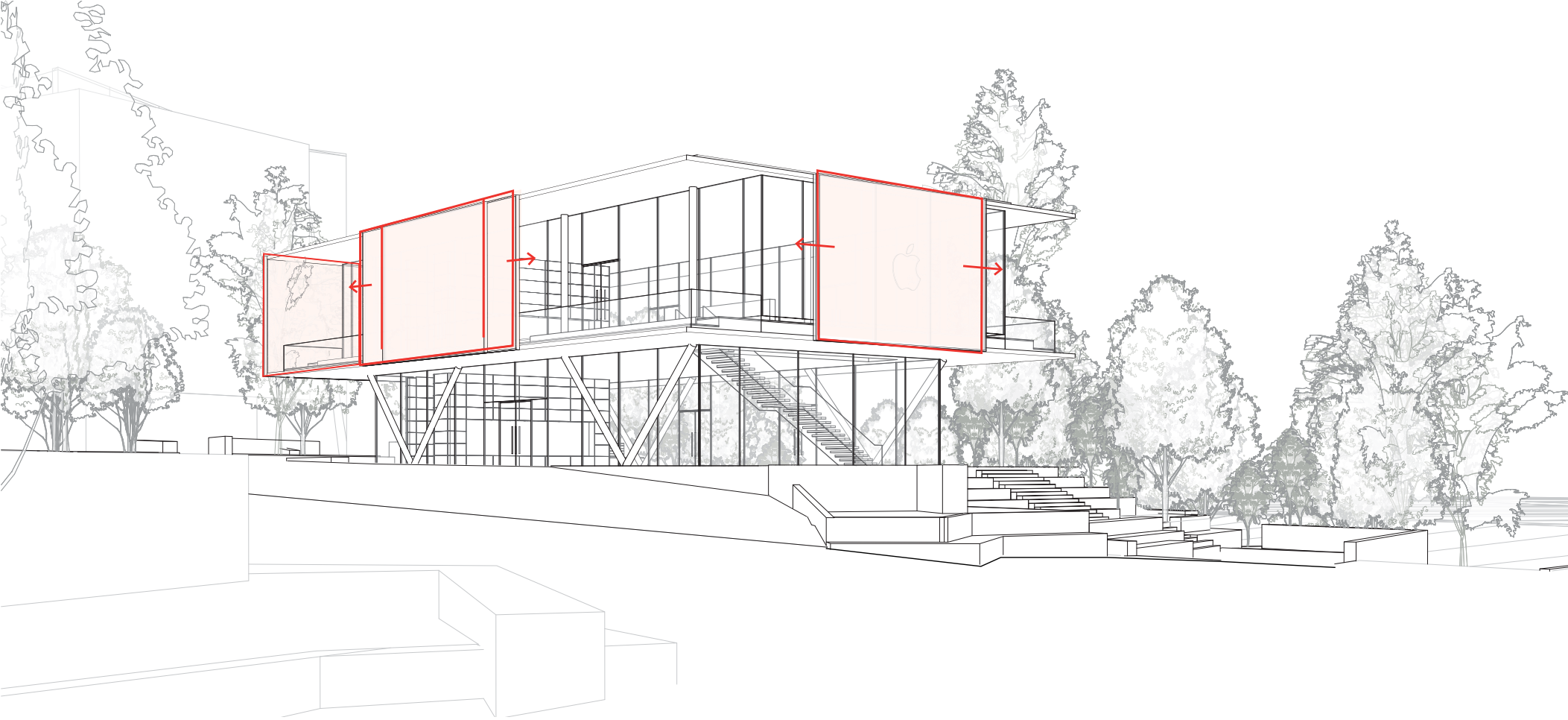


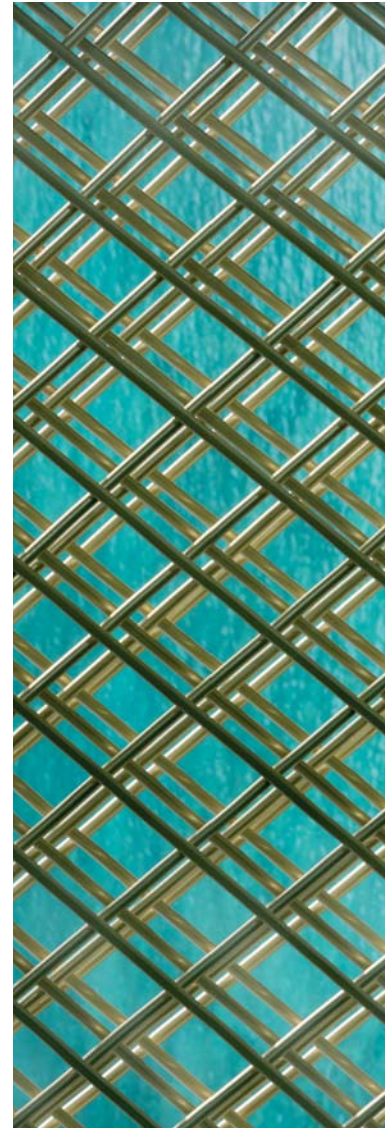
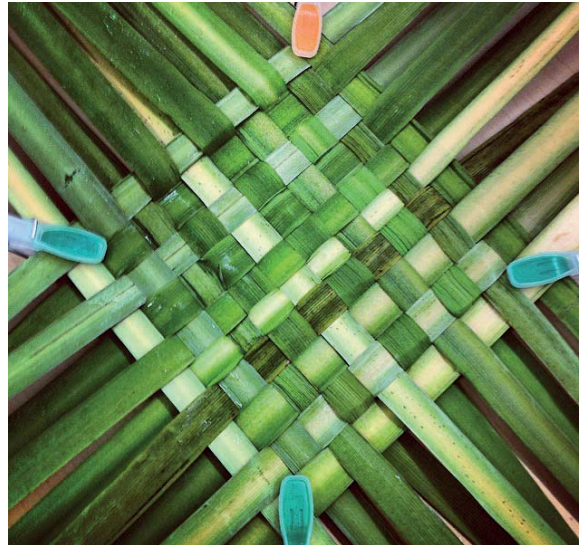
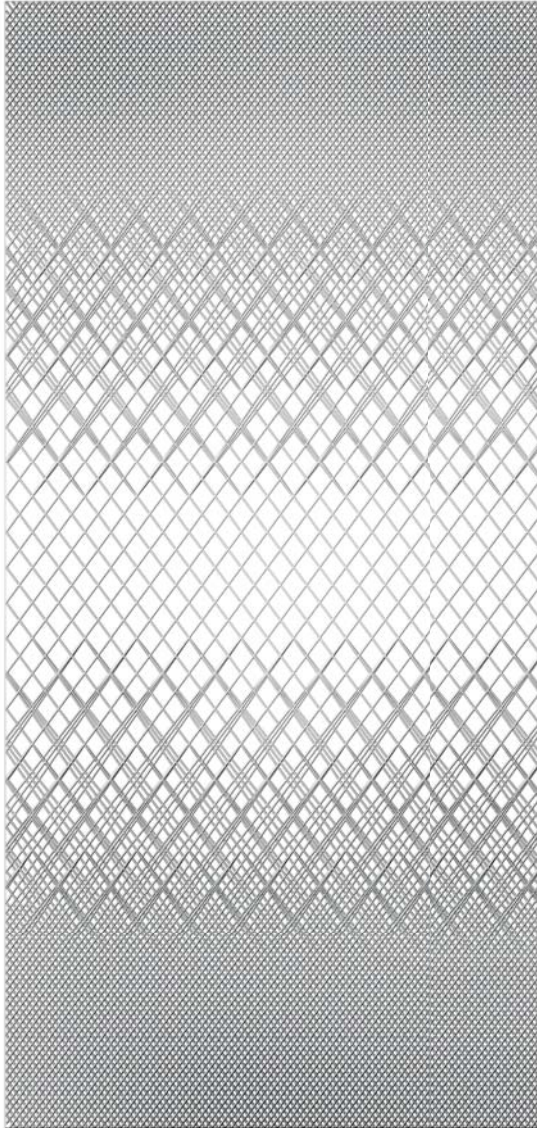
North and West Façade Open. Centre configuration.

