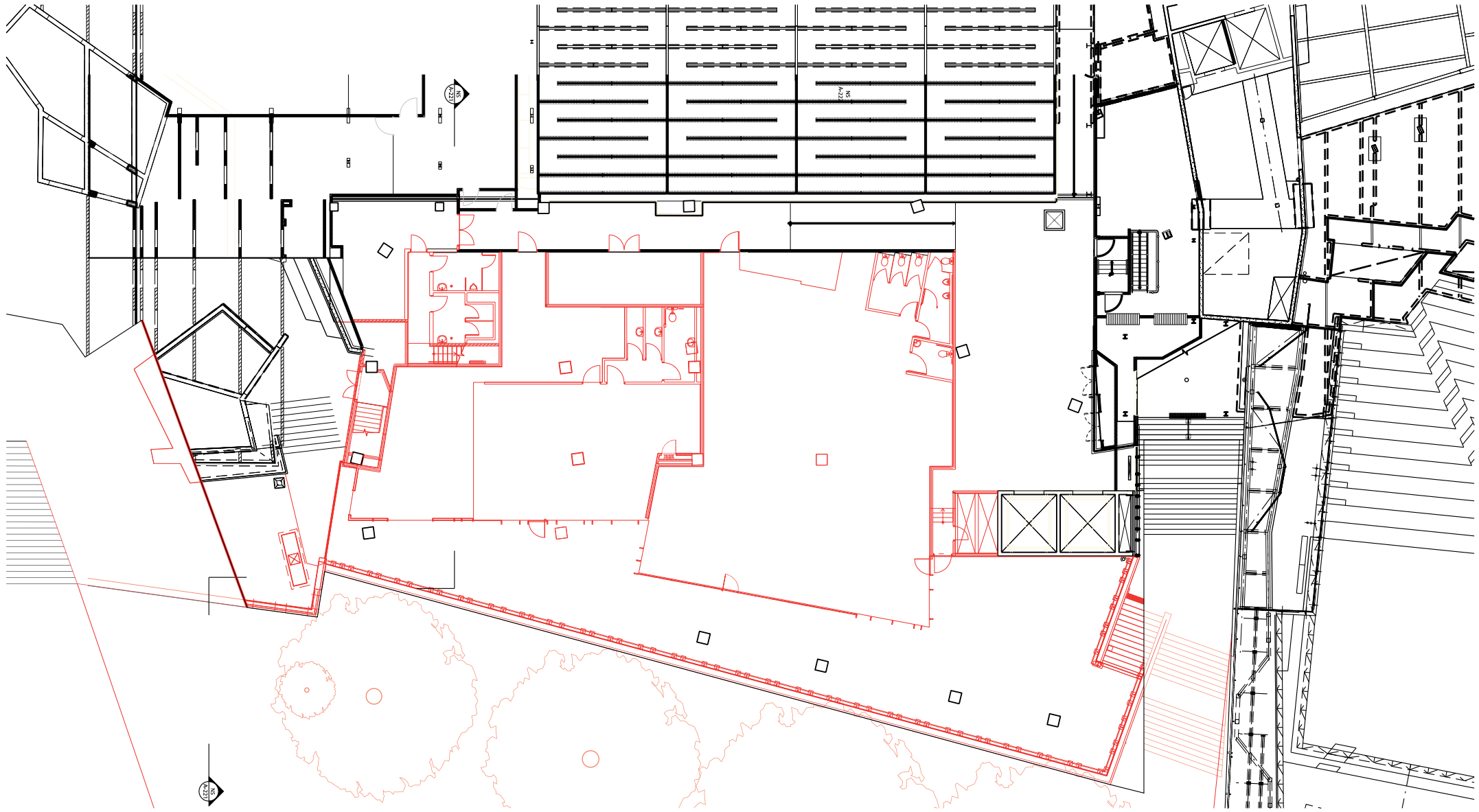
Basement 1 - Demolition plan
1:200

Federation Square

Melbourne

July, 2018

Concept
AD-142



Ground Floor - Demolition plan
1:200

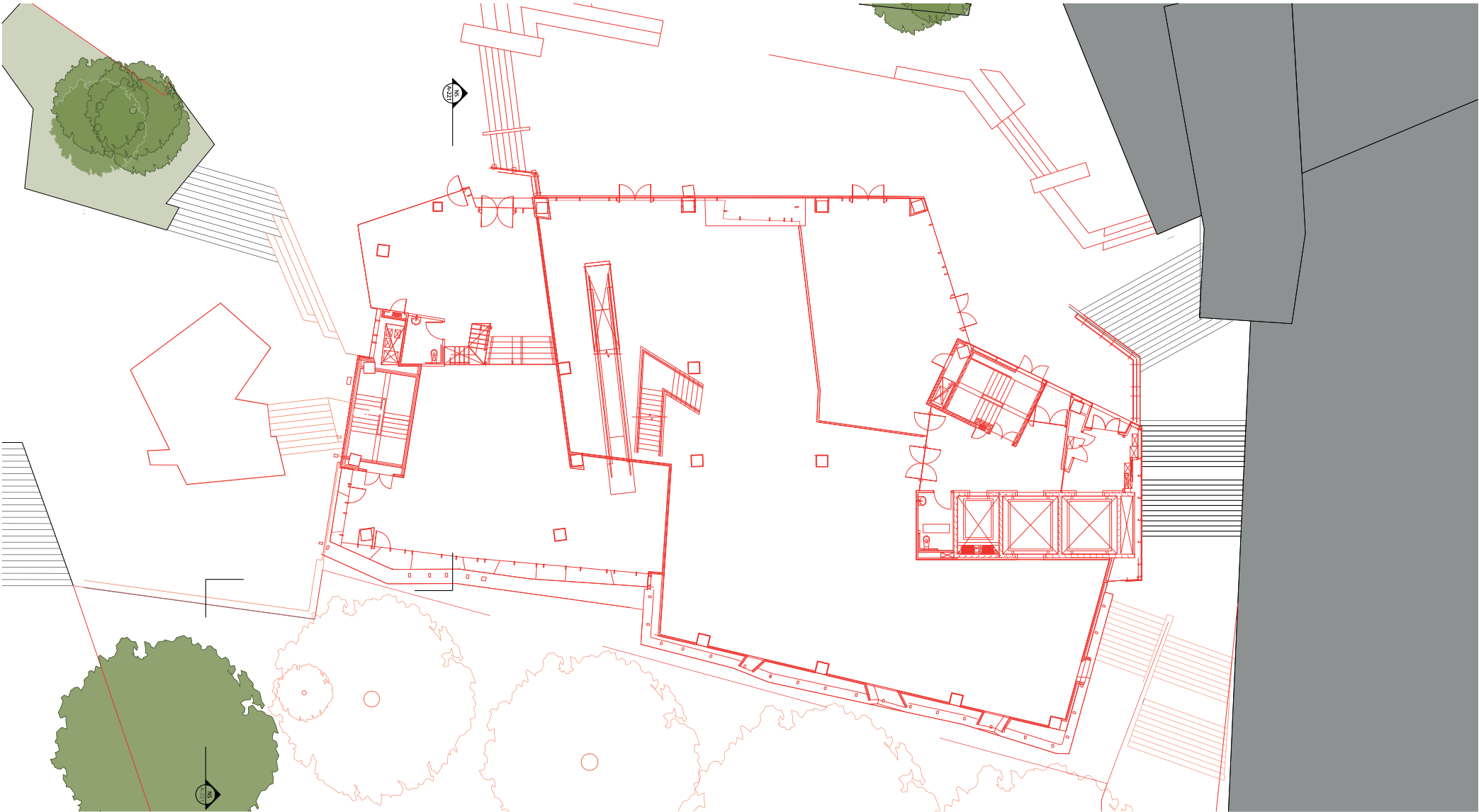
Federation Square

Melbourne

July, 2018

Concept

AD-141



0 1 2 5 10m



Level 1 - Demolition plan
1:200

Federation Square

Melbourne

July, 2018

Concept
