

Report to the Future Melbourne Major Projects and Major Events Committee

Agenda item 6.5

A new park for Market Street (Collins Arch, 447 Collins Street)

18 September 2018

Presenter: Rob Adams, Director City Design and Projects

Purpose and background

1. The purpose of this report is to seek Future Melbourne Committee endorsement of a concept plan for a new public park on Market Street, as part of the Collins Arch development at 447 Collins Street.
2. The Collins Arch development is located at 447 Collins Street, bounded by Flinders Lane, Market Street and Williams Street (see Attachment 2).
3. Cbus Property, in collaboration with Woods Bagot and New York City-based SHoP Architects, are currently building Collins Arch. Collins Arch presents a collection of residences, set above Collins Street, premium commercial offices and Melbourne's newest 5-star hotel, W Melbourne.
4. Melbourne Planning Scheme Amendment C289 dated May 2016 governs the statutory arrangements associated with the development and specifies the following requirements:
 - 4.1. The detailed landscape plans must provide an area of at least 474 square metres of designated Public Open Space within the title boundary on Collins Street to be available for public recreation and enjoyment and satisfies the owner's obligations in the Agreement (reference AL145012R) under section 173 of the Planning and Environment Act 1987 registered on the title to the land.
 - 4.2. The design of the designated Public Open Space on Collins Street and Market Street must be to the satisfaction of Melbourne City Council and must be integrated with the design of the landscaping and public realm works within the balance of the development.
5. In August 2017, Council approved pursuant to Section 206(1) and Clause 3 of Schedule 10 of the *Local Government Act 1989*, the discontinuance of a 1,381 square metre portion of Market Street, to be developed as public open space (see Attachment 3).
6. A Design Brief for the new public open space was prepared by the City of Melbourne in August 2017 based on Council Plan priorities and the principal strategic context of the Open Space Strategy (2012).

Key issues

7. The concept plan illustrates a new public park in the central city featuring five spaces with room for respite; shade and play (see Attachment 4).
8. Market Street will become a single lane carriageway for southbound traffic, new bicycle lanes and parking (see attachment 5).
9. The total cost of the project, including modifications to Market Street, will be \$7.53 million including a \$4.3 million contribution from Cbus Property and \$3.23 million from Council (pending budget approval).
10. A name for the park will be considered by Council at a future date.

Recommendation from management

11. That the Future Melbourne Committee:
 - 11.1. Endorses the concept plan for display and construction.

- 11.2. Authorises the formal process to name the new park to start.
- 11.3. Authorises the Director City Design and Projects to make any further minor changes to the concept plan prior to construction.

Attachments:

1. Supporting Attachment (Page 3 of 13)
2. Site plan (Page 4 of 13)
3. Discontinuance plan (Page 5 of 13)
4. Concept plan (Page 6 of 13)
5. Road layout (Page 13 of 13)

Supporting Attachment

Legal

1. Whilst no direct legal issues arise from the recommendation from management legal advice will be provided as required.

Finance

1. Cbus Property will fund \$3 million as per the requirements of the Section 173 Agreement.
2. Cbus Property has agreed to increase funding by \$450,667 to the new public open space.
3. Cbus Property Retail has also offered to fund \$850,000 for the design and construction of a retail outlet in the park to Council's satisfaction.
4. A capital works proposal of \$3.23 million is anticipated to complete construction in 2019-20 and will be included as part of the budget process for consideration.

Conflict of interest

5. 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

6. A Project Steering Committee was established, including Council and Cbus property representatives, at the outset of the project as the key decision making group.
7. Meetings with key stakeholders, including the Immigration Museum, and nearby properties have been undertaken at key project milestones and during the Road Discontinuance process.
8. It is proposed to display the concept plan for comment following endorsement by the Future Melbourne Committee.

Relation to Council policy

9. The concept plan is consistent with the Open Space Strategy (2012) and Nature in the City Strategy (2017).

Environmental sustainability

10. The concept plan aims to improve the environmental sustainability in the Central City by increasing the amount of public open space. It will also result in an increase in tree canopy cover, heat-island mitigation, species diversity and increase in permeability.