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

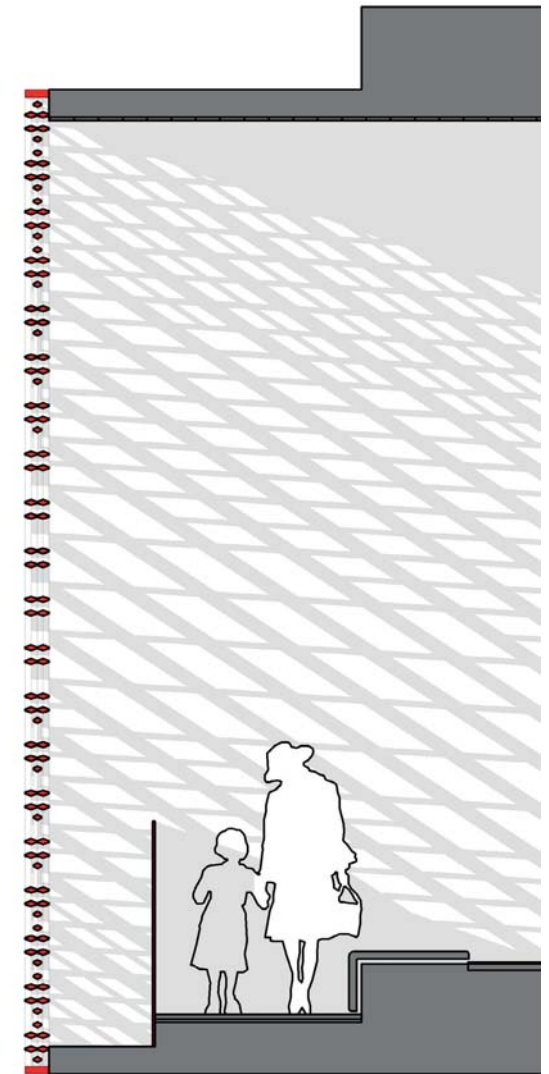


## Shading Studies

Character and inspiration of operable façades

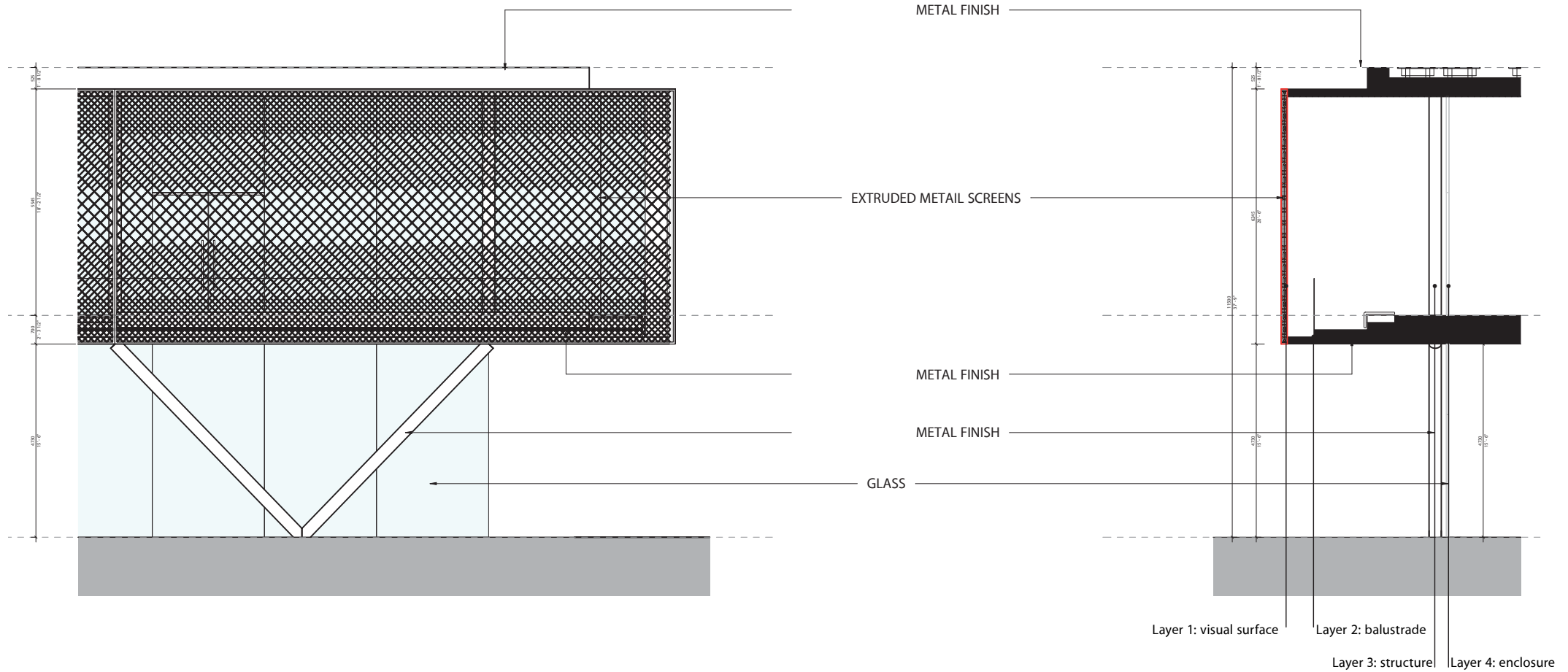


- Operability and screen pattern to develop further during the design stages.



- 3 Dimensional layering of screens maximising shading

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



## **c. Overshadowing Study**

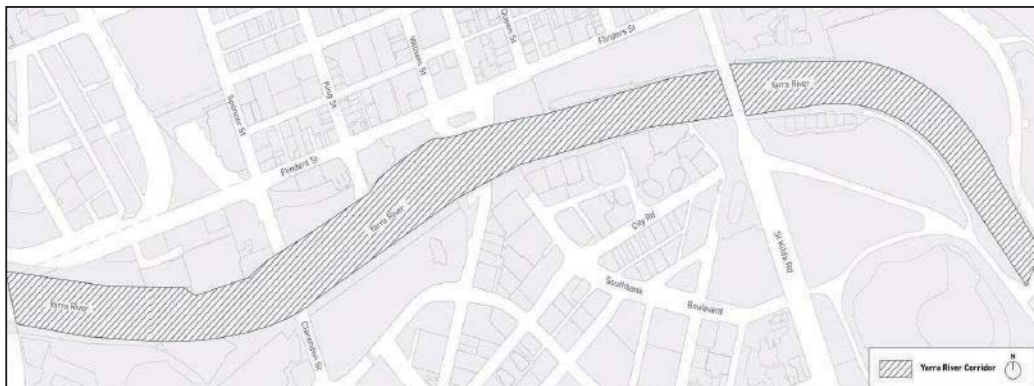
**Environmental Study**

Overshadowing Analysis - Plan of Federation Square

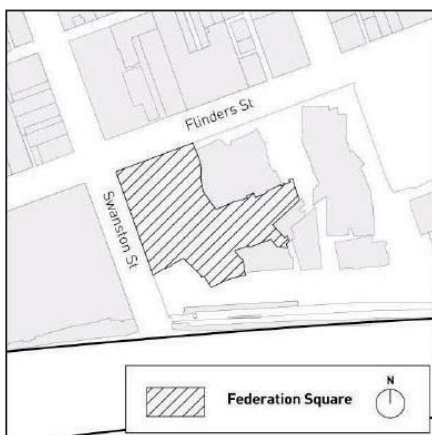
An overshadowing study has been carried out for Federation Square and parts of the Yarra River corridor, for the dates 22<sup>nd</sup> April, 22<sup>nd</sup> June and 22<sup>nd</sup> September. It is plotted for every hour between 11am and 3pm.

The areas for the Yarra River Corridor and Federation square, as well as the hours and dates, are defined in Melbourne Planning Scheme as per the plans and tables shown below.

