

## Report to the Future Melbourne (Planning) Committee

Agenda item 6.4

### Ministerial Planning Referral: TPMR-2018-10 309-325 Bourke Street, Melbourne (The Walk Arcade)

18 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 of a Ministerial Planning Referral seeking approval for the partial demolition of the existing buildings (including demolition of all internal buildings and structures) at 309-325 Bourke Street, Melbourne and the construction of an 11 storey building (plus two levels of basement) to be used for retail and food and drinks premises at basement, ground and first floor levels (connected by a series of arcades); a restricted recreation facility at first floor level; and two hotels at levels 2-10 providing a total of 453 rooms.
2. The applicant is Steadfast Capital Pty Ltd (c/o Fulcrum Urban Planning), the architect is Buchan and the owner is Bardsville Pty Ltd.
3. The Department of Environment, Land, Water and Planning (DELWP) has referred the application to Melbourne City Council as a recommending referral authority.
4. The land is located within the Capital City Zone Schedule 2 'Retail Core' and is affected by Design and Development Overlay Schedule 1 (Active Street Frontages), Schedule 2 (Special Character Areas – Built Form Hoddle Grid), Schedule 3 (Traffic Conflict Frontage), Schedule 4 (Weather Protection), Parking Overlay Schedule 2 and the Heritage Overlay (HO509 Post Office Precinct).

#### Key issues

5. Key issues for consideration are the extent of demolition, the design and built form of the replacement buildings, and vehicular servicing of the development, including waste removal.
6. The proposed redevelopment of this largely underutilised site and dilapidated buildings will provide significant opportunity for complementary land uses in the retail core and Bourke Street Mall, and will contribute to the long-term conservation of the significant fabric of the buildings. For these reasons the proposal is broadly supported, however significant concerns regarding demolition and the relative quality of replacement buildings, built form and the contextual architectural response, and potential for significant adverse impacts to the public utility and character of Union Lane remain unresolved.
7. These matters are complex and interrelated and solutions will be of consequence to other aspects of the overall development. As such it is considered inappropriate for these matters to be resolved via permit conditions.

#### Recommendation from management

8. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council objects to the application for the reasons set out in the Delegate Report (refer Attachment 4).

#### Attachments:

1. Supporting Attachment (Page 2 of 140)
2. Locality Plan (Page 3 of 140)
3. Plans (Page 4 of 140)
4. Delegate Report (Page 103 of 140)

## Supporting Attachment

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### Legal

1. The Minister for Planning is the Responsible Authority for determining the application.
2. Council is a recommending referral authority under Section 55 of the *Planning and Environment Act 1987* and Clause 66 of the Melbourne Planning Scheme.

### Finance

3. There are no direct financial issues arising from the recommendations contained in 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 direct or indirect interest in relation to the matter of the report.

### Stakeholder consultation

5. Council Officers have not given public notice of the application or referred this application to any other referral authorities. This is the responsibility of the Department of Environment, Land, Water and Planning acting on behalf of the Minister for Planning.

### Relation to Council policy

6. Relevant Council policies are discussed in the Delegate Report (refer Attachment 4).

### Environmental sustainability

7. The Environmentally Sustainable Design report provided with the application satisfies the requirements of Clause 22.19 (Energy, Water and Waste Efficiency). Should the Minister for Planning determine to issue a planning permit, the sustainability measures contained within the report should be required to be implemented via a condition of permit. A condition requiring a water sensitive urban design response in accordance with Clause 22.23 (Stormwater Management) should also be included.

# Locality Plan

Attachment 2  
Agenda item 6.4  
Future Melbourne Committee  
18 September 2018

## 309-325 Bourke Street, Melbourne (The Walk Arcade)



# Plans in response to request for further information (April 2018)



# THE WALK REDEVELOPMENT

RFI RESPONSE  
ARCHITECTURAL PACKAGE  
APRIL 2018

MIXED-USE RETAIL & HOTEL  
THE WALK, BOULKE ST, MELBOURNE 3000 VIC  
No. 315113  
PHASE: TOWN PLANNING

THE BUCHAN GROUP

# REVISED PLANS

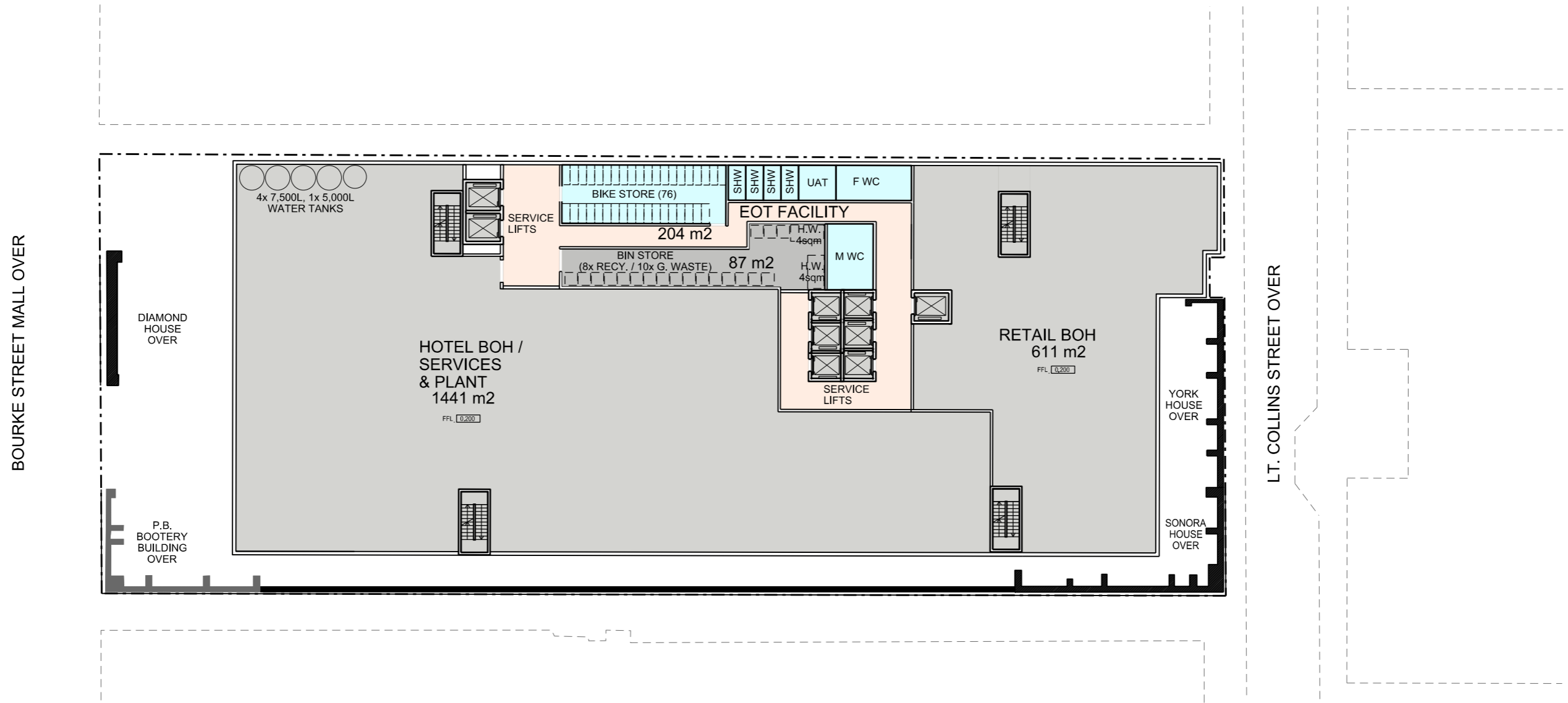


# DEVELOPMENT SCHEDULE

THE WALK - DEVELOPMENT SCHEDULE																														
	Number/ Rooms	B02		B01		GFA		L01		L02		L03		L04		L05		L06		L07		L08		L09		L10		RF		
		GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	
		2718		3586		3307		3070		3078		2906		2862		2763		2518		2400		2386		2107		1285		67		
<b>BOH/Services</b>																														
EOT		206																												
Bin Store		87																												
Retail BOH			611																											
Hotel BOH			1441																											
<b>RETAIL</b>																														
Major Brand Tenant	1						848		1071																					
F&B Tenancies	4						302																							
Retail Tenancies	11			2847		1168		471																						
<b>GYM</b>																														
	1							1109																						
<b>HOTEL</b>																														
Arrival/Café						237																								
									(Rooms)	46	(Rooms)	66	(Rooms)	66	(Rooms)	40	(Rooms)	54												
HOTEL A	272									1875		2541		2541		1522		2169												
Lobby/reception										105																				
Kitchen										118																				
Bar										127																				
Restaurant										182																				
Meeting										104																				
Amenities										50																				
BOH Areas										152		152		152		62		98												
																		(Rooms)	53	(Rooms)	54	(Rooms)	47	(Rooms)	27					
HOTEL B	181																		2126		2126		1855		1101					
Lobby/reception/Lounge																														
FOH offices																														
Kitchen																														
Restaurant & Bar																														
Amenities																														
BOH Areas																														
<b>Totals</b>			GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA
			2718	2052	3586	2847	3307	2555	3070	2651	3078	2713	2906	2693	2862	2693	2763	2414	2518	2267	2400	2194	2386	2202	2107	1928	1285	1206	67	0
<b>Other Zones, Excluded from GFA/NLA areas</b>																														
Courtyards/Terraces											404		143							241										
Balconies																	98					141								
Plant																												175		

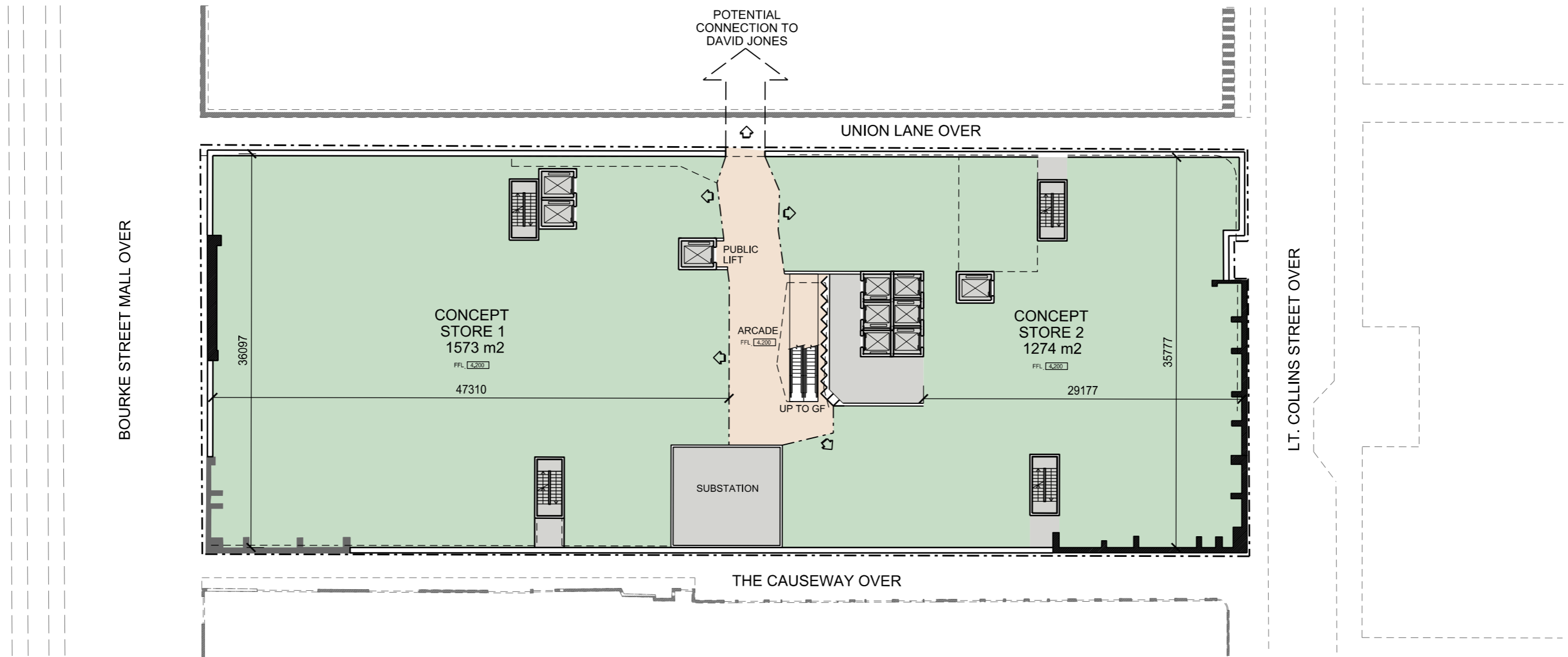
<b>Total Development GFA</b>	<b>35053</b>
<b>Total Retail NLA</b>	<b>7016</b>
<b>Total Gym NLA</b>	<b>1109</b>
<b>Total Hotel Shared NLA</b>	<b>1678</b>
<b>Total Hotel A NLA</b>	<b>11950</b>
<b>Total Hotel B NLA</b>	<b>8360</b>
<b>Total NLA</b>	<b>30113</b>

# LEVEL B02 PLAN



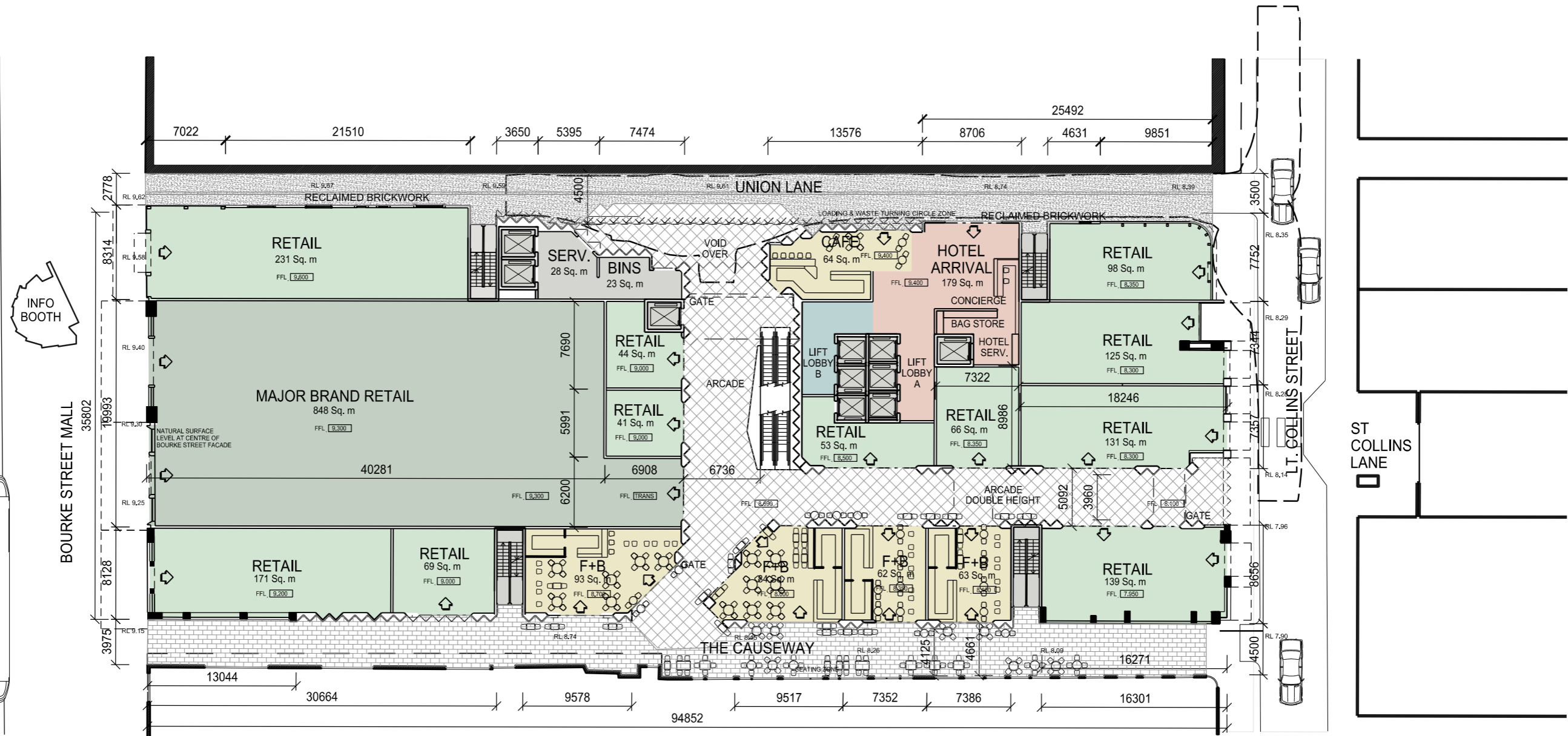


# LEVEL B01 PLAN



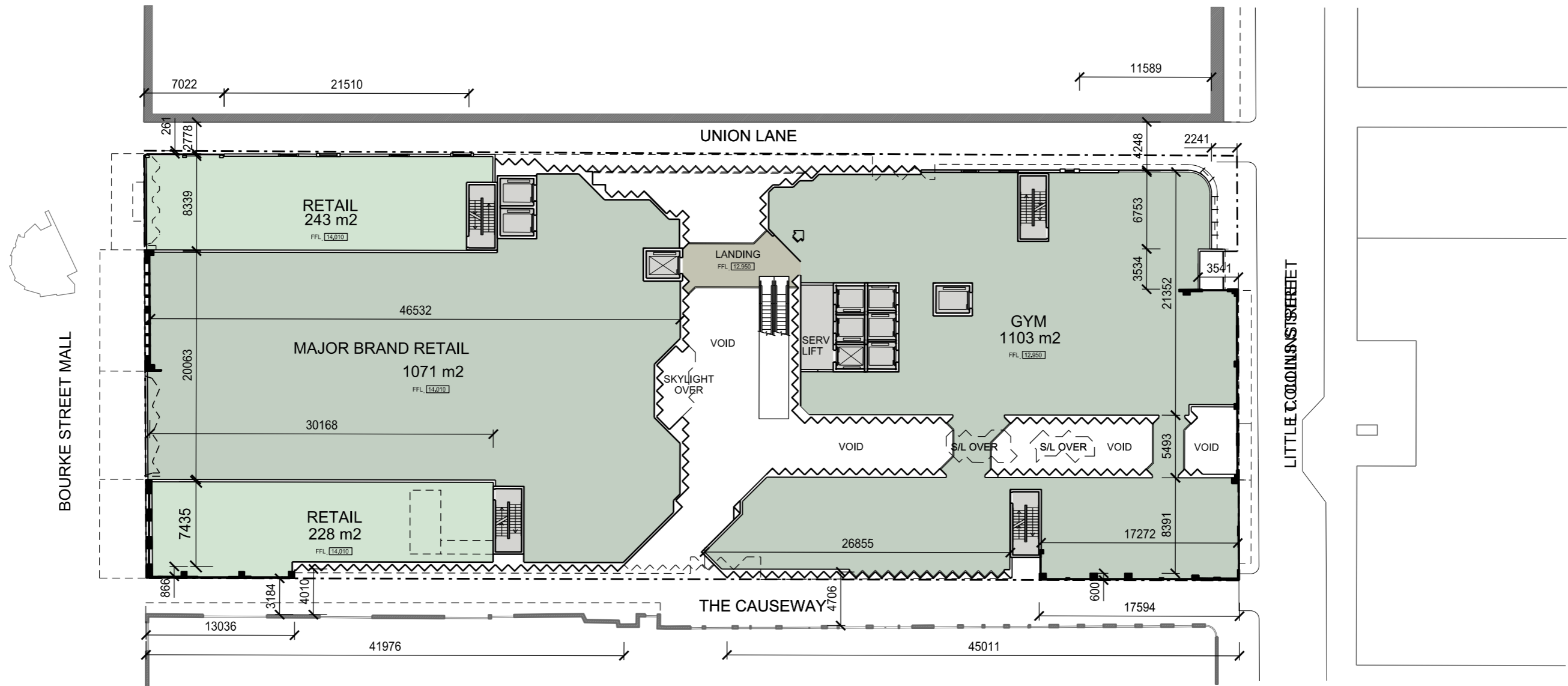
CONCEPT STORE 1	1573 SQM
CONCEPT STORE 2	1274 SQM
<b>TOTAL B1 RETAIL</b>	<b>2847 SQM</b>

# LEVEL GF PLAN



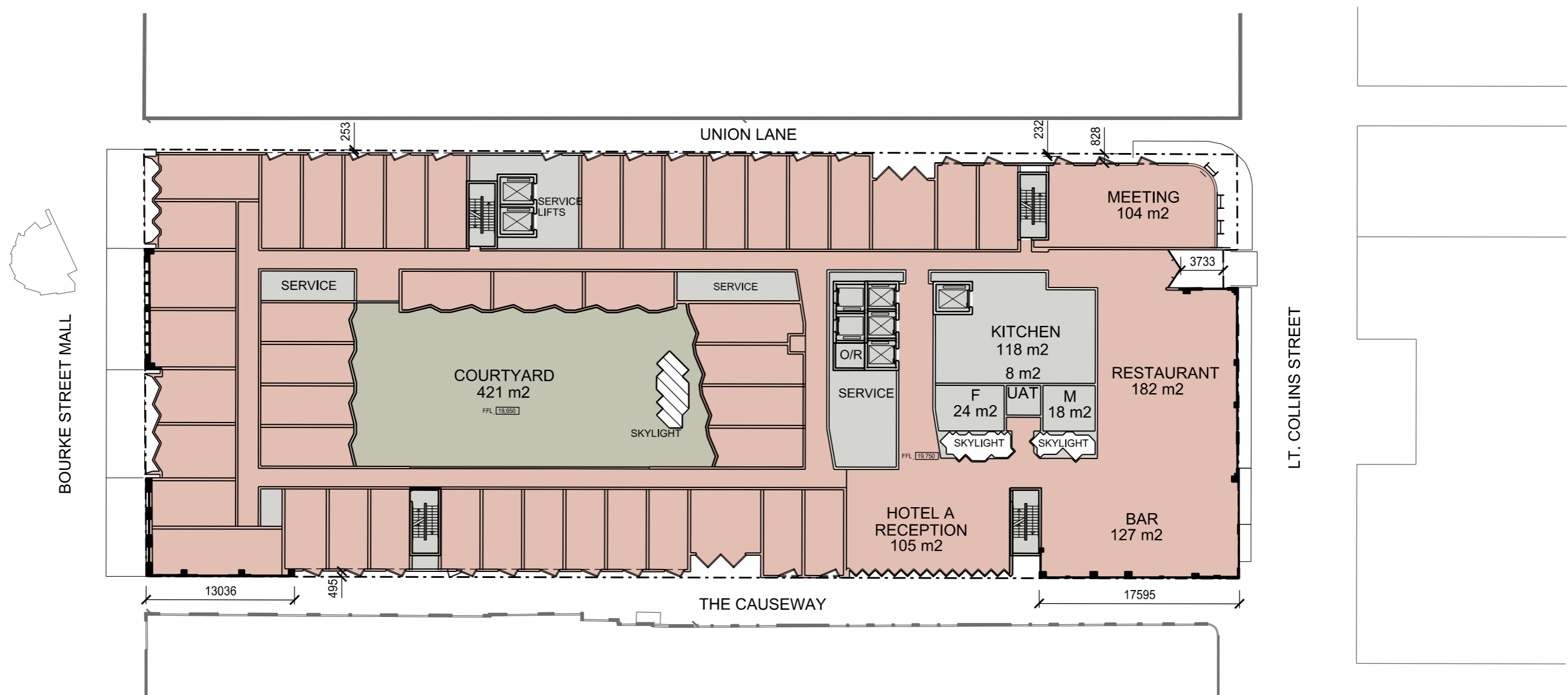
MAJOR BRAND FASHION RETAIL	848 SQM
RETAIL	1,168 SQM
F+B	302 SQM
HOTEL ARRIVAL & CAFE	237 SQM
<b>GROUND LEVEL RETAIL CLAB</b>	<b>2,555 SQM</b>

# LEVEL L01 PLAN



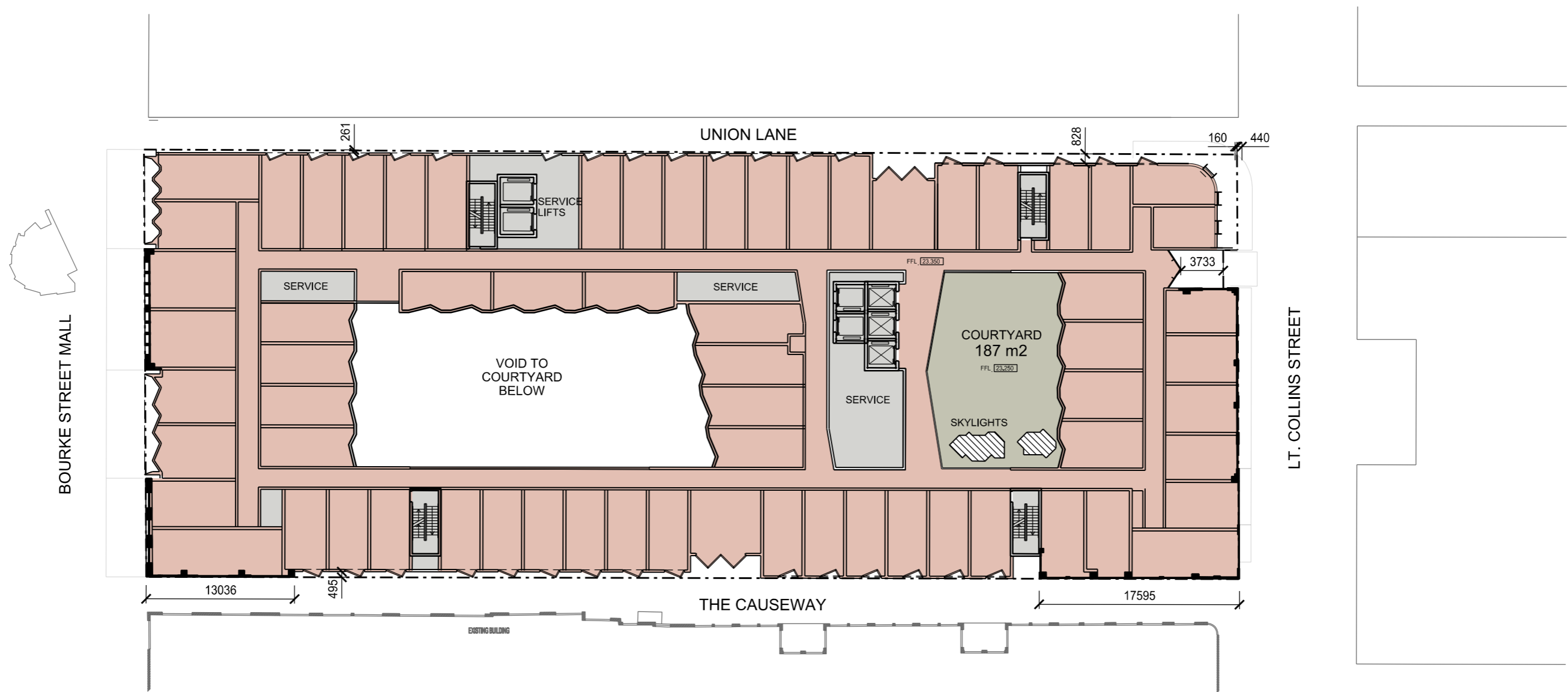
MAJOR BRAND FASHION RETAIL	1071 SQM
RETAIL	471 SQM
GYM	1109 SQM
<b>TOTAL L1 RETAIL</b>	<b>2651 SQM</b>