AD-111



Level 2 - Demolition plan
1:200

Federation Square

Melbourne

July, 2018

Concept

AD-112



Level 3 - Demolition plan
1:200

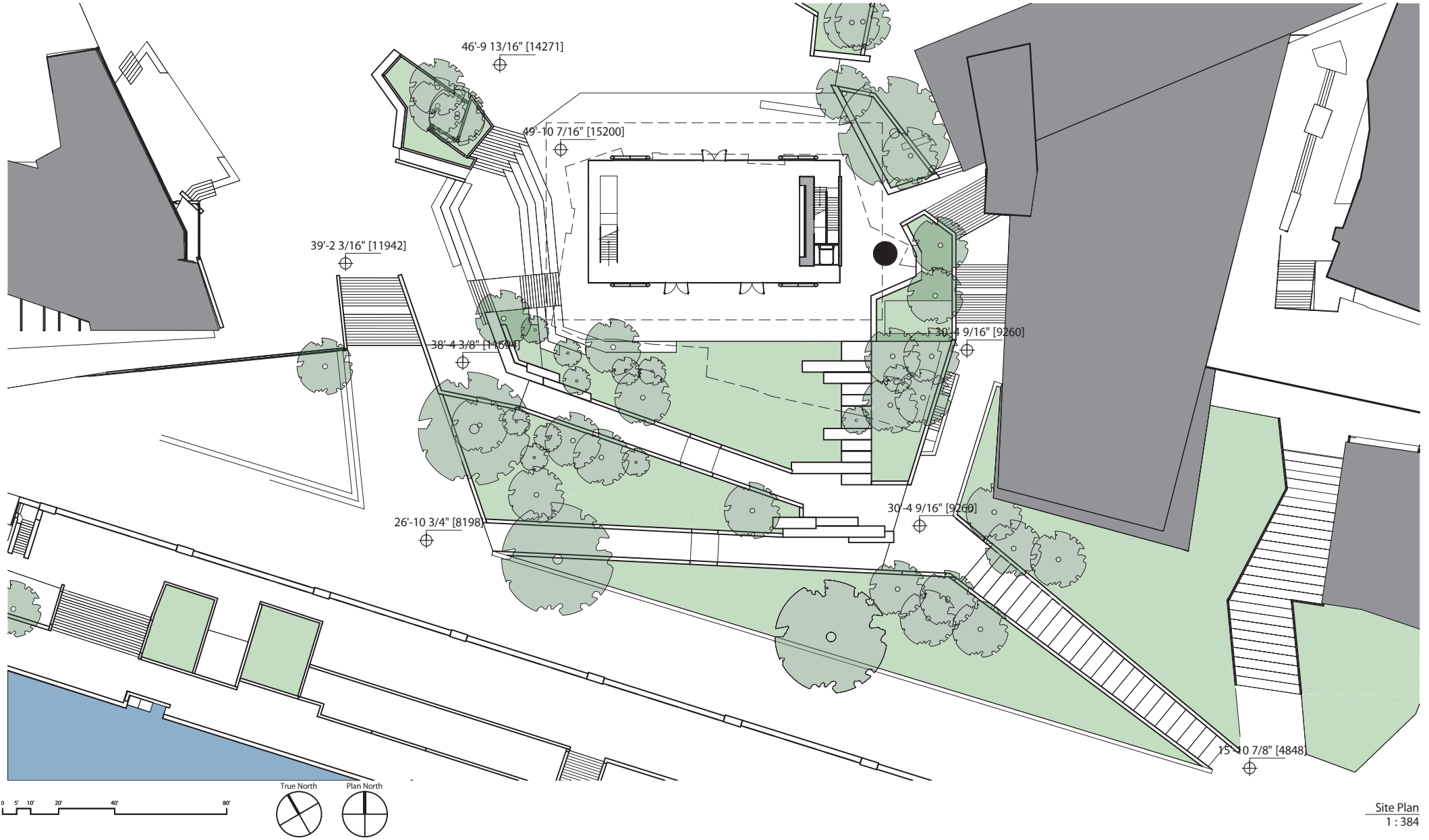
Federation Square

Melbourne

July, 2018

Concept
AD-113

Proposed Drawings



Site Plan
1 : 384

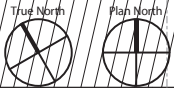
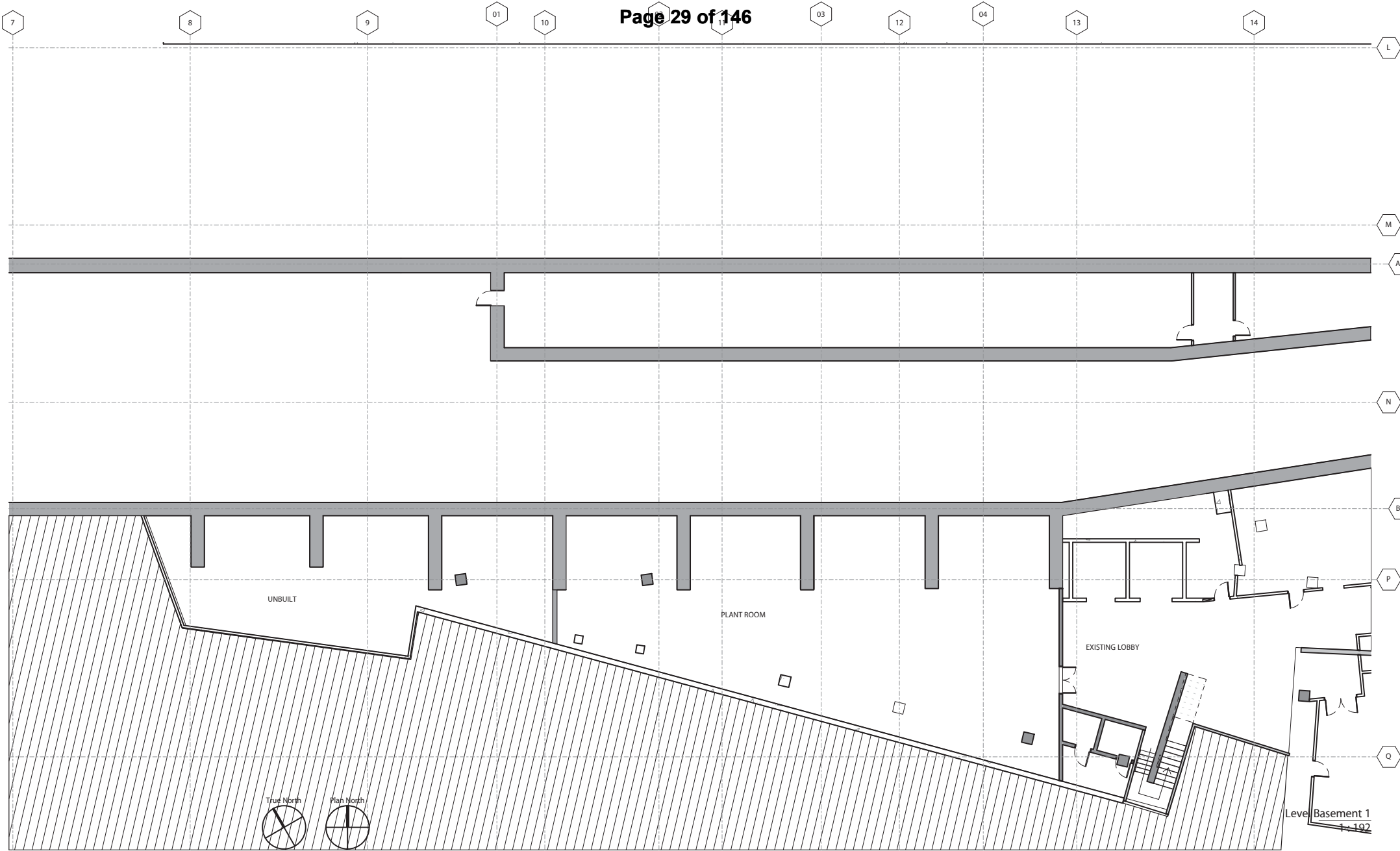
Federation Square