From Schedule 2 to Clause 43.02 Design and Development Overlay, Melbourne Planning Scheme:



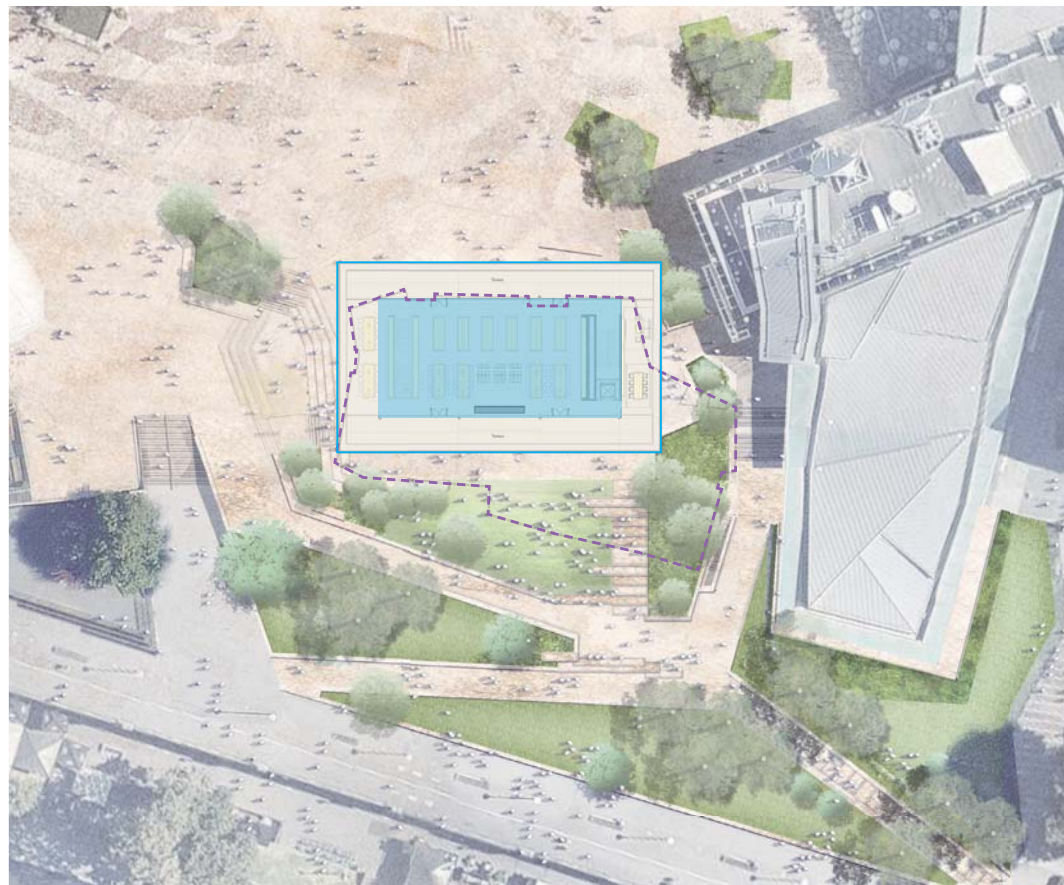
Yarra River Corridor.



Federation square.

Space	Hours between	Date(s)
The Yarra River corridor, including 15 metres from the edge of the north bank of the river to the south bank of the river	11.00am and 2.00pm	22 June
Federation Square City Square State Library Forecourt	11.00am and 3.00pm	22 April to 22 September
Bourke Street Mall south of tram tracks	12.00pm and 2.00pm	22 April and 22 September

Hours and dates for the defined areas.



Plan showing the existing Yarra building and the proposed design.

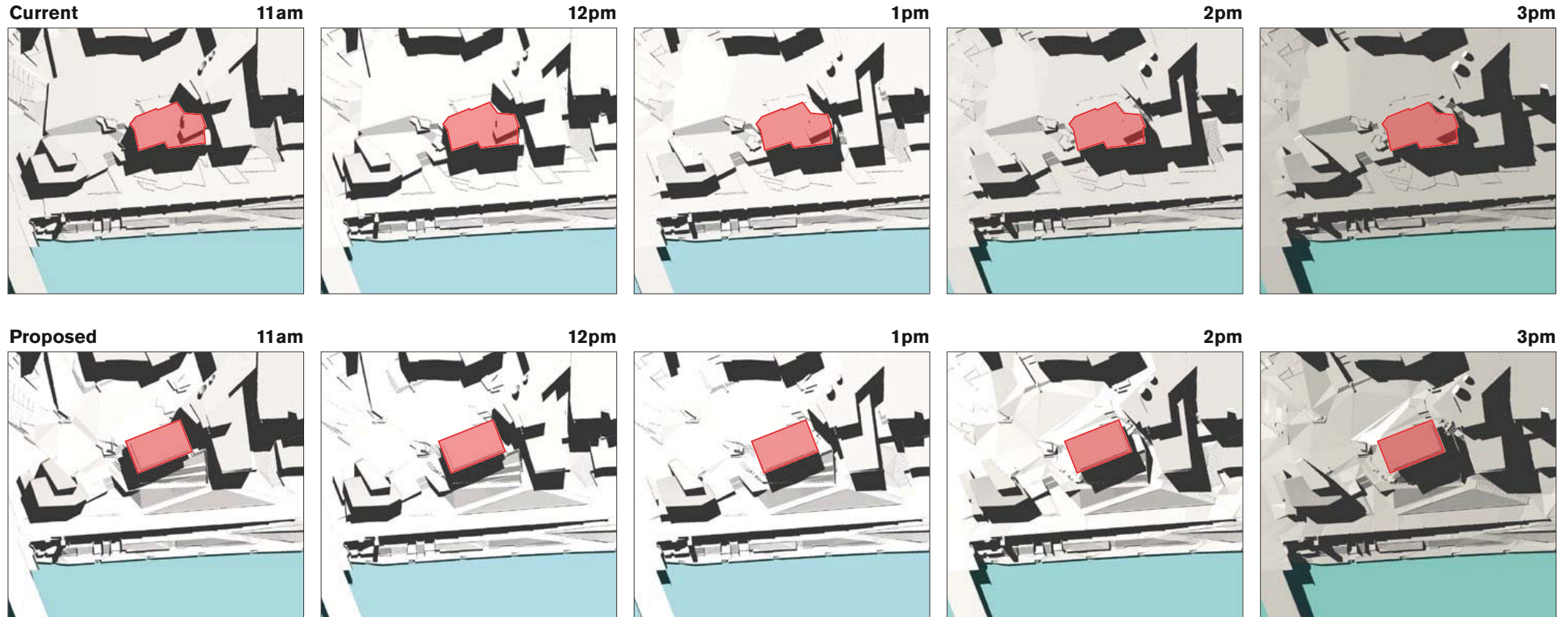


**Environmental Study**

Overshadowing - Plan of Federation Square [Equinox, 22<sup>nd</sup> September]

These diagrams visualise overshadowing on the site, which is plotted for every hour between 11am - 3pm on 22<sup>nd</sup> September.

The analysis takes into account the latitude and specific climate conditions of Melbourne. Sun angles below 10° are not included.



Due to its shape and orientation, the proposed store is casting smaller shadows than the existing building.

Weather data: AUS\_VIC.Melbourne.948680\_RMY.epw

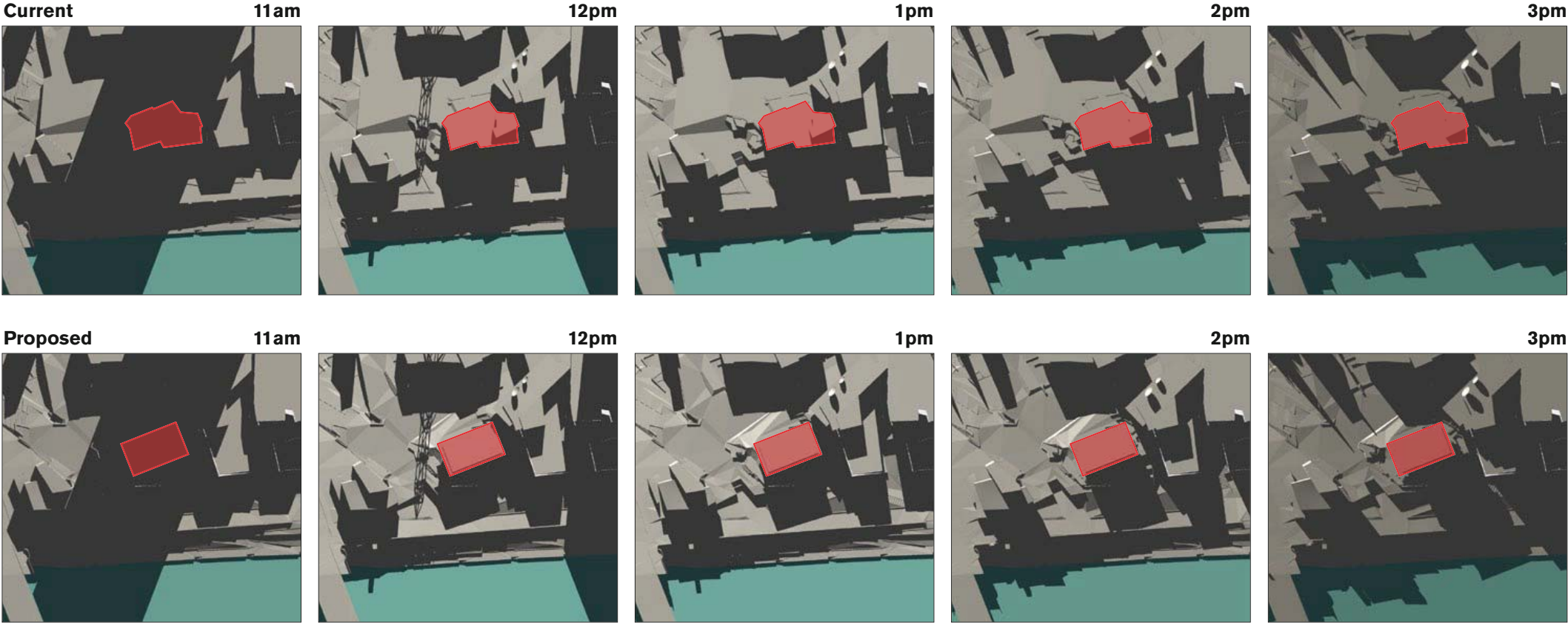


**Environmental Study**

Overshadowing Analysis - Plan of Federation Square [Winter Solstice, 22<sup>nd</sup> June]

These diagrams visualise overshadowing on the site, which is plotted for every hour between 11am - 3pm on 22<sup>nd</sup> June.