# LEVEL L02 PLAN



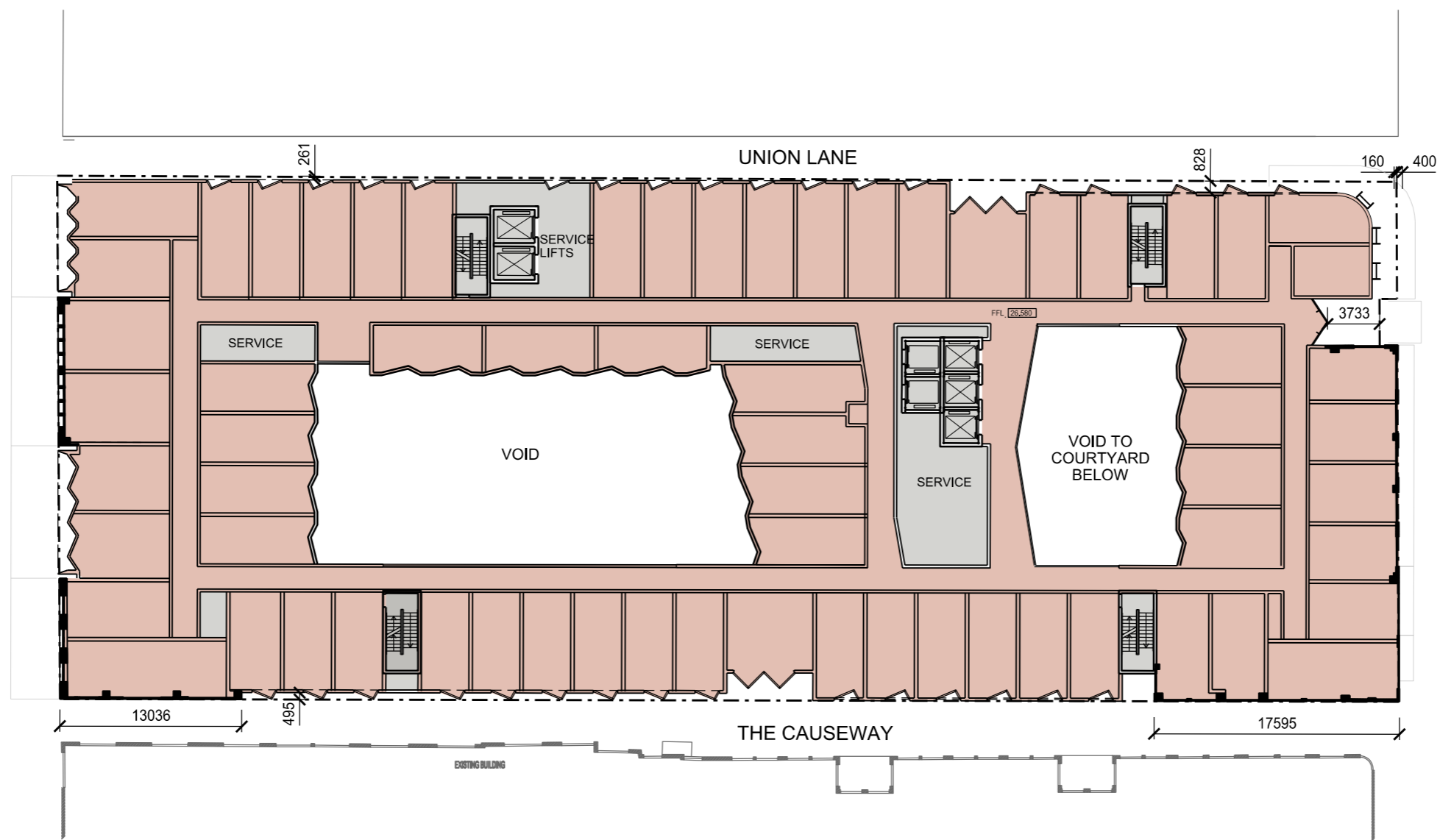
HOTEL A 46 KEYS

# LEVEL L03 PLAN



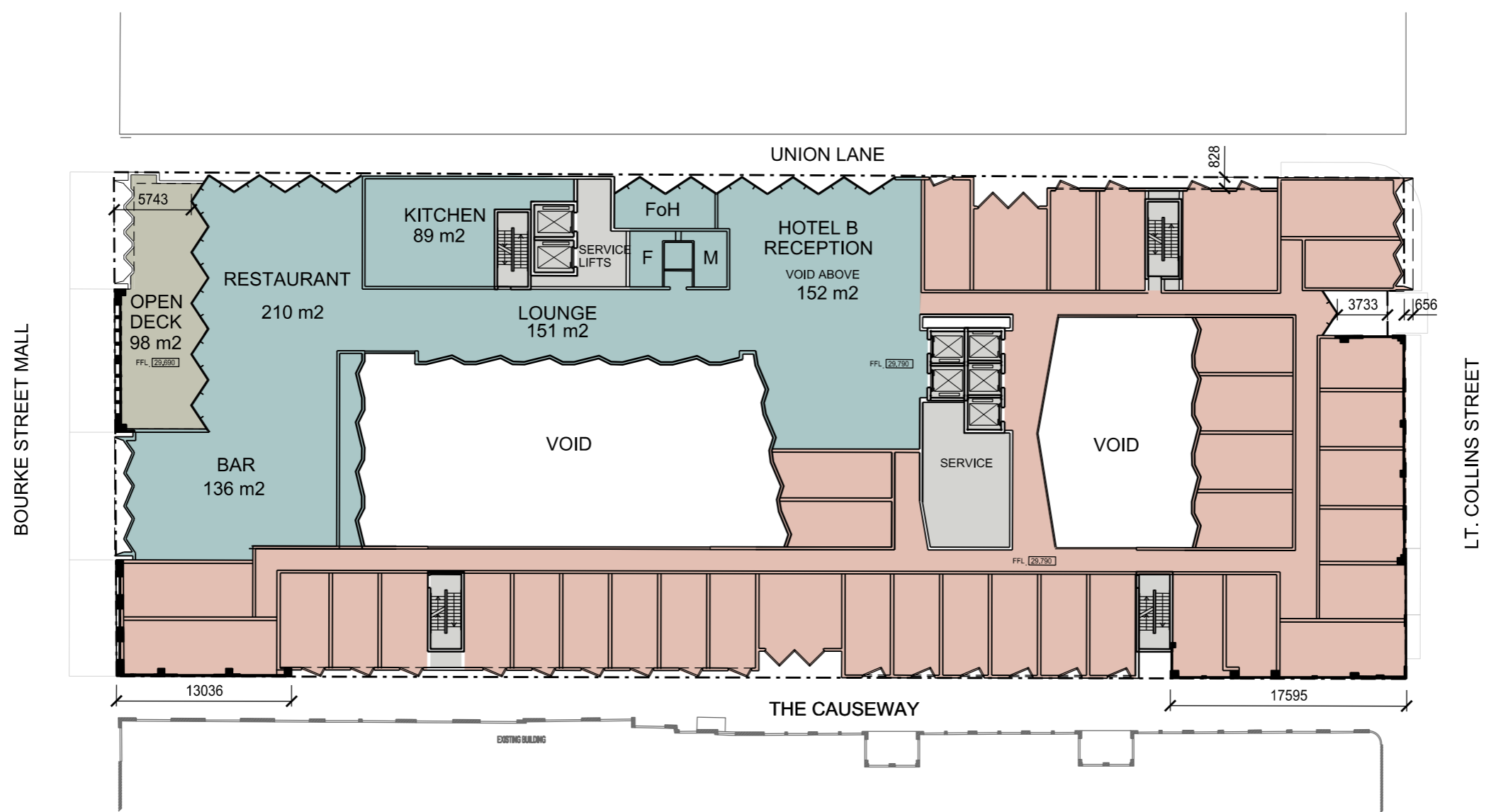
HOTEL A 66 KEYS

# LEVEL L04 PLAN



HOTEL A 66 KEYS

# LEVEL L05 PLAN



HOTEL A 40 KEYS

# LEVEL L06 PLAN



HOTEL A 54 KEYS

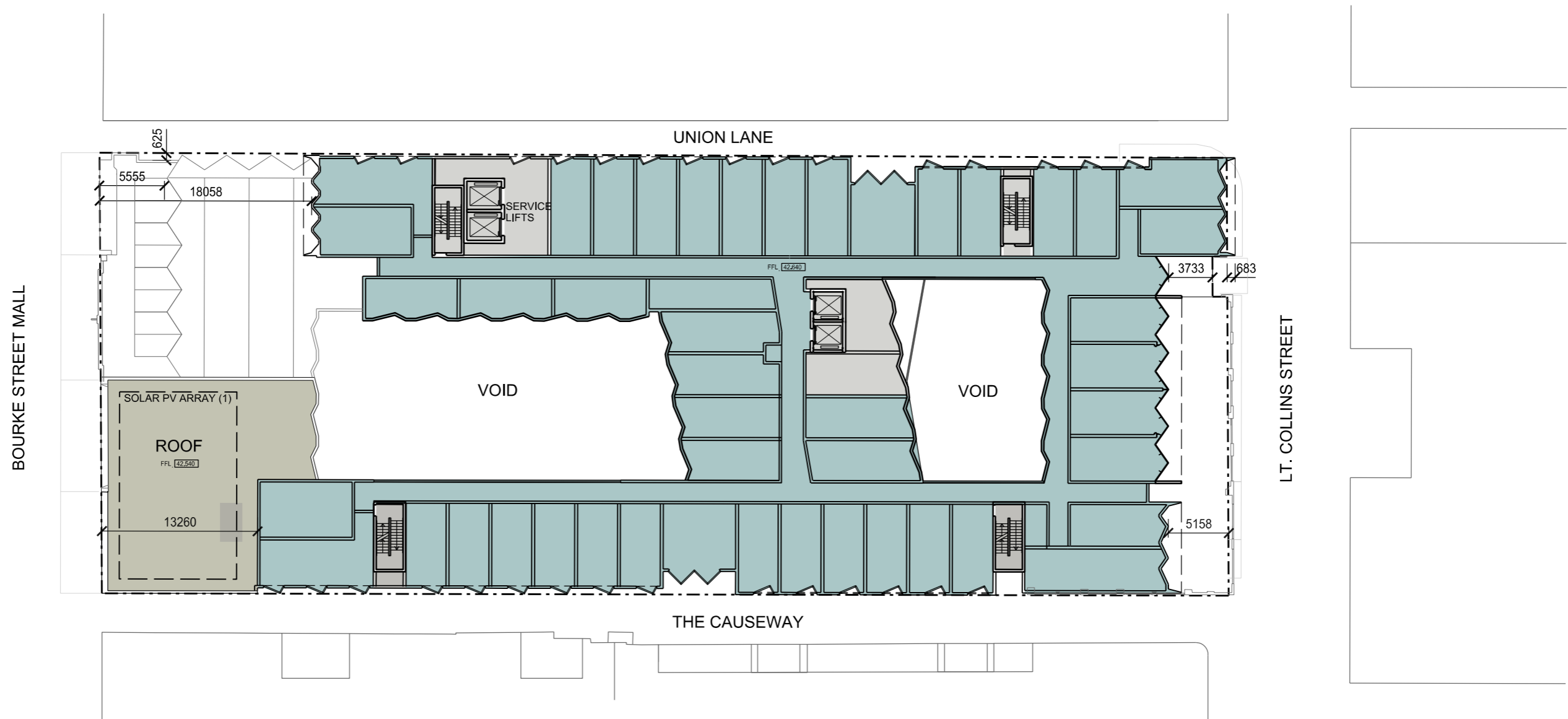


# LEVEL L07 & L08 PLAN



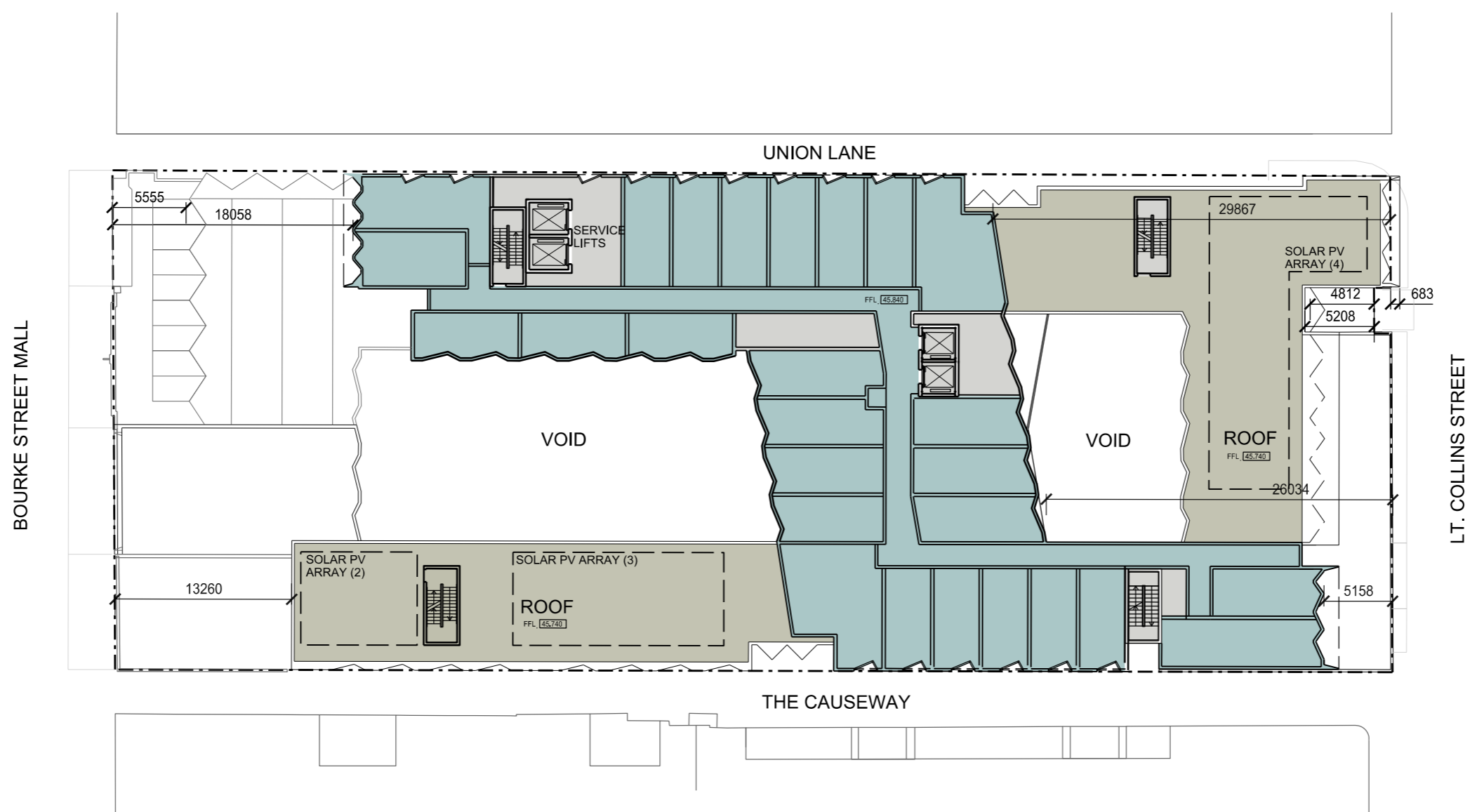
HOTEL B 53 KEYS

# LEVEL L09 PLAN



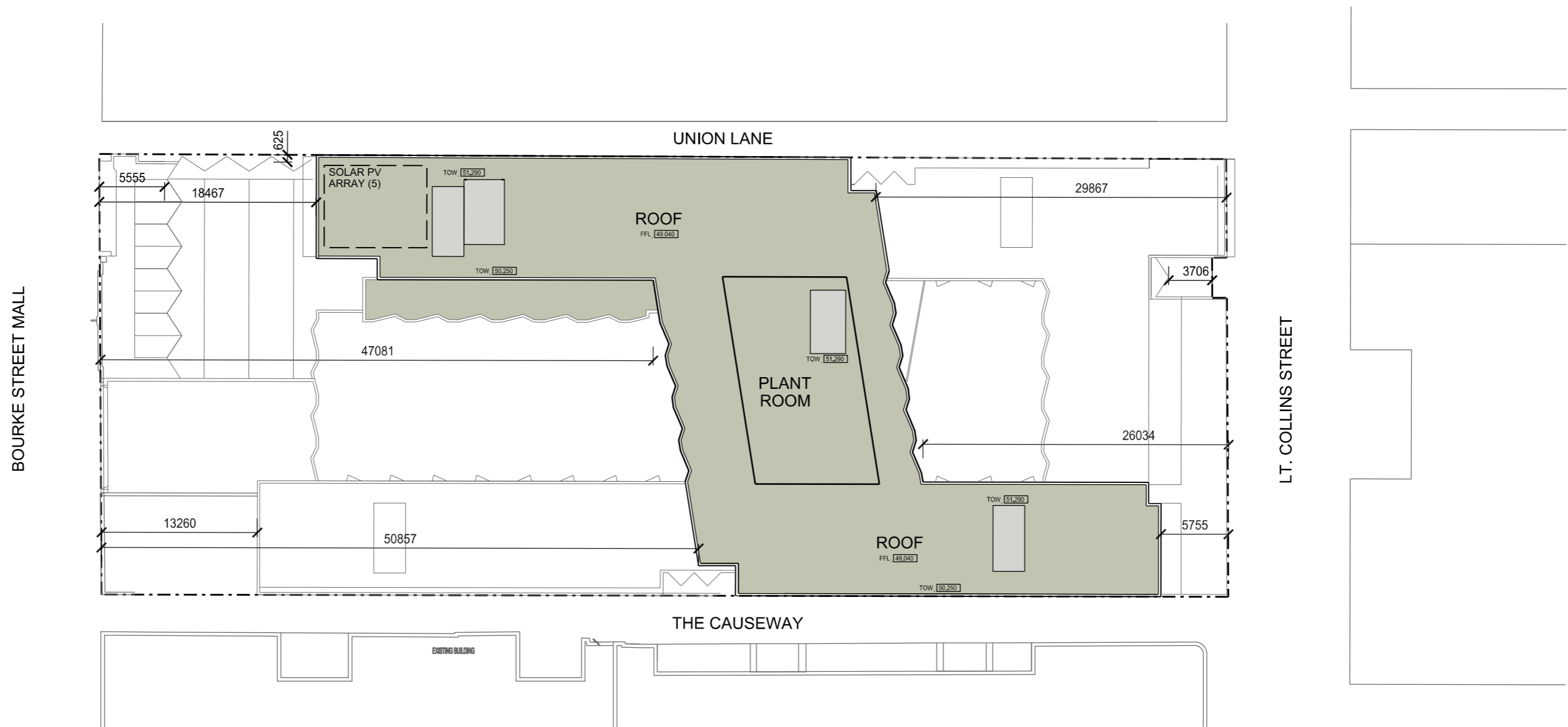
HOTEL B 47 KEYS

# LEVEL L10 PLAN



HOTEL B 27 KEYS

# ROOF PLAN



# REVISED CAUSEWAY & UNION LANE ELEVATIONS

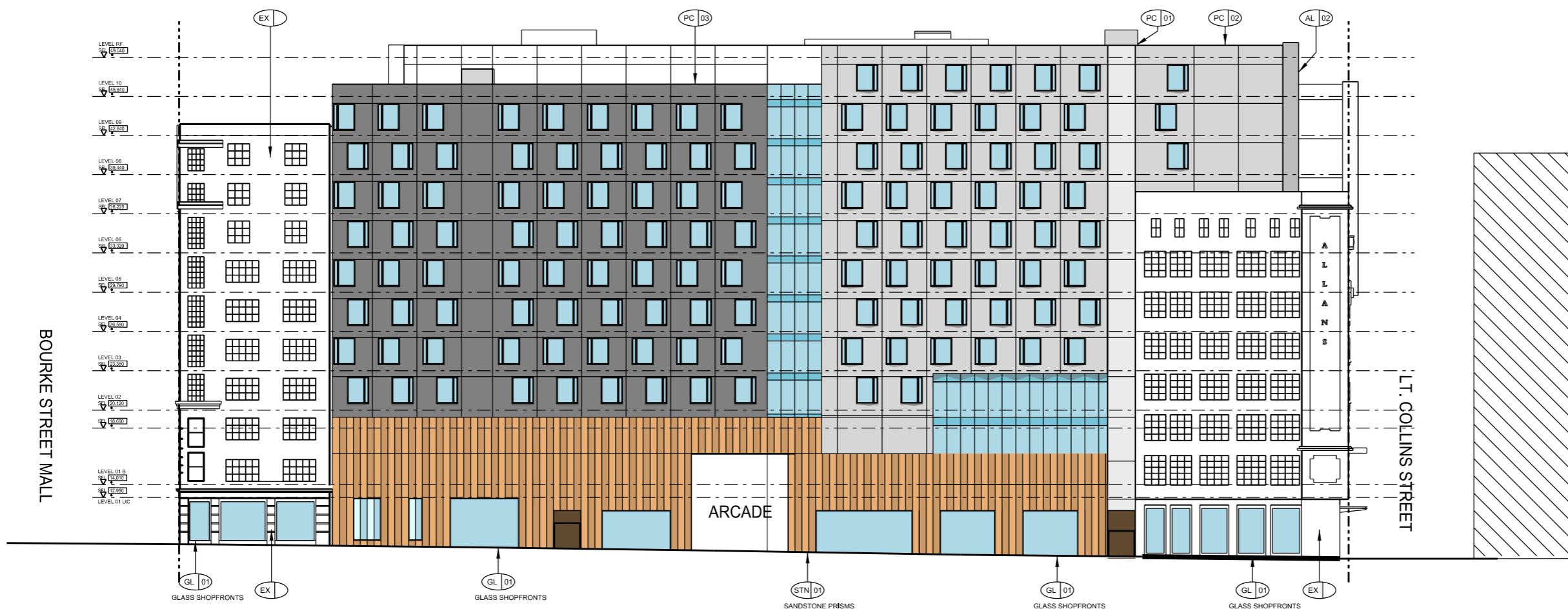


# LANEWAY ELEVATIONS



**LEGEND**

- AL-01 ALUMINUM PANELS - BLACK
- AL-02 ALUMINUM PANELS - BRONZE
- GL-01 GLASS COTTAIN WALL
- GL-02 SPANDREL GLASS
- GL-03 GLASS CANOPY
- GL-04 GLASS CANDY
- MIR-01 MIRROR PANELS
- PC-01 PRECAST CONCRETE - WHITE
- PC-02 PRECAST CONCRETE - LIGHT GREY
- PC-03 PRECAST CONCRETE - DARK GREY
- STN-01 SANDSTONE CLADDING

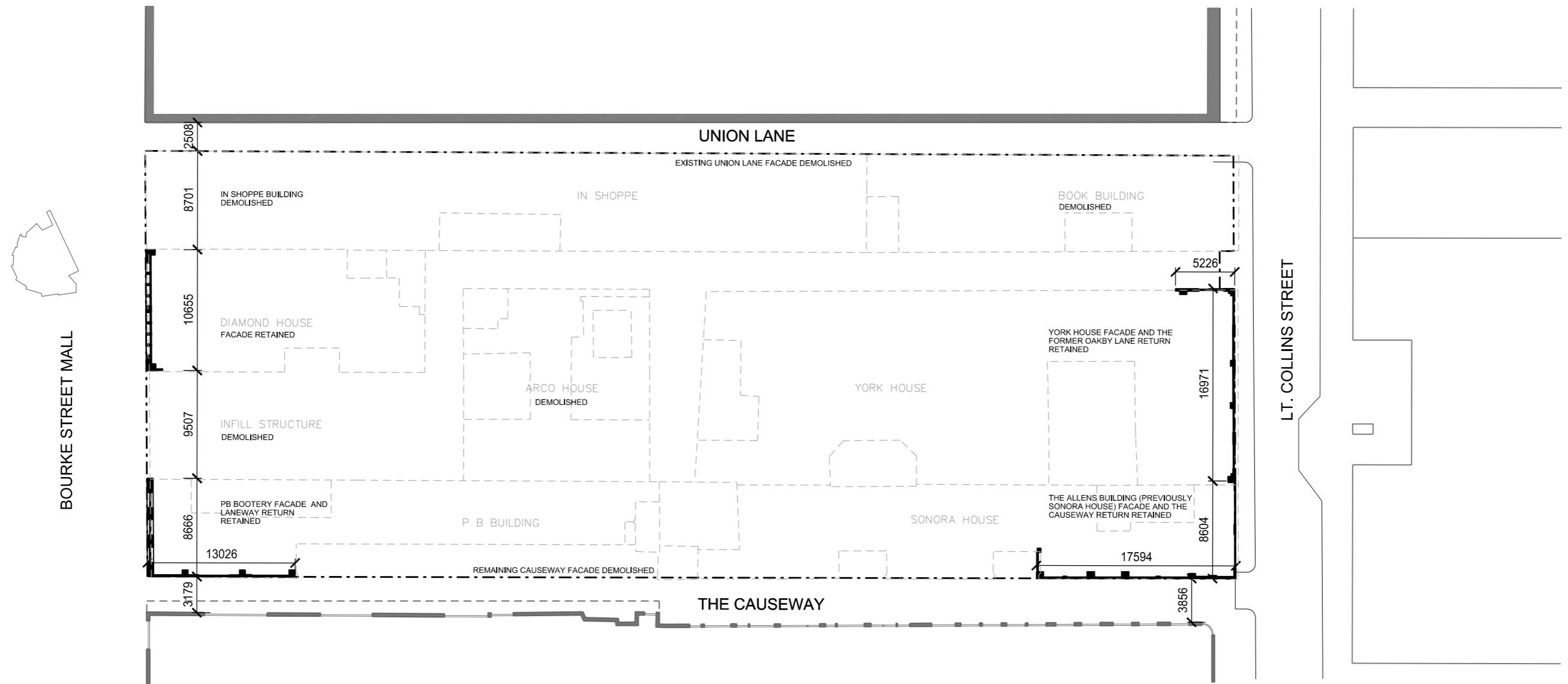


# REQUEST #2 RETENTION & DEMOLITION PLAN



REQUEST # 2

# RETENTION & DEMOLITION PLAN



**NOTE:**  
 FOR DETAILS ON THE DEMOLITION AND RETENTION OF THE EXISTING STRUCTURES, REFERENCE THE RBG REPORT AND ANALYSIS CONTAINED WITHIN THE LOVELL CHEN HERITAGE REPORT



# REQUEST #8 SHOPFRONT & CANOPY DETAILS

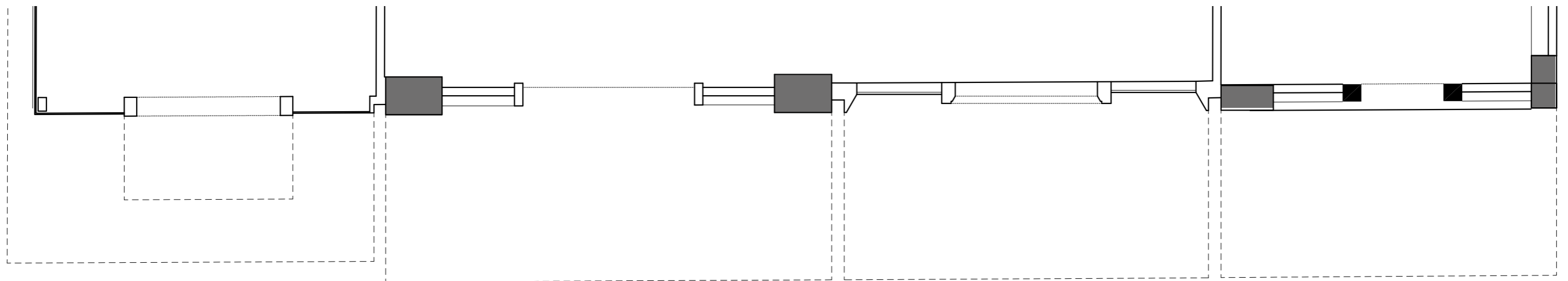


REQUEST # 8

# BOURKE STREET SHOPFRONT ELEVATION



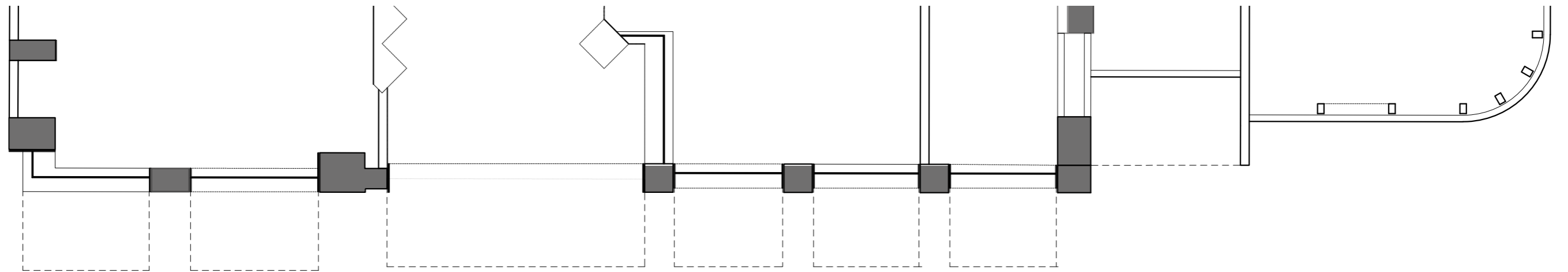
BOURKE STREET SHOPFRONT ELEVATION



BOURKE STREET SHOPFRONT PLAN

REQUEST # 8

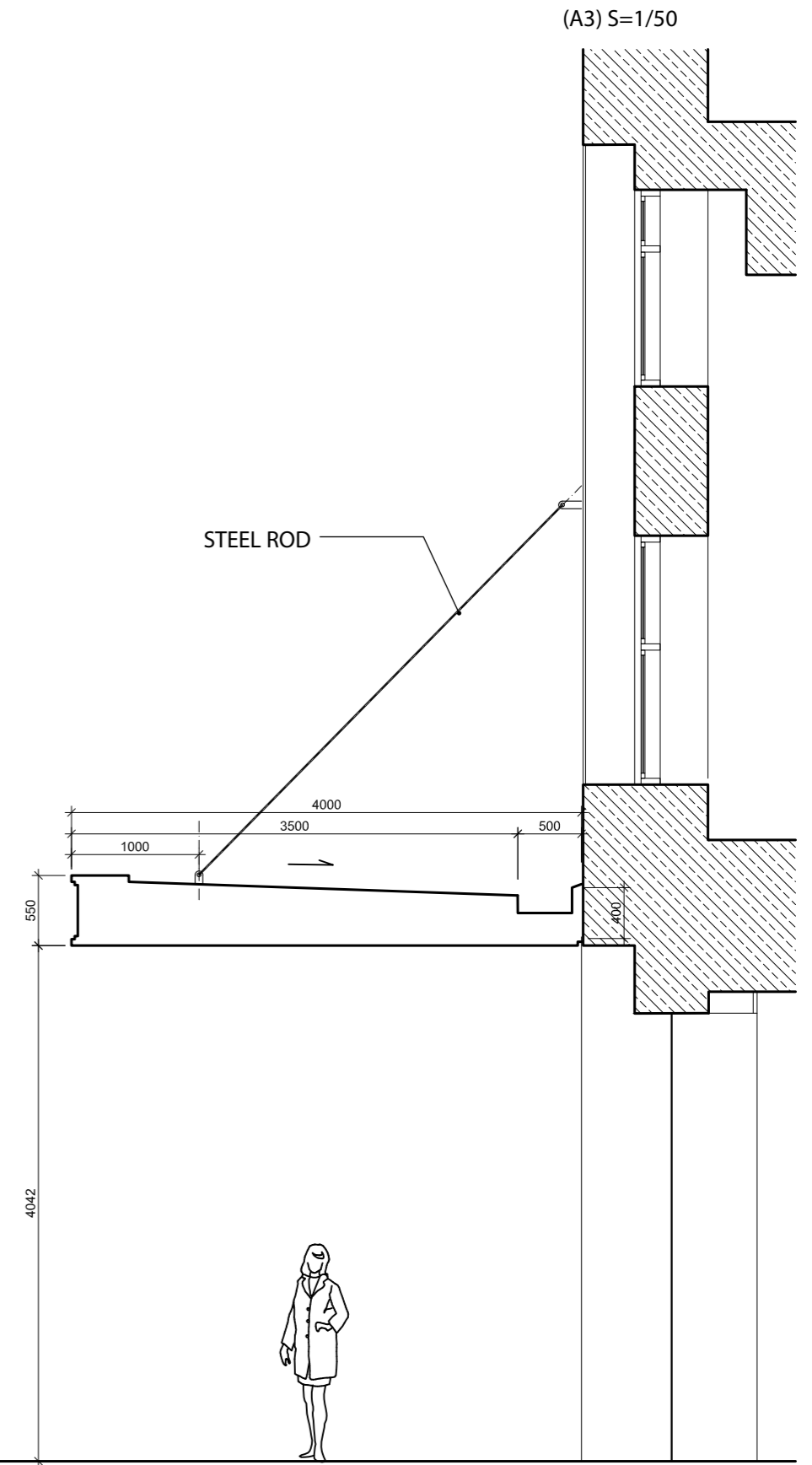
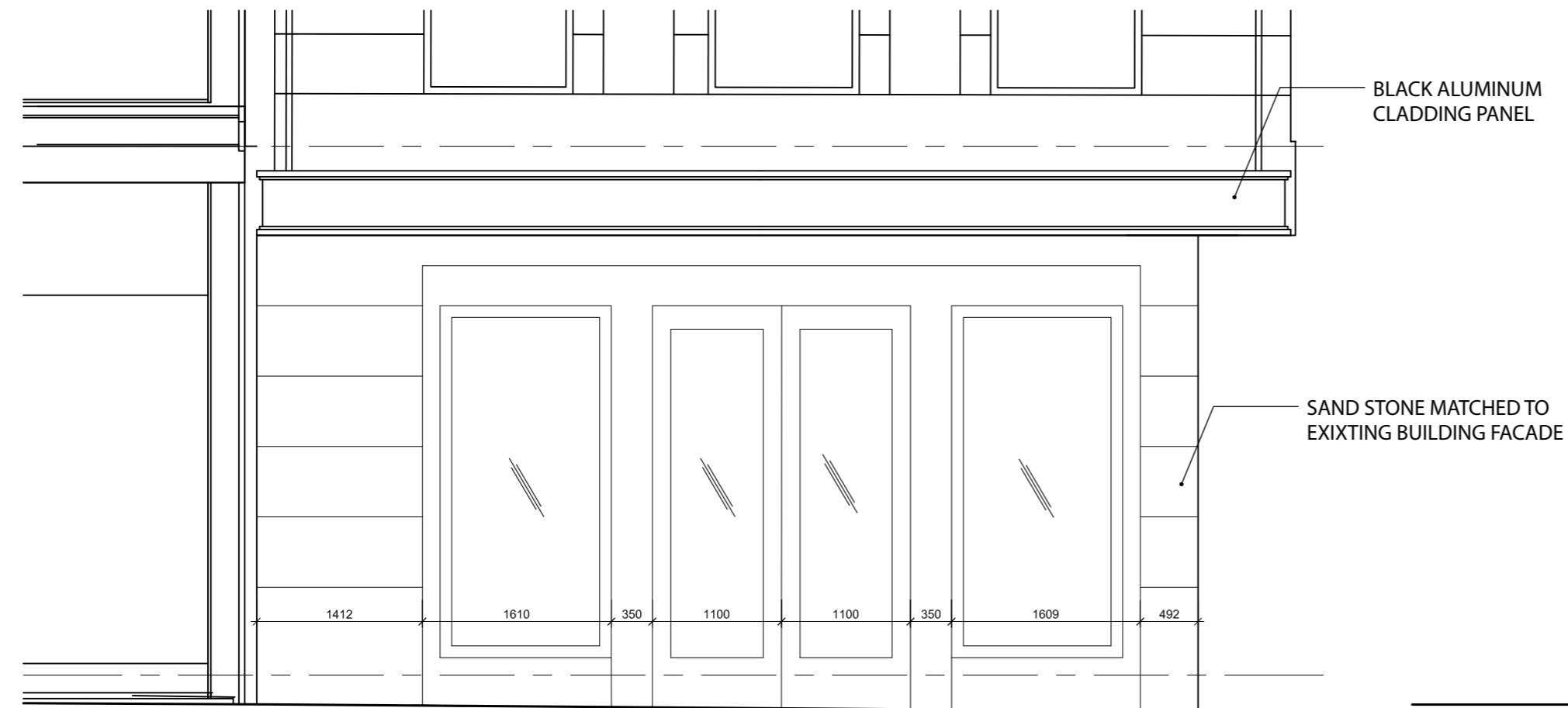
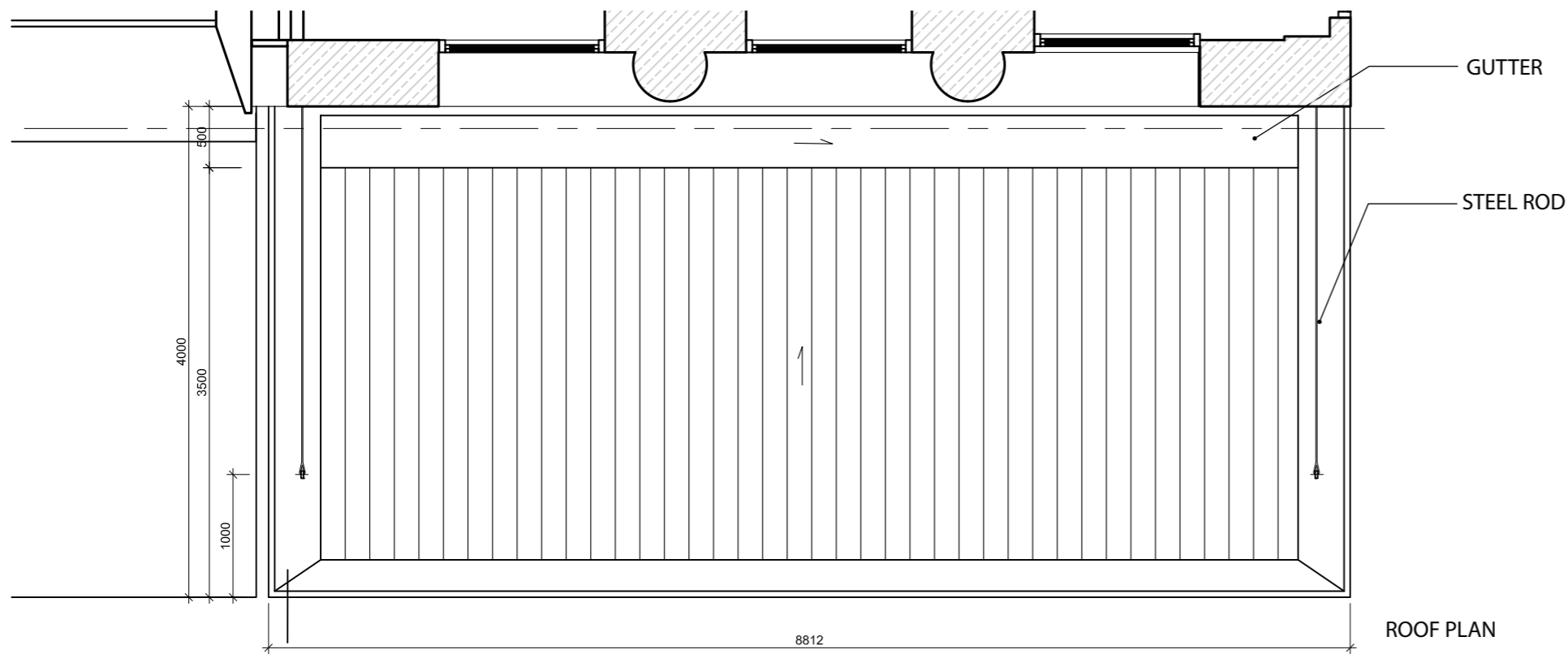
# LITTLE COLLINS STREET SHOPFRONT ELEVATION