Project site



Collins Arch

A new park for Market Street (Collins Arch, 447 Collins Street)
Attachment 3

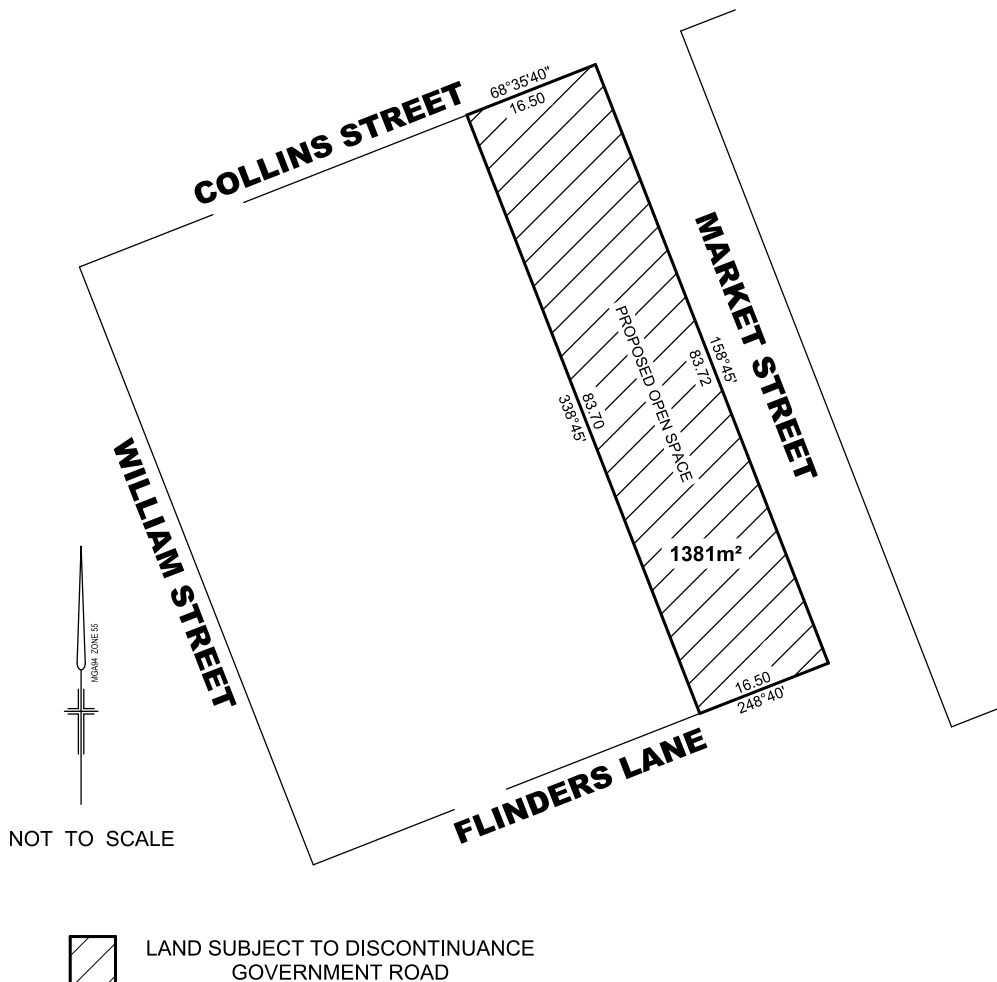
164 G 5 1 February 2018

Victoria Government Gazette

MELBOURNE CITY COUNCIL

Road Discontinuance

Pursuant to section 206(1) and Clause 3 of Schedule 10 of the **Local Government Act 1989**, the Melbourne City Council declares the portion of road, known as Market Street, Melbourne, shown hatched on the plan below, discontinued. The affected area is intended to be developed as open space, reserved under the **Crown Land (Reserves) Act 1978** and the Melbourne City Council appointed as the committee of management.



COLLINS STREET



COLLINS ARCH
DEVELOPMENT

Collins Street Interface

Northern Lawns

Playful Terrace

Central Plaza

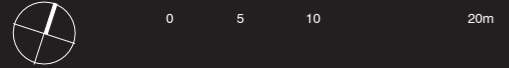
City Garden

Market Street

WILLIAM STREET

MARKET STREET

FLINDERS LANE





Collins Street Interface



Northern Lawns



Playful Terrace



Central Plaza



City Garden



Market Street

The Collins Street Interface will be a pedestrian thoroughfare providing clear connections to public transport, pedestrian crossings and the broader precinct.