Melbourne

July, 2018

Concept

A-101X

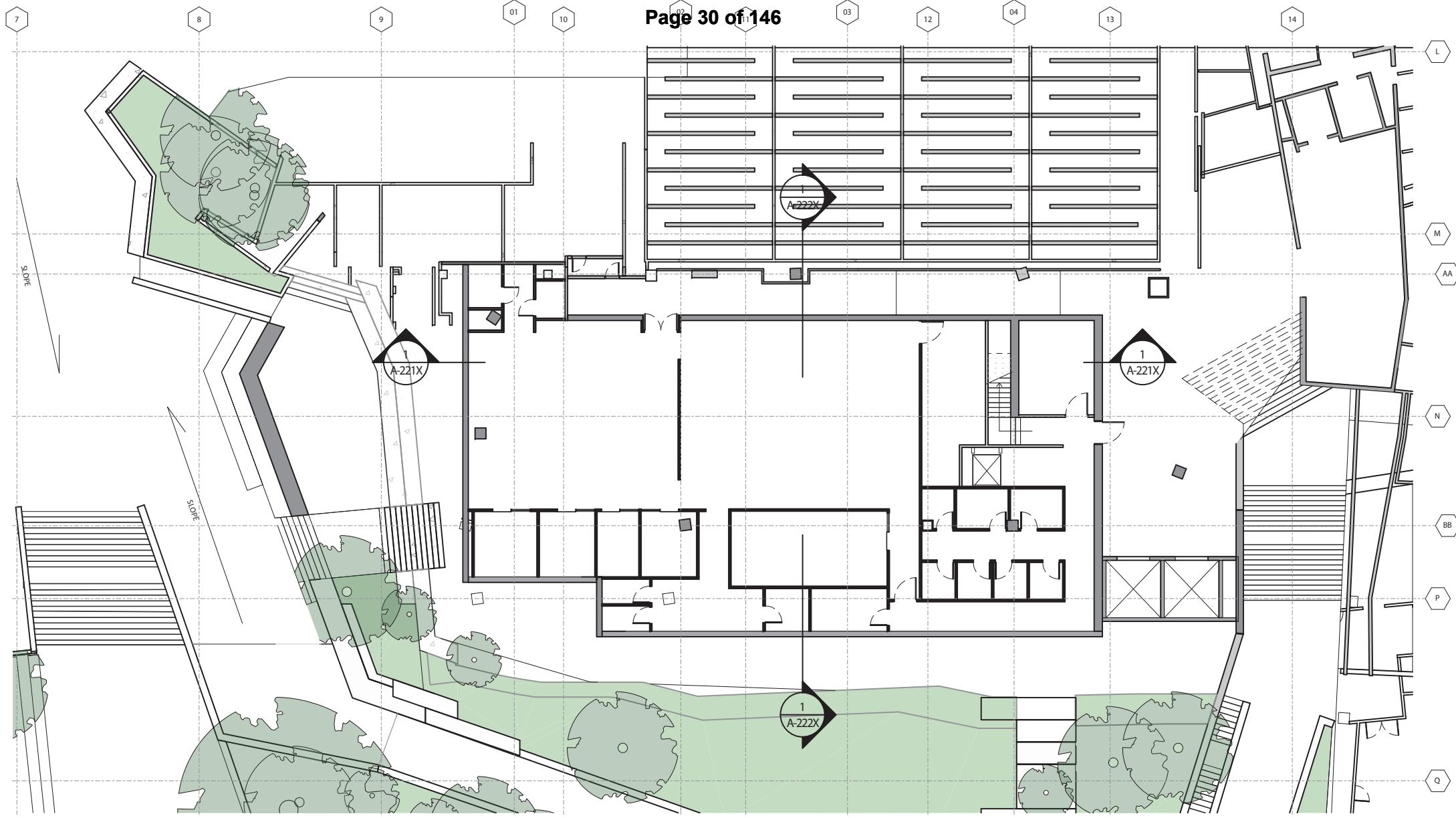


Federation Square

Melbourne

July, 2018

Concept
A-123X



Floor Plan - Ground Floor
1 : 192

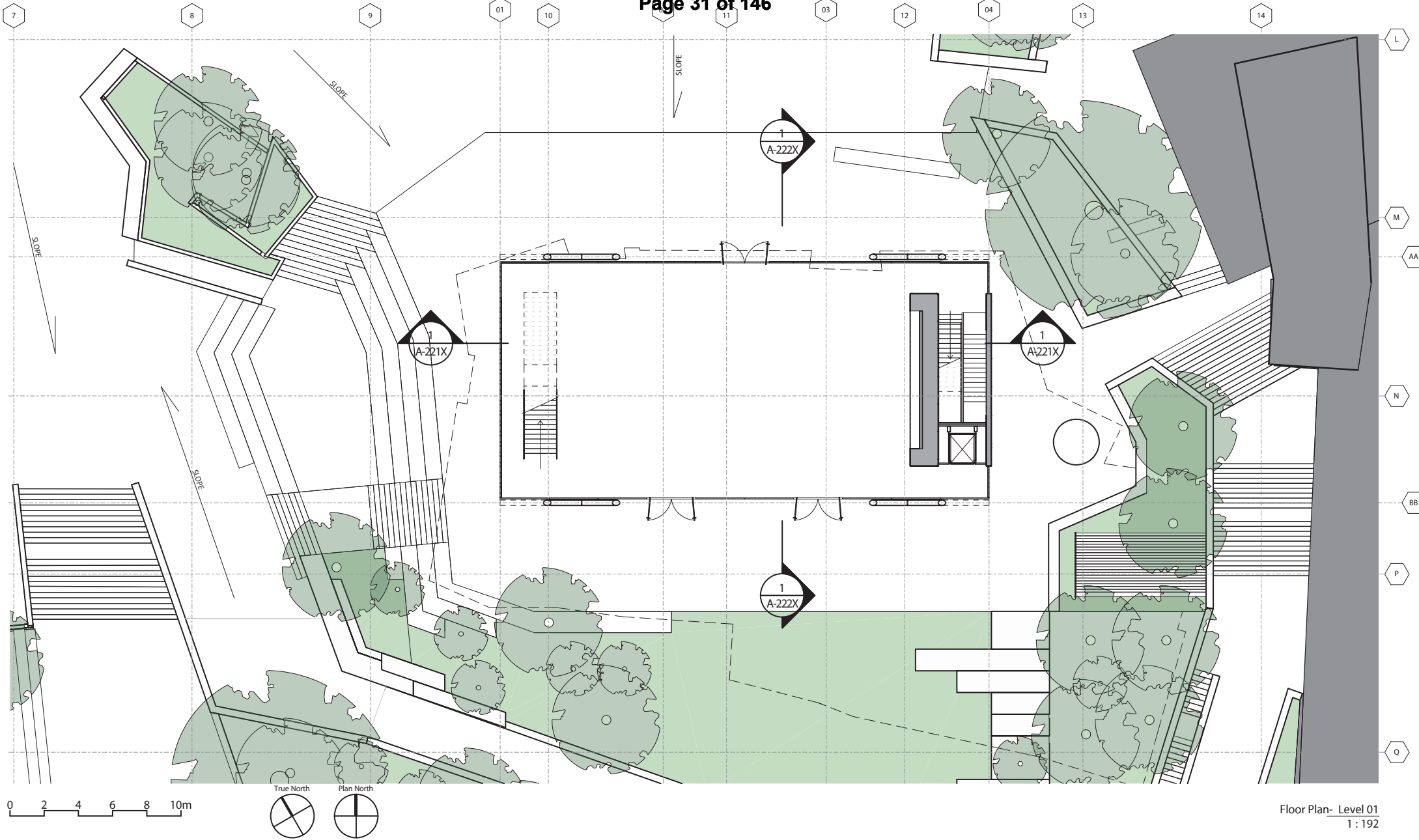
Federation Square

Melbourne