LITTLE COLLINS STREET SHOPFRONT PLAN

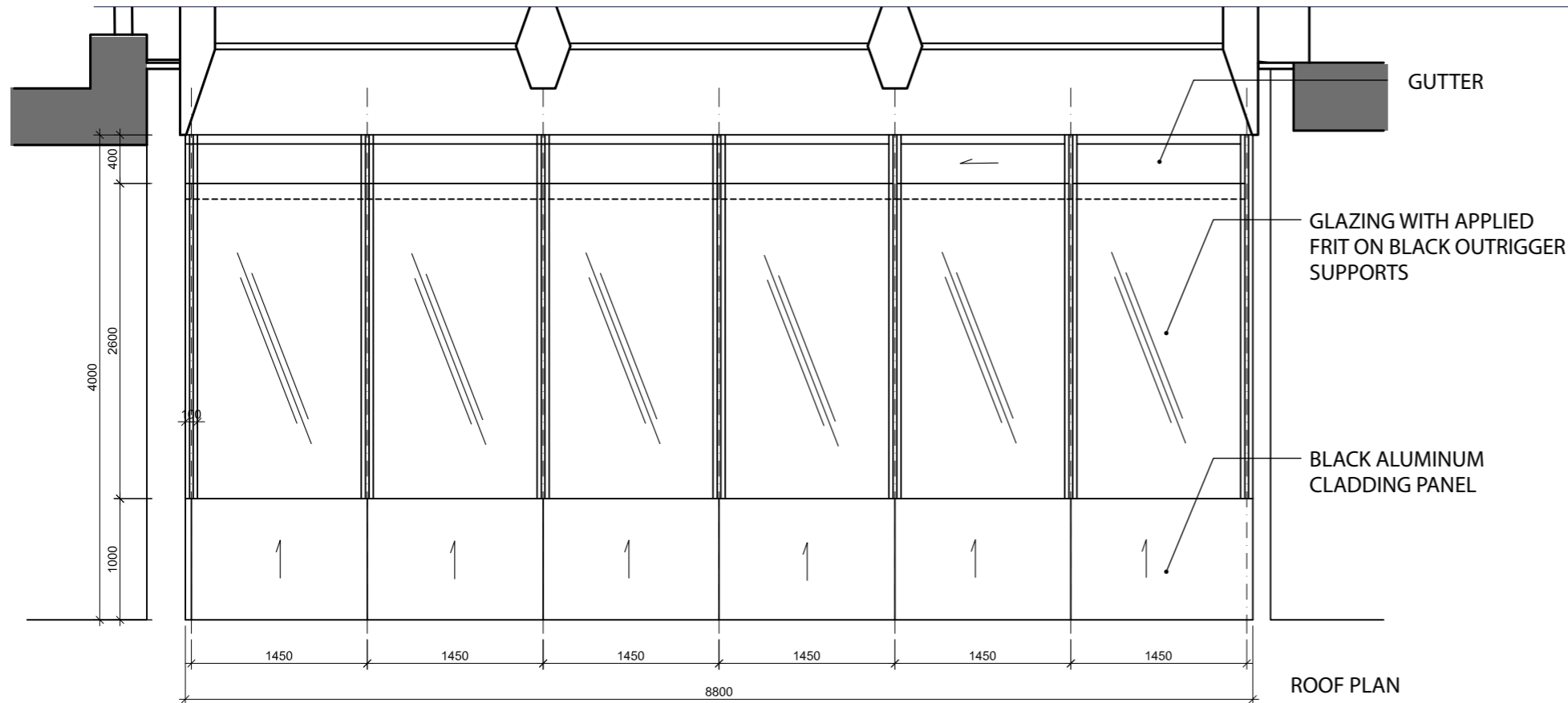
REQUEST # 8

# BOURKE STREET / CANOPY BS-01

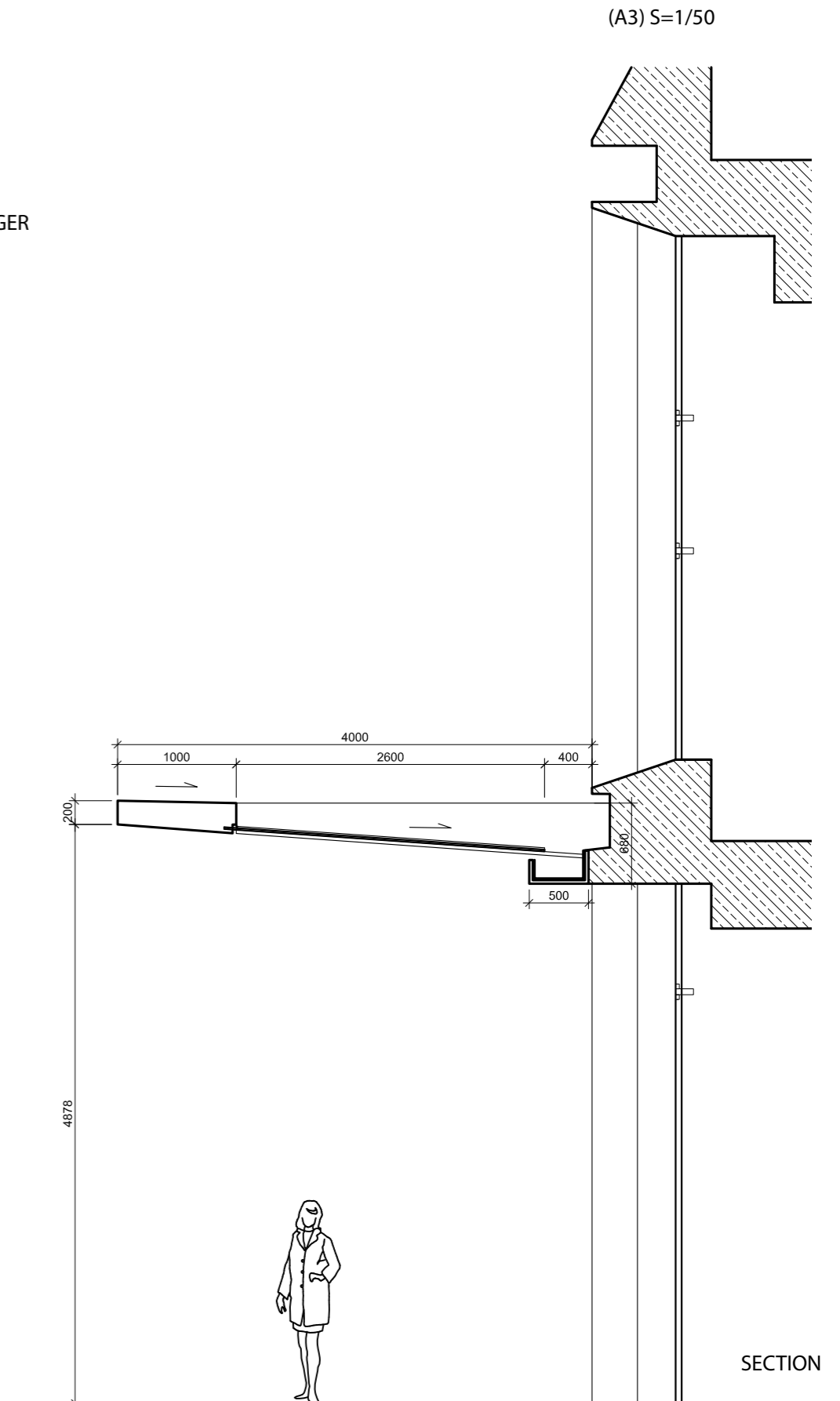
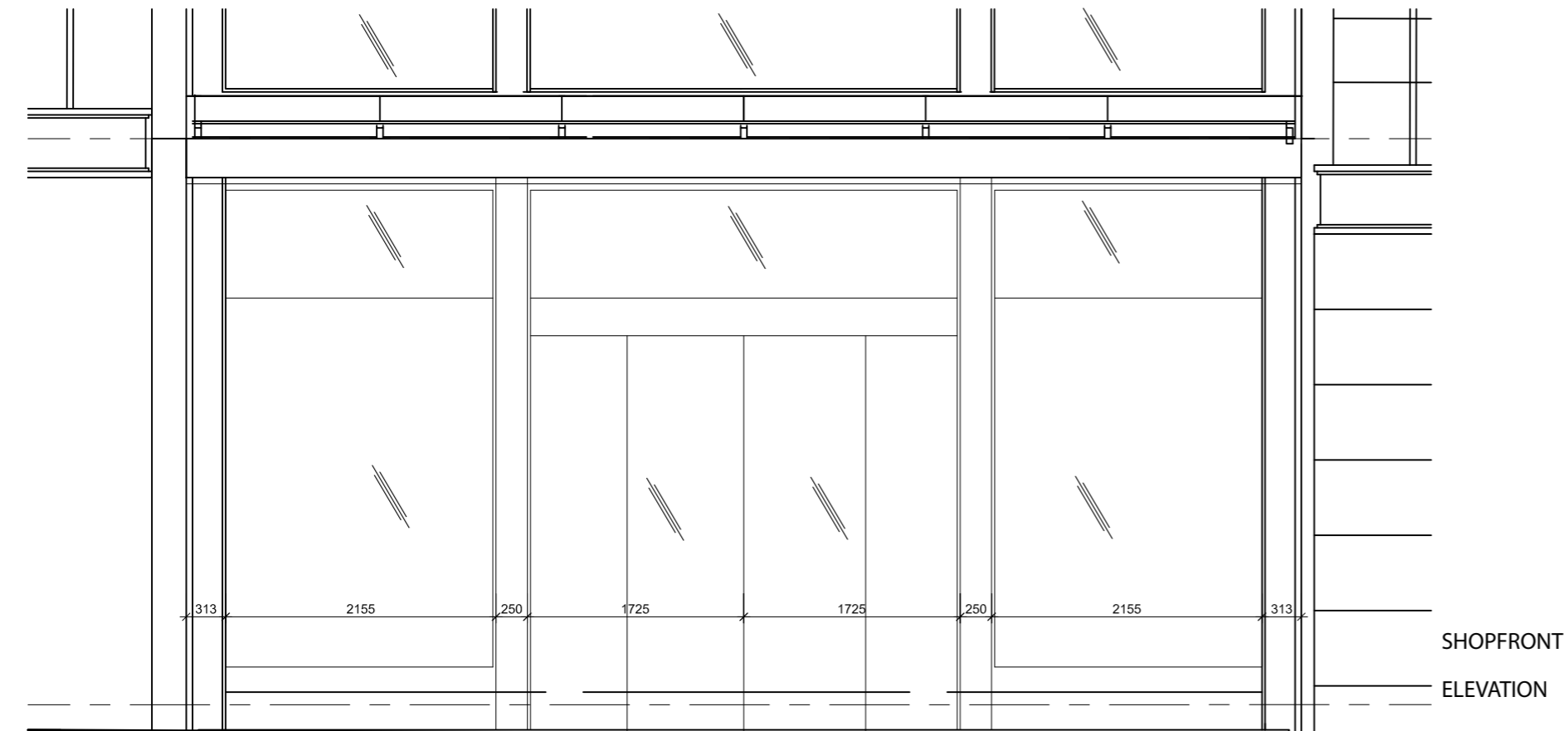


REQUEST # 8

# BOURKE STREET / CANOPY BS-02

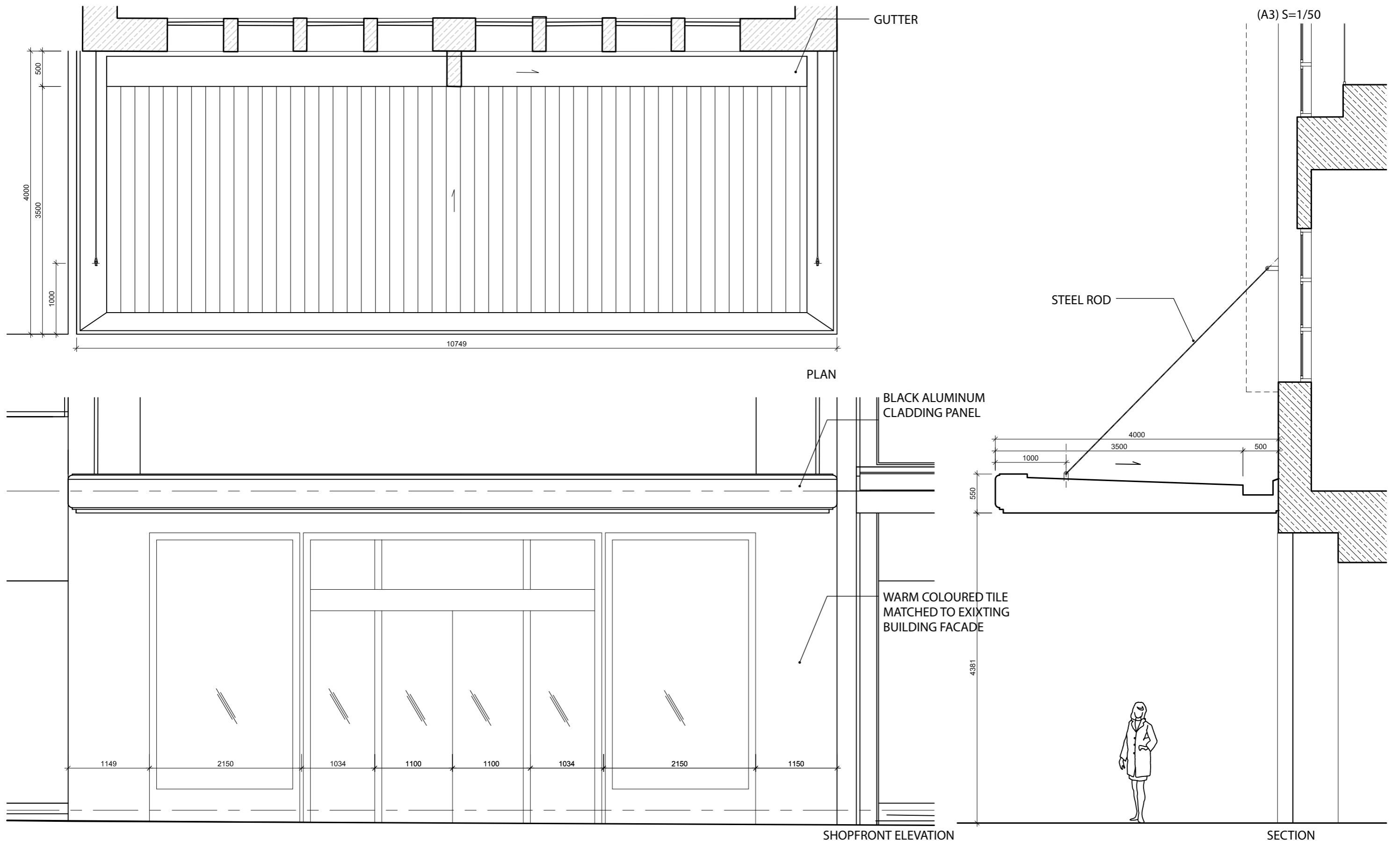


ROOF PLAN



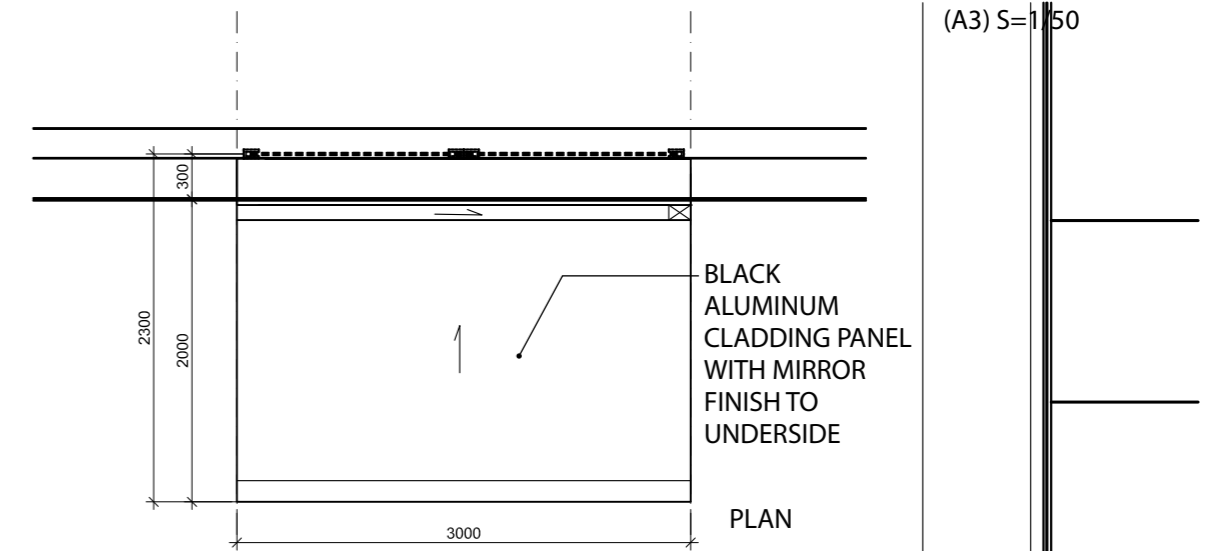
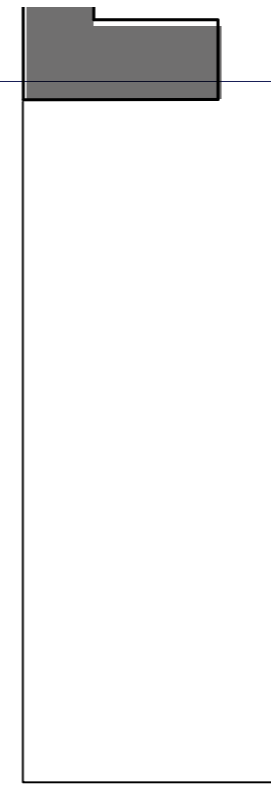
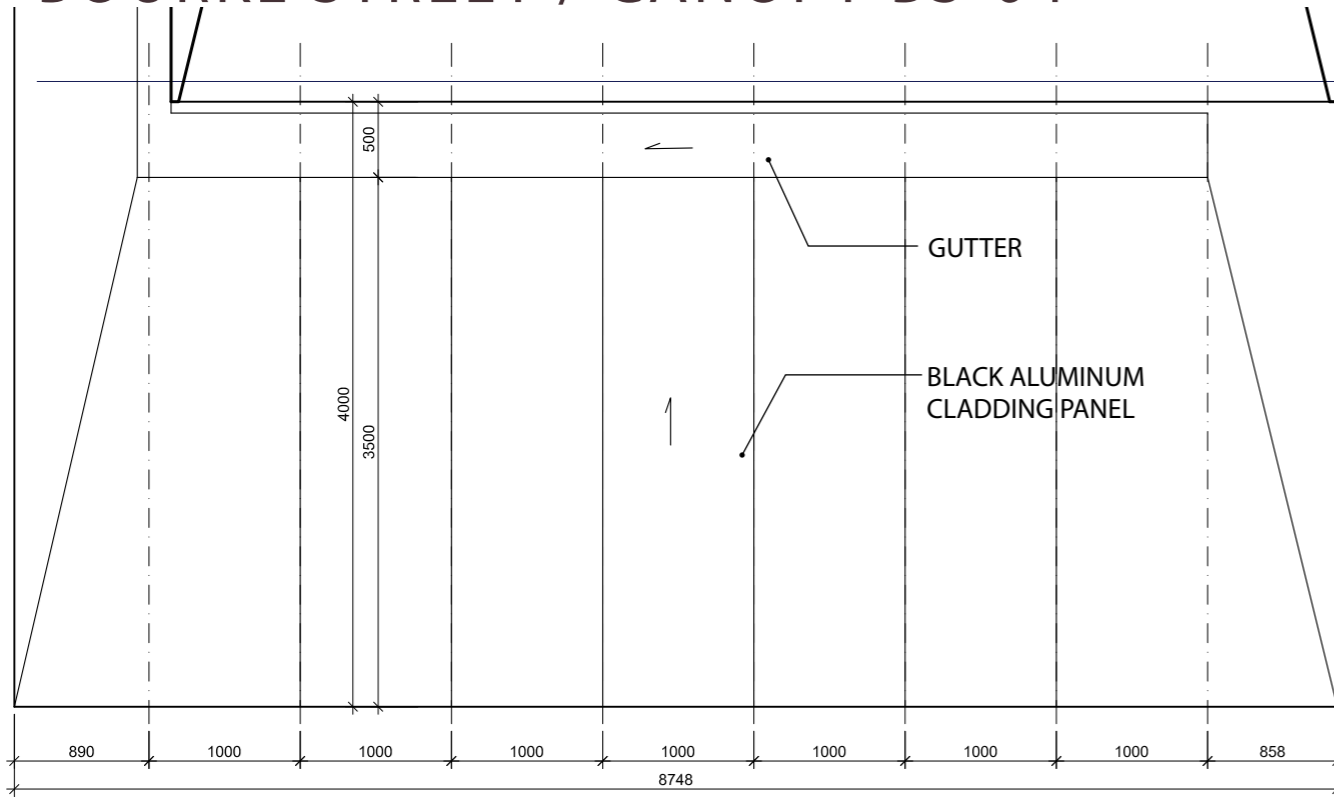
REQUEST # 8

# BOURKE STREET / CANOPY BS-03

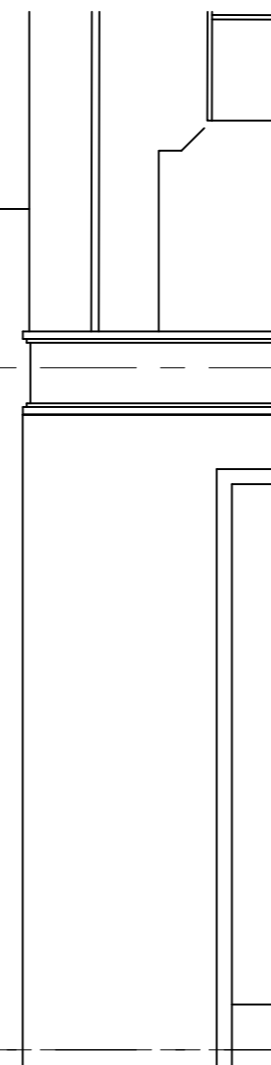
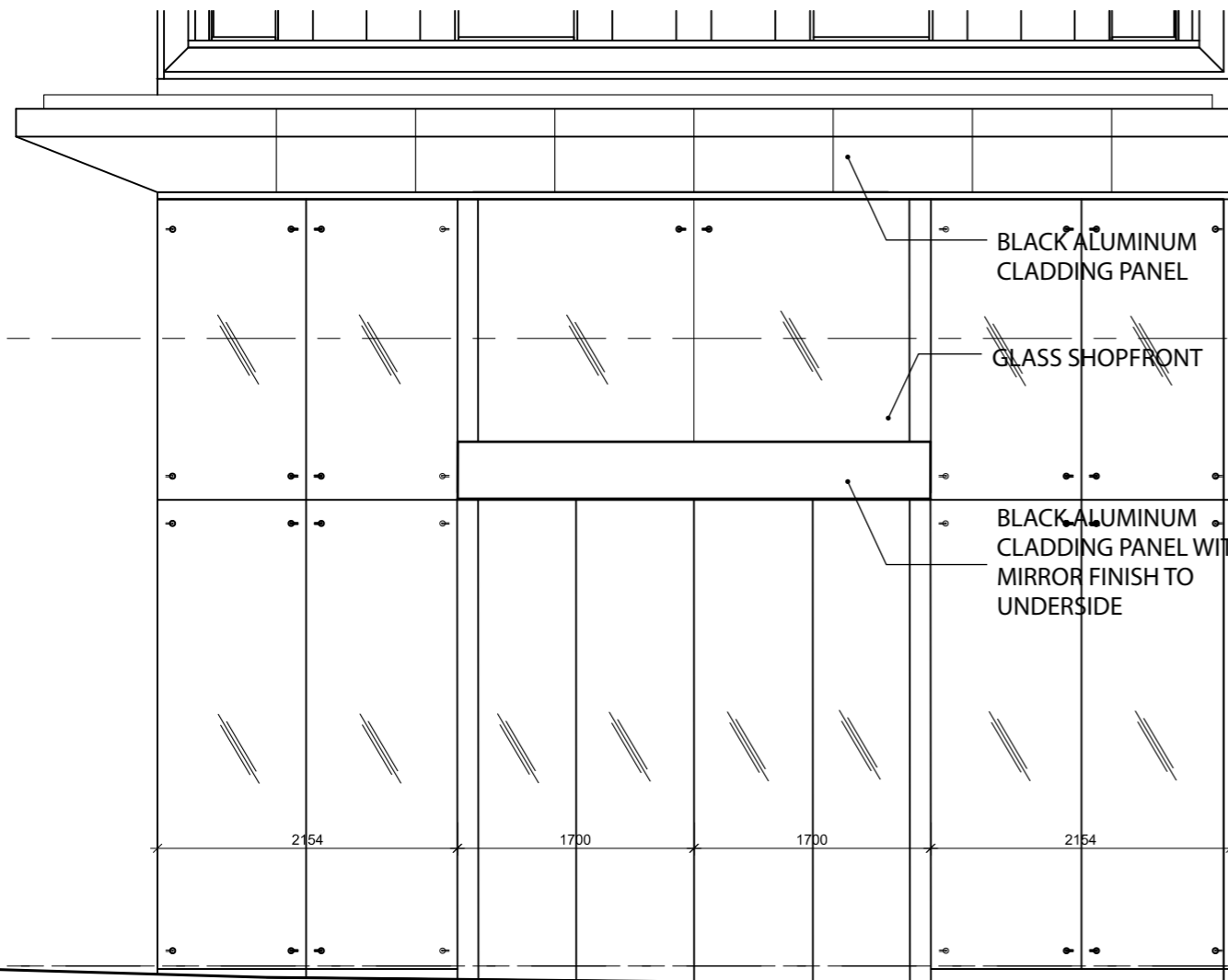


REQUEST # 8

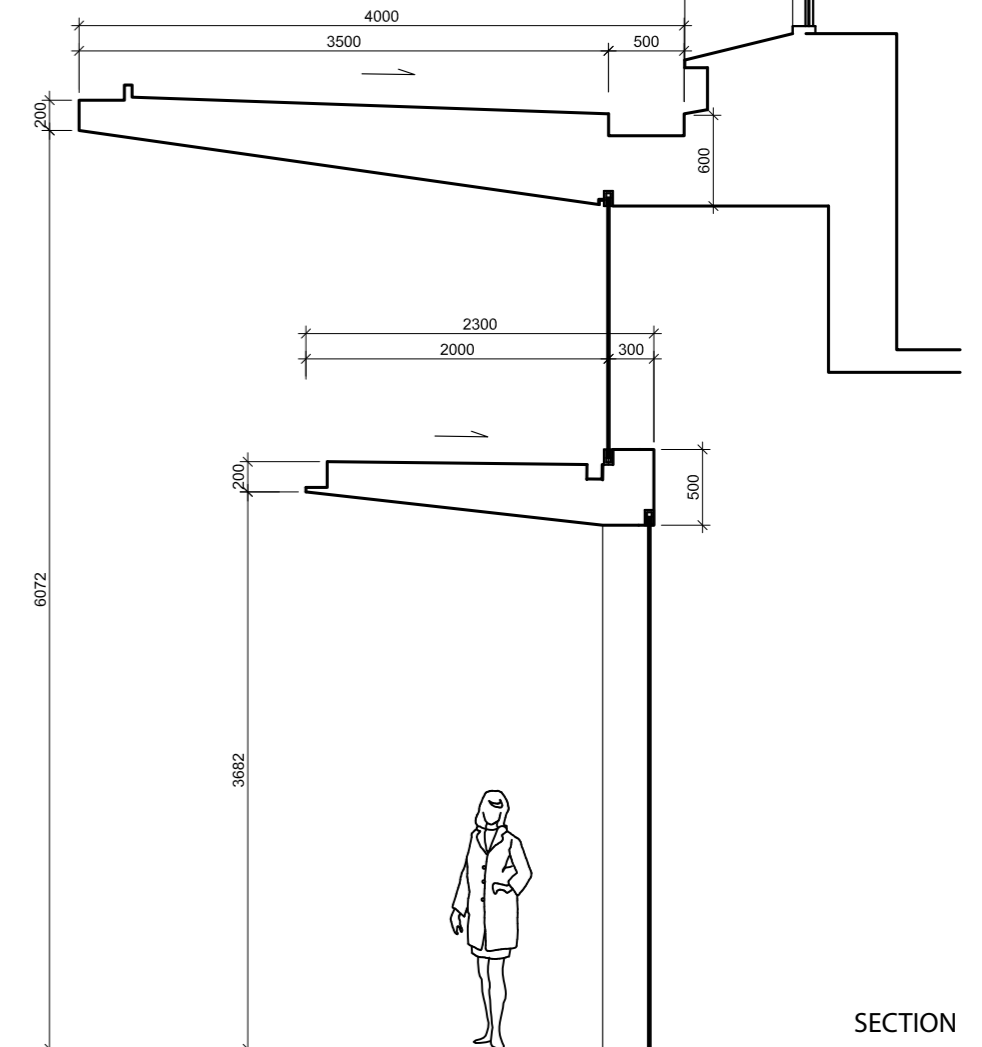
# BOURKE STREET / CANOPY BS-04



PLAN



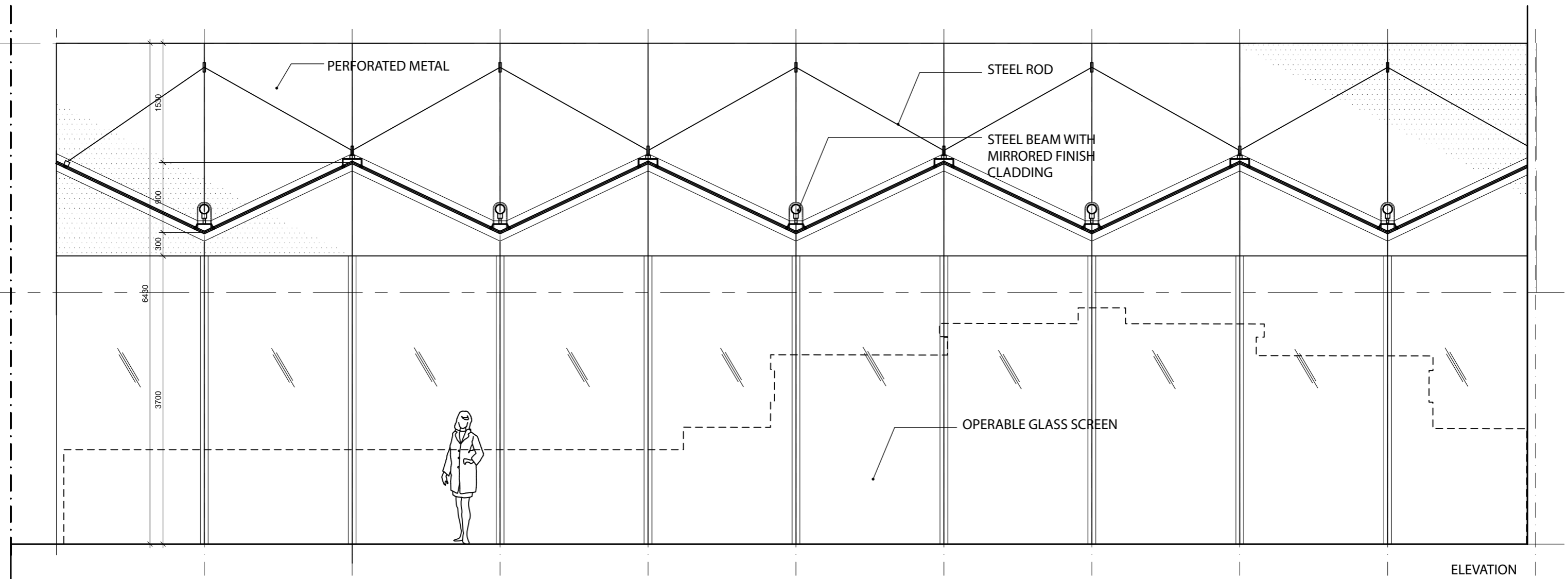
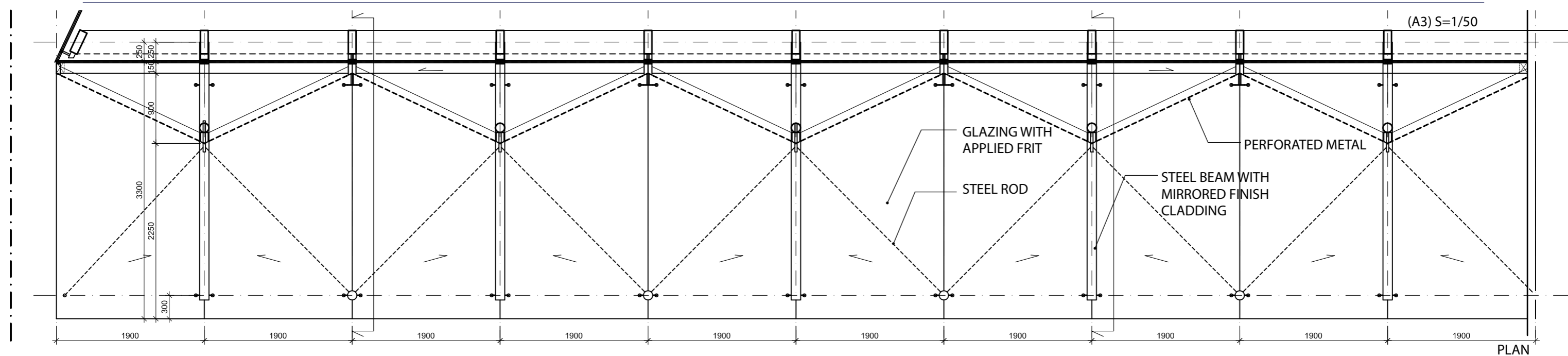
SHOPFRONT  
ELEVATION



