

**Report to the Future Melbourne (Planning) Committee**

**Agenda item 6.2**

**Heritage Victoria Referral: HV-2019-16**  
**2-20 Swanston Street, Melbourne (Federation Square)**

**5 March 2019**

**Presenter:** Evan Counsel, Acting Manager Planning and Building

**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee that Heritage Victoria has referred an Application for Heritage Permit affecting the land known as Federation Square (refer attachment 2 – Locality Plan) to the Melbourne City Council for comment. The application seeks permission to demolish the Yarra building and construct a new building (to be used as an Apple Global Flagship store). The proposal is consistent with Melbourne Planning Scheme Amendment C314.
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 architect is Oculus Pty Ltd.
3. On 1 August 2018 the Executive Director of Heritage Victoria accepted a nomination for Federation Square to be included on the Victorian Heritage Register (VHR). While this nomination is being considered Federation Square is currently included on the Victorian Heritage Register. On 10 December 2018, the Future Melbourne Committee resolved to support the Executive Director of Heritage Victoria's nomination to include Federation Square on the VHR.

**Key issues**

4. The key matters for consideration are restricted to heritage only and include any relevant local heritage controls and whether the Municipal Strategic Statement (MSS) or a local planning policy specifically mentions or relates to the registered place or the area.
5. The land is not affected by a local Heritage Overlay (HO). However, the land is located adjacent to a number of local HO's affecting both individual heritage buildings and heritage precincts (refer attachment 3 for addition detail). These HO's protect some of Melbourne's most iconic heritage assets.
6. It is considered that, due to the location of the subject land, the proposal will not have a detrimental impact upon the local heritage significance of adjacent heritage places and precincts.
7. The Municipal Strategic Statement (MSS) at Clause 21.02-4 (Creative City) identifies Federation Square as one of Australia's premier cultural assets and institutions (refer attachment 3 for addition detail)
8. Clause 21.04-1.4 (Potential Urban Renewal Areas) of the MSS identifies the Federation Square development as the first step in the urban renewal of the Jolimont Rail Corridor.
9. Local heritage policy identifies heritage buildings of state importance as 'A graded' buildings that are irreplaceable parts of Australia's built form heritage. The policy notes that many will be either already to be included on, or recommended for inclusion on the Victorian Heritage Register.
10. The proposed demolition of the Yarra building is not supported by local heritage policy.
11. If demolition was to be approved, the local heritage policy requires any additions or replacement buildings to contribute to the significance, character and appearance of the heritage place.
12. The scale of the proposed building is significantly smaller than the existing Yarra building. The Yarra building's scale and orientation defines the square while the smaller scale of the proposed building results in the building 'floating' between the square and Deakin Edge. The proposed rectangular shape and horizontal form of the proposed building does not respond adequately to the architectural approach and geometry of the existing buildings in Federation Square. The proposed building does not successfully form part of an assembly of campus buildings, rather due to its architecture and siting, it presents as a stand-alone building.
13. It is considered that the proposed replacement building does not adequately contribute to the cultural and heritage significance, character and appearance of Federation Square and does not satisfy the requirements of local heritage policy.

**Recommendation from management**

14. That the Future Melbourne Committee resolves to provide a copy of this report to the Executive Director of Heritage Victoria and advise that the Melbourne City Council does not support the Application for Heritage Permit.

**Attachments:**

1. Supporting Attachment (Page 3 of 5)
2. Locality Plan (Page 4 of 5)
3. Adjacent Heritage Overlays (Page 5 of 5)

## Supporting Attachment

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### Legal

1. Heritage Victoria is the entity responsible for Heritage Permits under the Heritage Act 2017.

### 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.

### Health and Safety

4. In developing this proposal, no Health and Safety issues or opportunities have been identified.

### Stakeholder consultation

5. Council officers have not undertaken public notice or consultation. This is the responsibility of Heritage Victoria on behalf of the Minister for Planning.