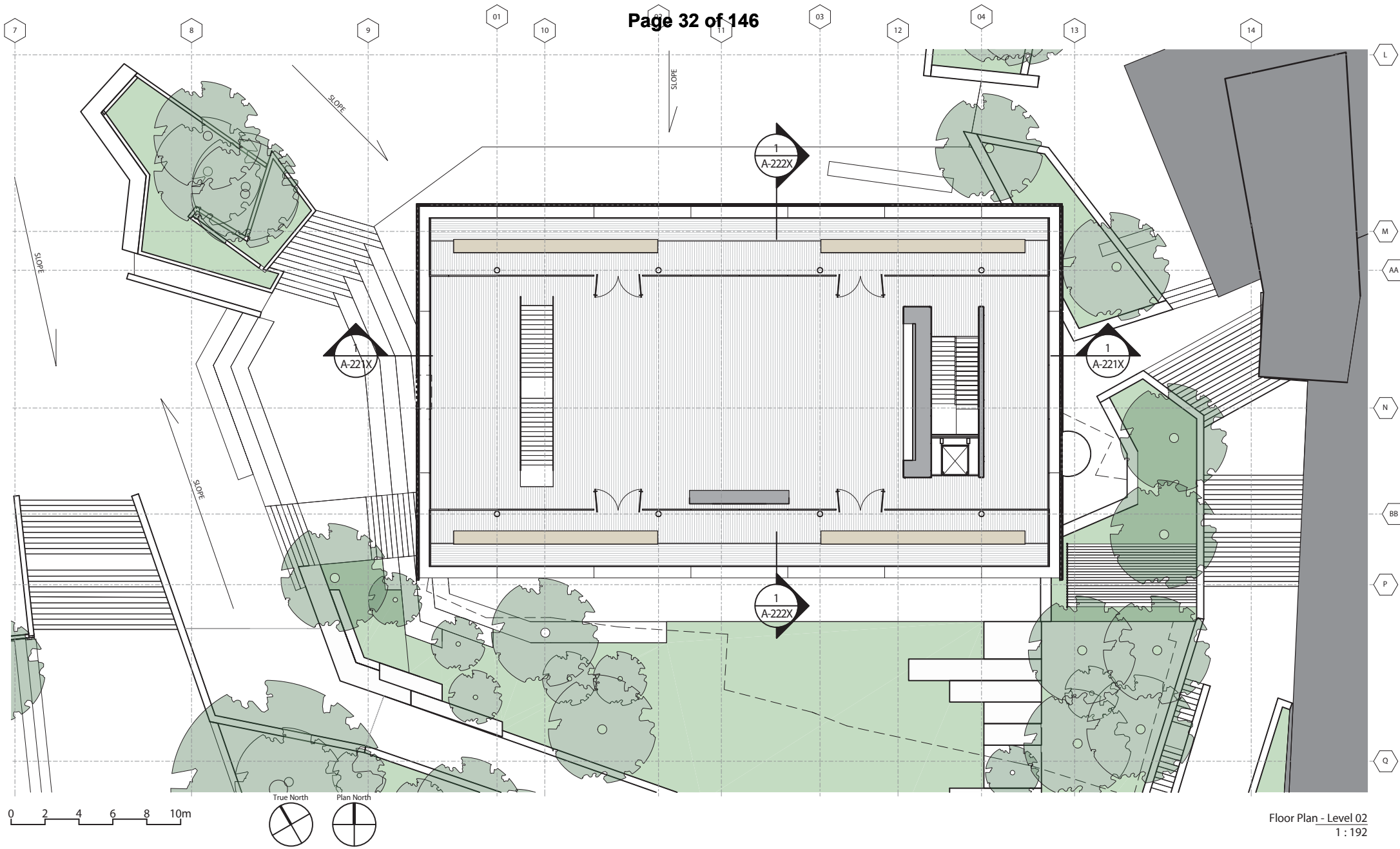
July, 2018

Concept

A-124X



Floor Plan- Level 01
1:192



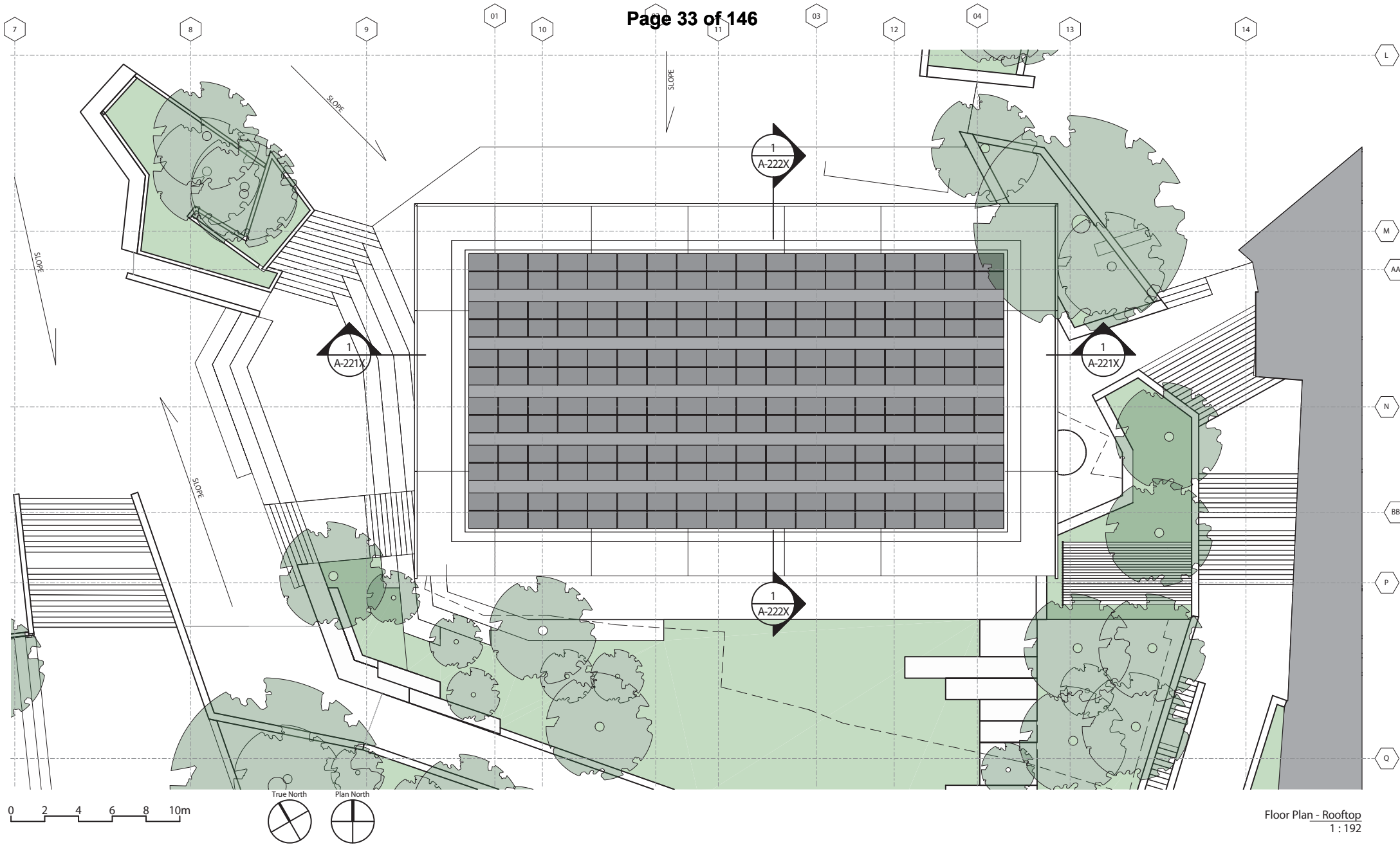
Floor Plan - Level 02
1 : 192

Federation Square

Melbourne

July, 2018

Concept
A-122X