SECTION

REQUEST # 8

# BOURKE STREET / CANOPY BS-05

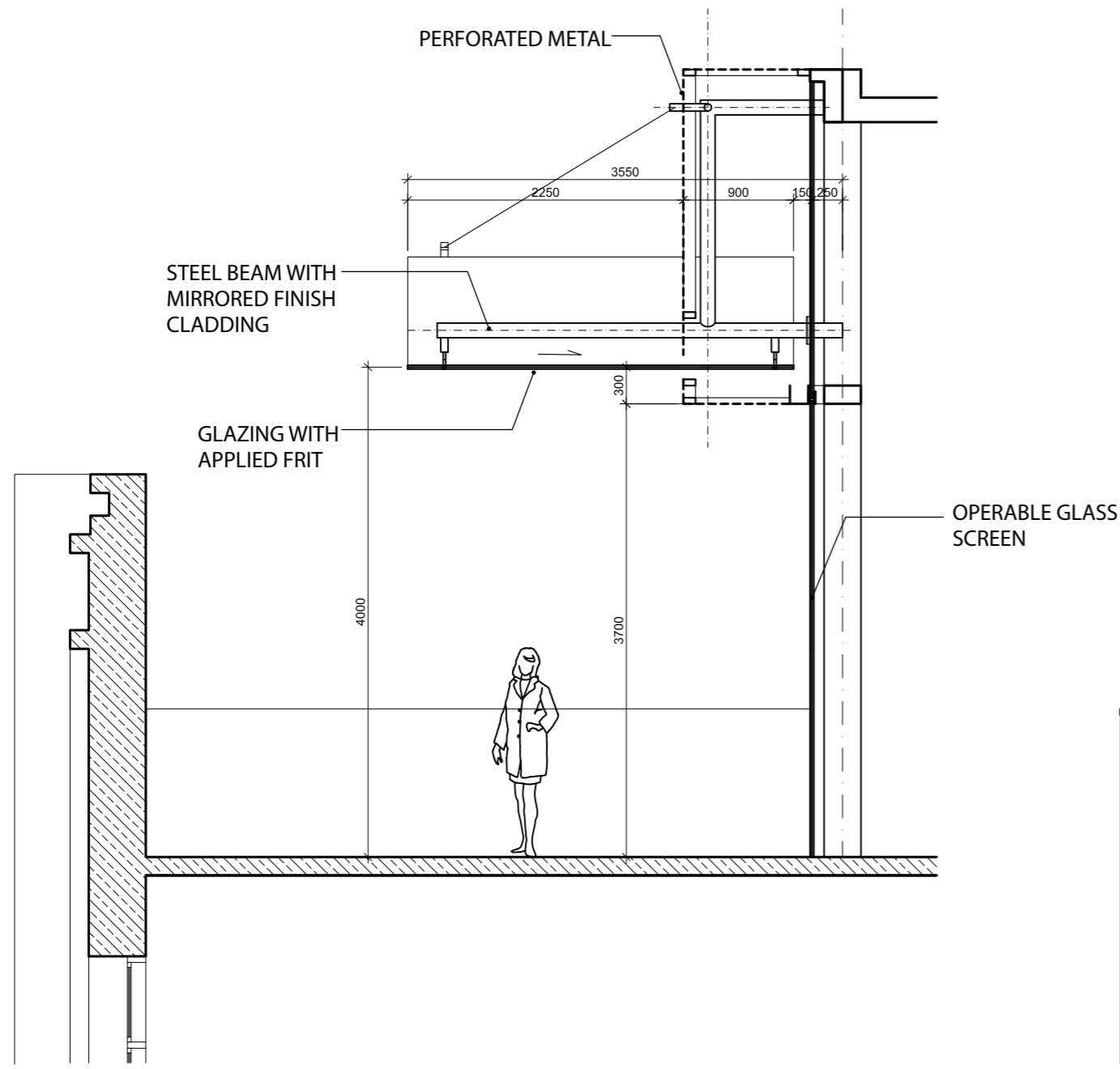




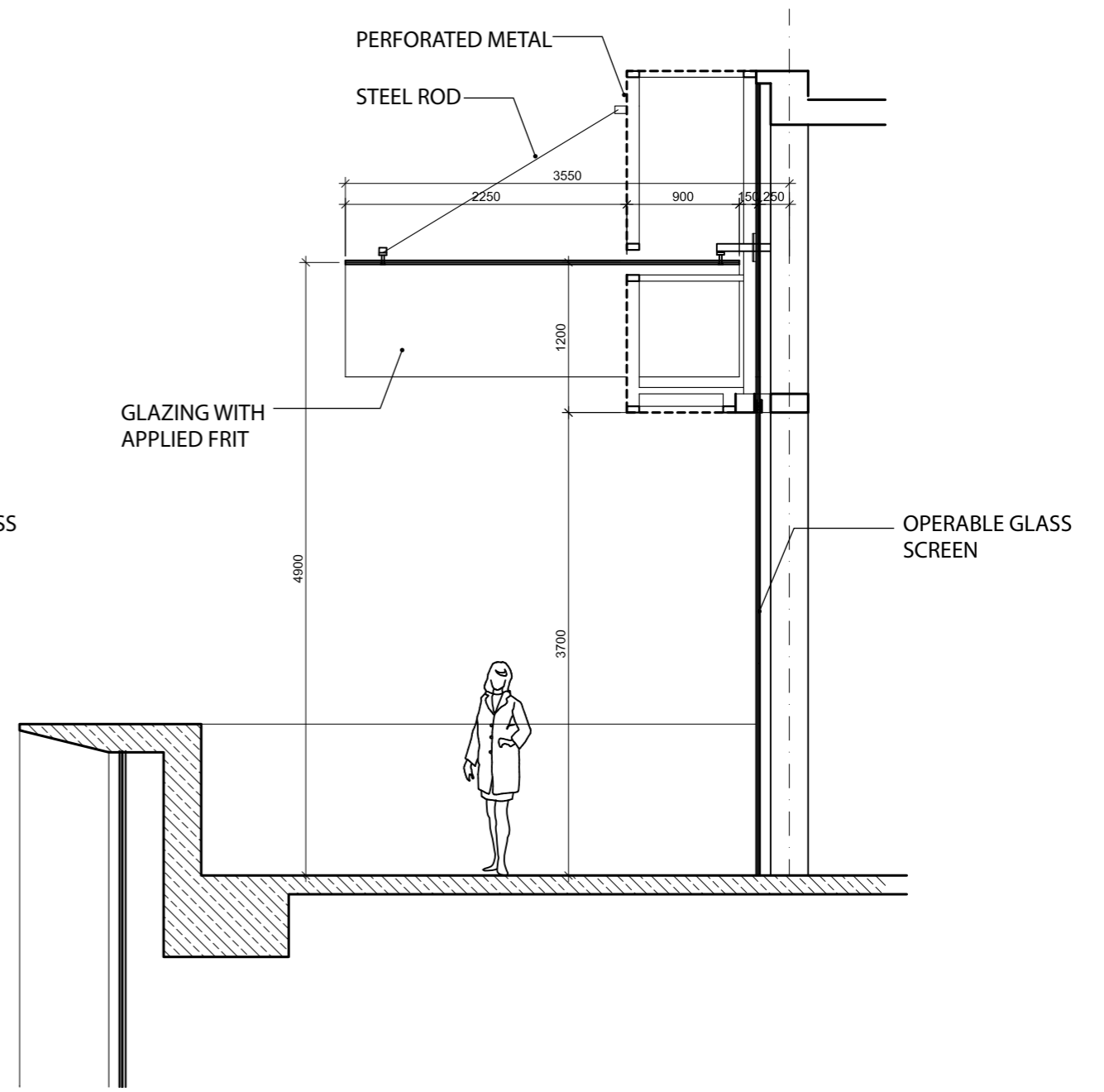
REQUEST # 8

# BOURKE STREET / CANOPY BS-05

(A3) S=1/50



SECTION

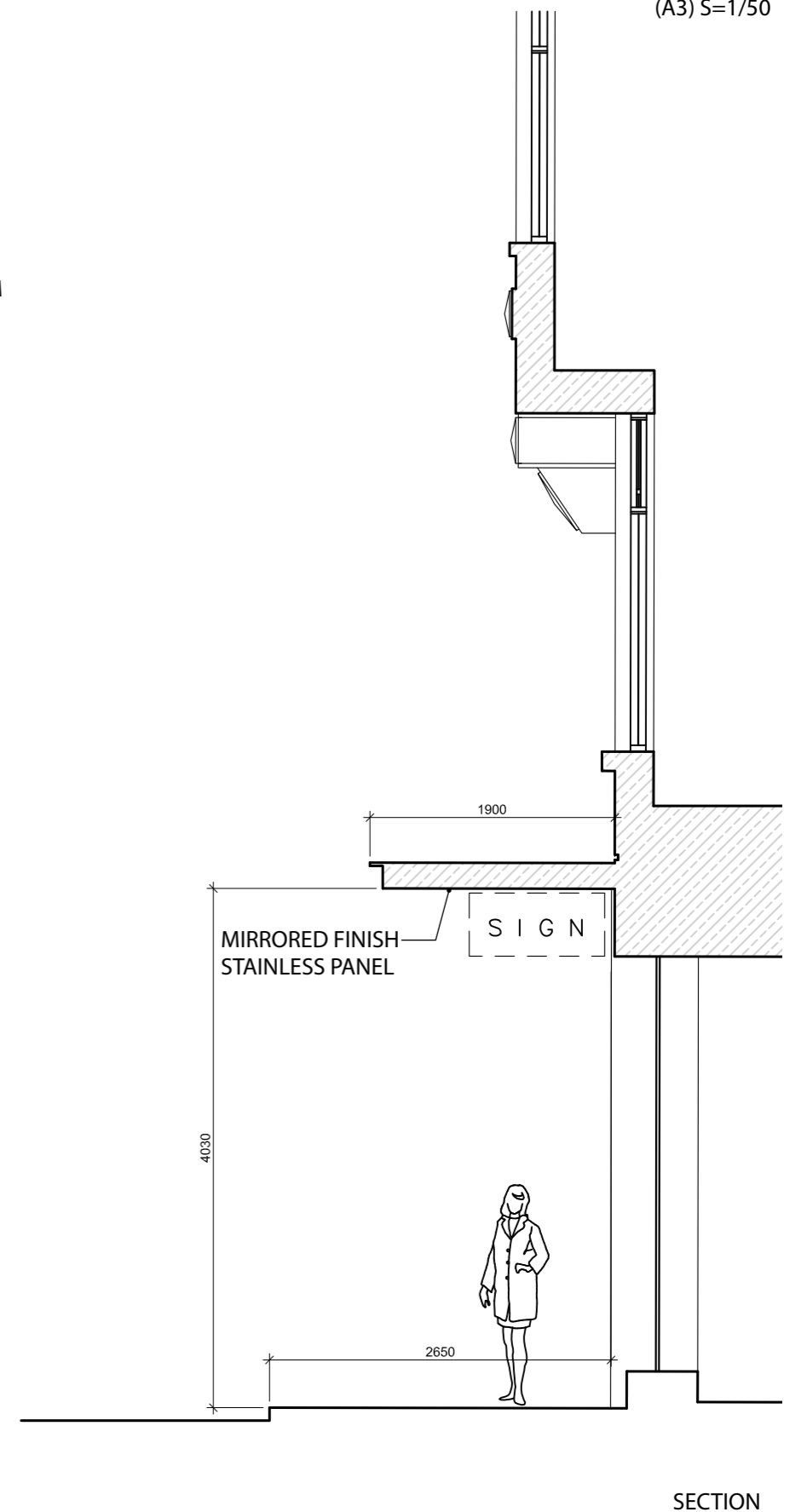
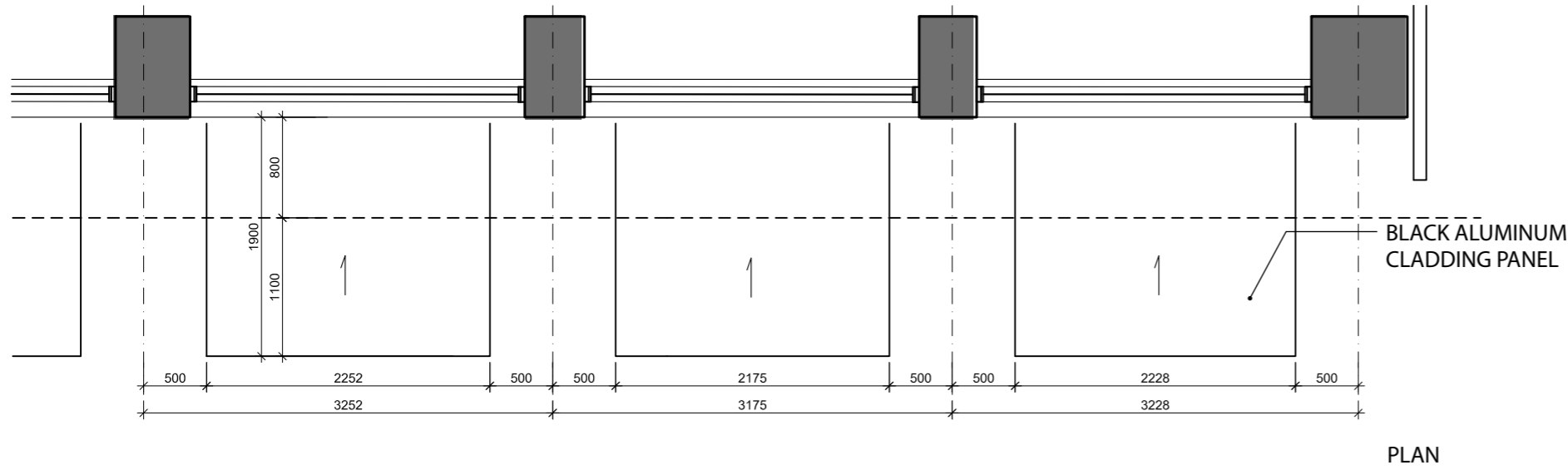


SECTION

REQUEST # 8

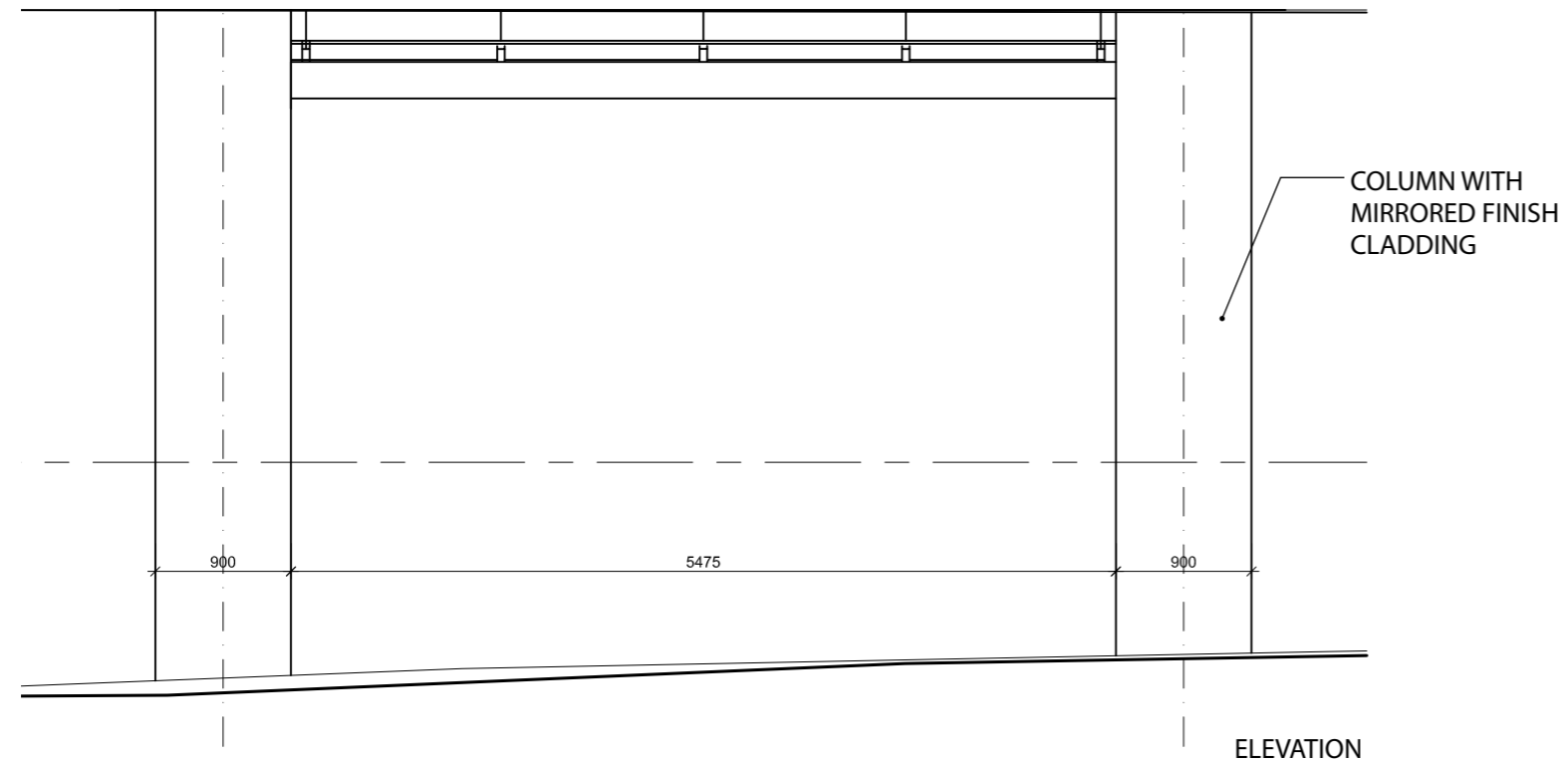
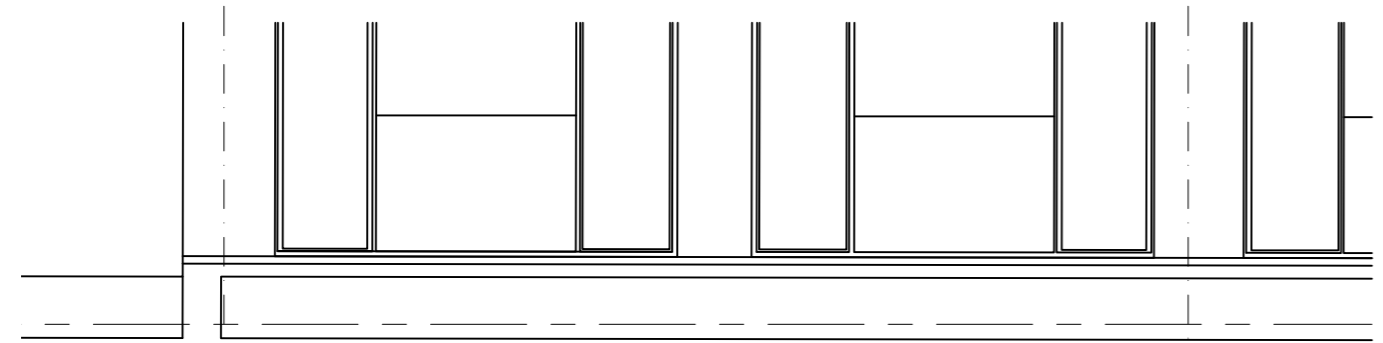
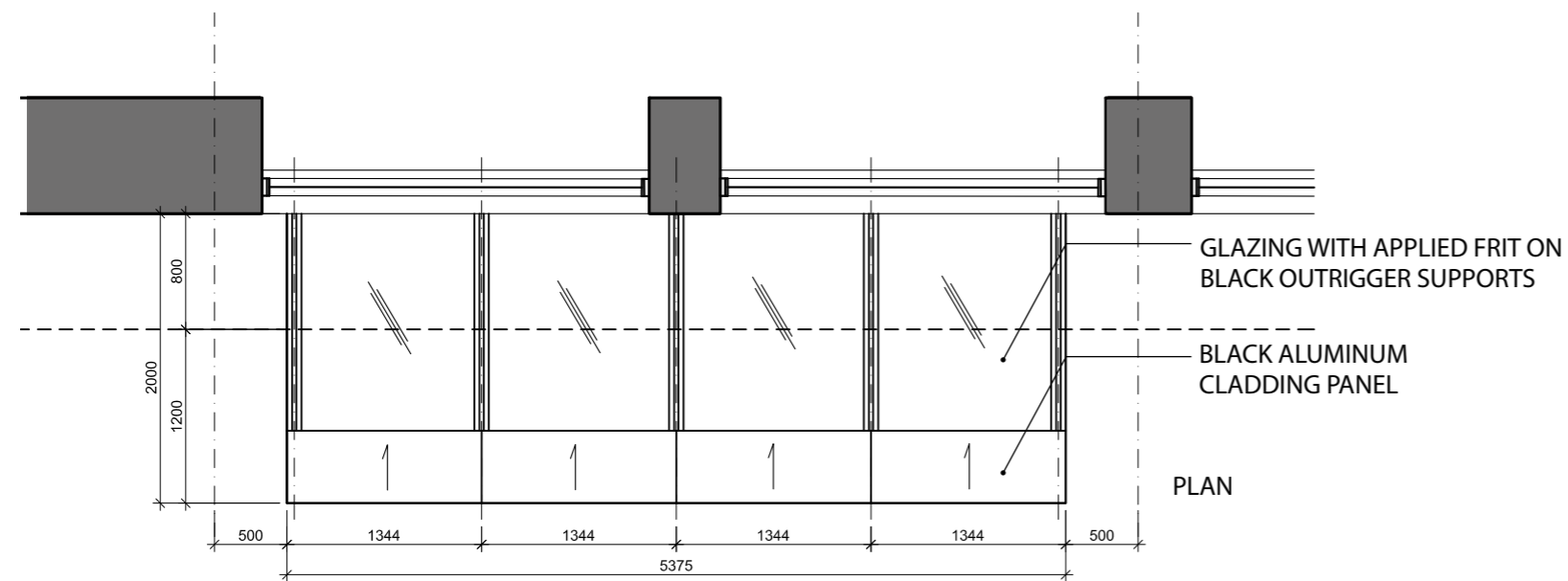
# LITTLE COLLINS STREET / CANOPY LC-01

(A3) S=1/50

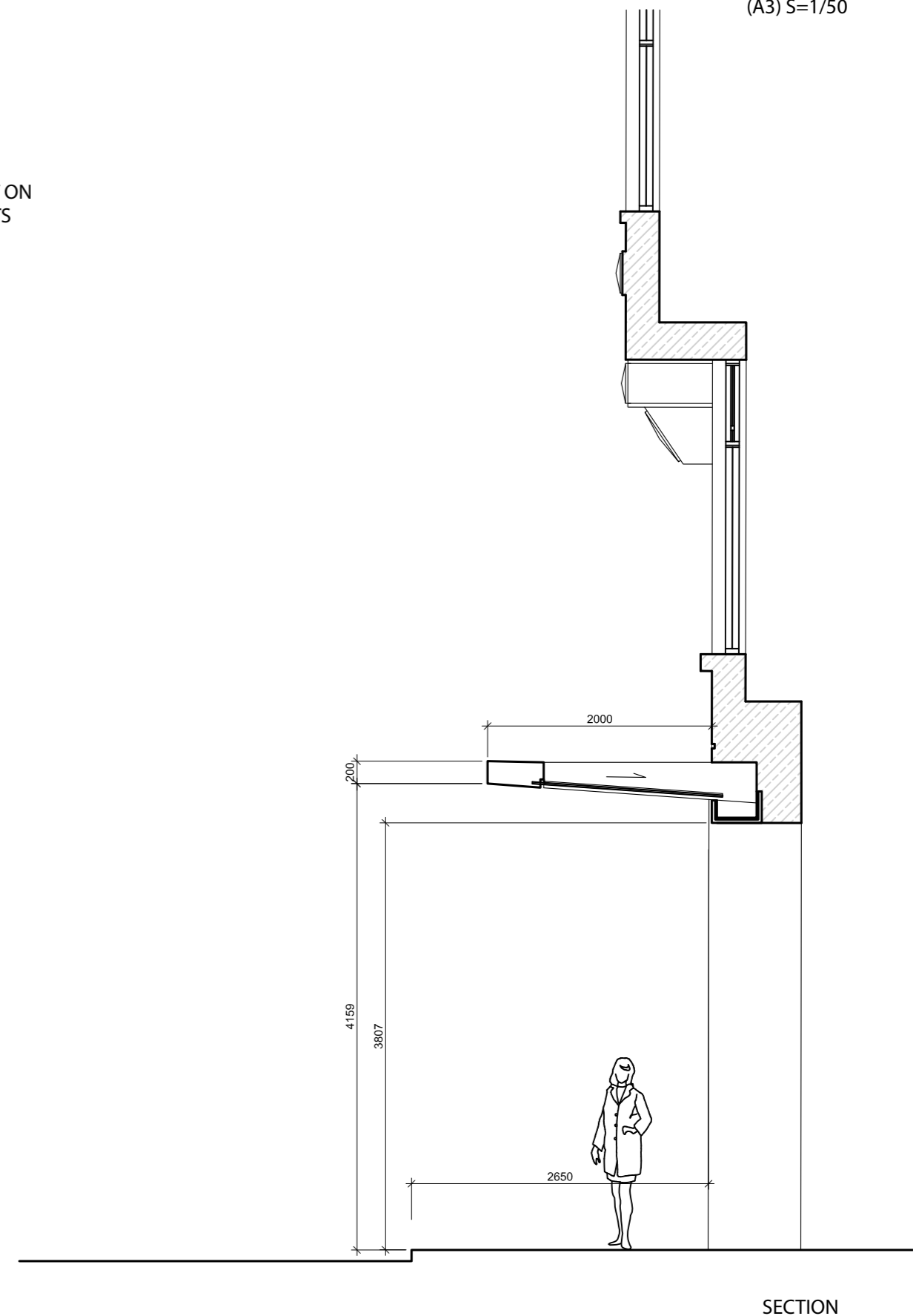


REQUEST # 8

# LITTLE COLLINS STREET / CANOPY LC-02



(A3) S=1/50

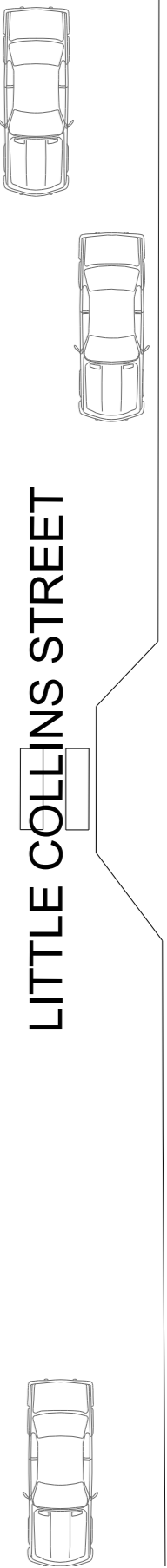
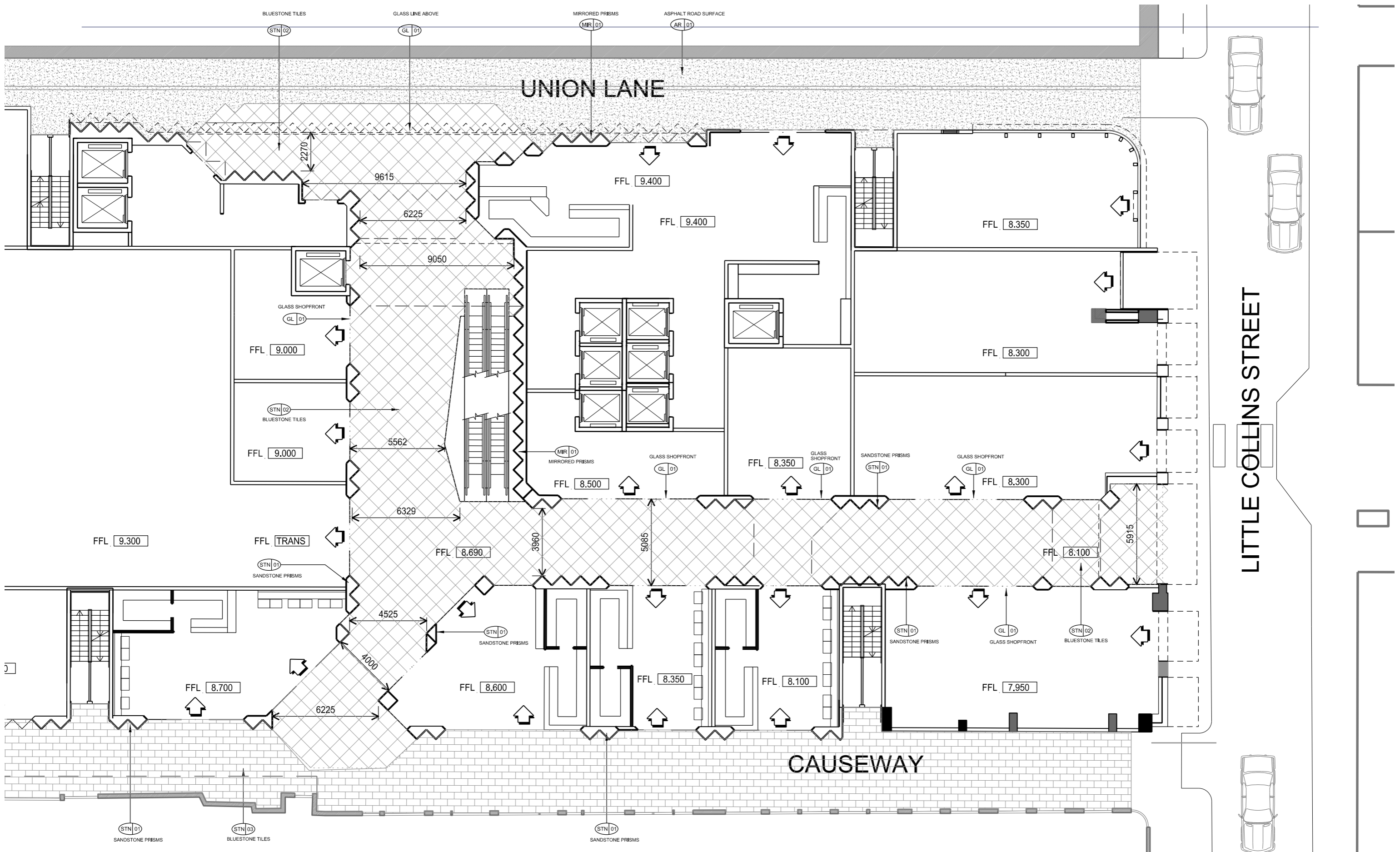


# REQUEST #9 INTERNAL PEDESTRIAN LINKS



REQUEST # 9

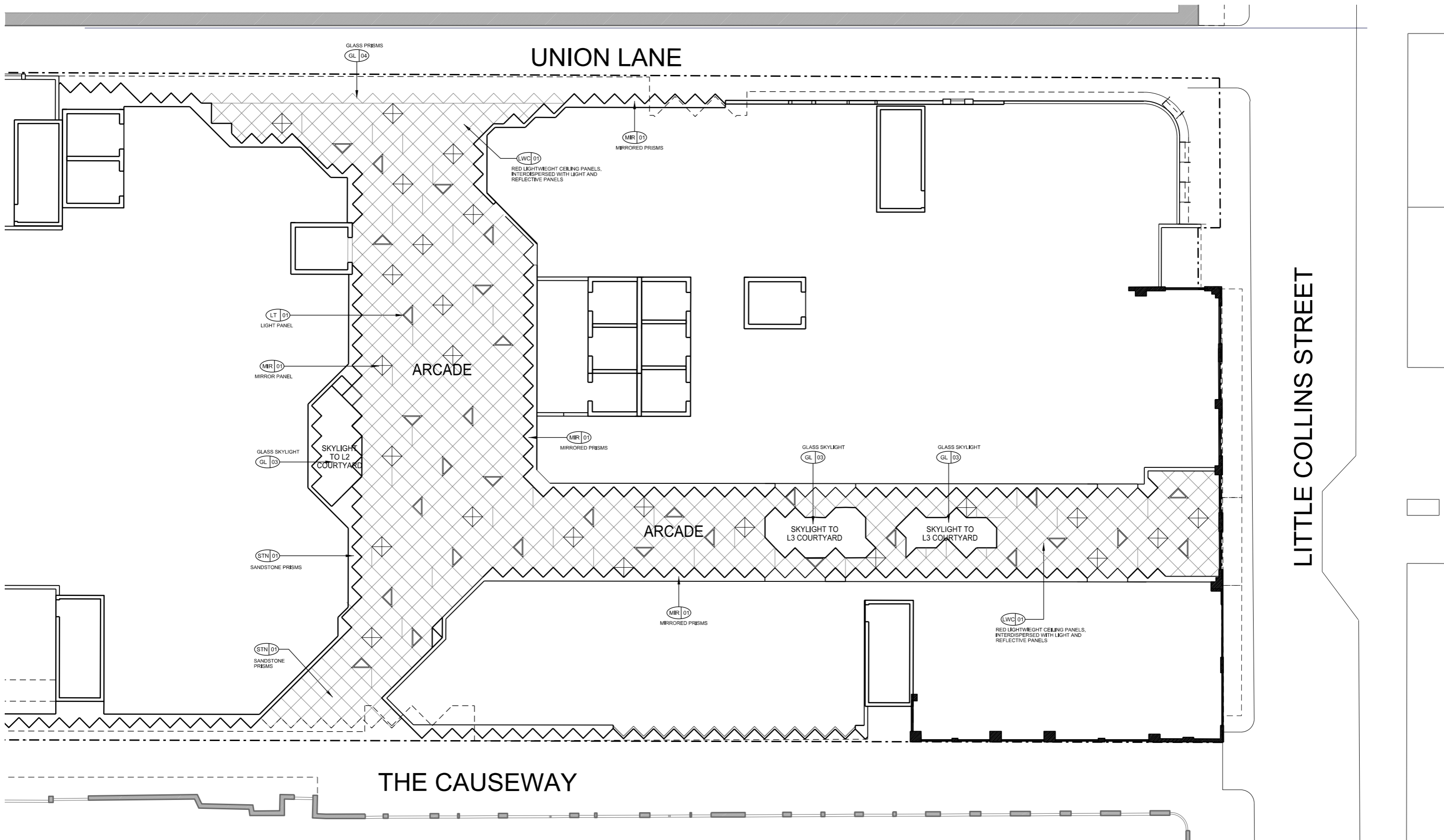
# INTERNAL PEDESTRIAN LINKS - GROUND FLOOR PLAN



LITTLE COLLINS STREET

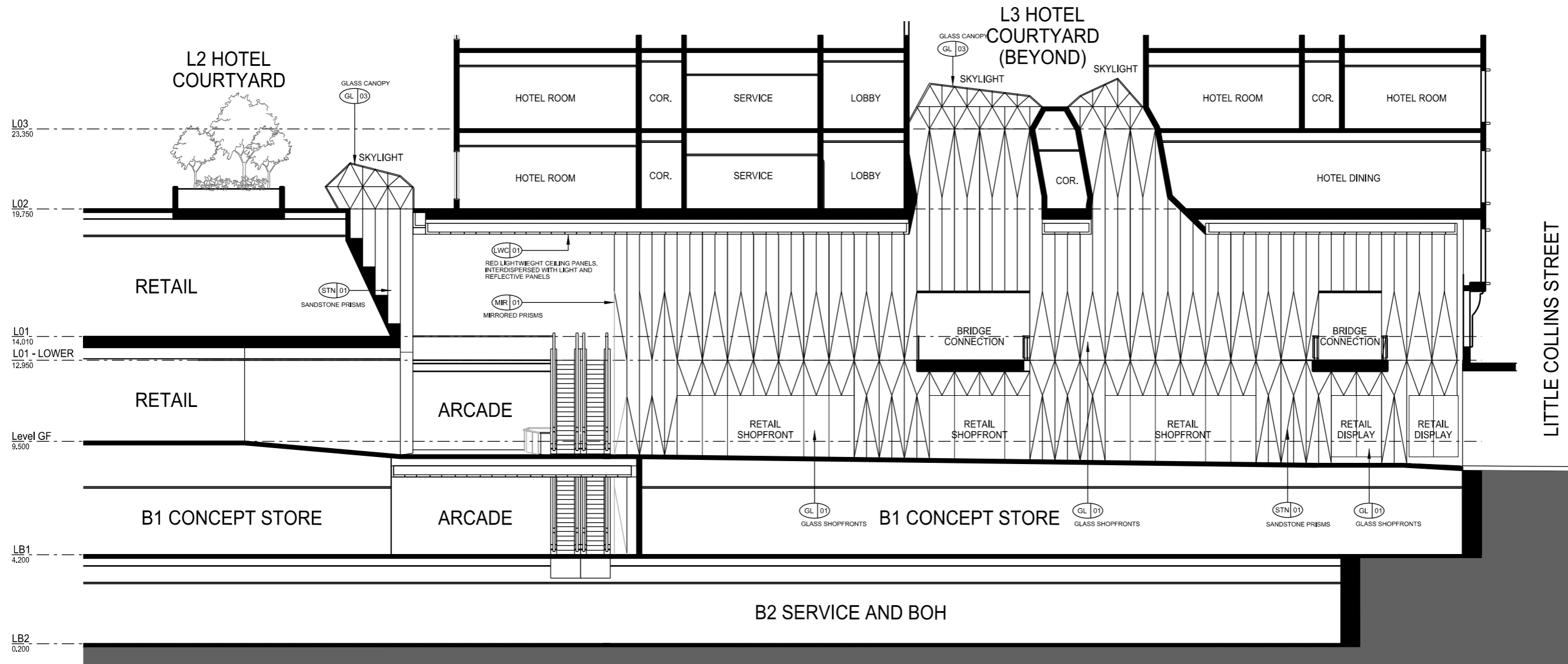
REQUEST # 9

# INTERNAL PEDESTRIAN LINKS - CEILING PLAN



REQUEST # 9

# INTERNAL PEDESTRIAN LINKS - NORTH-SOUTH ARCADE SECTION



# Discussion Drawings (June 2018)





# THE WALK REDEVELOPMENT

TOWN PLANNING APPLICATION  
REVISION 02  
June 2018  
FOR DISCUSSION PURPOSES

MIXED-USE RETAIL & HOTEL  
THE WALK, BOULKE ST, MELBOURNE 3000 VIC  
No. 315113  
PHASE: TOWN PLANNING

## THE BRIEF

## PROJECT OVERVIEW

Set in an unrivalled central Melbourne Retail core location, The Walk Bourke Street Mall is as unique as the district itself. Something new is coming to central Melbourne that's as unique as the City itself. The Walk Bourke Street Mall is a collection enticing retail stores, restaurants, food & beverage outlets, bars, hotel facilities and a 4 1/2 star & Business hotel offer, all integrated into an existing integrated mixed-use development.

### Retention of Heritage Buildings

There are a number of key facades that have been identified on the site that are to be retained and protected during construction, and where required, restored to their original state.

- Diamond House façade to Bourke Street
- Public Benefit Bootery Building façade fronting Bourke Street and the return into The Causeway for three window bays
- Allans Building façade facing Little Collins Street and return into The Causeway to the light well
- York building façade including the return window bay at the title inset

### Retail

Retail facility operating over three levels – ground floor, level 1 and basement:

- maximising shopfront frontage and exposure to the Bourke Street mall and Little Collins Street
- exploit the potential footfall generated by the sites location on the north-south 'ant trail' connection linking

Centre Way and St Collins Lane to the south and Myer, Emporium and Melbourne Central to the north.

- Enable retail footprints attractive to high calibre international and local concept store tenants
- Curate the laneway interfaces to provide activated retail and food and beverage tenants
- Enable the potential for public connection to David Jones at ground and basement 1 levels
- Integrate appropriate hotel arrival and guest access points
- Integrate property service strategy to minimise impact on valuable retail floor plates.