This area will include:

- A wide bluestone pedestrian footpath aligned with shade trees
- Seating walls line the footpath for resting, watching and socialising
- Pedestrian crossings providing improved access to the tram stop, and the broader precinct.



Flexible lawn terraces provide a distinctive place to meet and additional green space in the city.

This area will include:

- Large open sunny lawn spaces maximise the northern orientation for informal gathering
- Melbourne's biodiversity is enhanced through new garden spaces
- Trees, seating walls and lawn combine to provide shade and places to rest.



A playful landscape for younger children and their carers at the heart of the city.

This area will include:

- Rock seats and edges for gathering
- Deciduous trees for shade in summer and access to sunlight in winter.
- Sensory gardens and spaces that encourage informal nature based play
- Integrated waterplay elements allow children to play, create, imagine and explore.



An open space for gathering, and events.

This area will include:

- A flat paved area for pop-up and programmed events or activities visually connected to the Collins Arch development amphitheatre
- Shady seating areas for rest and relaxation



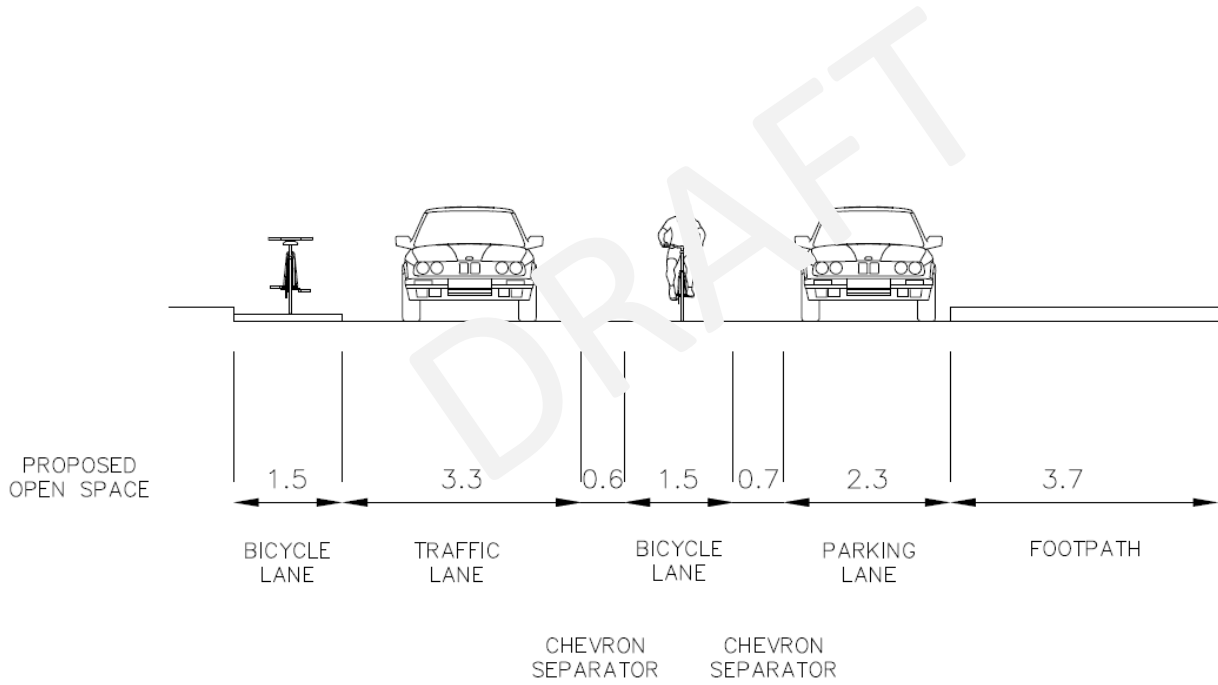
The city garden will provide rooms for respite and shade within the busy urban environment.

This area will include:

- New garden spaces and shade trees
- Movable café style furniture
- Sensory and seasonal planting
- Seating walls and edges for rest in the shade



A new park for Market Street (Collins Arch, 447 Collins Street)



Market Street draft functional layout