The analysis takes into account the latitude and specific climate conditions of Melbourne. Sun angles below 10° are not included.



Due to its shape and orientation, the proposed store is casting smaller shadows than the existing building.

Weather data: AUS\_VIC.Melbourne.948680\_RMY.epw

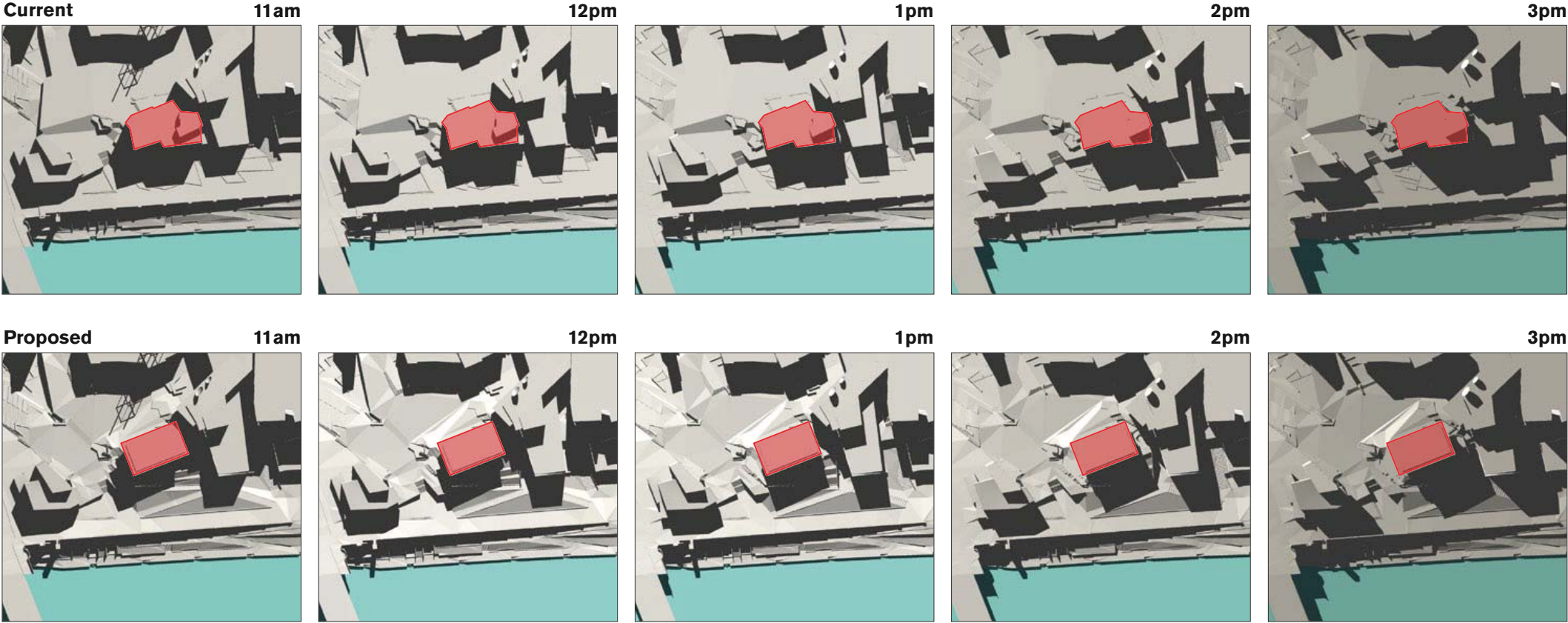


**Environmental Study**

Overshadowing - Plan of Federation Square [22<sup>nd</sup> April]

These diagrams visualise overshadowing on the site, which is plotted for every hour between 11am - 3pm on 22<sup>nd</sup> April.

The analysis takes into account the latitude and specific climate conditions of Melbourne. Sun angles below 10° are not included.



Due to its shape and orientation, the proposed store is casting smaller shadows than the existing building.