## THE BRIEF

## PROJECT OVERVIEW

**Hotel**

This development proposal delivers two hotel brands – an upscale and midscale offering, providing the following program with a total of approximately 453 hotel rooms:

**Upscale**

- 181 keys of typically 28-30sqm each
- Context specific branding, responsive to the local neighbourhood DNA story, targeting the ‘millennial mindset’
- 2 guest lifts
- Dedicated and distinctive guest experience from arrival lift lobby
- On-brand café style food/bar service (food prep at main kitchen)
- Interactive communal spaces – reception, lounge areas, bar, food - appealing to the co-working, co-living generation
- Shared BoH and service lifts, with only brand linen, crockery/cutlery and uniforms separated

**Midscale**

- 272 keys of 24sqm each
- All day dining – 100 seat minimum with bar, approx. 140 covers
- 100sqm meeting room facility – flexible space
- 3 guest lifts
- Reception, dining and meeting facility interconnected, with main kitchen access

**Shared Facilities**

- BoH facilities for staff security/uniforms/change/dining/training/ interviews; administration; laundry (linen/uniforms/branded cutlery& crockery separated); stores; GM
- 3 service lifts (1 for main kitchen service)
- Room service, Building services, & Loading services

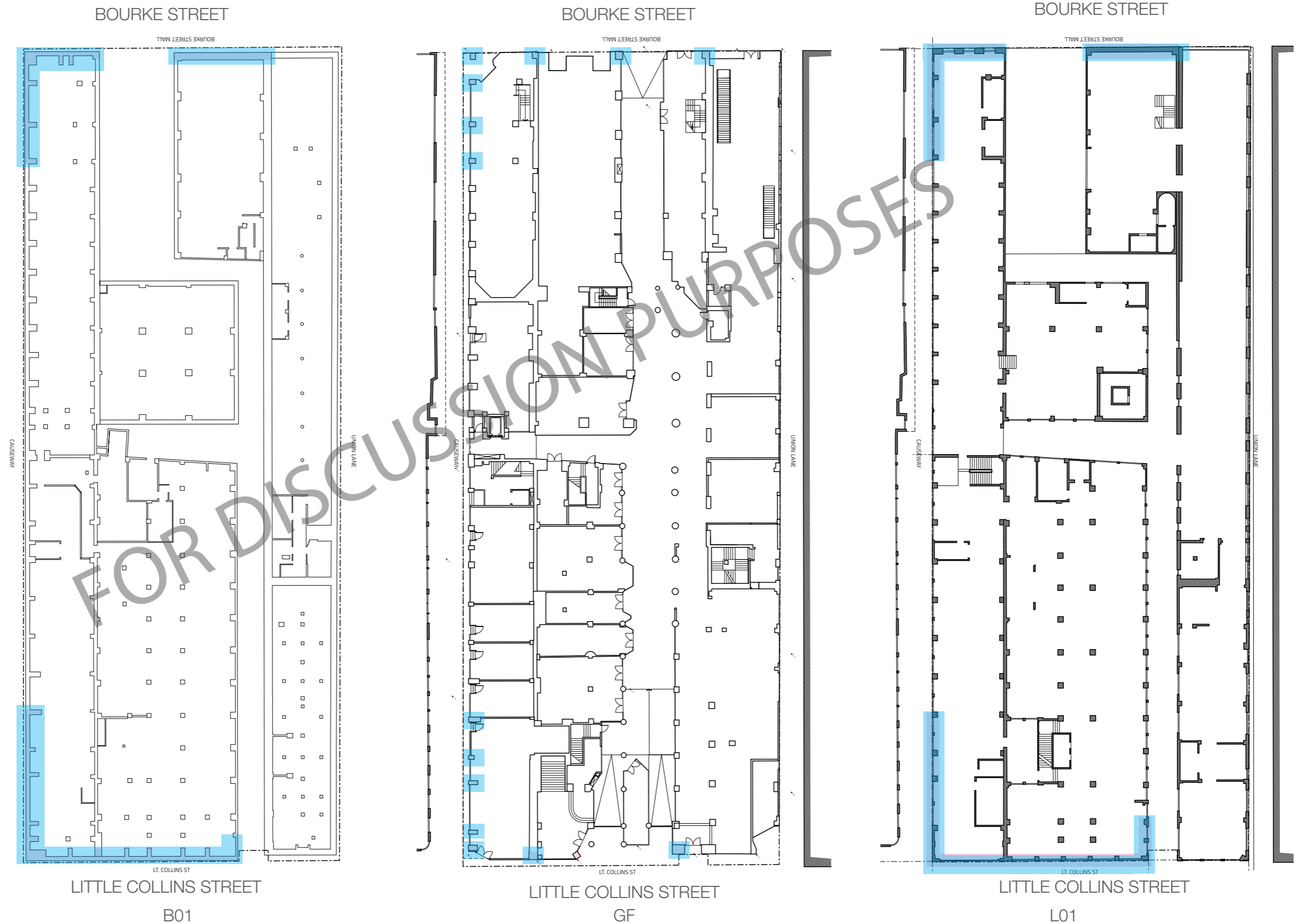


# HERITAGE CONTEXT



HERITAGE CONTEXT

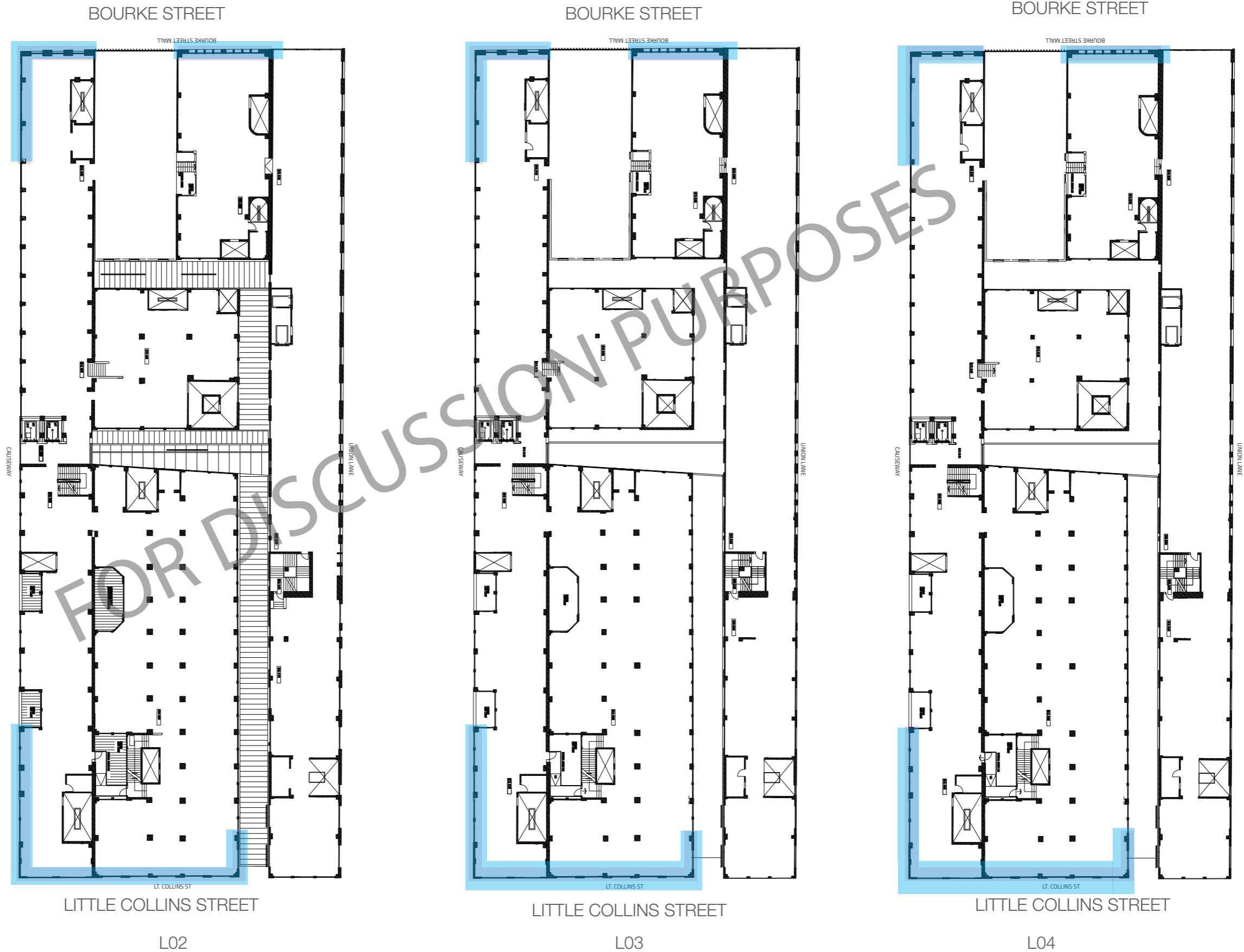
# DEMOLITION/RETENTION PLAN B01-L01



HIGHLIGHTED ZONES INDICATE RETENTION OF EXISTING HERITAGE FACADE

HERITAGE CONTEXT

DEMOLITION/RETENTION PLAN L02-L04



HIGHLIGHTED ZONES INDICATE RETENTION OF EXISTING HERITAGE FACADE

HERITAGE CONTEXT

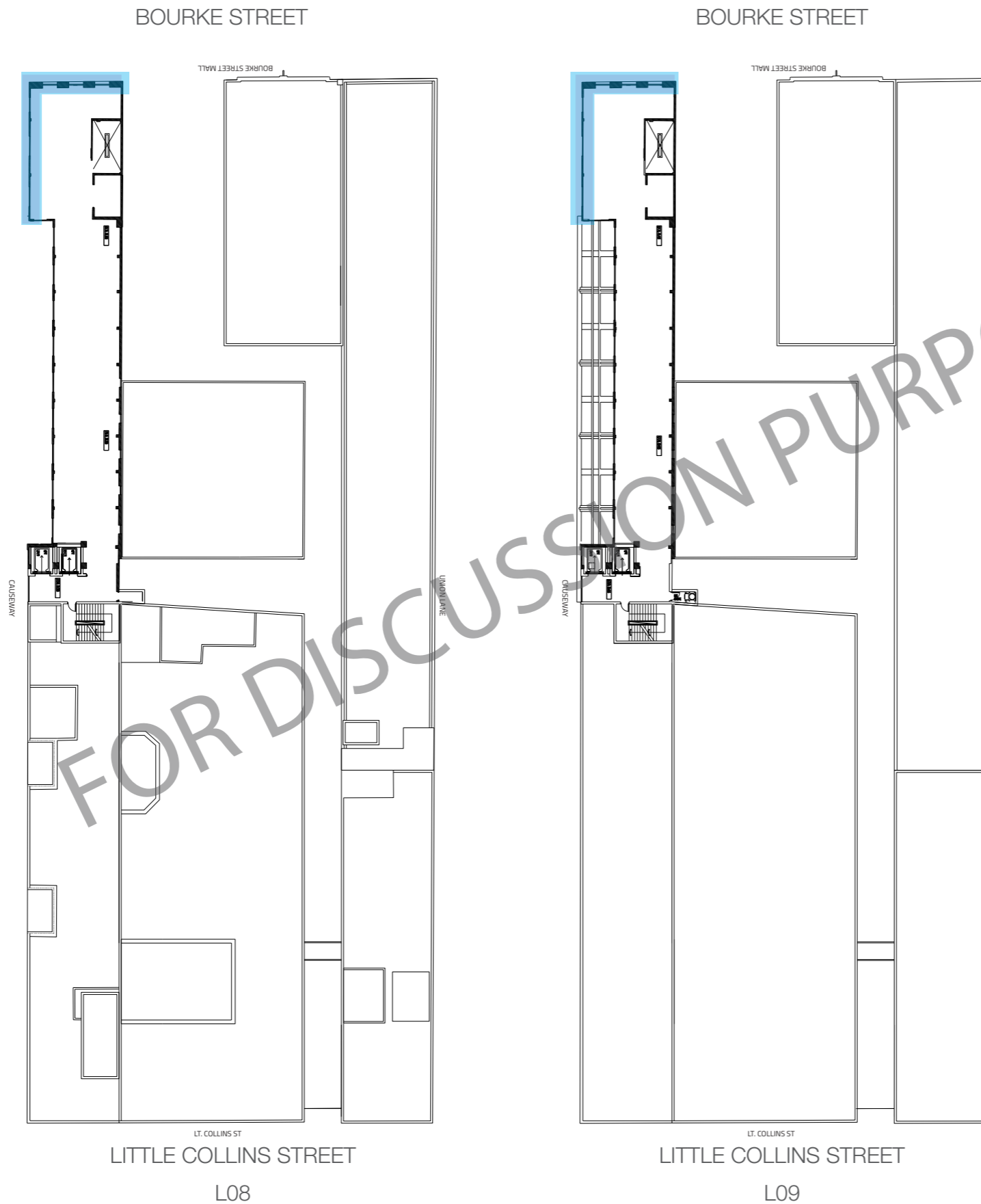
DEMOLITION/RETENTION PLAN L05-L07



HIGHLIGHTED ZONES INDICATE RETENTION OF EXISTING HERITAGE FACADE

HERITAGE CONTEXT

DEMOLITION/RETENTION PLAN L08-L09



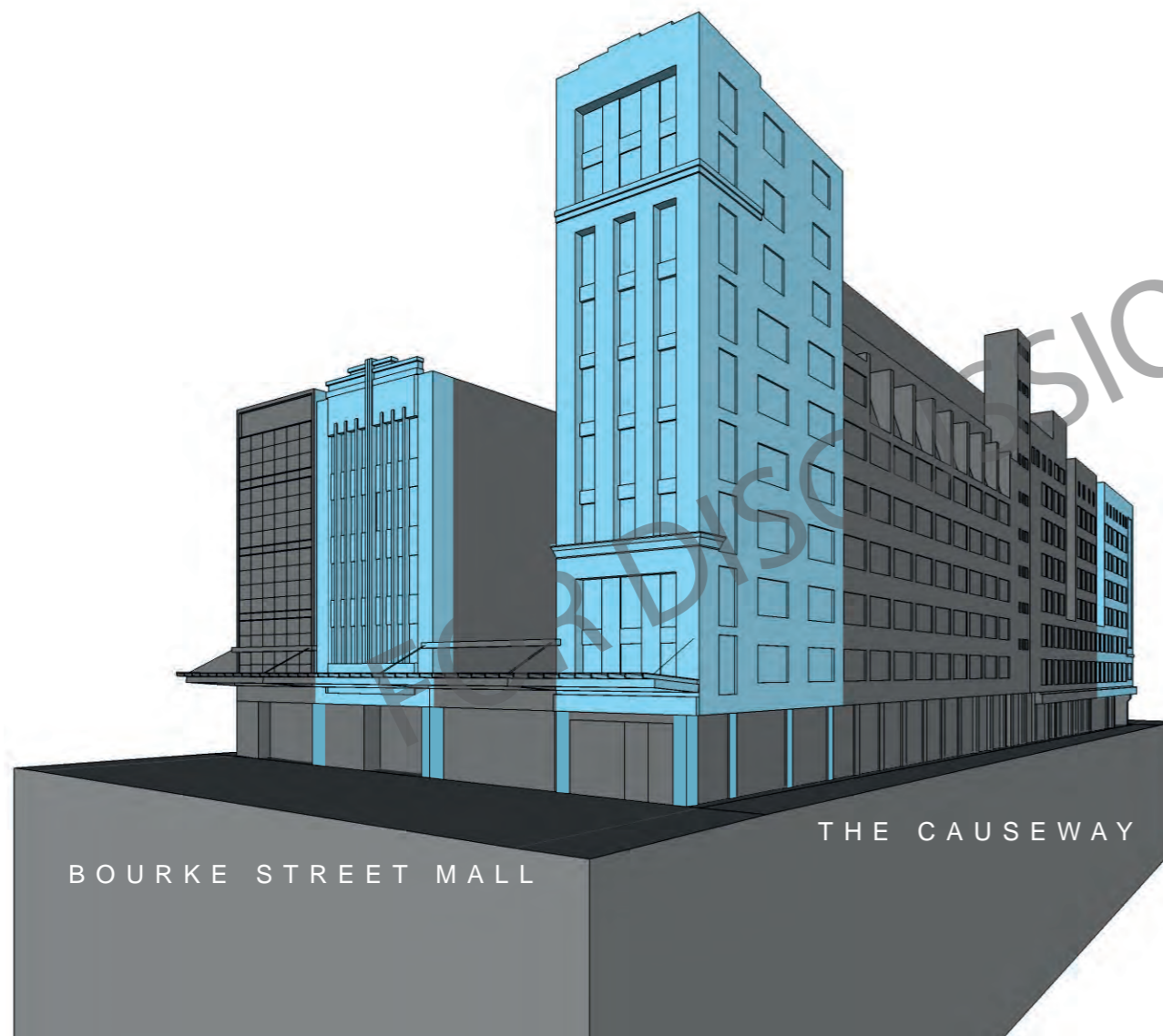
HIGHLIGHTED ZONES INDICATE RETENTION OF EXISTING HERITAGE FACADE



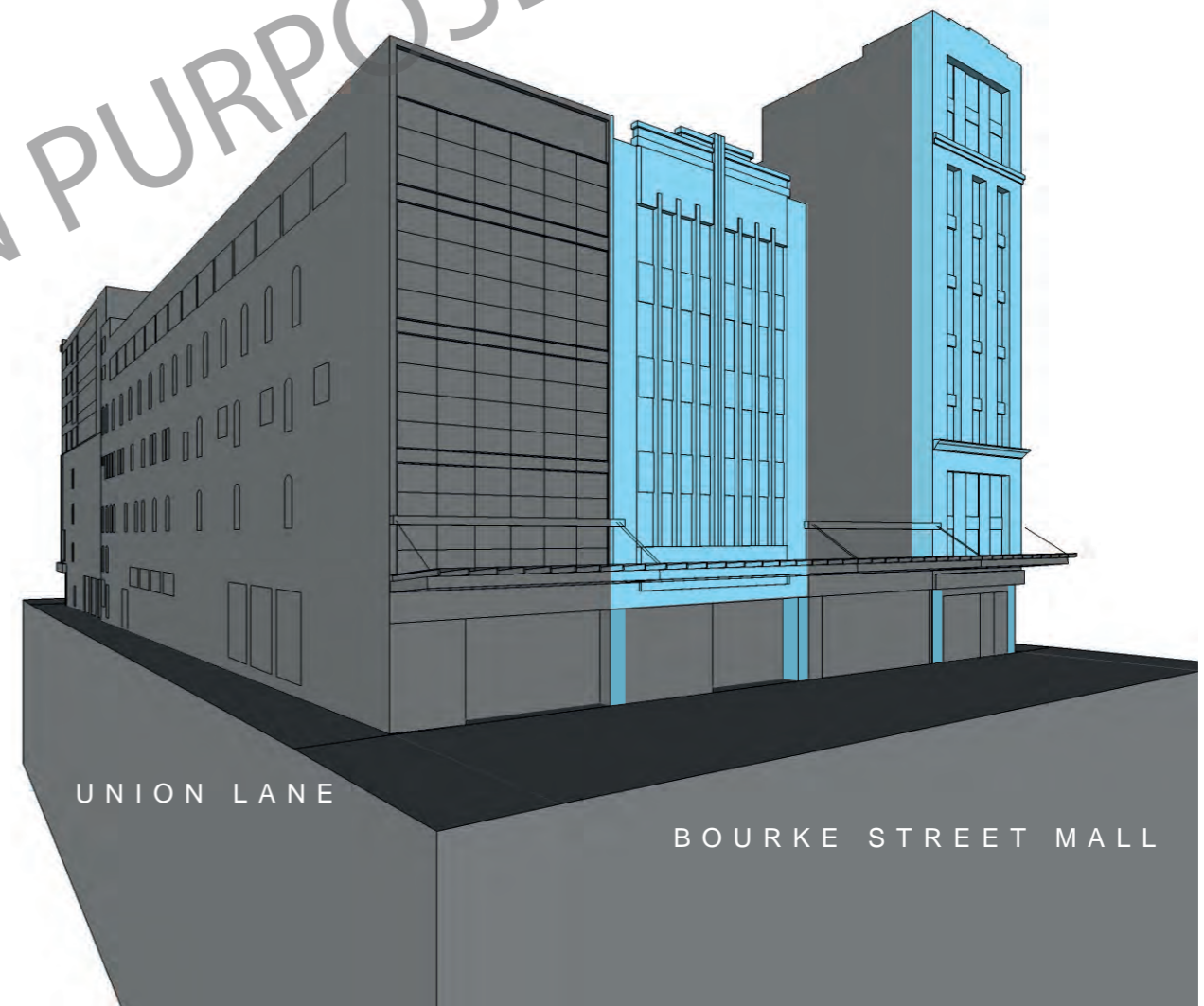
HERITAGE CONTEXT

# RETAINED BUILDING FABRIC - BOURKE STREET

HIGHLIGHTED  
ZONES INDICATE  
RETENTION OF  
EXISTING HERITAGE  
FACADE



VIEW FROM THE INTERSECTION OF BOURKE STREET AND THE CAUSEWAY



VIEW FROM THE INTERSECTION OF BOURKE STREET AND UNION LANE

HERITAGE CONTEXT

# RETAINED BUILDING FABRIC - LITTLE COLLINS STREET

HIGHLIGHTED  
ZONES INDICATE  
RETENTION OF  
EXISTING HERITAGE  
FACADE



VIEW FROM THE INTERSECTION OF LITTLE COLLINS STREET AND UNION LANE



VIEW FROM THE INTERSECTION OF LITTLE COLLINS STREET AND THE CAUSEWAY

# DEVELOPMENT DESIGN STRATEGY



DEVELOPMENT DESIGN STRATEGY

GROUND LEVEL HOTEL EXPERIENCE

- HOTEL FOYER
- HOTEL LIFT LOBBY A
- HOTEL LIFT LOBBY B
- PEDESTRIAN ACCESS
- TAXI SETDOWN ZONE

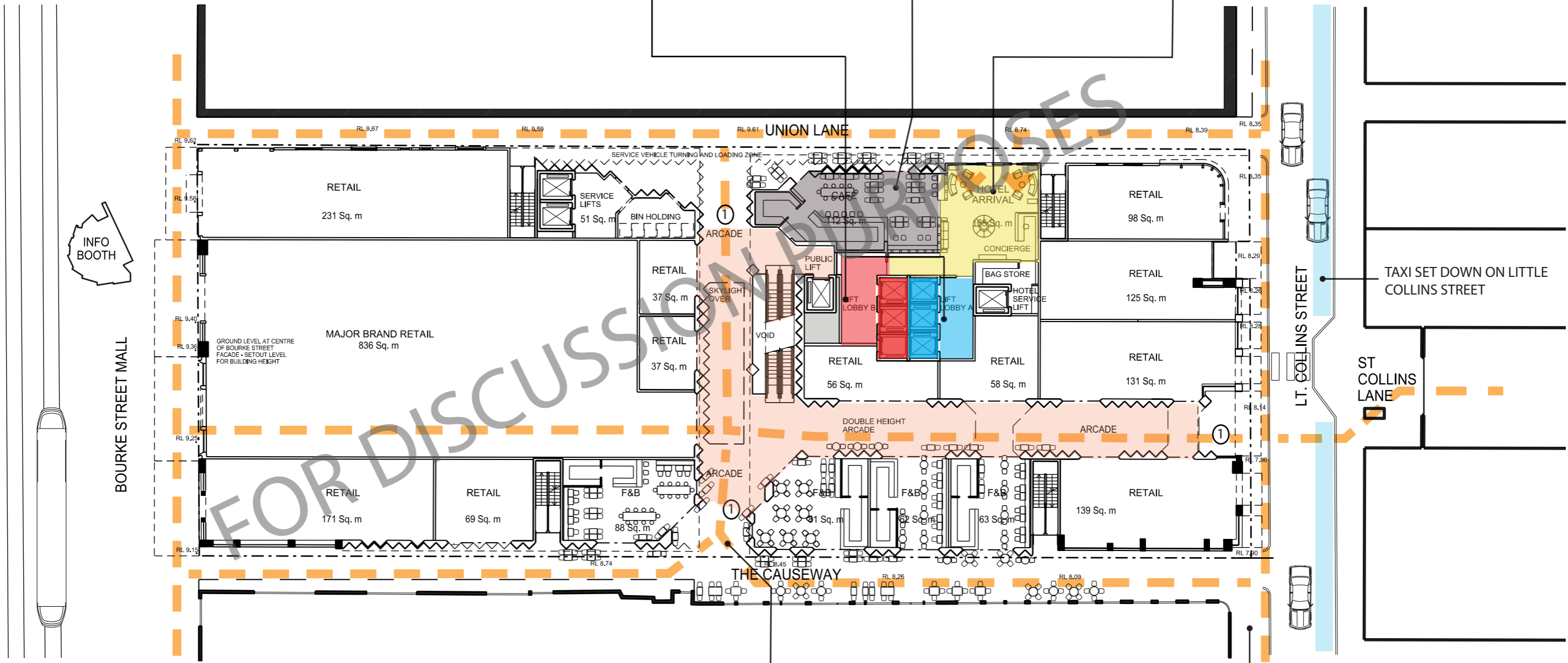
**GUEST HOTEL EXPERIENCE**

- SEPARATE LIFT LOBBIES BEGINS THE DIFFERENCE GUEST EXPERIENCE FOR THE UP SCALE AND MID-SCALE HOTELS
- MID-SCALE RECEPTION LOCATED AT L02
- UP-SCALE RECEPTION LOCATED AT L05

**POTENTIAL OPPORTUNITY FOR HOTEL TO LINK WITH CAFE FOR AN INTERGRATED LOBBY**

**HOTEL ARRIVAL FOYER**

- LOCATED OFF UNION LANE
- PROVIDING A UNIQUE AND 'NOTABLE' ADDRESS
- DIRECT ENGAGEMENT WITH THE UNION LANE EXPERIENCE
- FOYER OPEN WITH 24 HOUR CONCIERGE SERVICE PROVIDING DIRECT GUEST ARRIVAL TO HOTEL

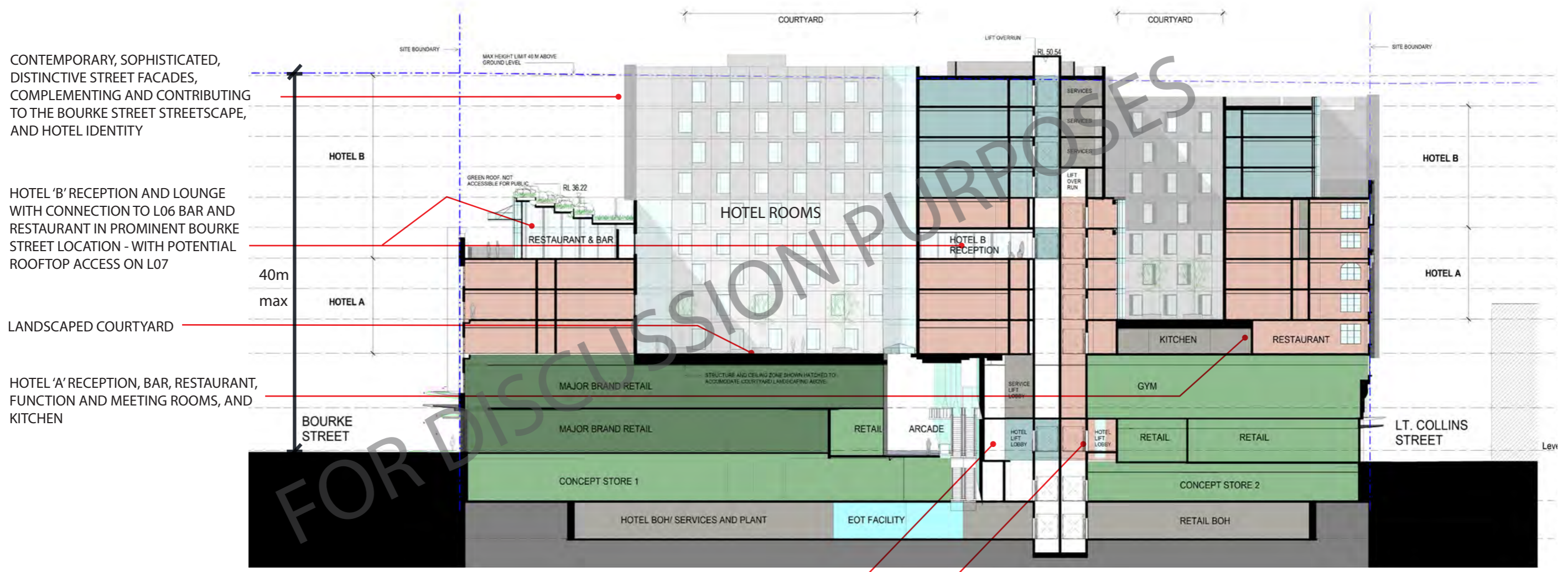


① AFTER HOURS 'GATE' FOR INTERNAL SECURITY OF THE ARCADE IN LINE WITH THE ADJACENT THROUGH LINK ARCADES

WALK UP GUEST ARRIVAL FROM BOURKE STREET, ELIZABETH STREET, SWANSTON STREET AND COLLINS STREET VIA ST. COLLINS LANE

# DEVELOPMENT DESIGN STRATEGY HOTEL COMPOSITION

- Hotel 'A'
- Hotel 'B'



CONTEMPORARY, SOPHISTICATED, DISTINCTIVE STREET FACADES, COMPLEMENTING AND CONTRIBUTING TO THE BOURKE STREET STREETScape, AND HOTEL IDENTITY

HOTEL 'B' RECEPTION AND LOUNGE WITH CONNECTION TO L06 BAR AND RESTAURANT IN PROMINENT BOURKE STREET LOCATION - WITH POTENTIAL ROOFTOP ACCESS ON L07

LANDSCAPED COURTYARD

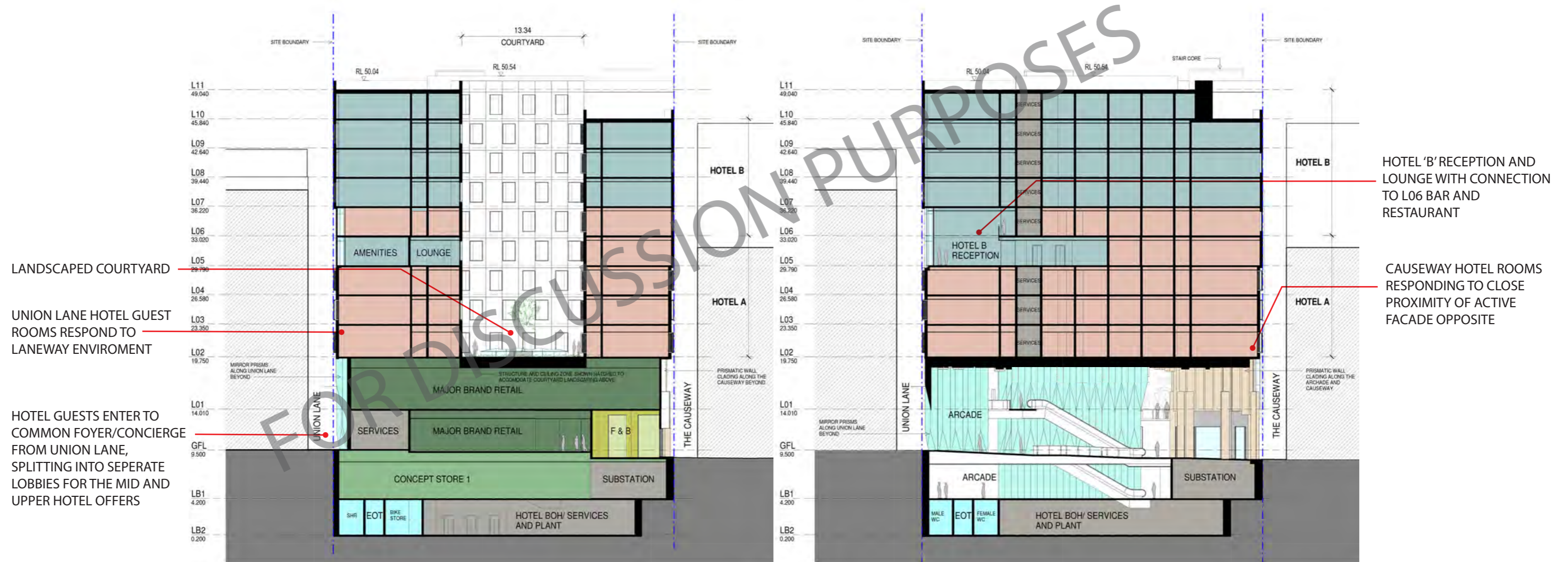
HOTEL 'A' RECEPTION, BAR, RESTAURANT, FUNCTION AND MEETING ROOMS, AND KITCHEN

HOTEL ENTRY WITH SEPARATE LIFT LOBBIES FOR THE HIGH AND MID LEVEL HOTELS - CONCIERGE SERVICE AT GROUND FLOOR

# DEVELOPMENT DESIGN STRATEGY

## HOTEL COMPOSITION

- Hotel 'A'
- Hotel 'B'



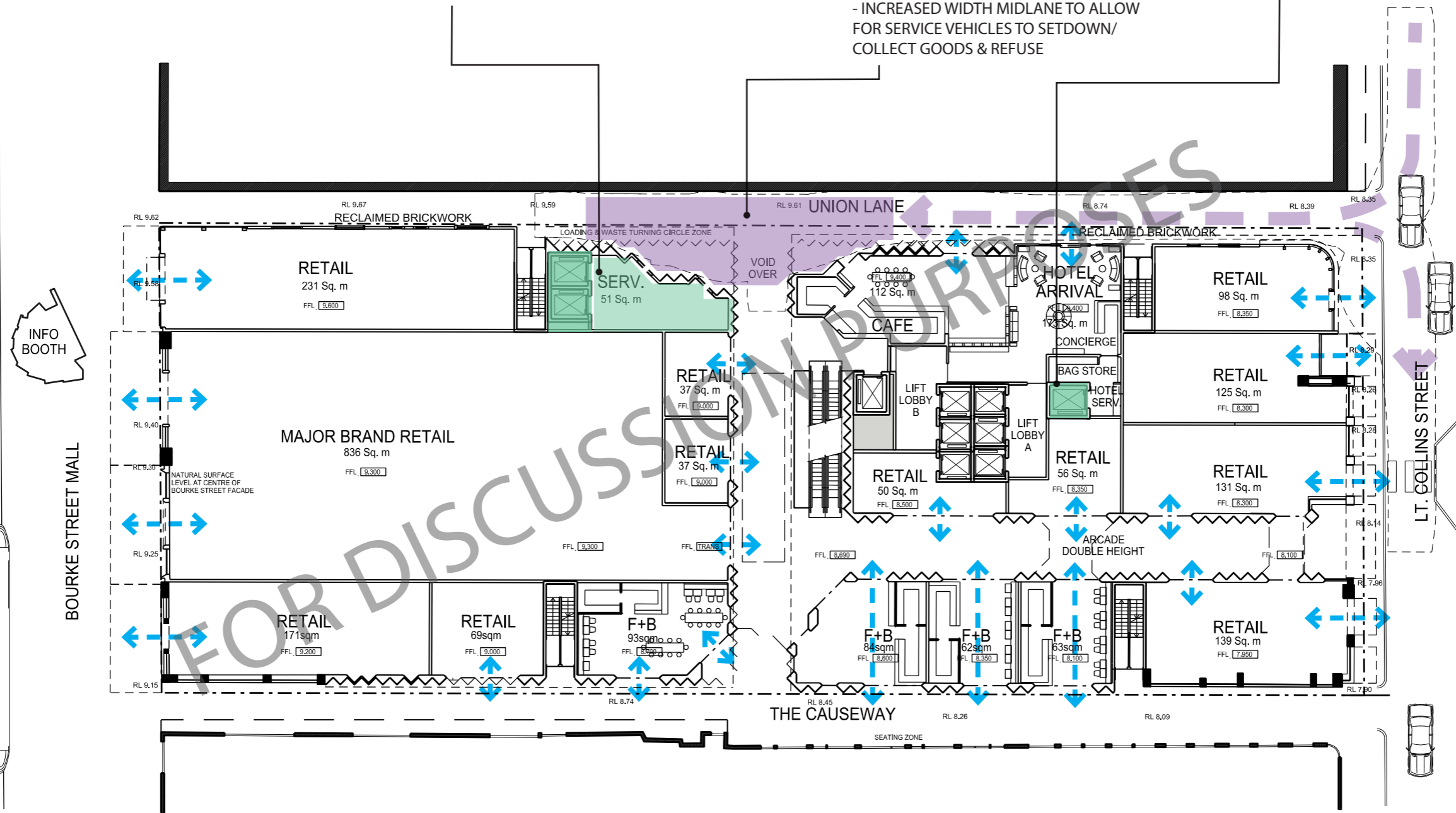
# DEVELOPMENT DESIGN STRATEGY

## SITE SERVICING STRATEGY

SERVICE LIFT DIRECT ACCESS TO LEVEL B02 BOH AREAS FOR PRIMARY HOTEL BOH SERVICES, MAJOR RETAIL TENANTS, AND ACCESS TO WASTE MANAGEMENT ROOM/BIN ROOM. SERVICE AREA ALSO DIRECTLY ACCESSIBLE FROM MAJOR TENANT FOR LOADING OFF UNION LANE

PERMIT TO ALLOW SERVICE VEHICLES ACCESS TO UNION LANE OFF LITTLE COLLINS STREET SERVICE SETDOWN ZONE - INCREASED WIDTH MIDLANE TO ALLOW FOR SERVICE VEHICLES TO SETDOWN/ COLLECT GOODS & REFUSE

ADDITIONAL HOTEL BOH LIFT SERVICING B02 TO L02 KITCHEN



- SERVICE VERTICAL ACCESS
- SERVICING PICKUP/SETDOWN
- PRIMARY PATH OF TRAVEL
- FRONT LOADING RETAIL SERVICING & IDENTIFICATION OF PRIMARY FRONTAGES

# NORTH-SOUTH PEDESTRIAN LINK





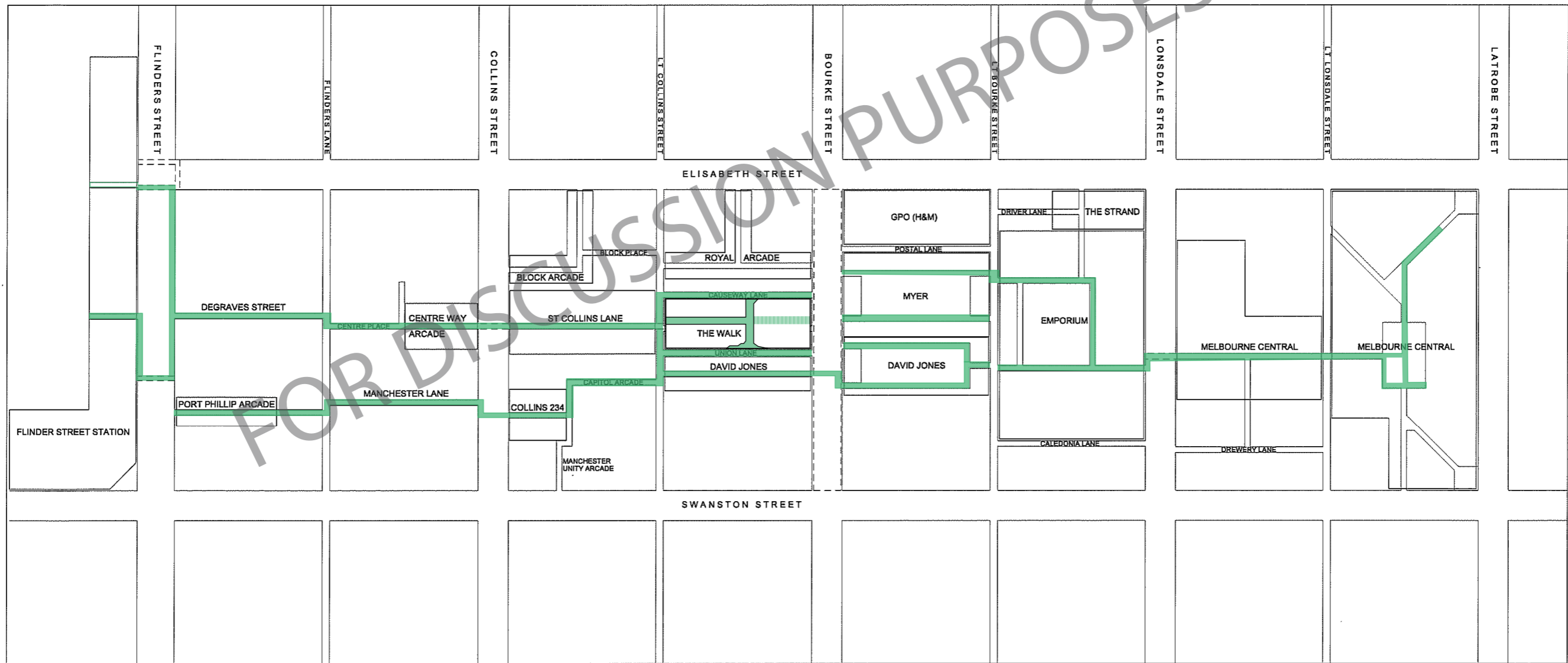
NORTH-SOUTH PEDESTRIAN LINK

# CITY LANEWAY PLAN - NORTH SOUTH PEDESTRIAN NETWORK

This redevelopment proposal intends to deliver international flagship retail stores to the Bourke Street Mall. These stores require significant footprint and Bourke Street frontage. This has been a major factor in the planning of the ground level plan.