### Relation to Council policy

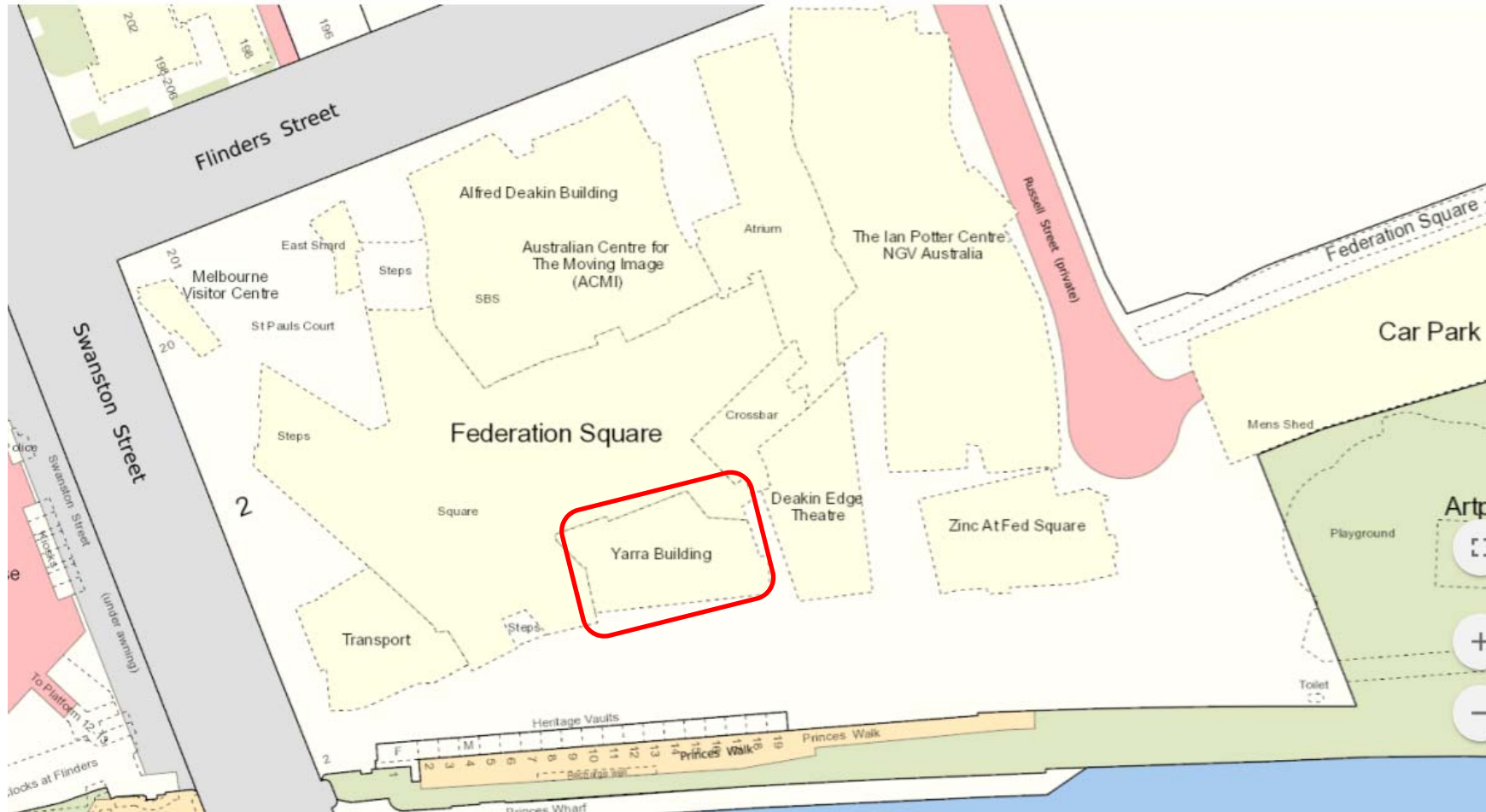
6. The recommendation is consistent with relevant policy and provisions of the Melbourne Planning Scheme.

### Environmental sustainability

7. Environmental sustainability is not relevant to the consideration of this matter.

# Locality Plan

## 2-20 Swanston Street, Melbourne (Federation Square)



## Municipal Strategic Statement

Clause 21.02-4 (Creative City) states that:

*Melbourne is a national and international leader in creative endeavours such as music, performing and visual arts; film, television and radio; writing, publishing and print media; design and architecture; software and electronic gaming, web and multimedia development; and advertising and marketing.*

*Along the Sturt Street spine there is a cluster of many of Australia's premier cultural institutions extending from Federation Square to the Arts Centre to the Malthouse Theatre... The municipality's rich cultural life contributes to the City's liveability, capacity for innovation, competitiveness and reputation as a creative city.*

## Adjacent Heritage Overlays

- **HO398 Domain Parklands** and LaTrobe's Cottage, St Kilda Road and Domain Road and Dallas Brooks Drive, Melbourne
- **HO505 Flinders Gate Precinct**, Melbourne
- **HO523 Princes Walk Vaults**, 1-9 Batman Ave, Melbourne
- **HO649 Flinders Street Railway Station Complex**, 207-361 Flinders St, Melbourne
- **HO653 Forum Theatre (Former State Theatre)**, 150-162 Flinders Street, Melbourne
- **HO654** 194-196 Flinders Street, Melbourne
- **HO655 St Pauls Cathedral Precinct**, 198-202 Flinders Street, 24-40 Swanston Street & 197-205 Flinders Lane, Melbourne
- **HO744 Young and Jackson's Hotel**, 1-7 Swanston Street, cnr Flinders Street, Melbourne
- **HO760 Victorian Arts Centre**, 2-128 St. Kilda Road, 1-9 Sturt St & 93-115 Southbank Rd, Southbank
- **HO790 Princes Bridge** between Swanston Street and St Kilda Road