Weather data: AUS\_VIC.Melbourne.948680\_RMY.epw



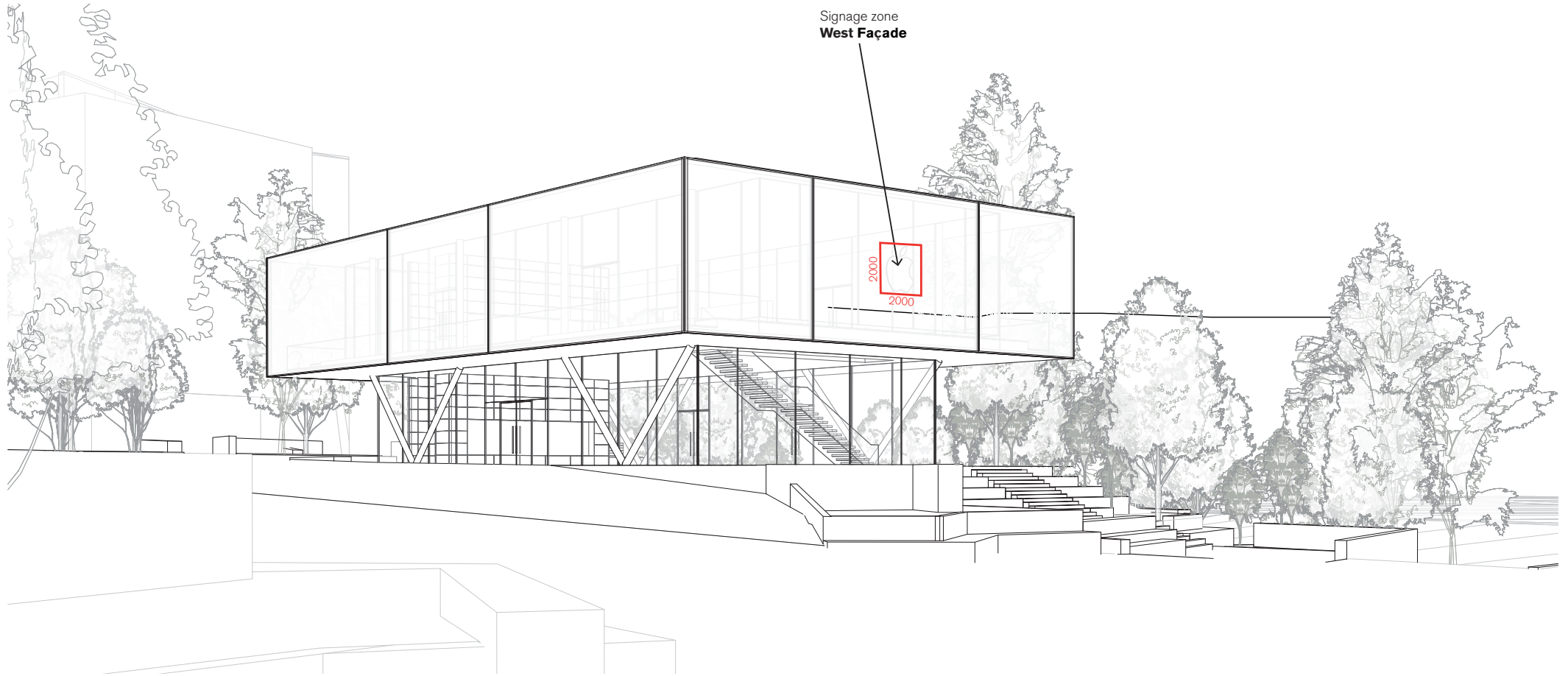


## **d. Signage**

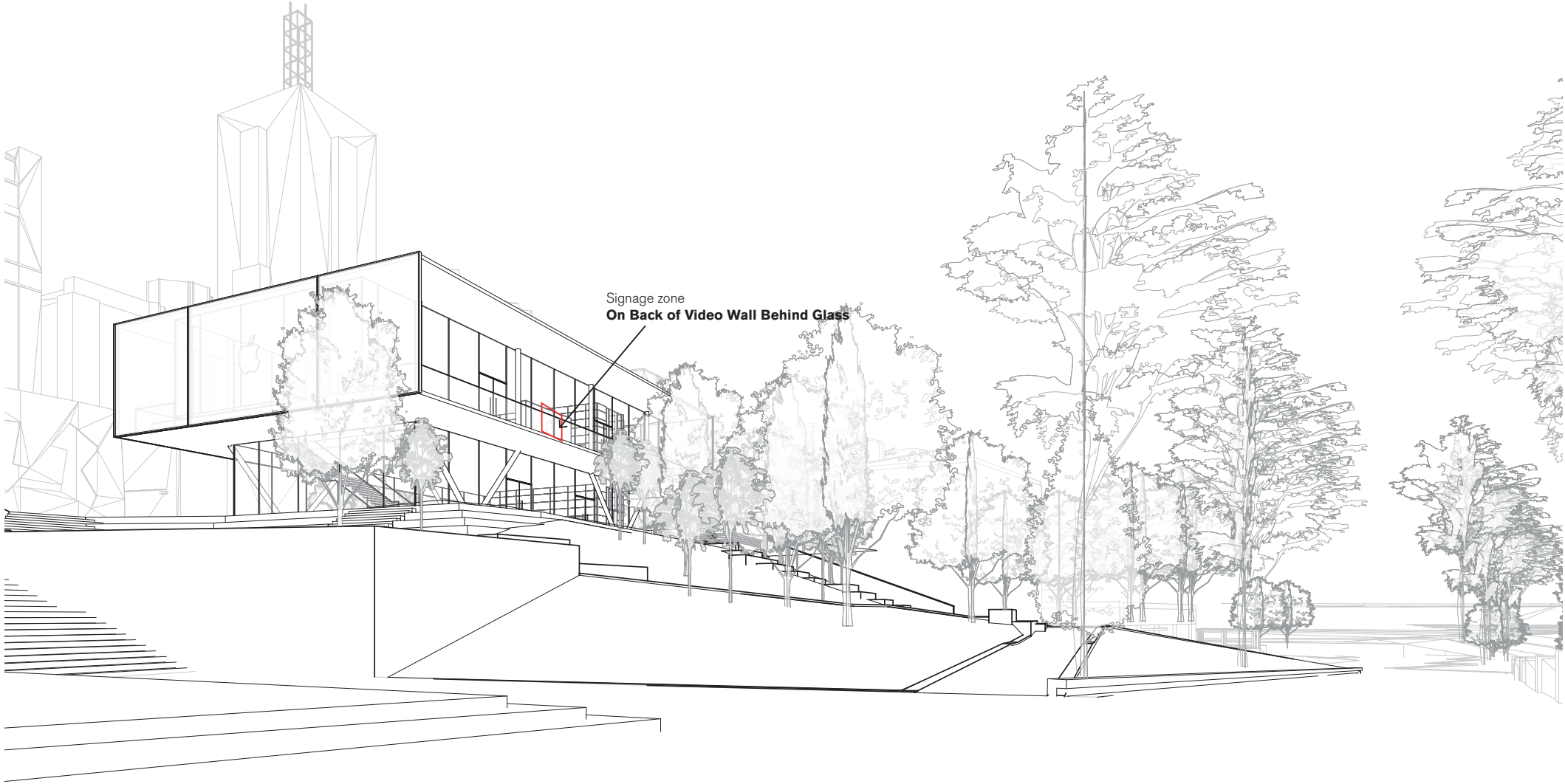
The brand identity is key to the Client and all projects of this highest calibre carry a logo. The location of the brand logos is therefore been proposed for the 2nd floor terrace level (integrated into the glazing line and will be self - illuminating) and on the North side, integrated in the screen, identifying the main entrance. The size will be carefully controlled to remain in keeping with the other permitted signage within Federation Square e.g. the 'SBS' logo on the building opposite. Due to the confidentiality requested by the Client a zone for the signage has been identified on the submission set.



2m x 2m



West Façade



South Façade

## **e. Renders of Proposed Development**

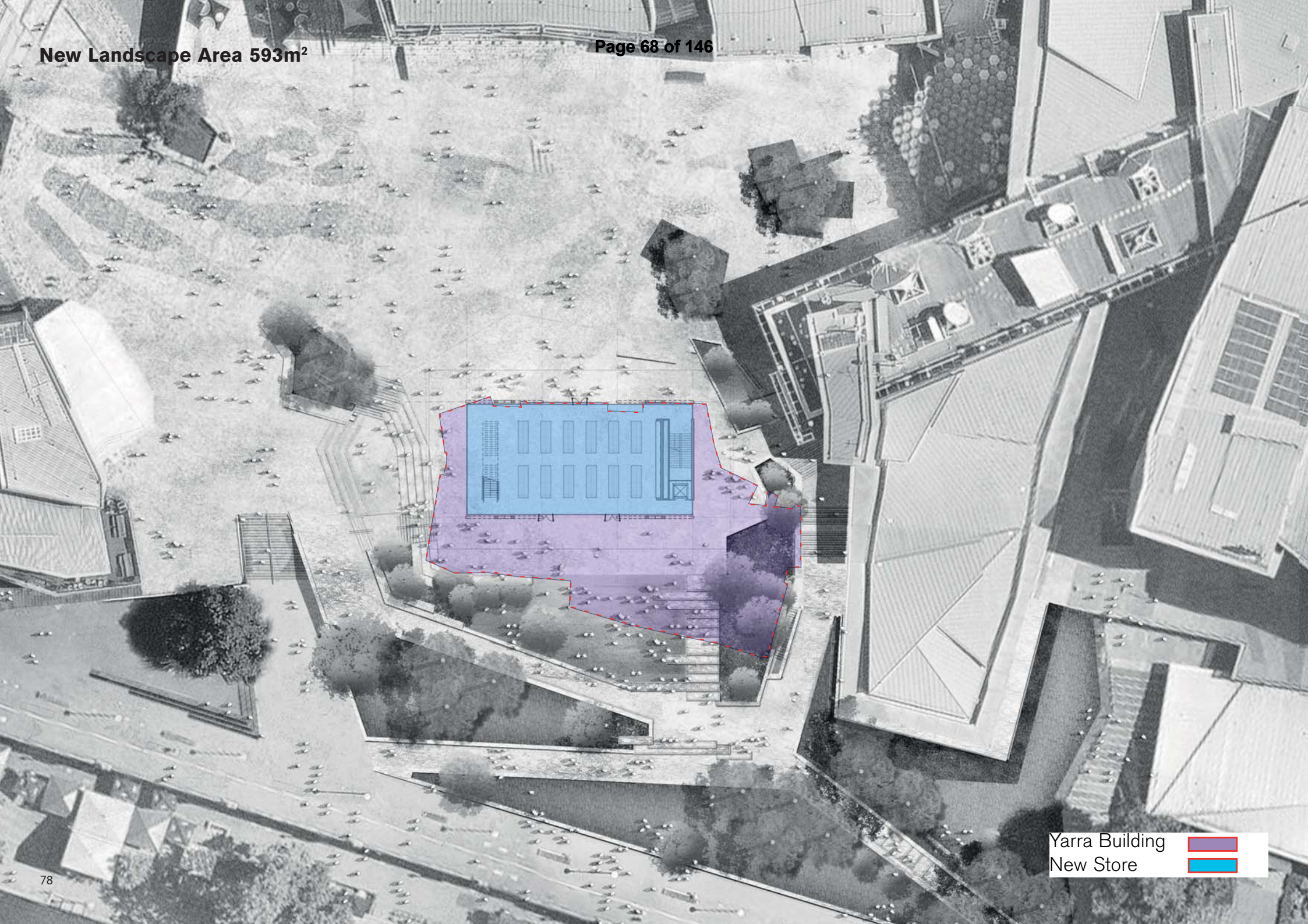










## **f. Additional Plans**



Yarra Building   
New Store 



Floor Plan - Rooftop  
1 : 192

# Federation Square

Melbourne

July, 2018

Concept  
A-126X



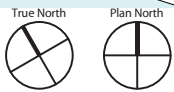
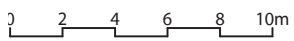
Floor Plan - Rooftop  
1 : 192