In delivering this objective, we have revisited the north-south pedestrian link between Little Collins Street and the Bourke Street Mall to provide a streamlined pedestrian pathway that connects directly from the St Collins Lane arcade across Lt Collins St through to the Mall.

The pathway diagram encapsulates the Melbourne laneway experience – in part covered, in part enclosed; slight side step and direct interconnection.

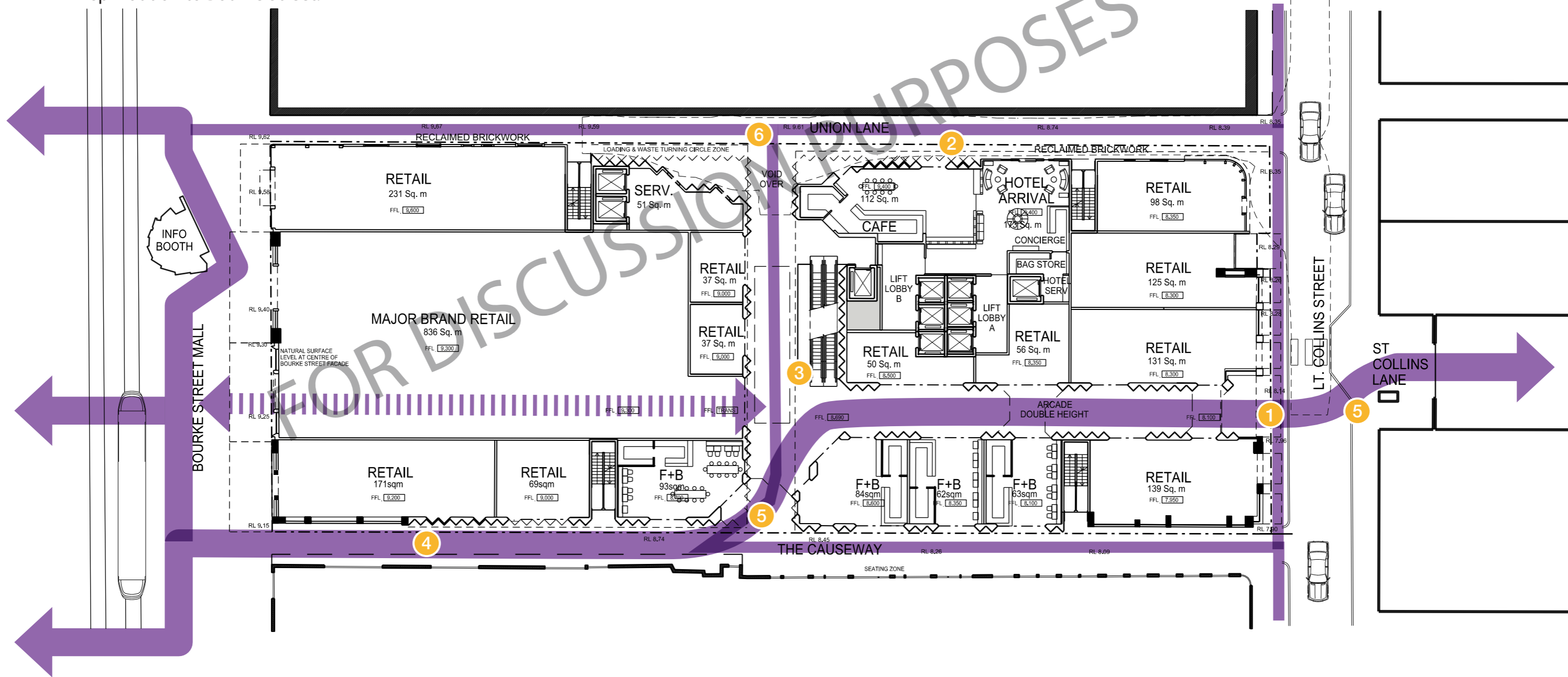


NORTH-SOUTH PEDESTRIAN NETWORK

NORTH-SOUTH PEDESTRIAN LINK

NORTH - SOUTH PEDESTRIAN PATHWAY

- 1 Moving north from Lt Collins St, the pathway enters a double height arcade activated by food shops on the left and fashion retail on the right.
- 2 The hotel address directly off Union Lane, creates extended hours of activation to the thru link, while providing the external access to the hotel also solves the afterhours security to the internal arcade.
- 3 The arcade extends north to a transition point or 'knuckle' (also the focus of vertical circulation) from where the journey can continue straight on through the flagship retail store, or with a slight side step to The Causeway and through to spill out on to Bourke Street.
- 4 The north end of Causeway is relatively uncluttered as the retail tenants on both sides of the lane are not activated with furniture or clusters of people and this end of the lane is weather protected by an existing canopy.
- 5 Architectural entry statements at Lt. Collins Street and the Causeway knuckle indicate the main through link path.
- 6 Union Lane remains a secondary path and time managed servicing access. It remains narrow, open-to-sky and with limited tenancy frontages to retain the 'service lane' character, consistent with its gritty nature.



## LANEWAY AND ARCADE CHARACTER

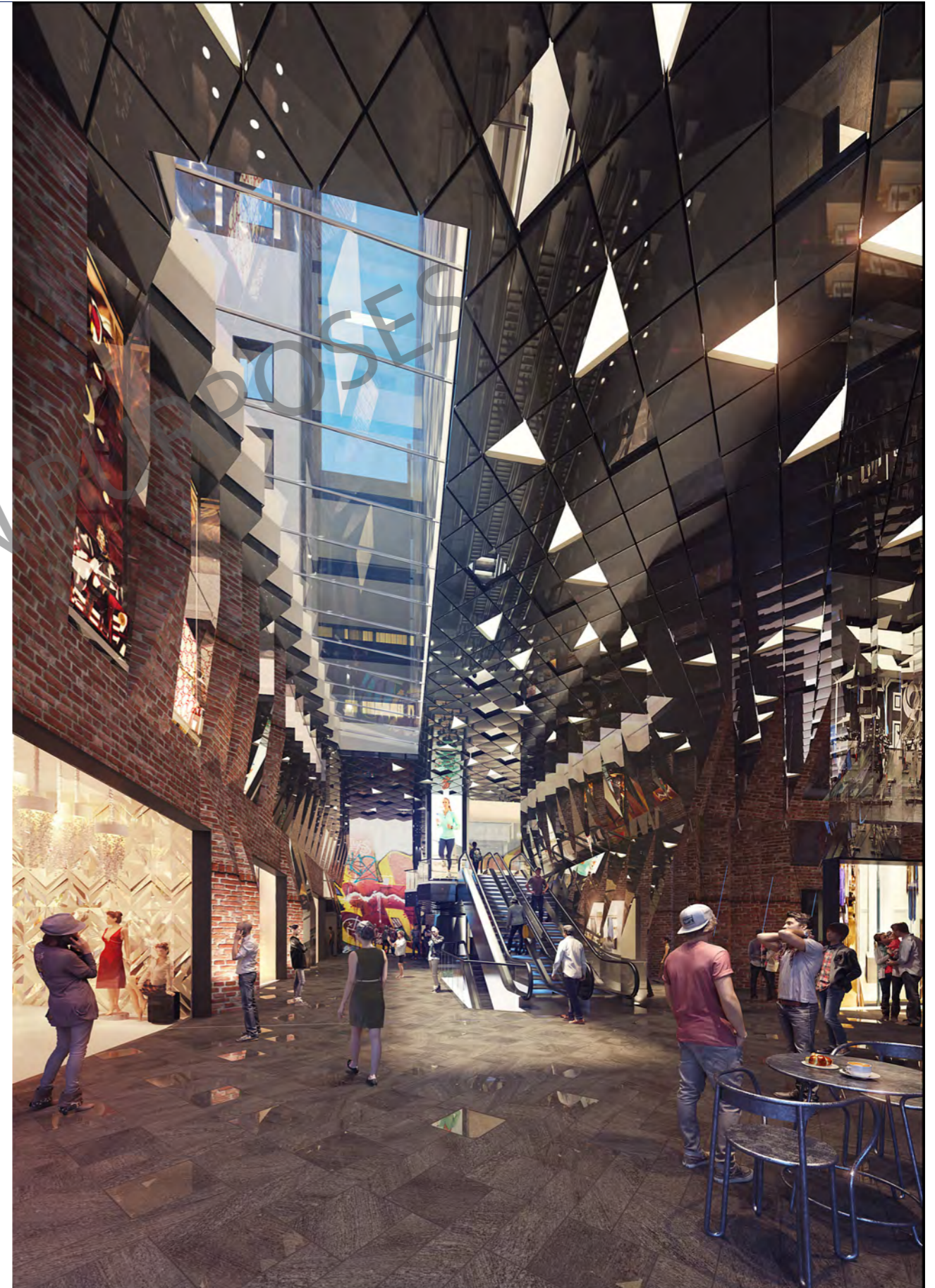
## INTERNAL ARCADE

## TRANSITION SPACE CONCEPT DESIGN

The internal arcade is an important addition to the Melbourne pedestrian experience – allowing the natural filtration of pedestrians moving north and south, while celebrating the highly valued Union Lane and Causeway links. From this experiential retail space, visitors have access to Level 1 tenancies or can descend to the Basement level and enter the major retail tenants on this floor, and potentially, access the adjacent David Jones food hall by traversing under Union Lane.

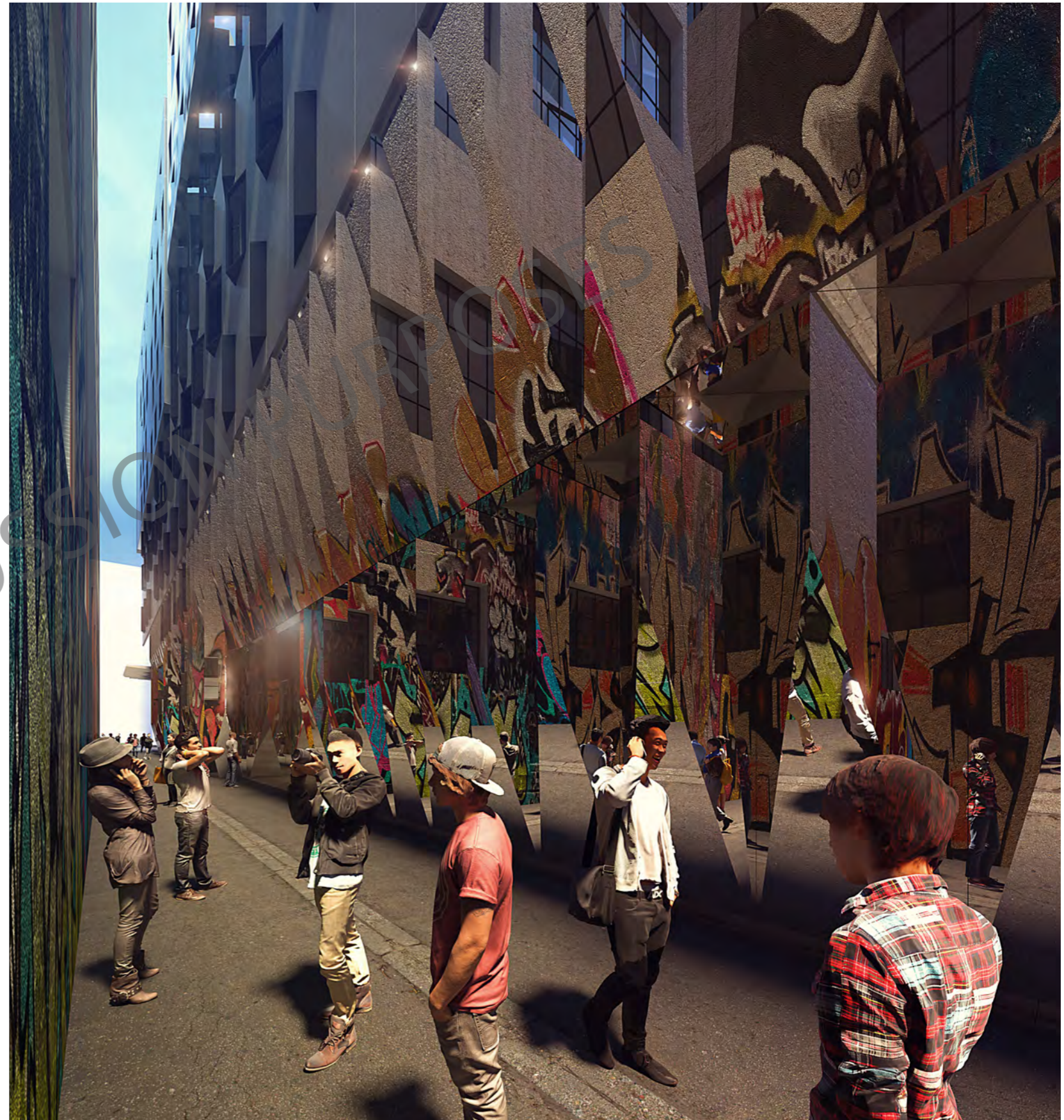
The assembly of buildings above the arcade creates a voluminous triple height space, allowing large linear skylights to deliver natural and direct light into the heart of the space providing a 'blue sky' outlook. The same opportunity existings in the north-south section of the arcade providing light throughout the internal space.

The sculptural treatment of the walls and ceilings add to the arcade experience referencing the existing arcades throughout Melbourne via planning and materiality, while adding a contemporary response with a visually interesting aesthetic linking the urbane masonry treatment of The Causeway, the service lane and graffiti aesthetic of Union Lane, and the fashion interface at Little Collins Street.



## STREETSCAPE CONCEPT DESIGN

An inversion of the existing gritty urban laneway character employing mirrored lenticular to reflect and amplify the graffiti art for which the lane is renowned. Creating a truly remarkable and singular Melbourne Laneway experience.



UNION LANE - LOOKING SOUTH

LANEWAY AND ARCADE CHARACTER

THE CAUSEWAY - F&B TENANCIES



THE CAUSEWAY - PROPOSED F&B ZONE

LANEWAY CHARACTER, Retain active edges and laneway spill out seating. Mix of signs/canopies, with small grain shopfronts.

TENANCY TYPOLOGY, Small scale through-tenancies activated from internal and external laneways.



# BUILDING FORM AND COMPOSITION

## BOURKE STREET FACADE



EXISTING BUILDING FACADE



PROPOSED BUILDING FACADE

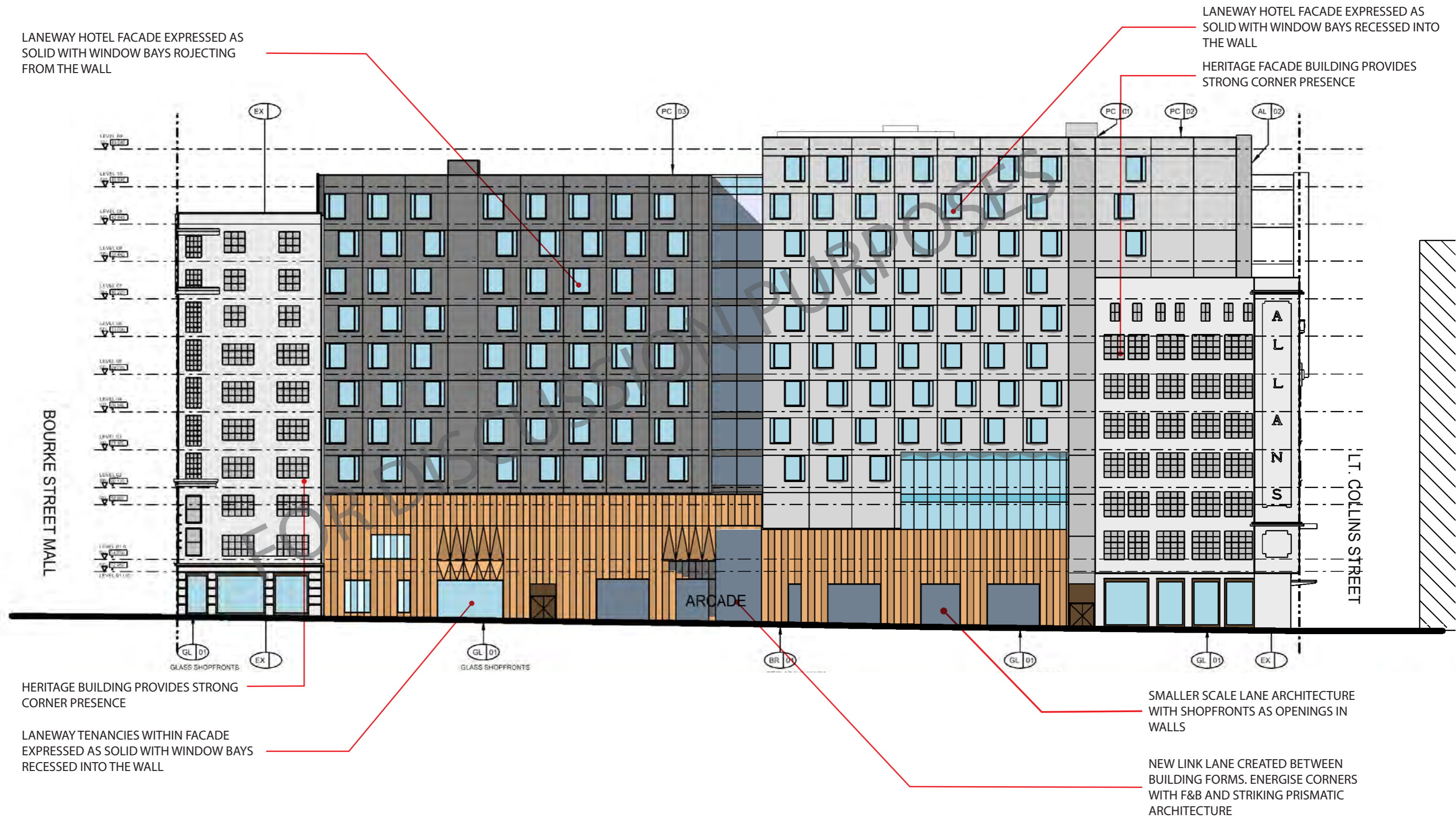
BUILDING FORM AND COMPOSITION

# UNION LANE STREETScape DESIGN RESPONSE



BUILDING FORM AND COMPOSITION

# CAUSEWAY STREETSCAPE DESIGN RESPONSE



LANEWAY HOTEL FACADE EXPRESSED AS SOLID WITH WINDOW BAYS PROJECTING FROM THE WALL

LANEWAY HOTEL FACADE EXPRESSED AS SOLID WITH WINDOW BAYS RECESSED INTO THE WALL

HERITAGE FACADE BUILDING PROVIDES STRONG CORNER PRESENCE

HERITAGE BUILDING PROVIDES STRONG CORNER PRESENCE

LANEWAY TENANCIES WITHIN FACADE EXPRESSED AS SOLID WITH WINDOW BAYS RECESSED INTO THE WALL

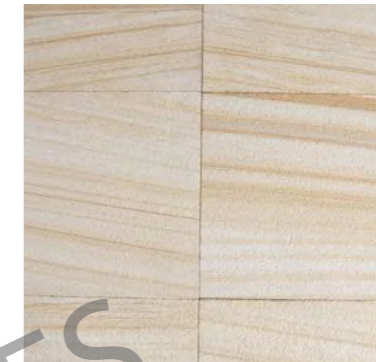
SMALLER SCALE LANE ARCHITECTURE WITH SHOPFRONTS AS OPENINGS IN WALLS

NEW LINK LANE CREATED BETWEEN BUILDING FORMS. ENERGISE CORNERS WITH F&B AND STRIKING PRISMATIC ARCHITECTURE

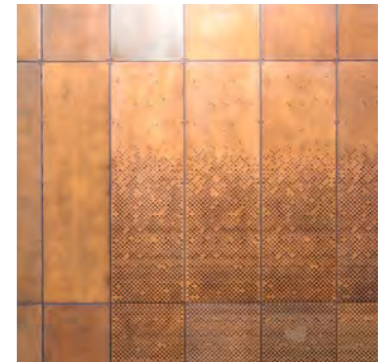


# BUILDING FORM AND COMPOSITION

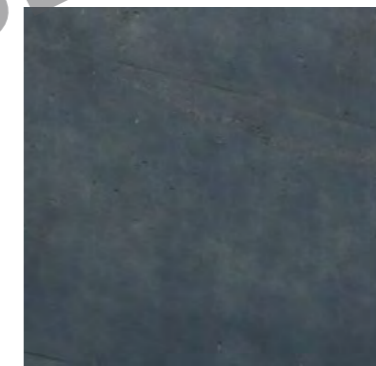
## BUILDING MATERIALITY



1. SAWN SAND STONE FACADE PANELS



2. METALIC BRONZE FACADE PANELS



3. PRECAST CONCRETE FACADE PANELS (DARK GRAY)



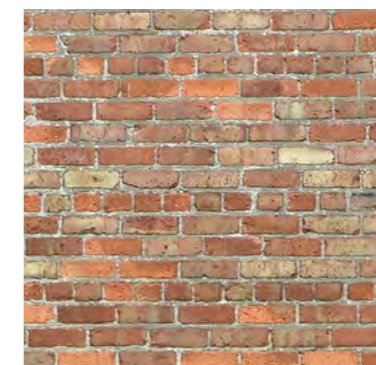
4. PRECAST CONCRETE FACADE PANELS (MID GRAY)



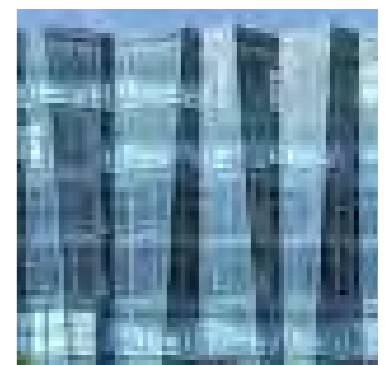
5. CANOPY GLASS - WITH APPLIED FRIT



6. MIRROR FINISH METAL PANELS



7. RECLAIMED BRICK



8. FACADE GLASS

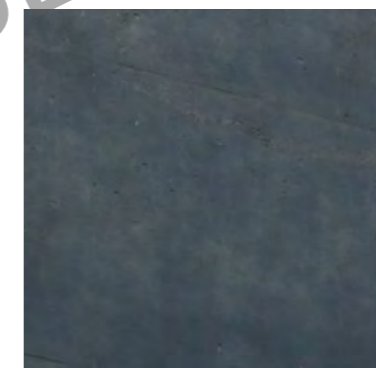
# BUILDING FORM AND COMPOSITION BUILDING MATERIALITY



1. METALIC BRONZE FACADE PANELS



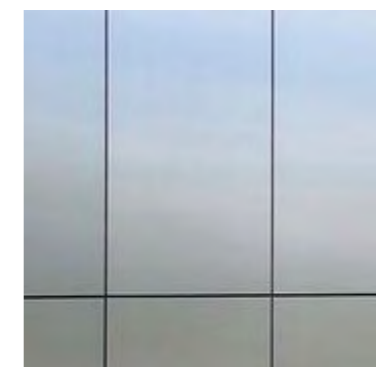
2. SAWN SAND STONE FACADE PANELS



3. PRECAST CONCRETE FACADE PANELS (DARK GRAY)



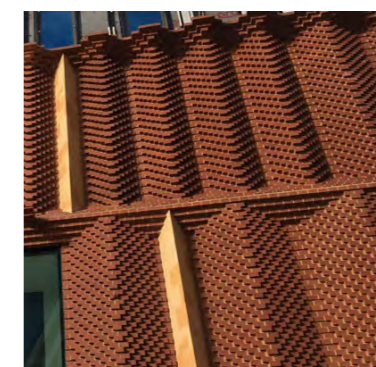
4. PRECAST CONCRETE FACADE PANELS (MID GRAY)



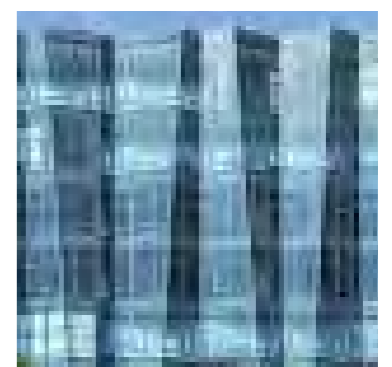
5. ALUMINUM PANEL



6. CANOPY GLASS - WITH APPLIED FRIT



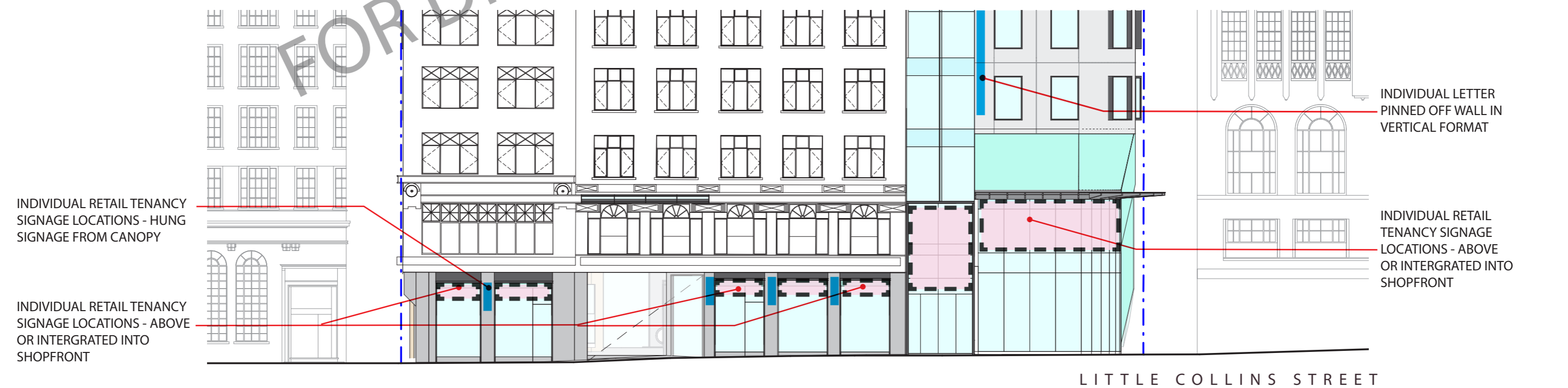
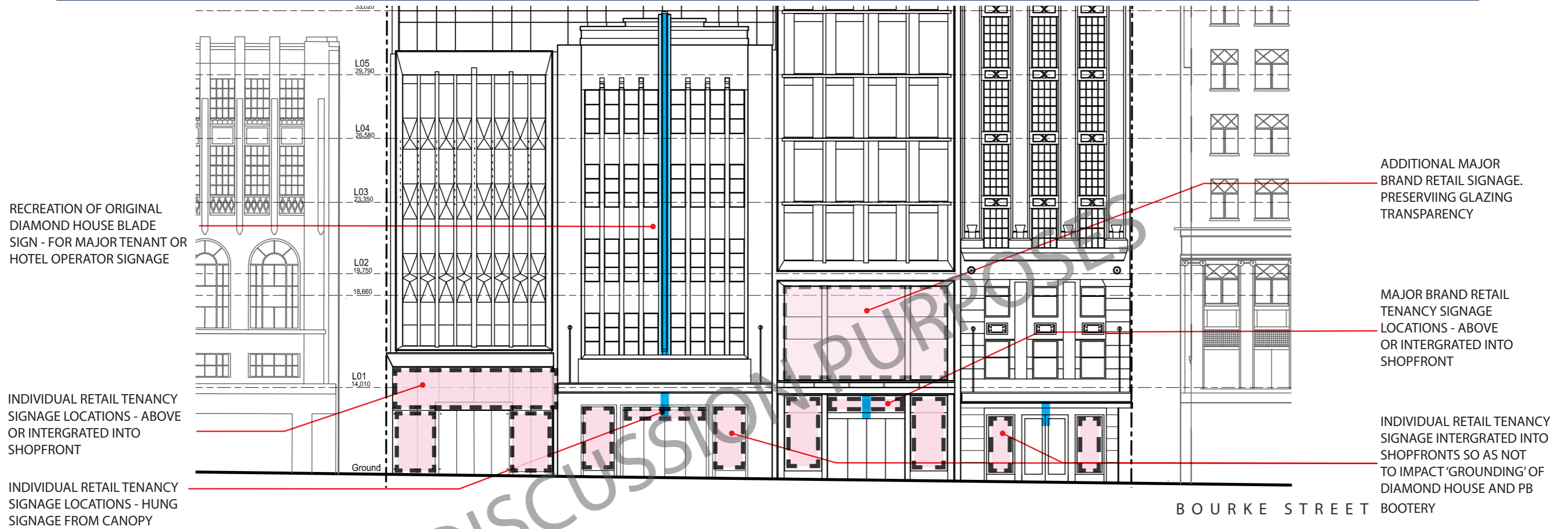
7. RECLAIMED BRICK - LENTICULAR PATTERN



8. FACADE GLASS

SIGNAGE STRATEGY

BOURKE STREET-LT. COLLINS STREET SIGNAGE ZONES



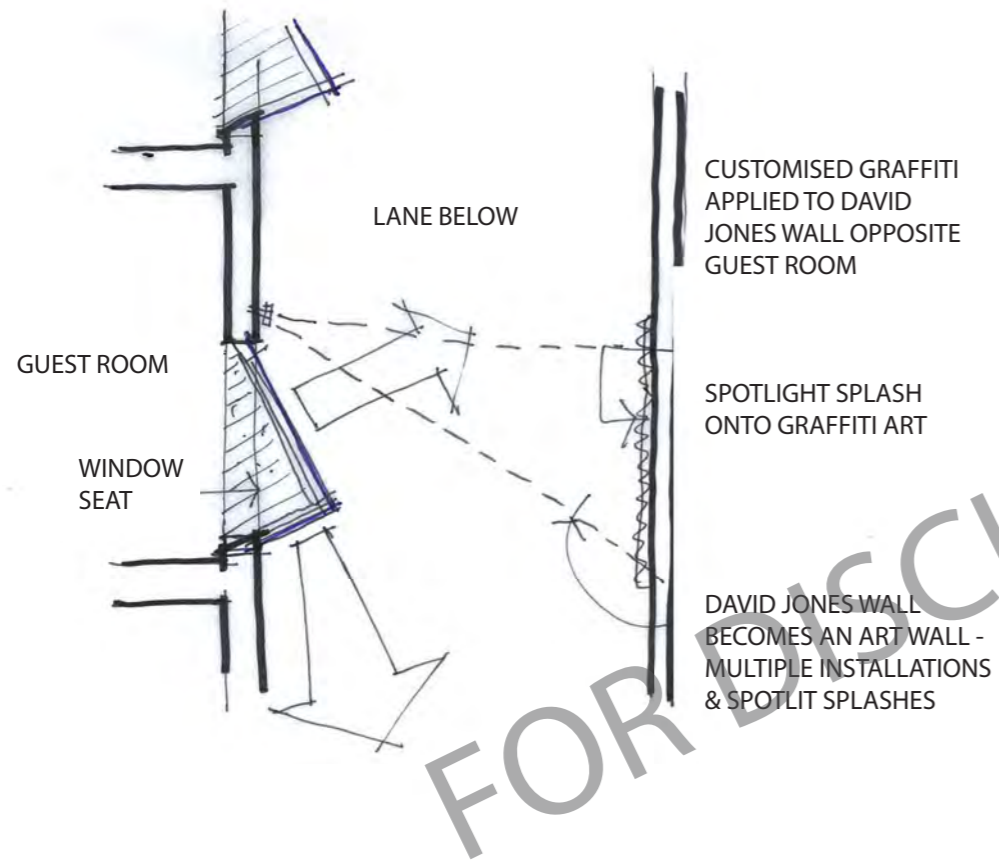
SIGNAGE STRATEGY

# UNION LANE - THE CAUSEWAY SIGNAGE ZONES

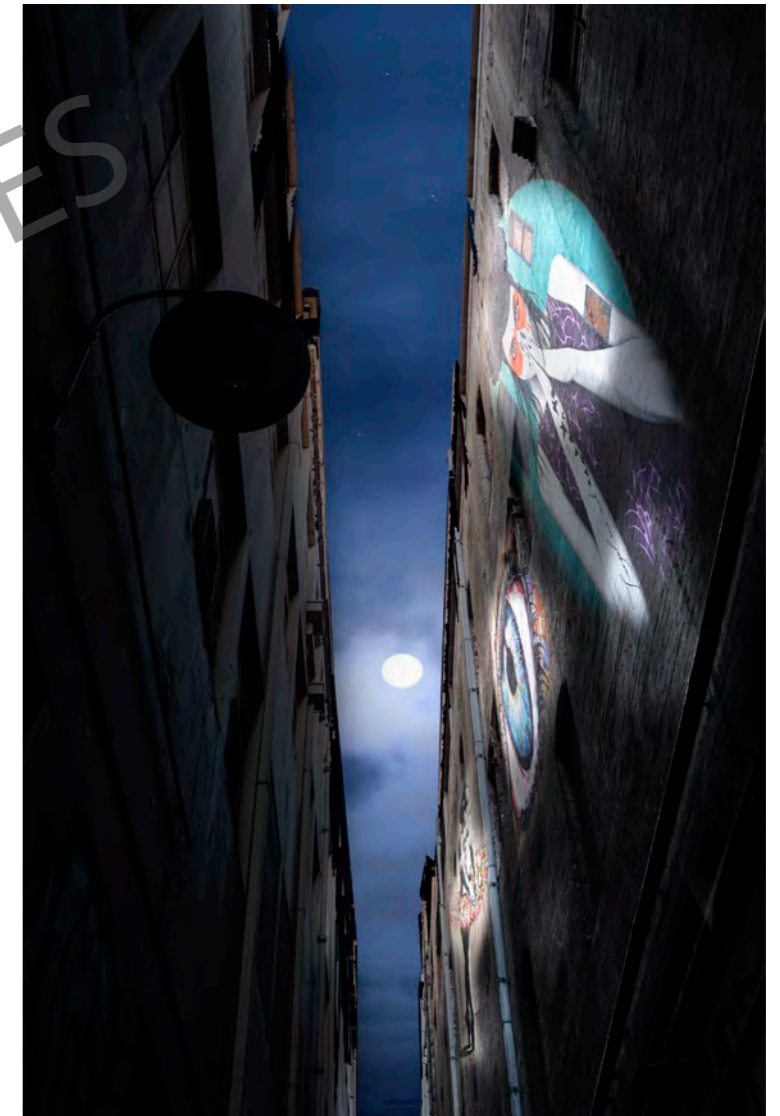


# PLACEMAKING AND ART OVERLAY ART OVERLAY

## ROOM ART EXPERIENCE CURATED GRAFFITI ART TO DAVID JONES WALL



Angled projecting bay window to broaden view from rooms - and reduce cross view at Causeway Hotel Interface. Also, with colour, providing an interesting 'graffiti' colour touch to the hotel facade