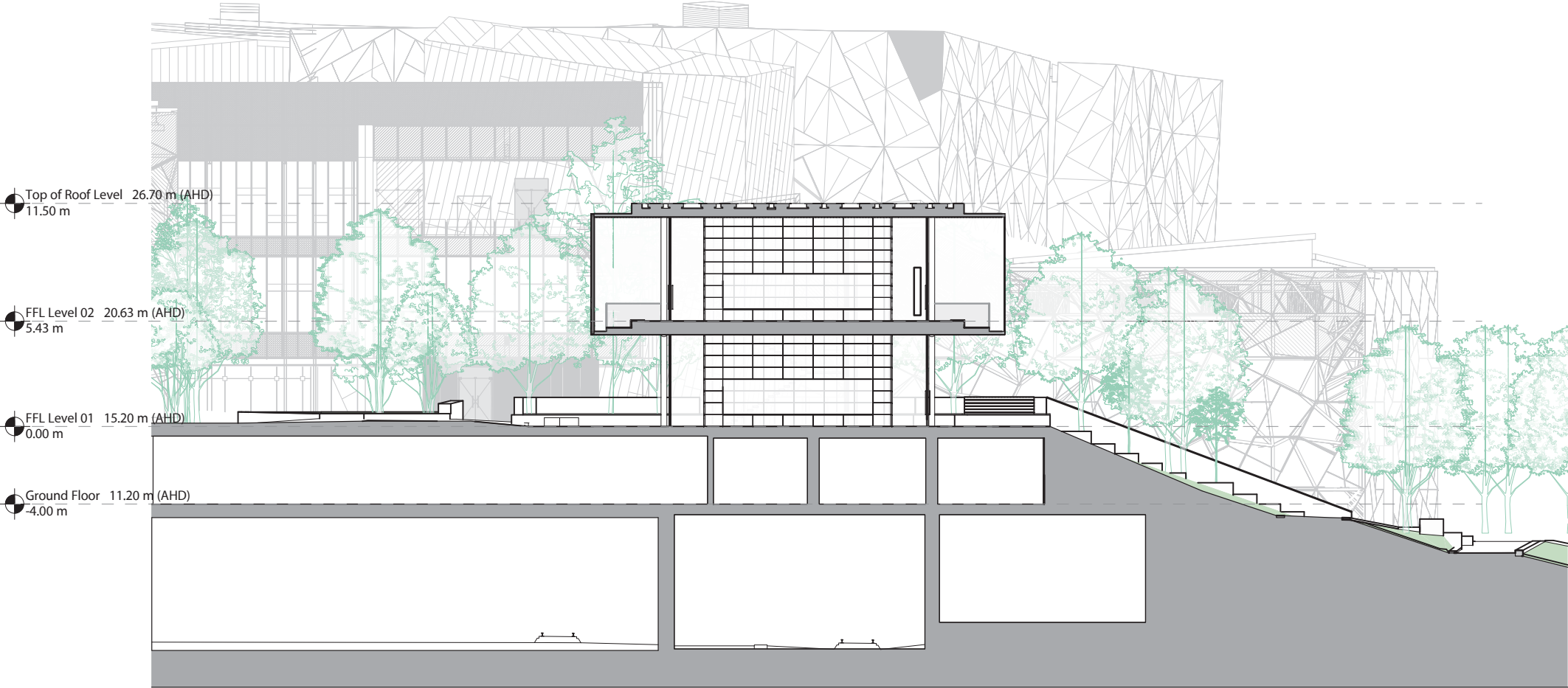
Floor Plan - Rooftop
1 : 192

Federation Square

Melbourne

July, 2018

Concept
A-126X



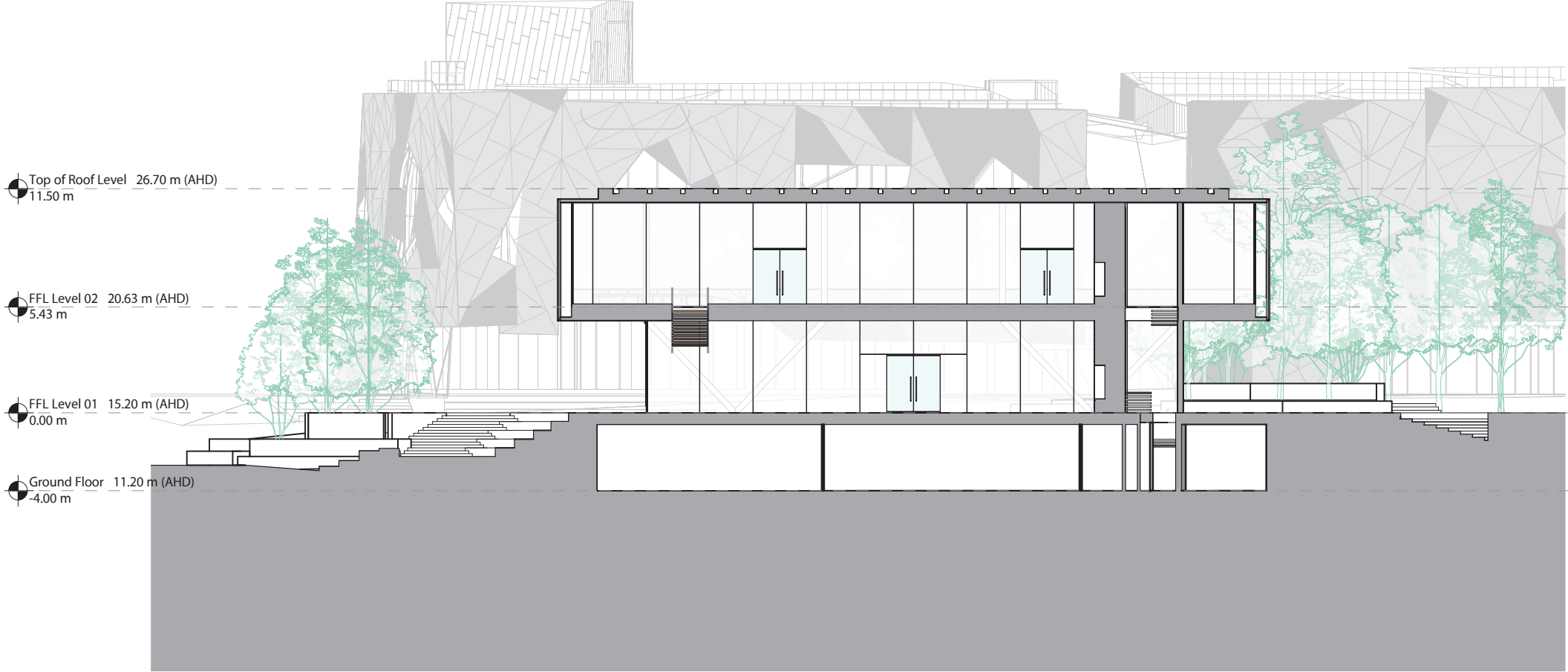
Section_North-South
1 : 200

Federation Square

Melbourne

July, 2018

Concept
A-222X