# Federation Square

Melbourne

July, 2018

Concept  
A-126X



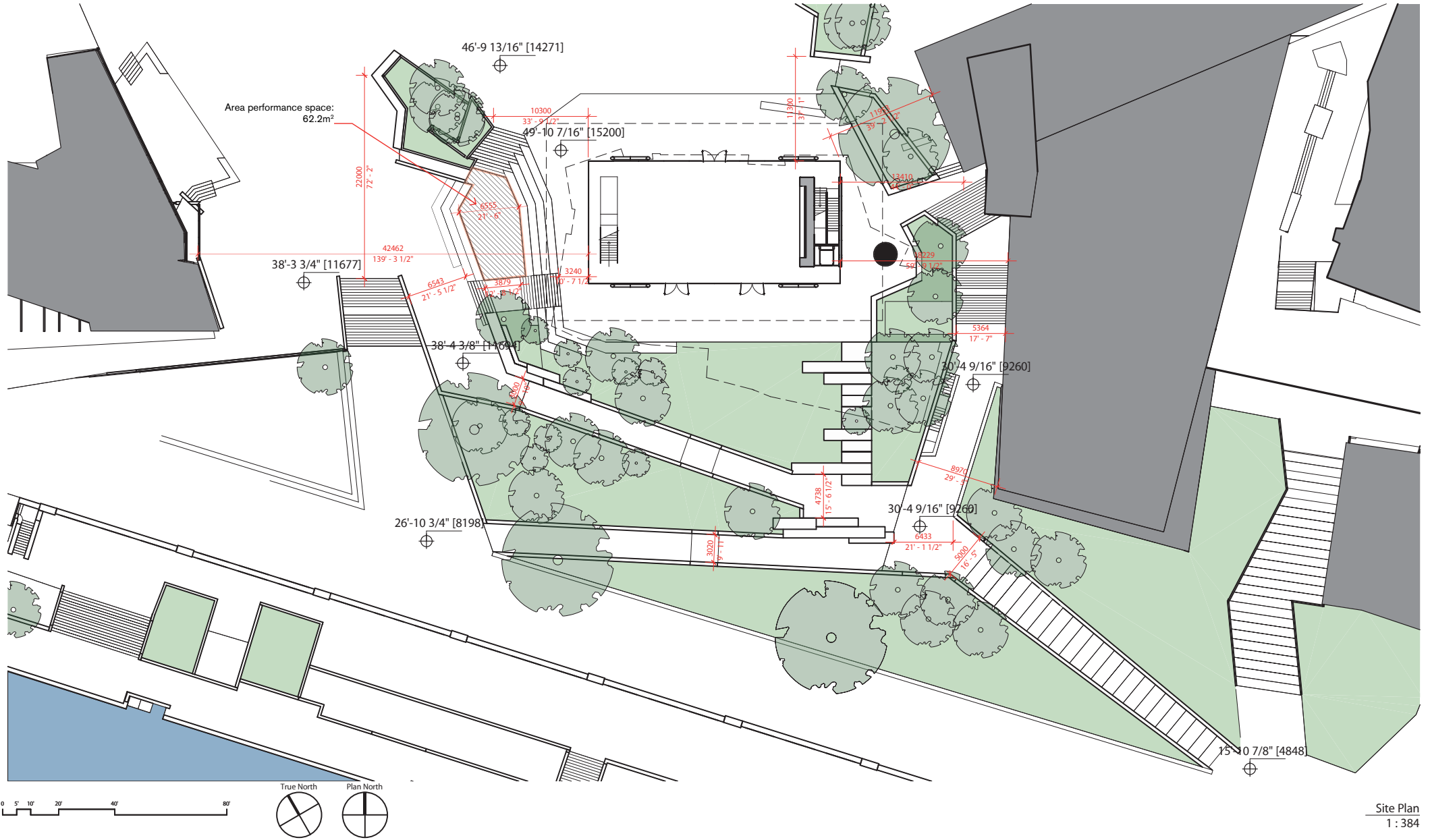
Floor Plan - Rooftop  
1 : 192

Federation Square

Melbourne

July, 2018

Concept  
A-126X

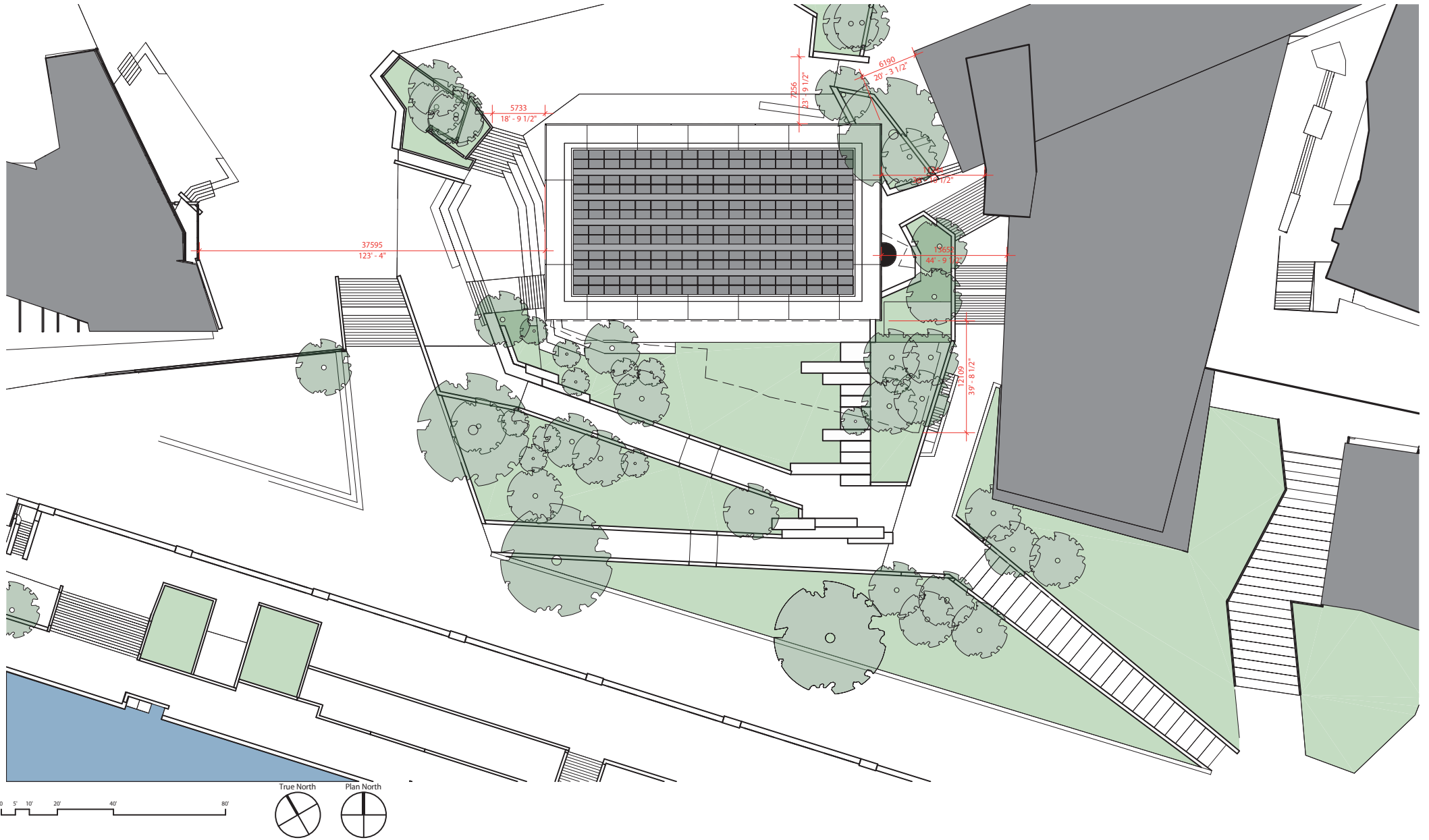


# Federation Square

Melbourne

July, 2018

Concept  
A-101X



# Federation Square

Melbourne

July, 2018

Concept  
A-101bX



# Project Core Federation Square

Landscape Report  
17 July 2018

OCULUS

## Project Core, Federation Square

Landscape Report

**Project Number:** M-1608

**Project Address:** Federation Square, Melbourne VIC

Revision	Issue	Date	By	Checked
A	For Information	17.07.18	CW	BE

### OCULUS

Landscape Architecture

Urban Design

Environmental Planning

33 Guildford Lane, Melbourne VIC

p. 03 9670 0699

f. 03 0000 0000

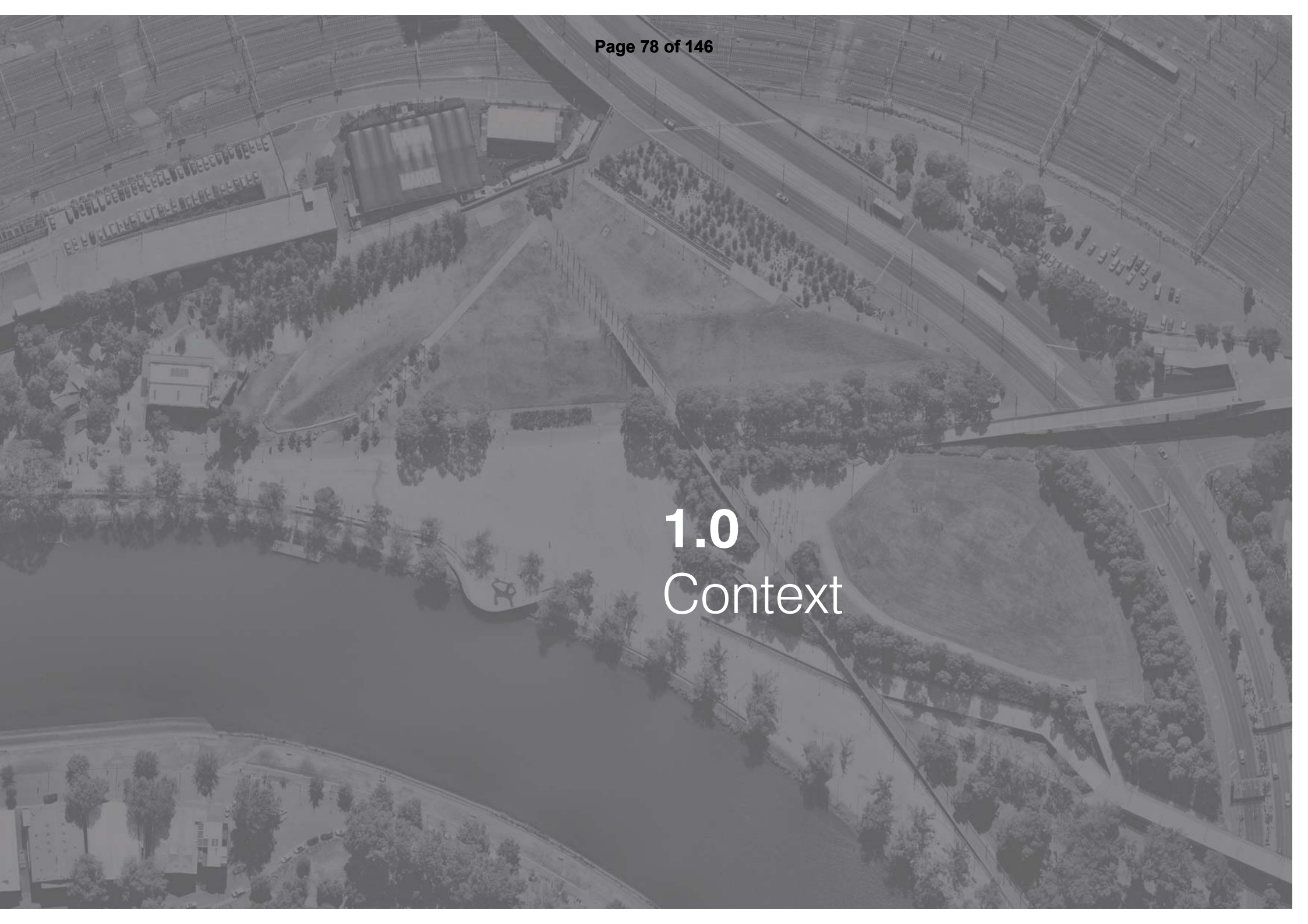
e. [australia@oculus.info](mailto:australia@oculus.info)

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# 1.0 Context



# 1.1 Site Character

## Landscape Character

### Northern Edge - Upper River Terrace existing conditions

Planting along the building line varies in character and structure, containing a mix of native and exotic trees with an under-story of largely exotic shrubs and lawn areas.

Overshadowing from the built form during winter months makes this a difficult environment for all but the most shade-tolerant of plants. There is a small garden bed of native shrubs at the base of the main access stair from Federation Square, however the plants have not thrived in this environment and remain small and sparse.

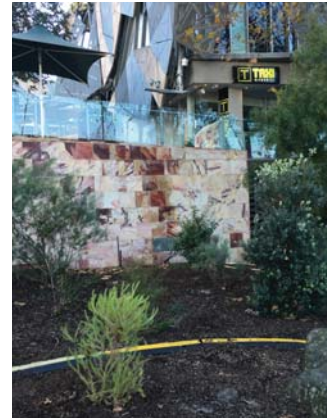
More successful is the large area planted with tree ferns and exotic shade-loving strappy plants including *Aspidistra elatior* and *Liriope muscari*. A row of Plane trees (*Platanus orientalis*) runs along the front edge of the garden bed and a less formal line of *Corymbias* demarcates the inner edge of the pedestrian promenade. Tree heights are approximately 10 - 12 metres in this area.