# APPENDIX: BOOK OF PLANS



APPENDIX

DEVELOPMENT SCHEDULE

**THE WALK - DEVELOPMENT SCHEDULE**

	Number/ Rooms	B02		B01		GFA		L01		L02		L03		L04		L05		L06		L07		L08		L09		L10		RF	
		GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2	GFA m2	NLA m2
		2717		3586		3237		3070		2944		2826		2826		2687		2348		2296		2296		2018		1269		67	

BOH/Services																														
EOT		181																												
Bin Store		87																												
Retail BOH			556																											
Hotel BOH			1451																											

RETAIL																														
Major Brand Tenant	1						836		1064																					
F&B Tenancies	4						294																							
Retail Tenancies	11				2762		1152		475																					

GYM																														
	1								1159																					

HOTEL																														
Arrival/Café							277																							
HOTEL A	261								(Rooms) 44	(Rooms) 64	(Rooms) 64	(Rooms) 38	(Rooms) 51																	
Lobby/reception									1560	2527	2527	1473	2065																	
Kitchen									105																					
Bar									134																					
Restaurant									127																					
Meeting									192																					
Amenities									119																					
BOH Areas									63																					
									144	144	144	60	125																	
HOTEL B	180													(Rooms) 52	(Rooms) 53	(Rooms) 46	(Rooms) 29													
Lobby/reception/Lounge														2040	2085	1793	1097													
Kitchen																														
Restaurant & Bar																														
Amenties																														
BOH Areas																														

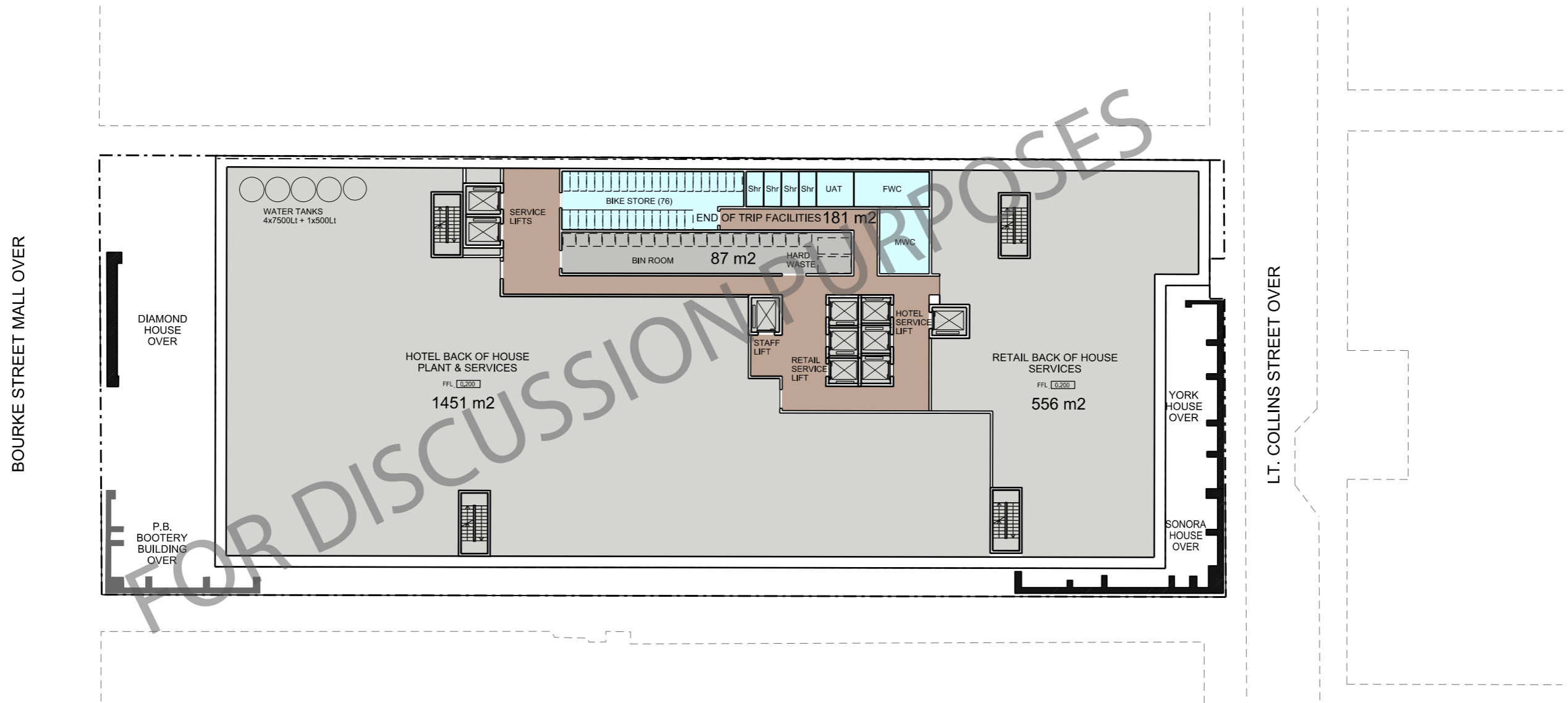
Totals		Rooms	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	NLA
		441	2717	2007	3586	2762	3237	2559	3070	2698	2944	2444	2826	2671	2826	2671	2687	2499	2348	2190	2296	2108	2296	2169	2018	1871	1269	1175	67	0

Other Zones, Excluded from GFA/NLA areas																														
Courtyards/Terraces									440		158								241											
Balconies																109					131					32				
Plant																													175	
Roof																										235		675	1094	

<b>Total Development GFA</b>	<b>34187</b>
<b>Total Retail NLA</b>	<b>7139</b>
<b>Total Gym NLA</b>	<b>1159</b>
<b>Total Hotel Shared NLA</b>	<b>1728</b>
<b>Total Hotel A NLA</b>	<b>11509</b>
<b>Total Hotel B NLA</b>	<b>8289</b>
<b>Total NLA</b>	<b>29824</b>

APPENDIX

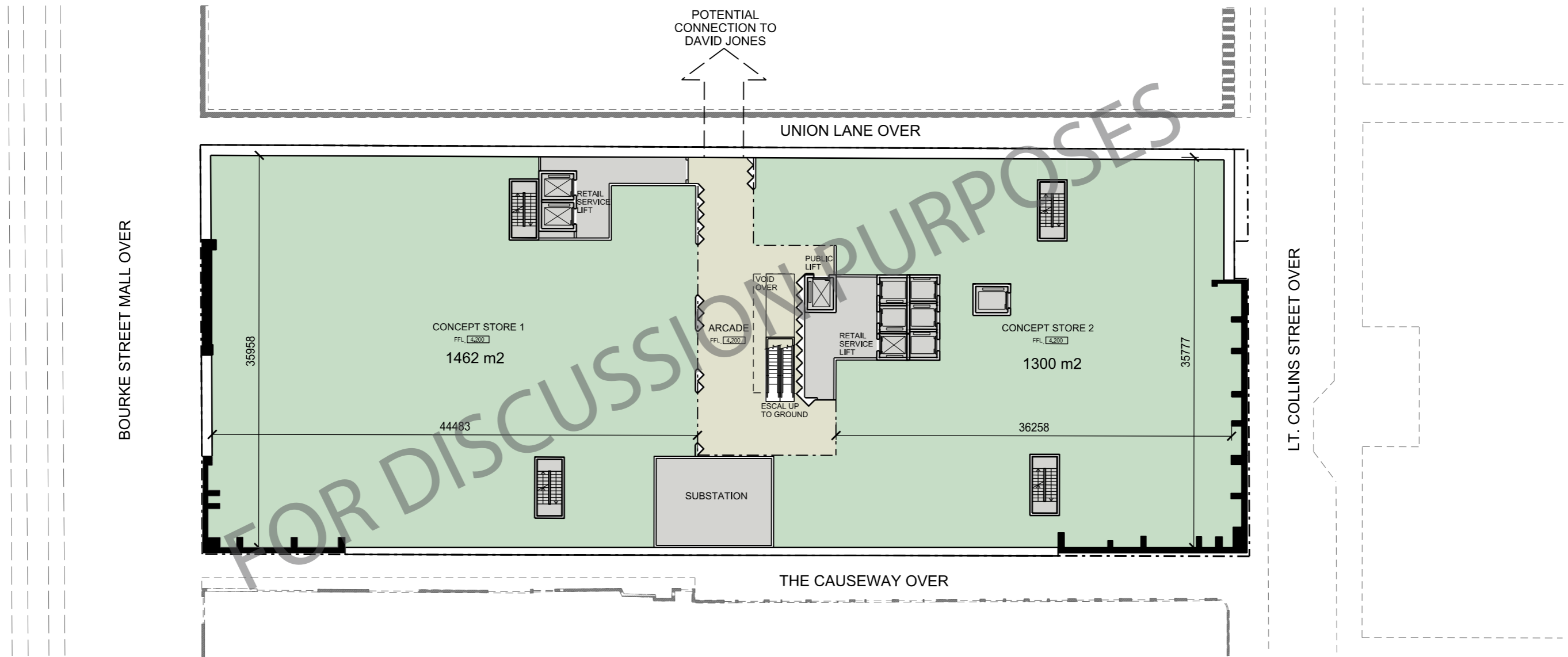
LEVEL B02 PLAN





APPENDIX

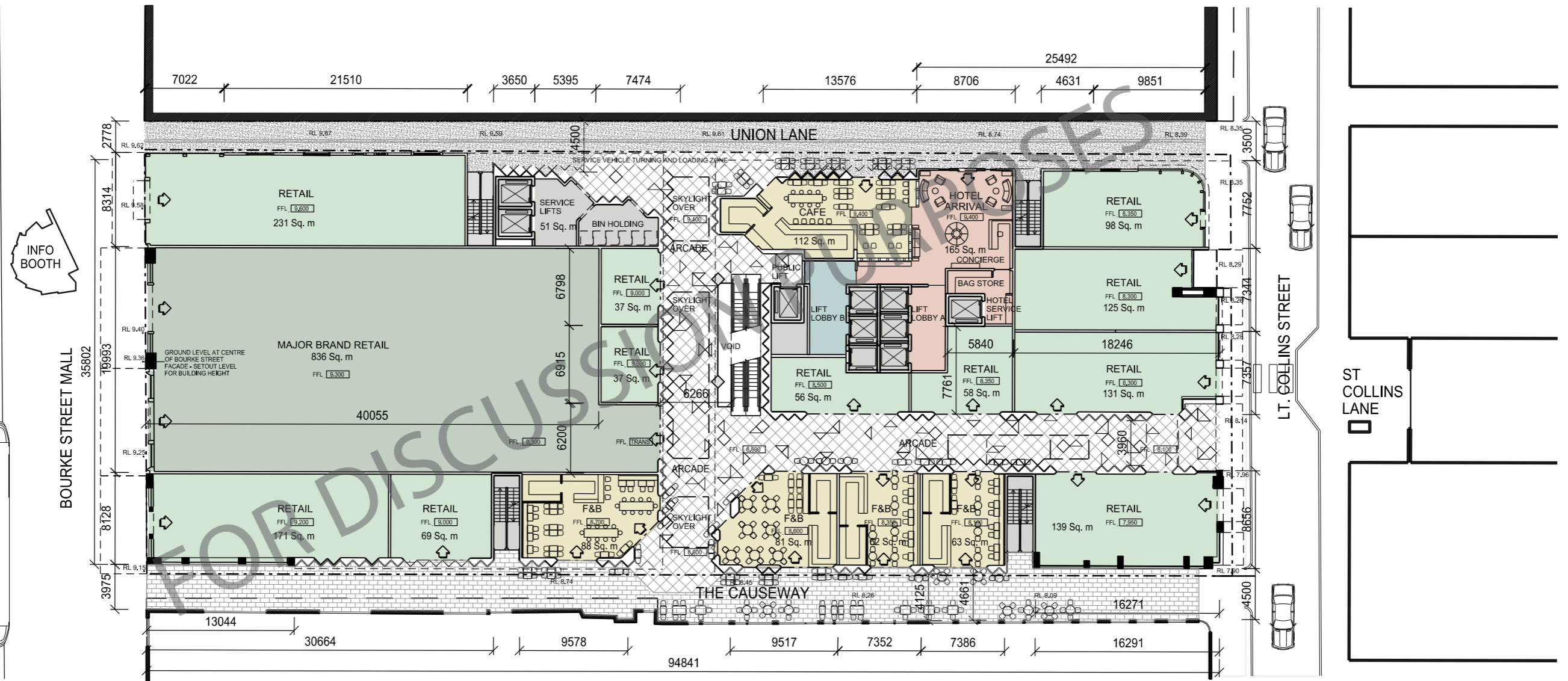
LEVEL B01 PLAN



CONCEPT STORE 1	1462 SQM
CONCEPT STORE 2	1300 SQM
<b>TOTAL B1 RETAIL</b>	<b>2762 SQM</b>

APPENDIX

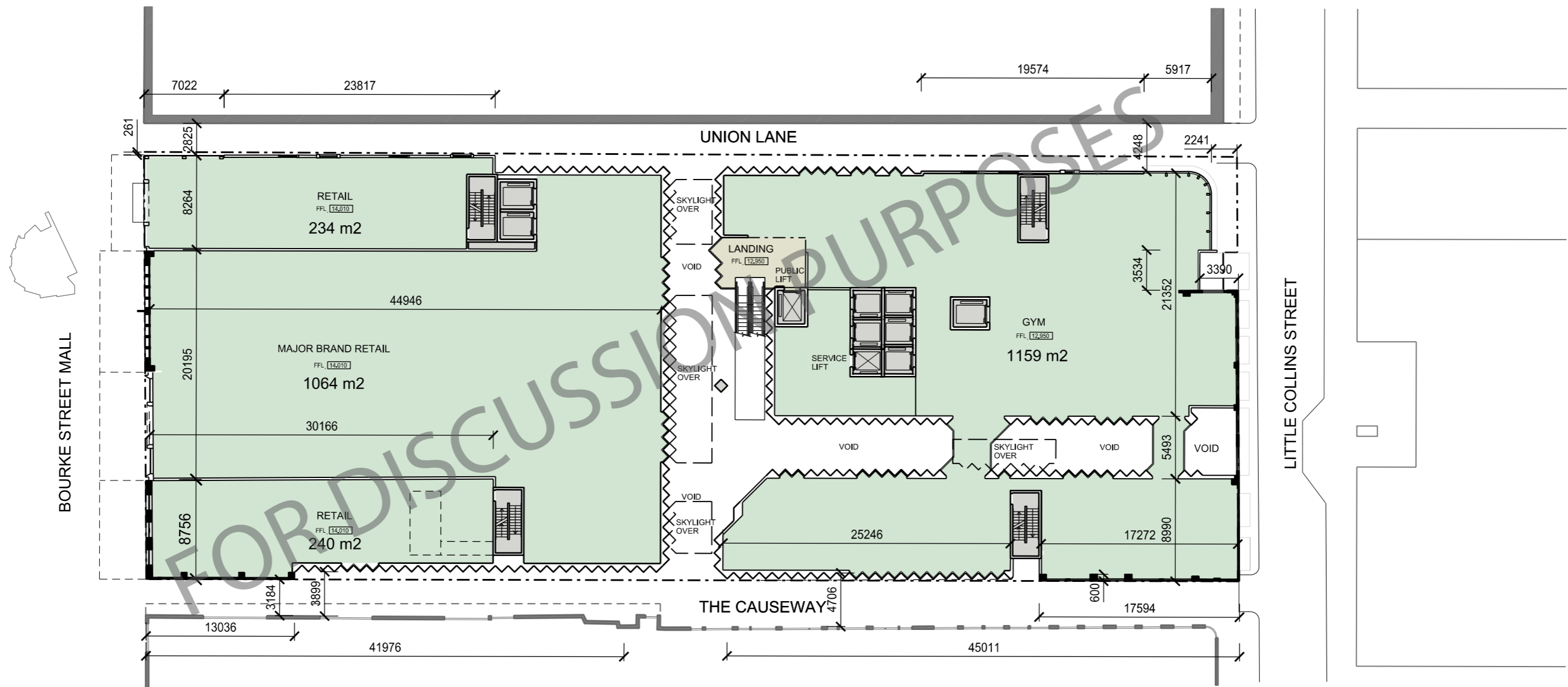
LEVEL GF PLAN



MAJOR BRAND FASHION RETAIL	836 SQM
RETAIL	1,152 SQM
F+B	294 SQM
HOTEL ARRIVAL & CAFE	277 SQM
<b>GROUND LEVEL RETAIL GLAR</b>	<b>2,559 SQM</b>