Section East-West
1 : 200

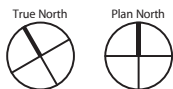
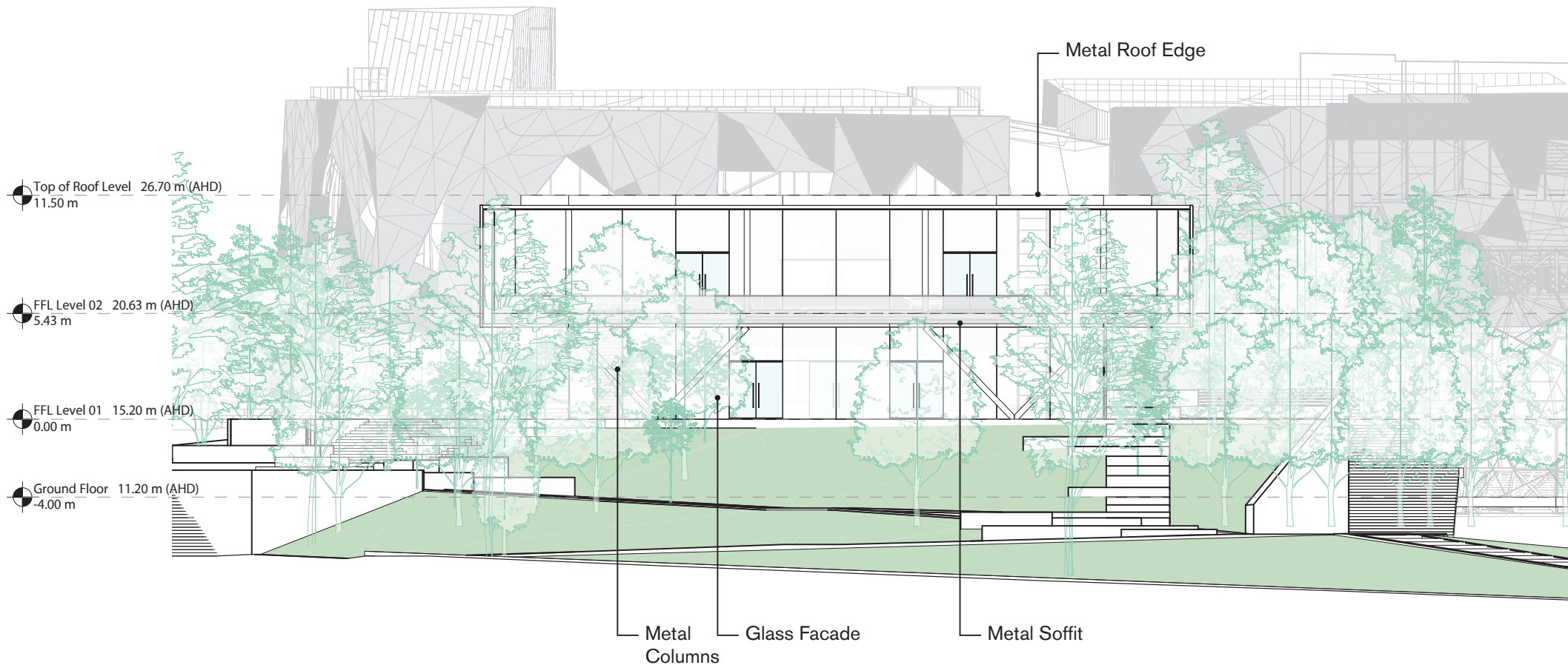
Federation Square

Melbourne

July, 2018

Concept
A-221X

- Operability and screen arrangement to develop further during the design stages.