Lawn areas are fairly lush and well maintained, showing some signs of erosion from foot traffic at path edges and occasional damp spots following heavy rains.

Moving eastward and down the slope from St Kilda Road, the planting along the building interface becomes more formal and structured, to include clipped hedges and densely layered shrubs planted in bands. Particularly successful among species used here are *Mahonia japonica*, *Trachelospermum jasminoides* and *Doryanthes excelsa*.



VIEW 01. Existing Trees (Temporary Ice Rink Obscures planting behind)



VIEW 02. Native Shrubs



VIEW 03. Under-story Planting



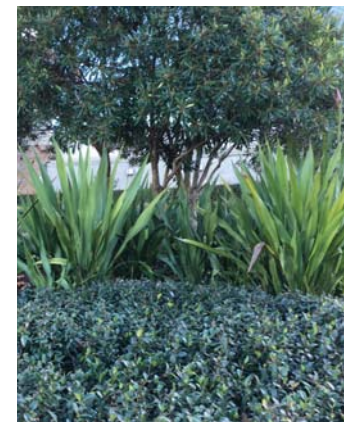
VIEW 04. Clipped Hedge



VIEW 07. Panoramic View of Lawn Area in front of Deakin Egde



VIEW 08. Under-story Planting



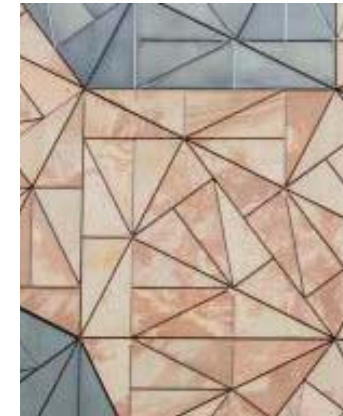
VIEW 06. Layered Planting

## Urban Character

The City of Melbourne has engaged in a series of material choices that privilege standard and repeatable gestures to create coherence and enhance character. This project provides an opportunity to tie into the adjacent context and wider city's standard bluestone paving regime enabling a material integration of the precinct into its context. The second opportunity is to explore locations on the site where the standard materiality can be disrupted to reflect a different kind of occupation or to acknowledge a spatial separation from the city. The approach that has been successfully deployed within Federation Square where St Paul's Forecourt and River Terrace are part of the city (bluestone) and the plaza is its own domain (Kimberly sandstone). It is essential that the materiality ensures consistent, high-quality materials that are civic and public not commercial where appropriate. The bluestone interpretation example below is a part of a larger public artwork by the artist Sally Smart and demonstrates the capacity to use the introduction of sandblasted bluestone for more site specific interpretations and acknowledgments, referencing the interpretive text along the terraced stairs to the northern edge of Federation Square.