APPENDIX

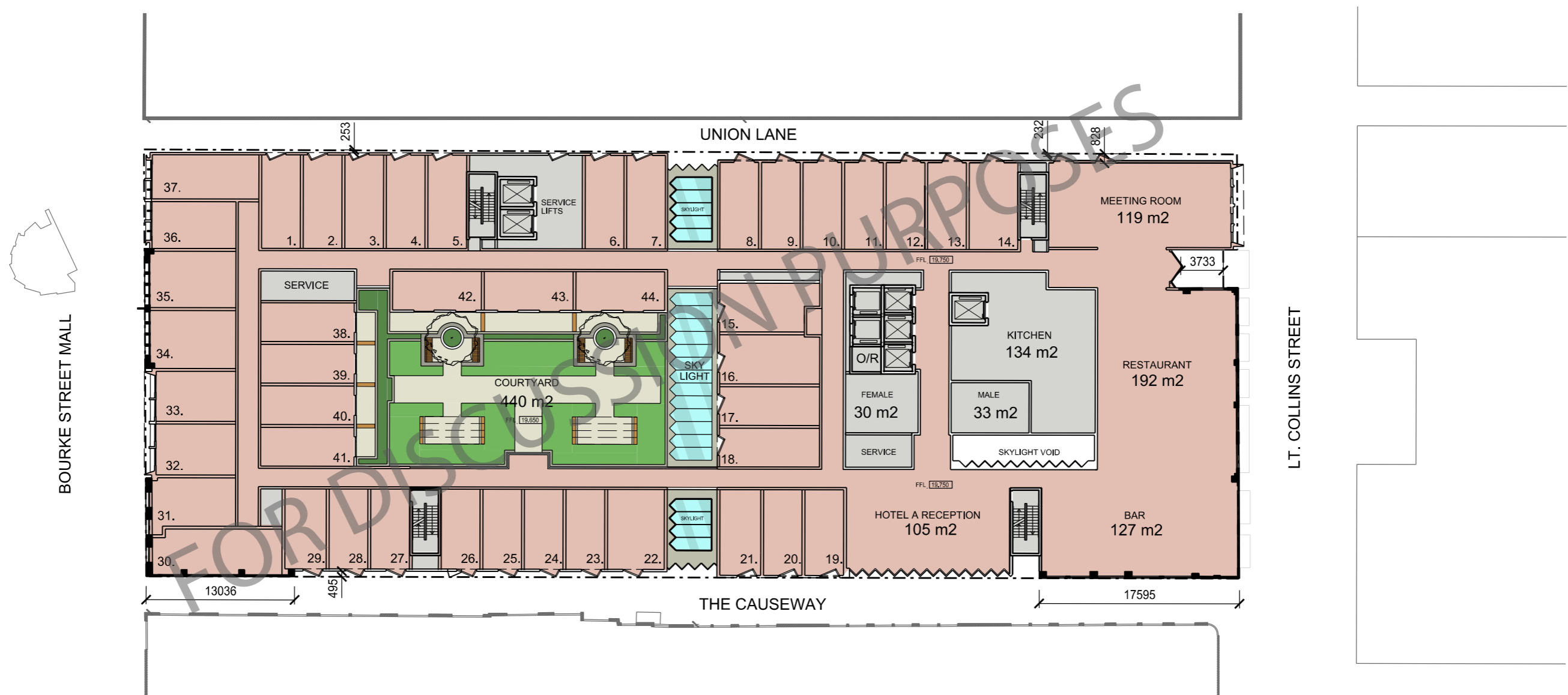
LEVEL L01 PLAN



MAJOR BRAND FASHION RETAIL	1064 SQM
RETAIL	475 SQM
GYM	1159 SQM
<b>TOTAL L1 RETAIL</b>	<b>2698 SQM</b>

APPENDIX

# LEVEL L02 PLAN



HOTEL A 44 KEYS

APPENDIX

LEVEL L03 PLAN



HOTEL A 64 KEYS

APPENDIX

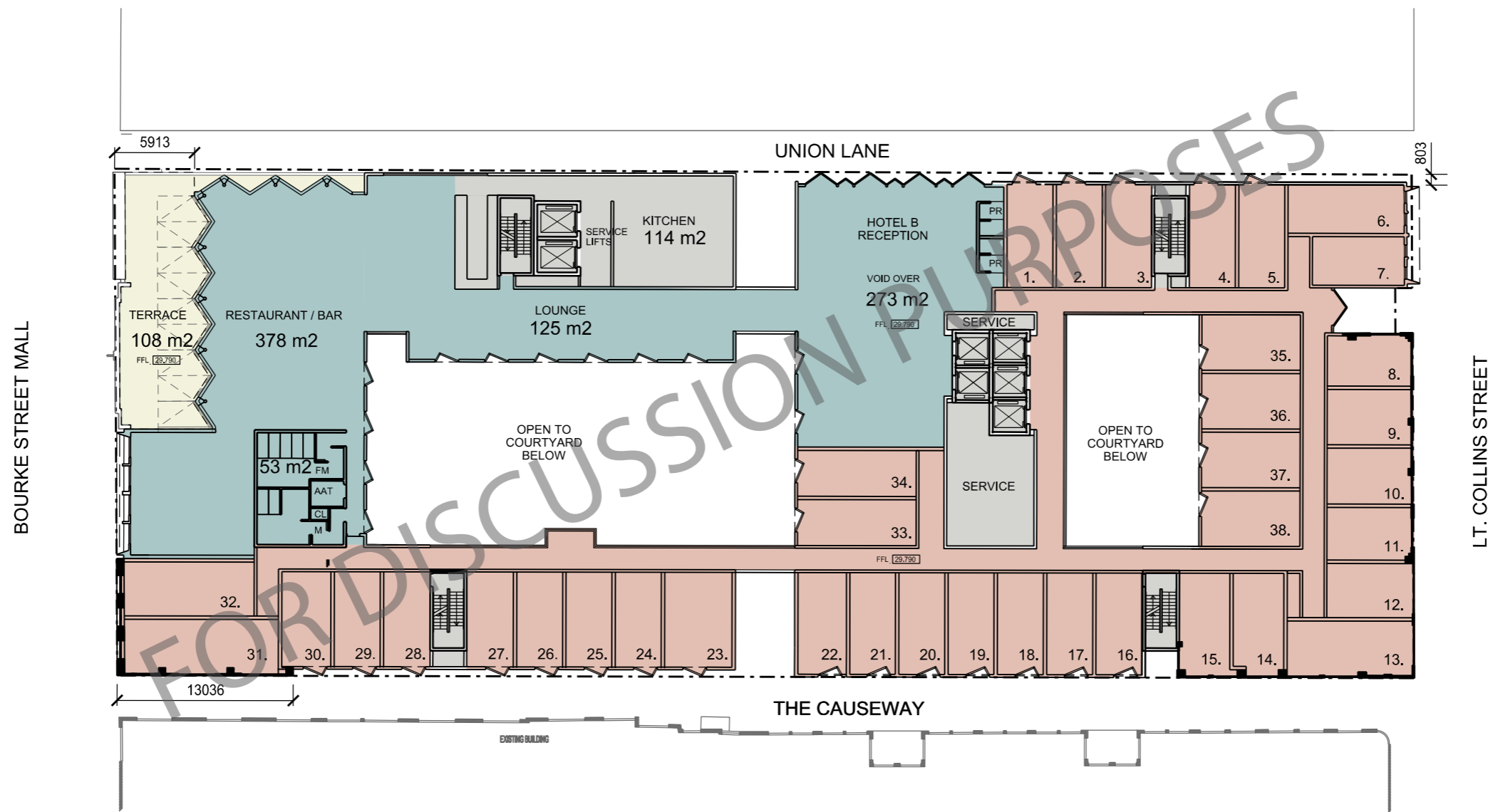
LEVEL L04 PLAN



HOTEL A 64 KEYS

APPENDIX

LEVEL L05 PLAN



HOTEL A 38 KEYS

APPENDIX

LEVEL L06 PLAN

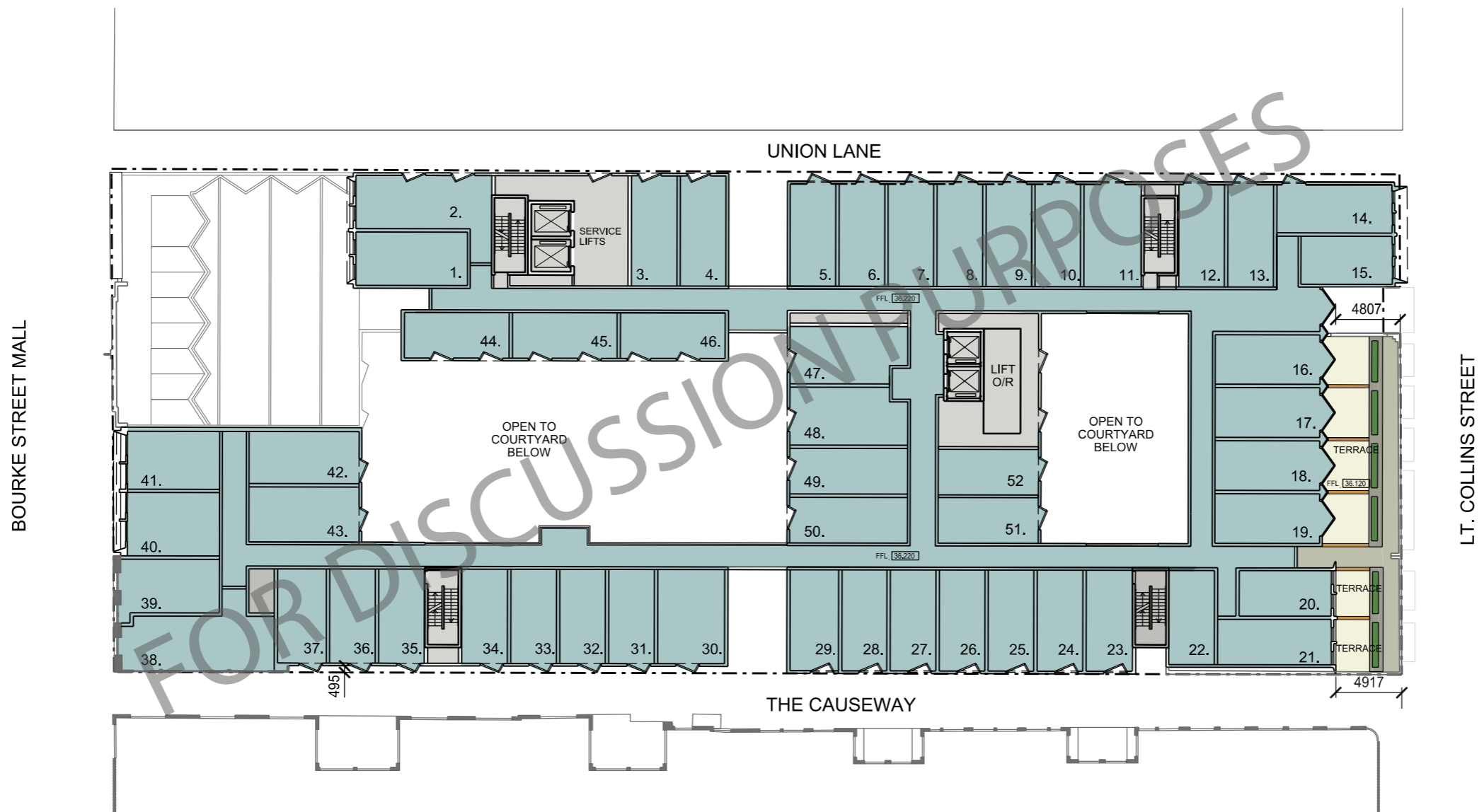


HOTEL A 51 KEYS



APPENDIX

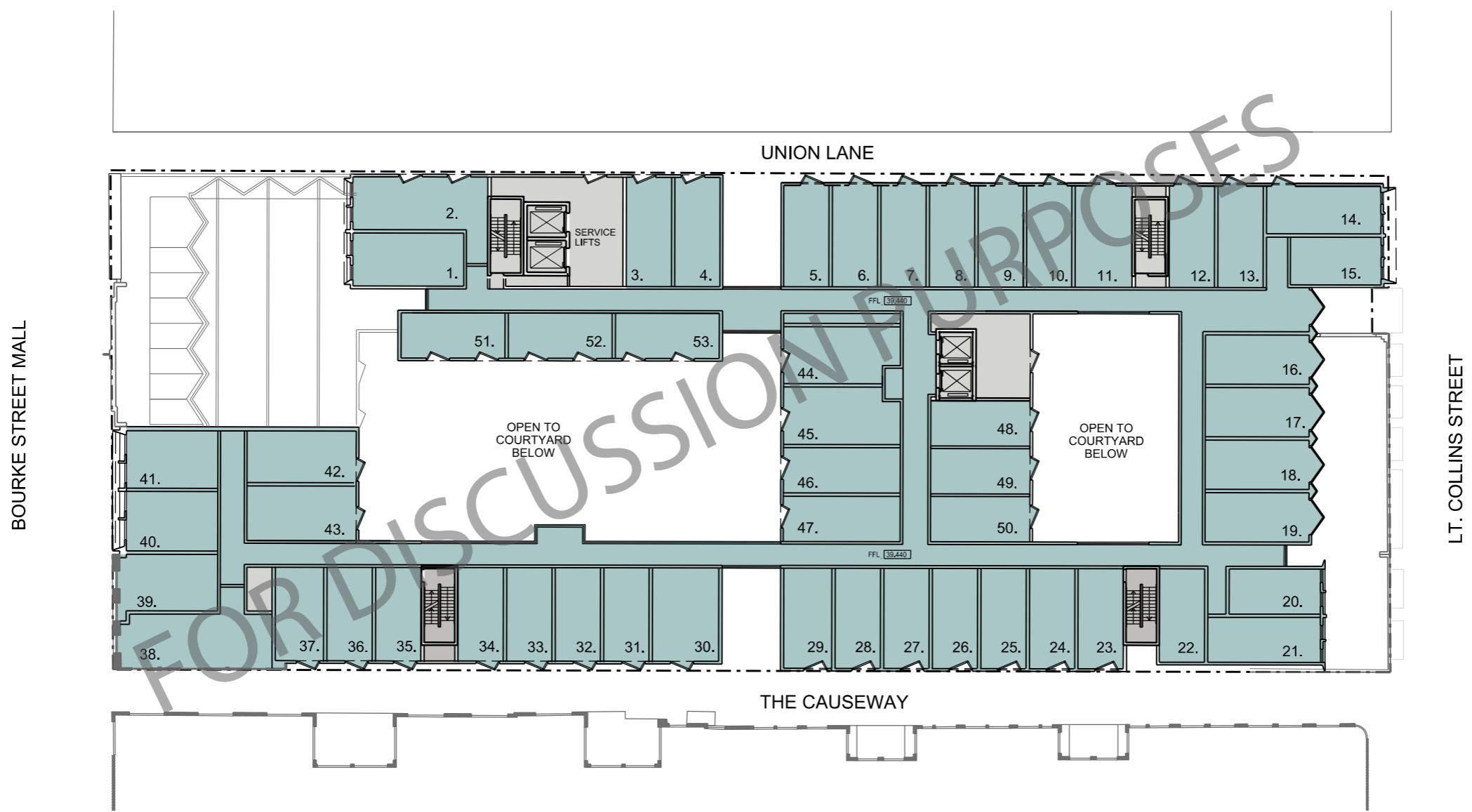
# LEVEL L07 PLAN



HOTEL B 52 KEYS

APPENDIX

LEVEL L08 PLAN



HOTEL B 53 KEYS

APPENDIX

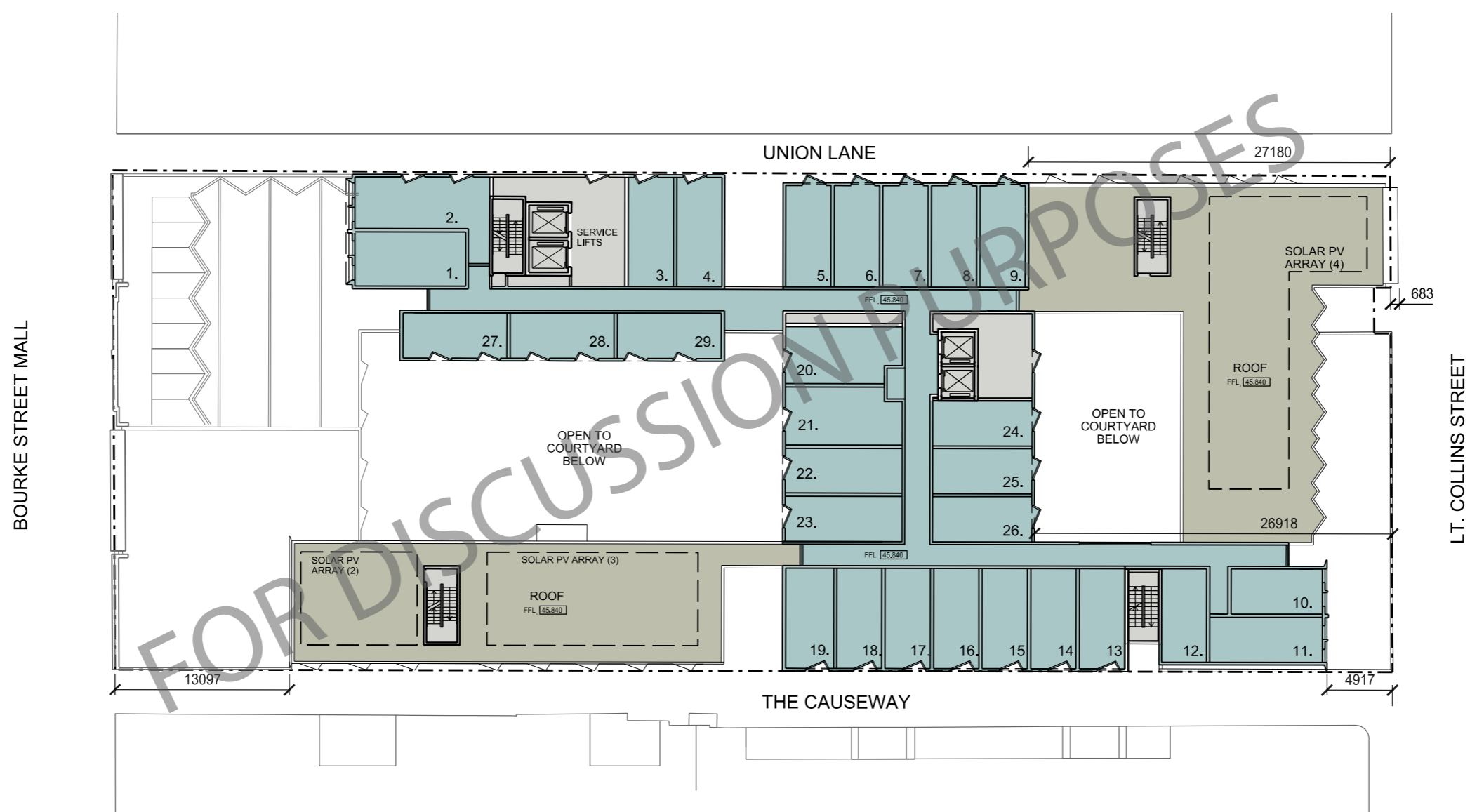
# LEVEL L09 PLAN



HOTEL B 46 KEYS

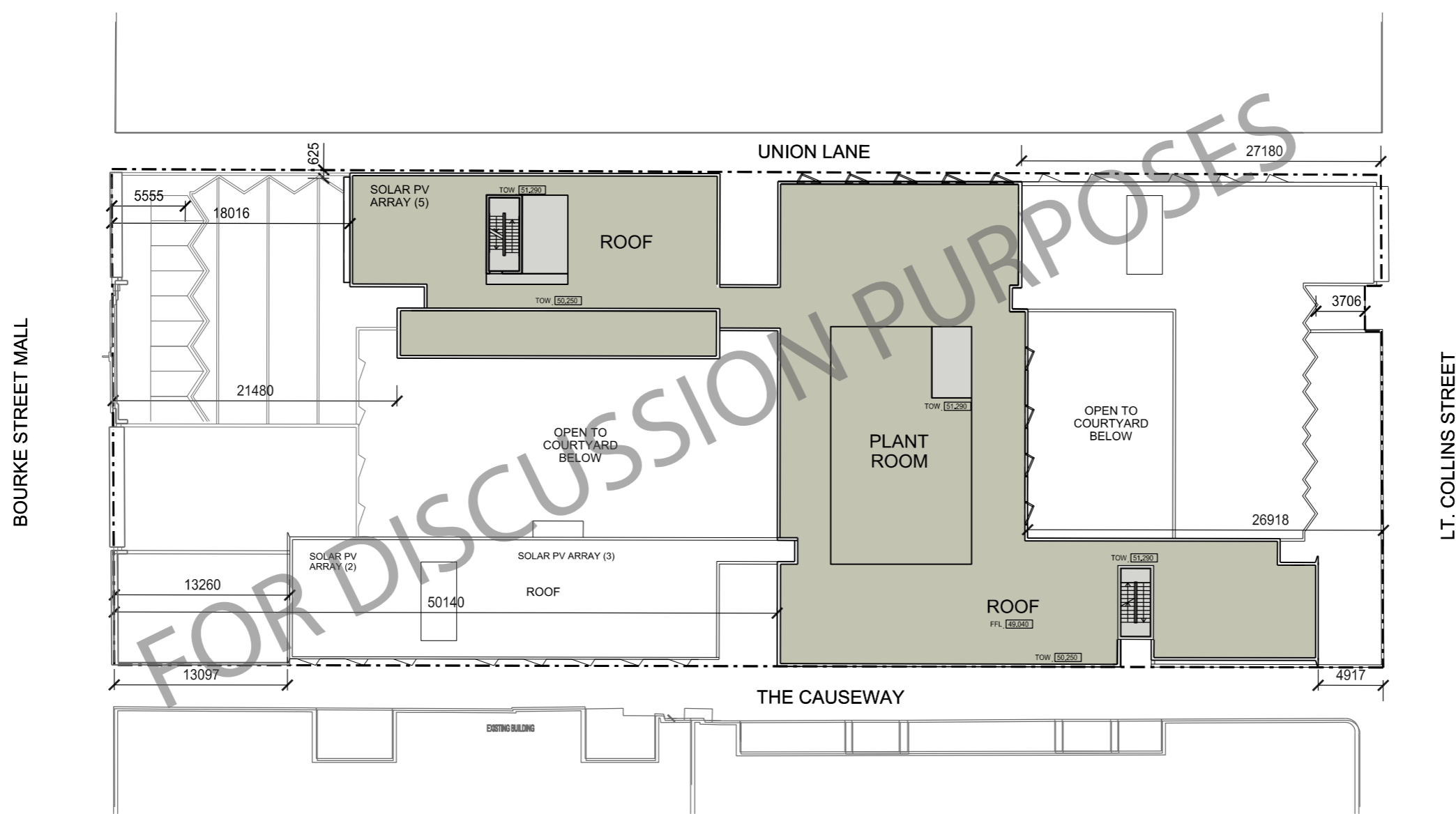
APPENDIX

LEVEL L10 PLAN

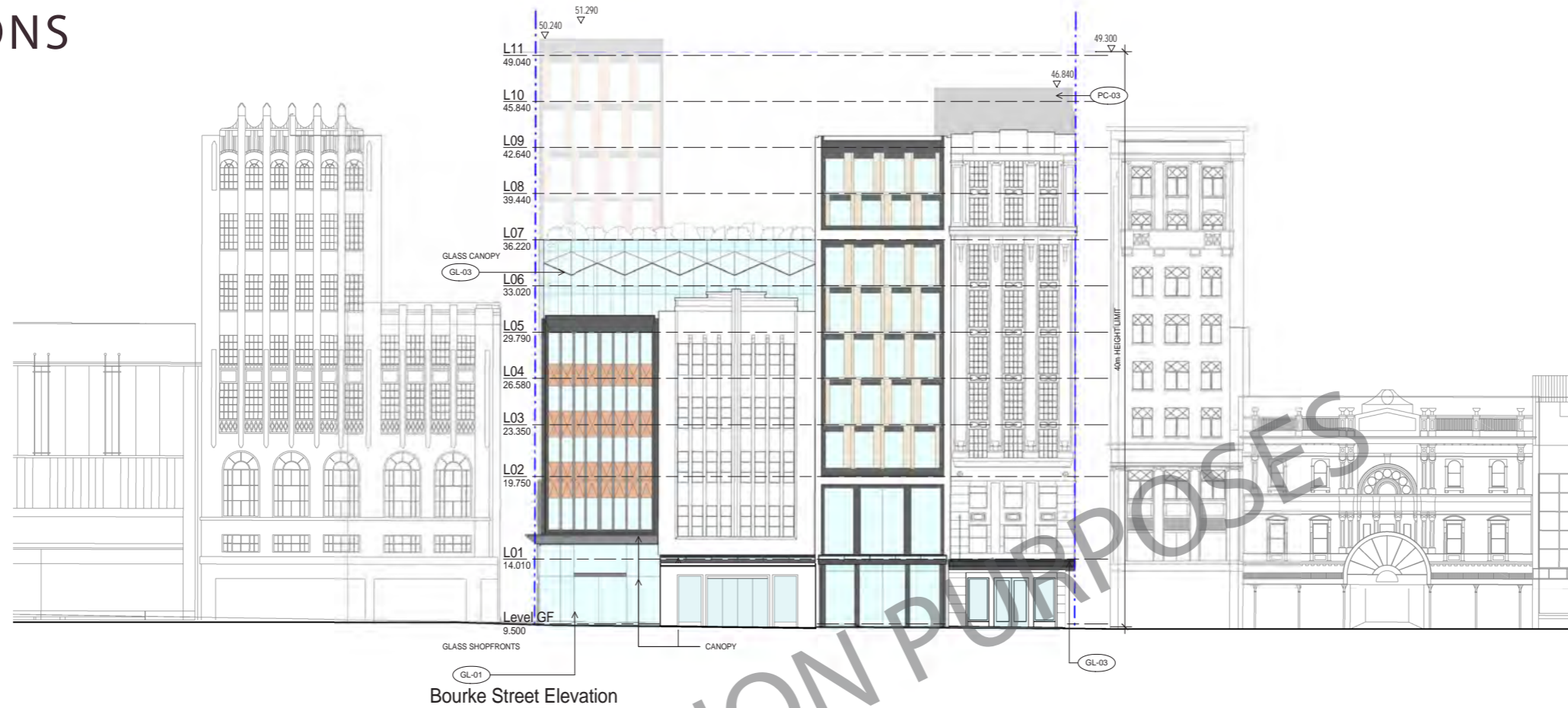


HOTEL B 29 KEYS

# APPENDIX ROOF PLAN



# APPENDIX ELEVATIONS



**LEGEND**

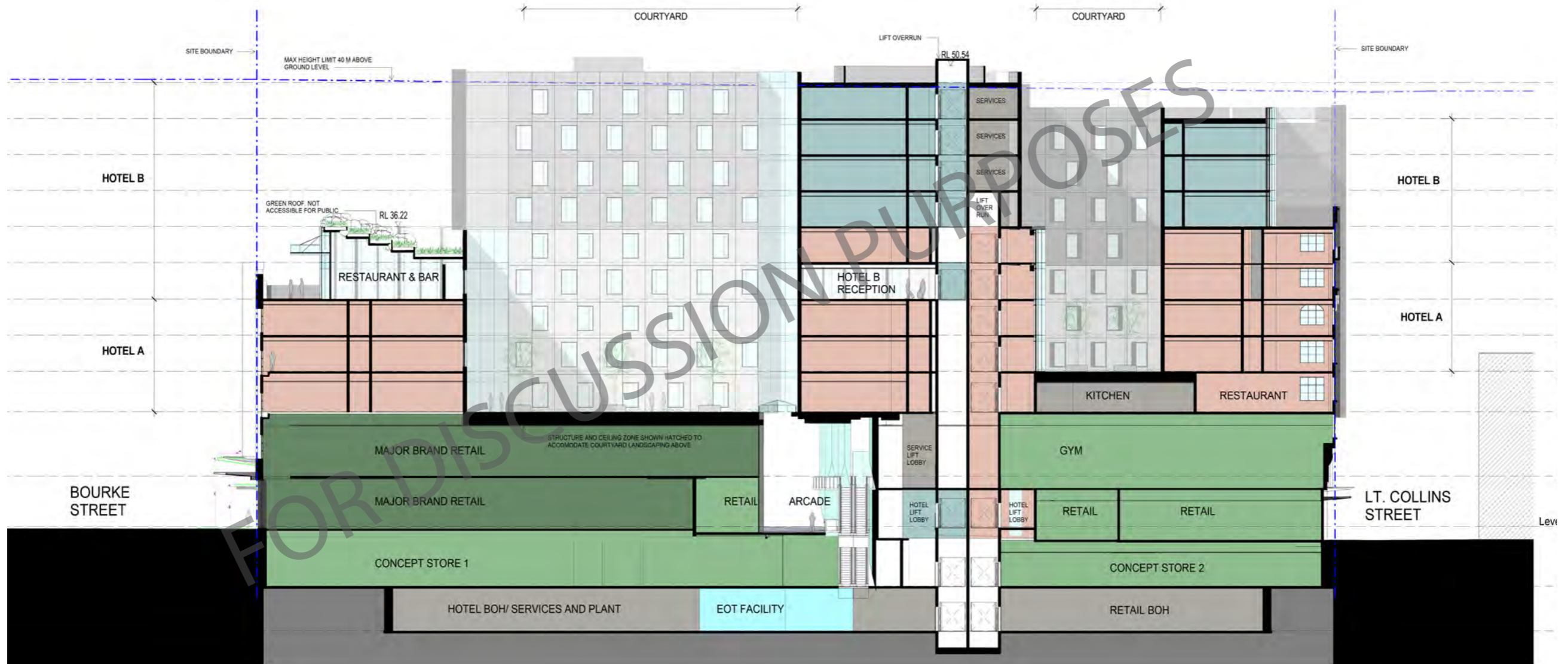
- AL-01 ALUMINIUM PANELS - BLACK
- AL-02 ALUMINIUM PANELS - BRONZE
- GL-01 GLASS CURTAIN WALL
- GL-02 SPANDREL GLASS
- GL-03 GLASS CANOPY
- MIR-01 MIRROR PANELS
- PC-01 PRECAST CONCRETE - WHITE
- PC-02 PRECAST CONCRETE - LIGHT GREY
- PC-03 PRECAST CONCRETE - DARK GREY
- STN-01 SANDSTONE CLADDING



# APPENDIX ELEVATIONS



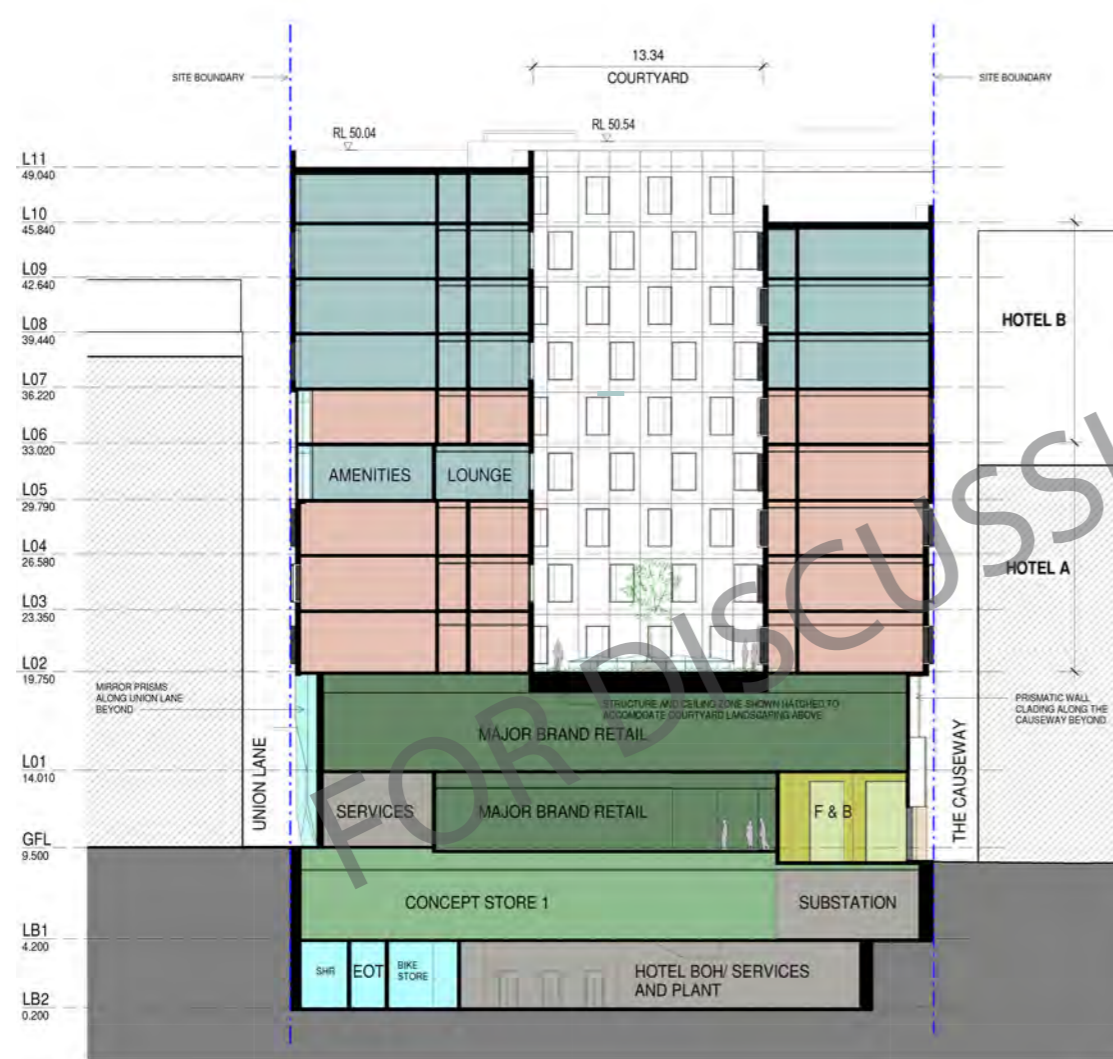
# APPENDIX SECTIONS



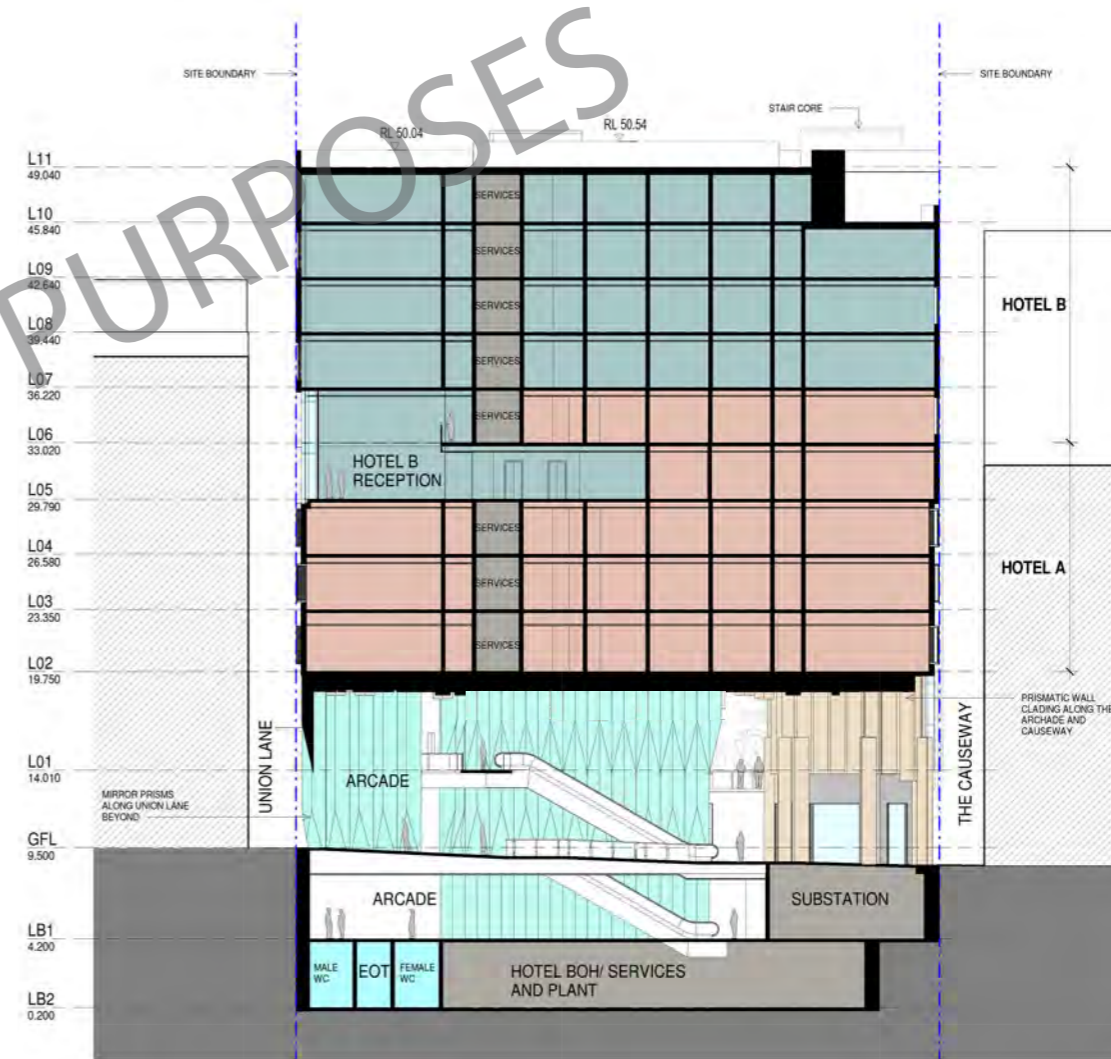
SECTION A



# APPENDIX SECTIONS

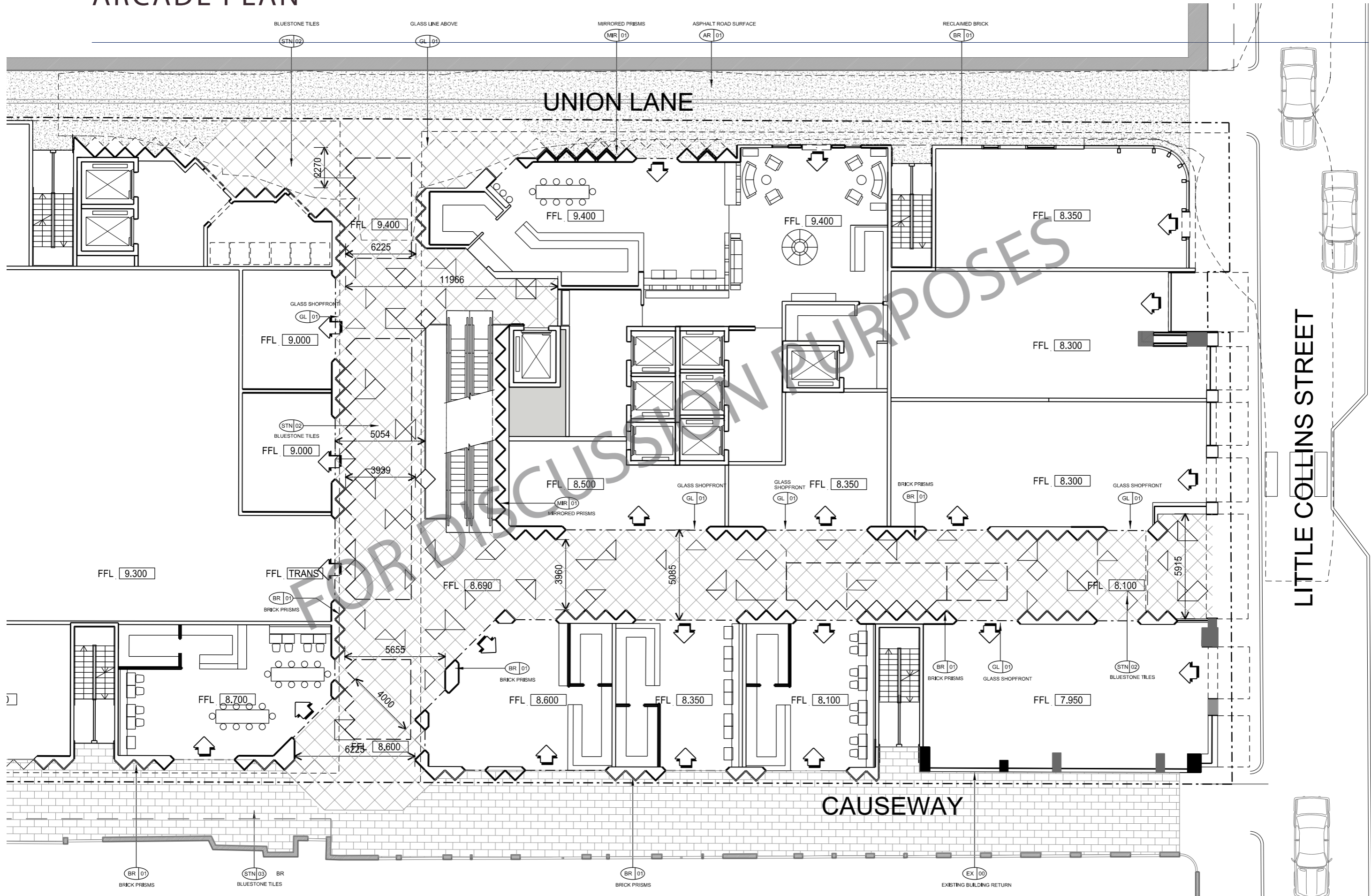


SECTION B



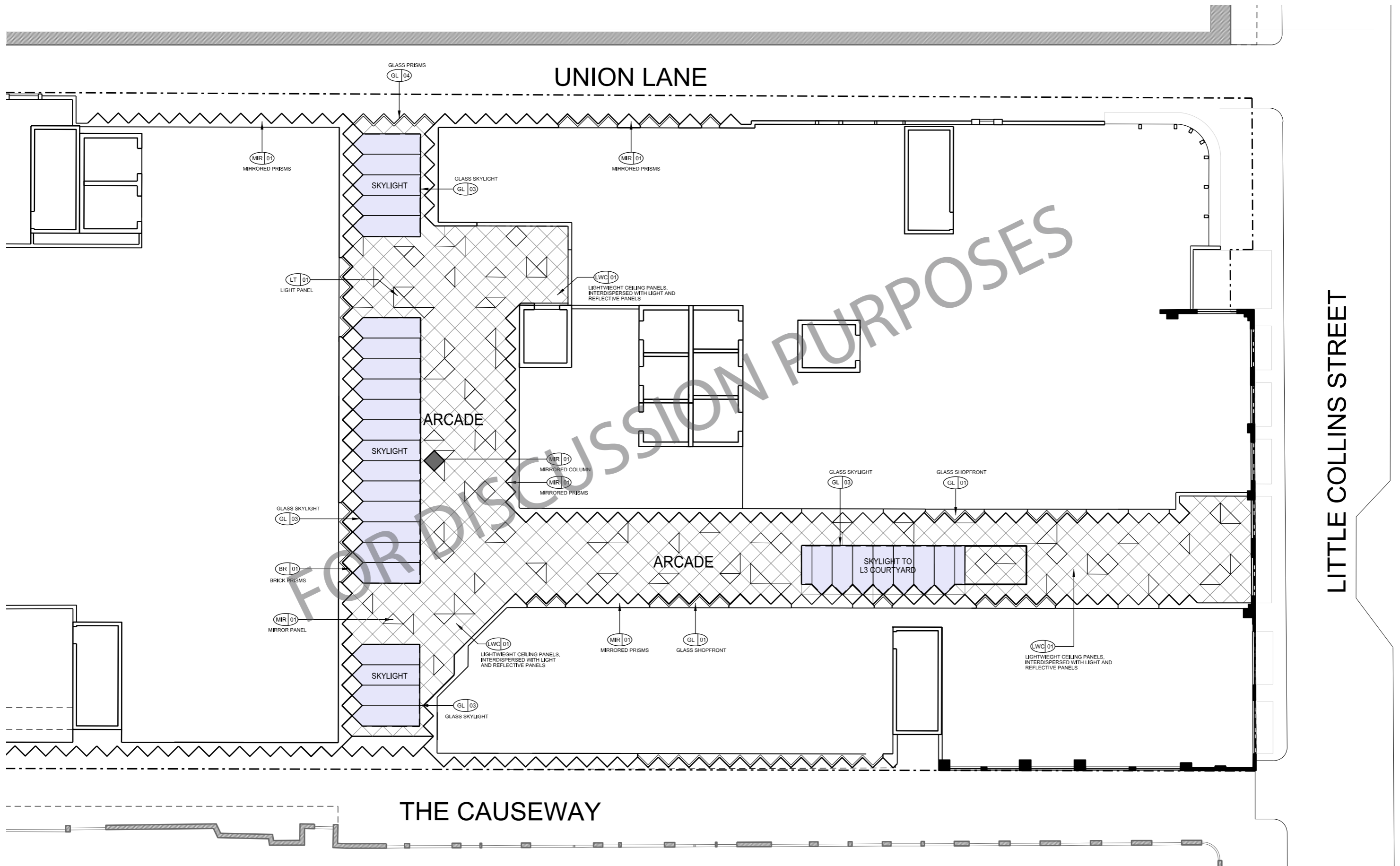
SECTION C

# APPENDIX ARCADE PLAN



APPENDIX

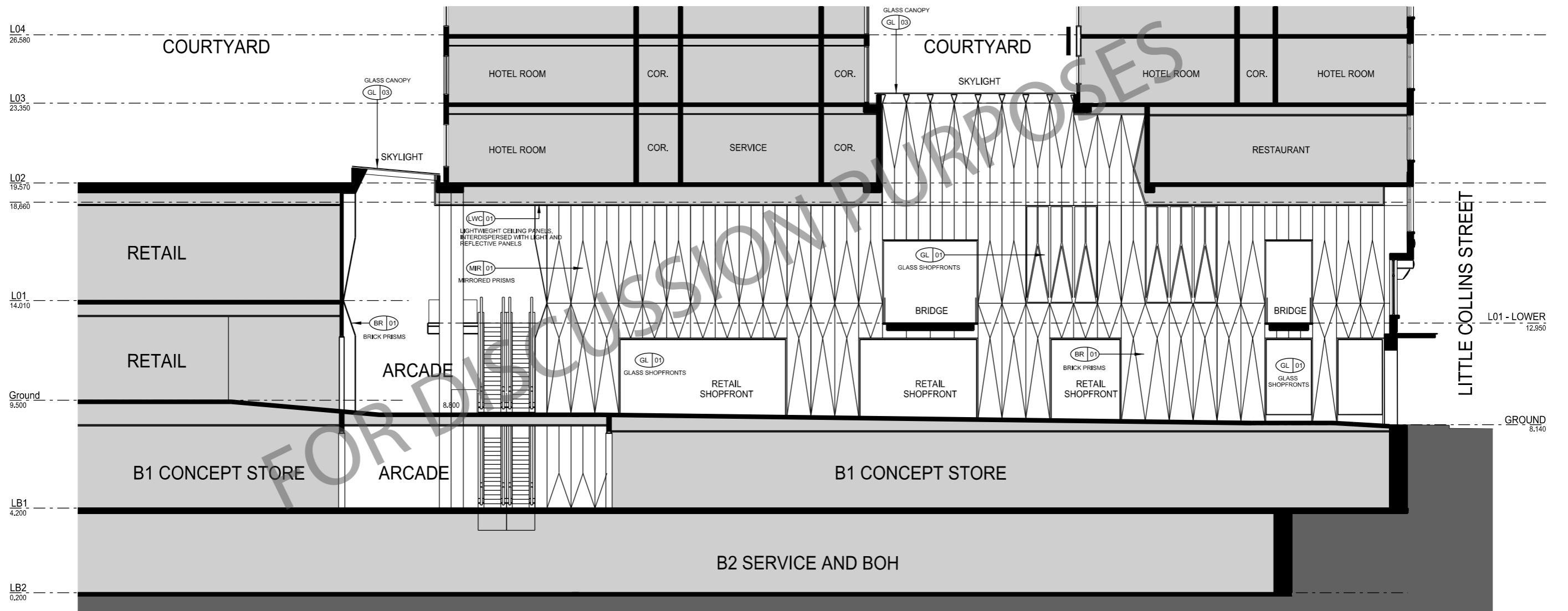
# ARCADE CEILING PLAN



FOR DISCUSSION PURPOSES

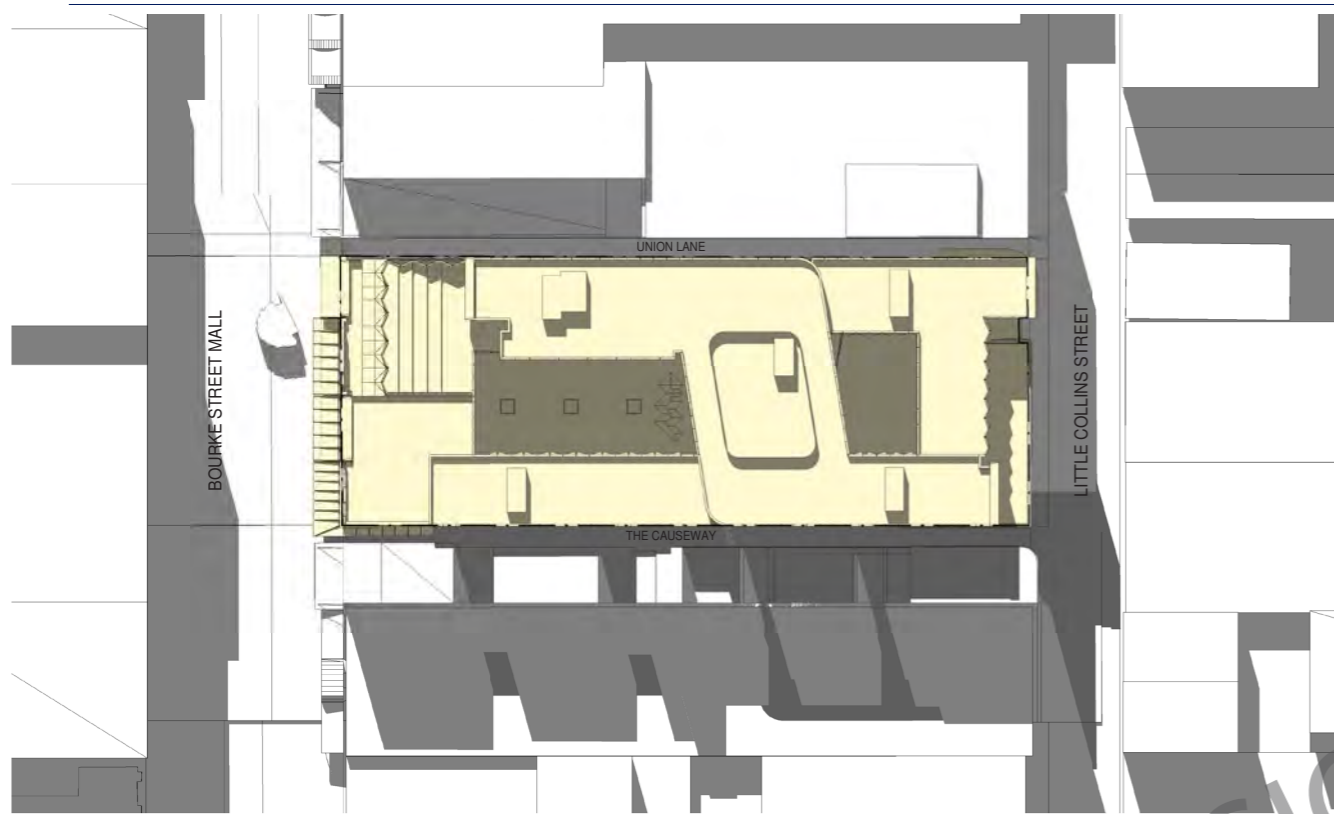
APPENDIX

ARCADE SECTION



APPENDIX

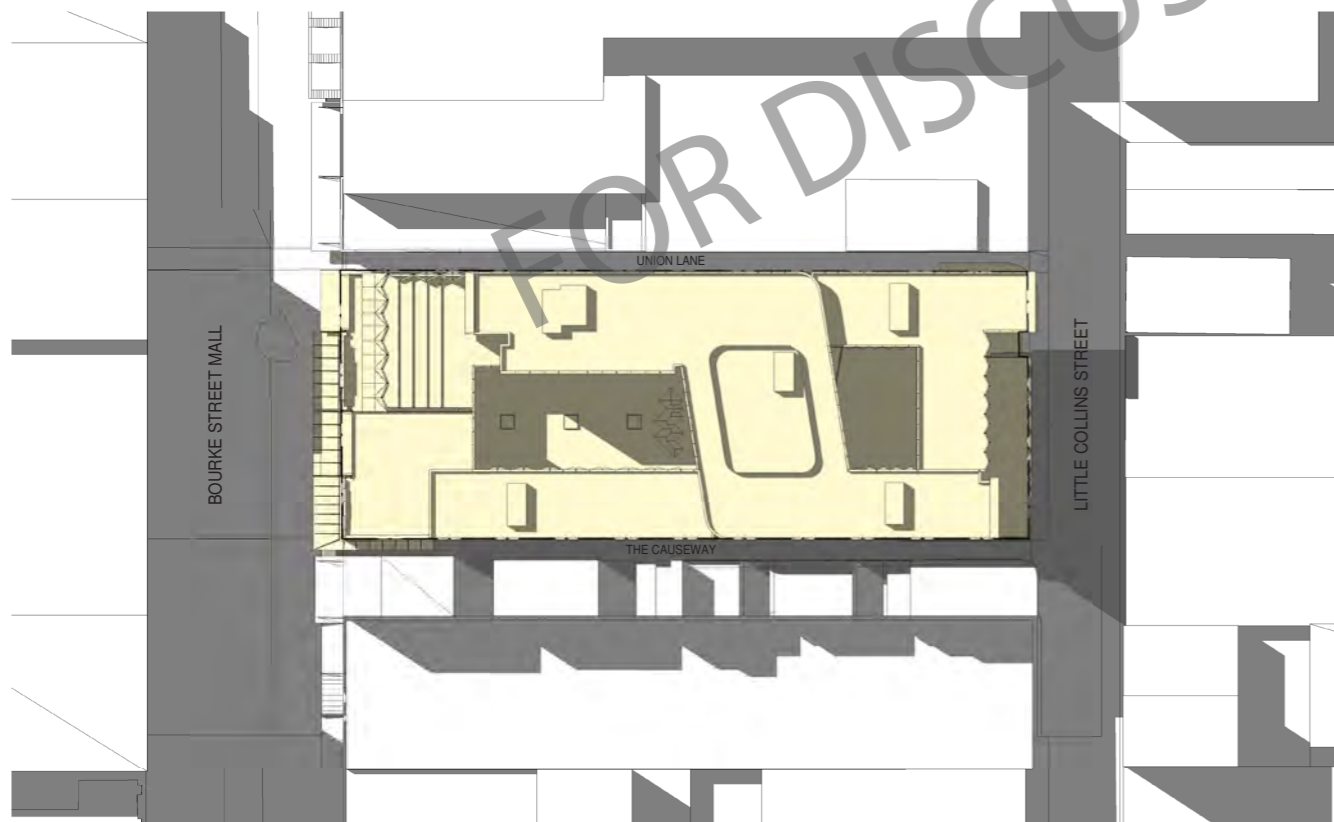
# SHADOW DIAGRAMS



11 AM, 21st MARCH (EQUINOX)



NOON, 21st MARCH (EQUINOX)



1 PM, 21st MARCH (EQUINOX)



2 PM, 21st MARCH (EQUINOX)