Elevation South
1 : 200

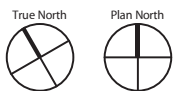
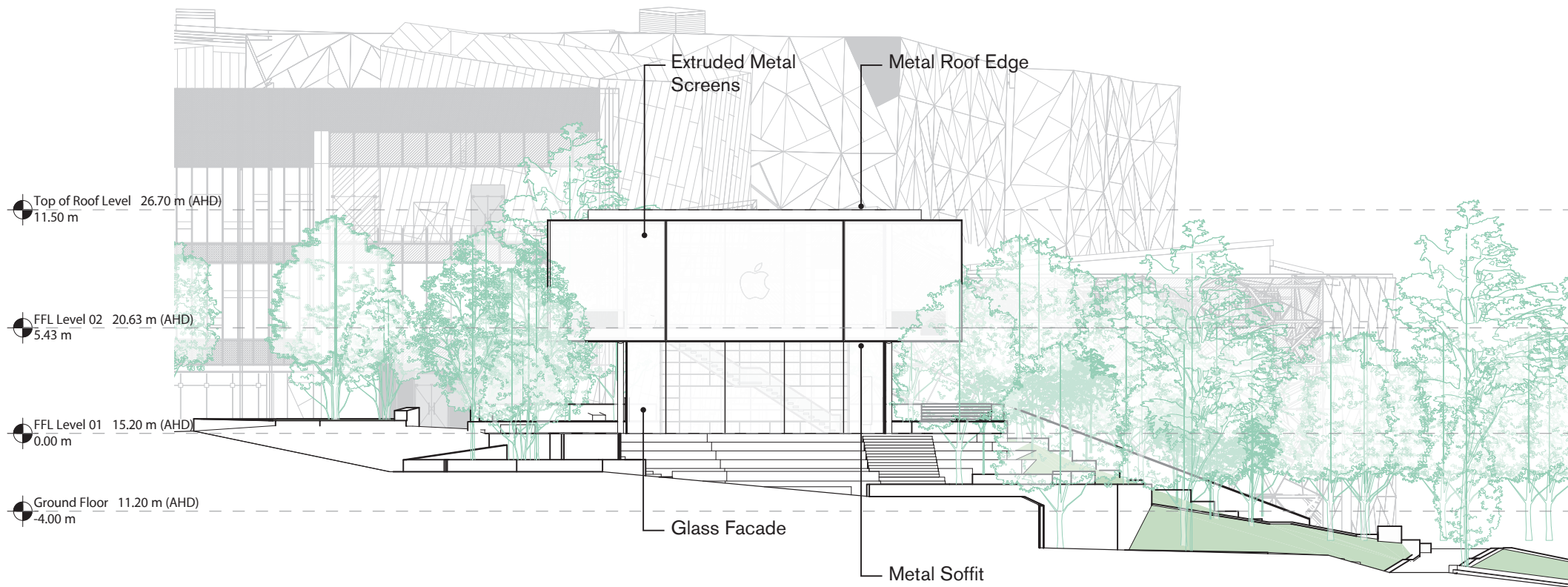
Federation Square

Melbourne

July, 2018

Concept
A-202X

- Operability and screen arrangement to develop further during the design stages.



Elevation West
1 : 200

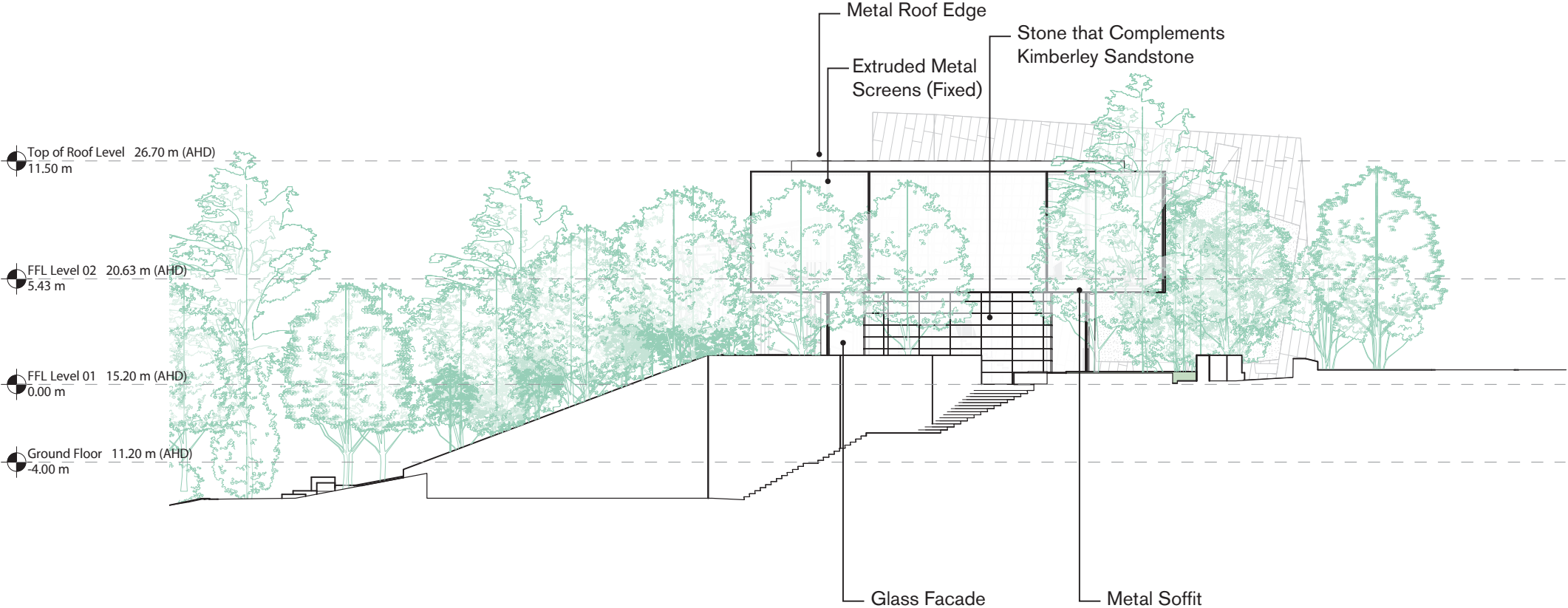
Federation Square

Melbourne

July, 2018

Concept
A-203X

- Operability and screen arrangement to develop further during the design stages.



Elevation East
1:200

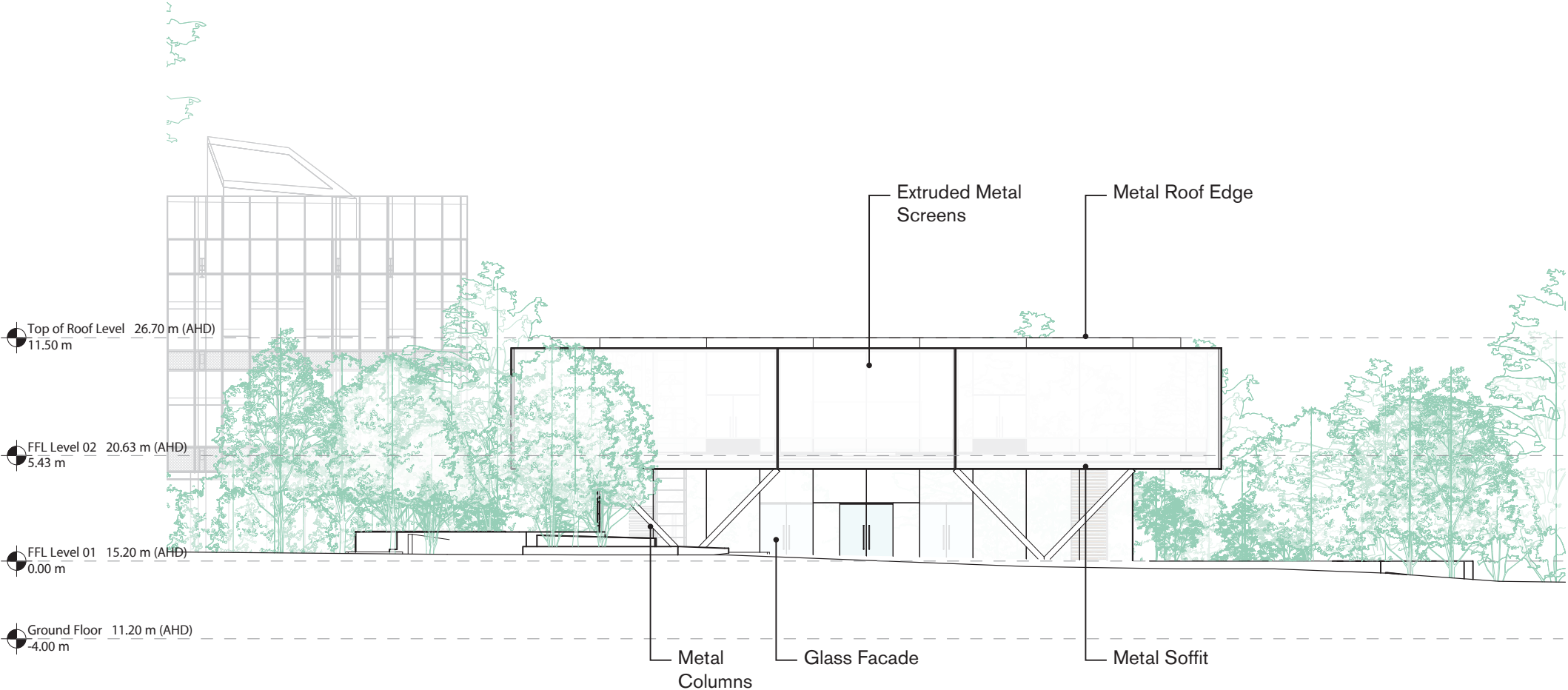
Federation Square

Melbourne

July, 2018

Concept
A-204X

- Operability and screen arrangement to develop further during the design stages.



Elevation North
1 : 200

Federation Square

Melbourne

July, 2018

Concept
A-201X