Interpretive Text



Facade Finishes



VIEW 05. Formal Structure



Kimberley Sandstone



Interpretation



Paving Interfaces

## 1.2 Existing Trees



**Tree 1. *Platanus hybrida* London Plane**  
16m H x 14m W



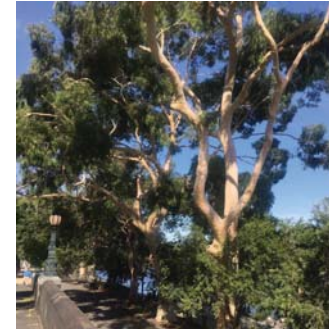
**Tree 2. *Eucalyptus* ssp.**  
18m H x 12m W (as tall as existing building)



**Tree 3. *Eucalyptus* ssp.**  
15m H x 10m W



**Tree 4. *Eucalyptus* ssp.**  
15m H x 8m W



**Tree 12-15. *Corymbia citriodora* Lemon Scented Gum**  
25m H x 15m W



**Tree 5.**  
16m H x 15m W



**Tree 6.**  
12m H x 17m W



**Tree 7. *Liquidamber styraciflua***  
14m H x 17m W



**Tree 8-11. *Liquidamber styraciflua***  
8m H x 7m W



**Tree 17-18. *Ulmus* Elm**  
16m H x 13m W



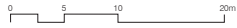
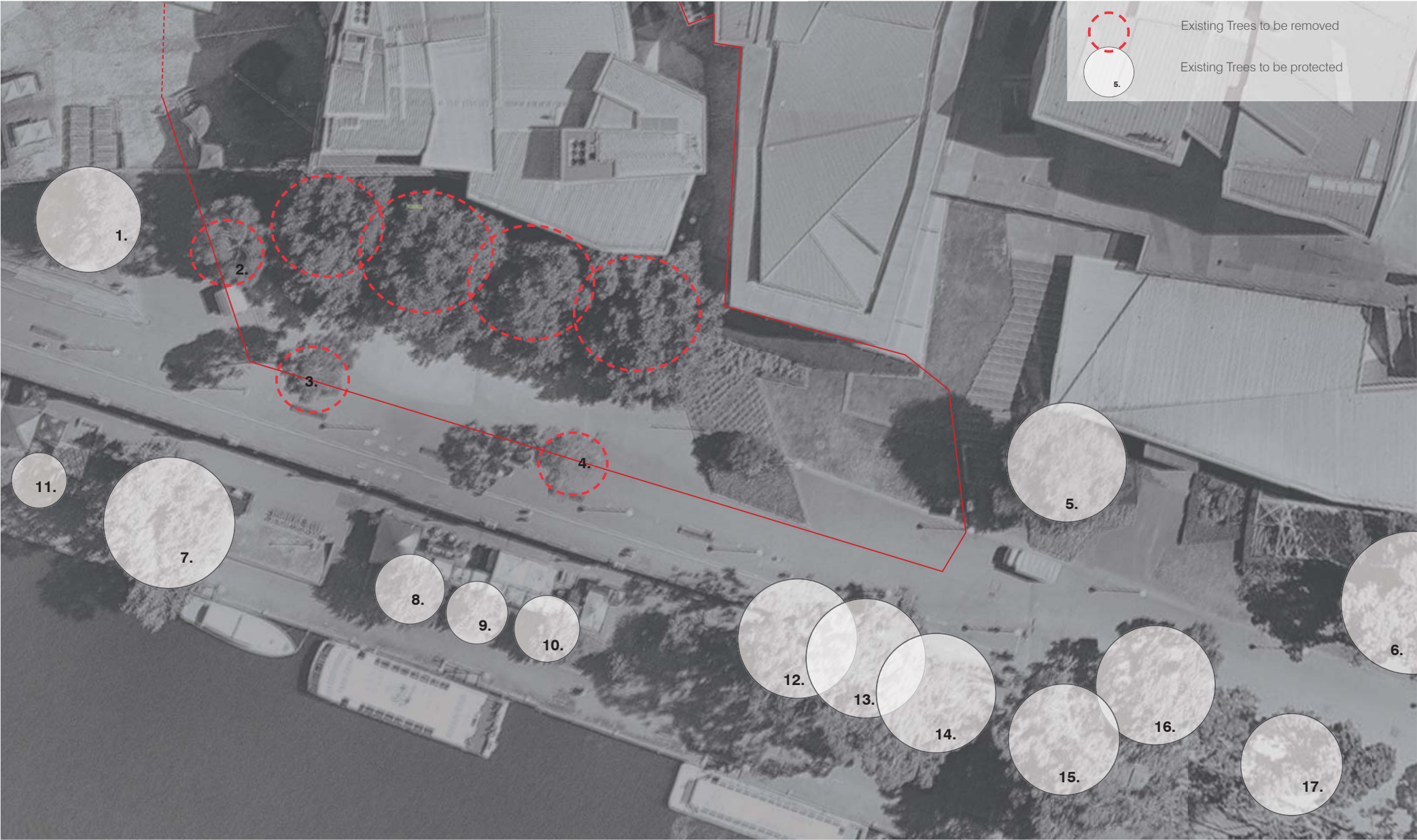
Legend



Existing Trees to be removed



Existing Trees to be protected



### 1.3 Proposed Building Solar Access Analysis



22nd April



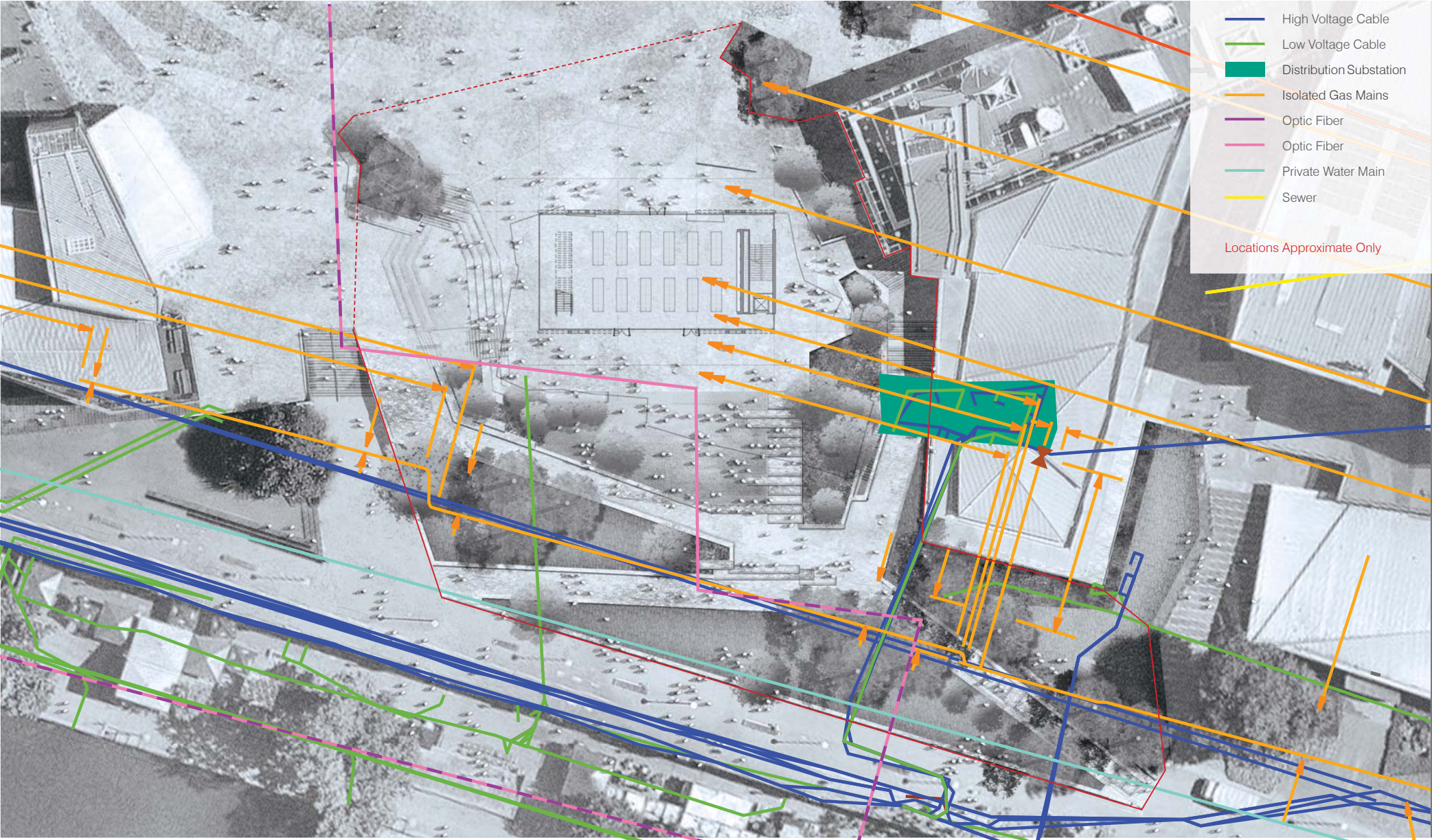
Winter Solstice 22nd June



Equinox, 22nd September

# 1.4 Existing Service Overlay

## Legend

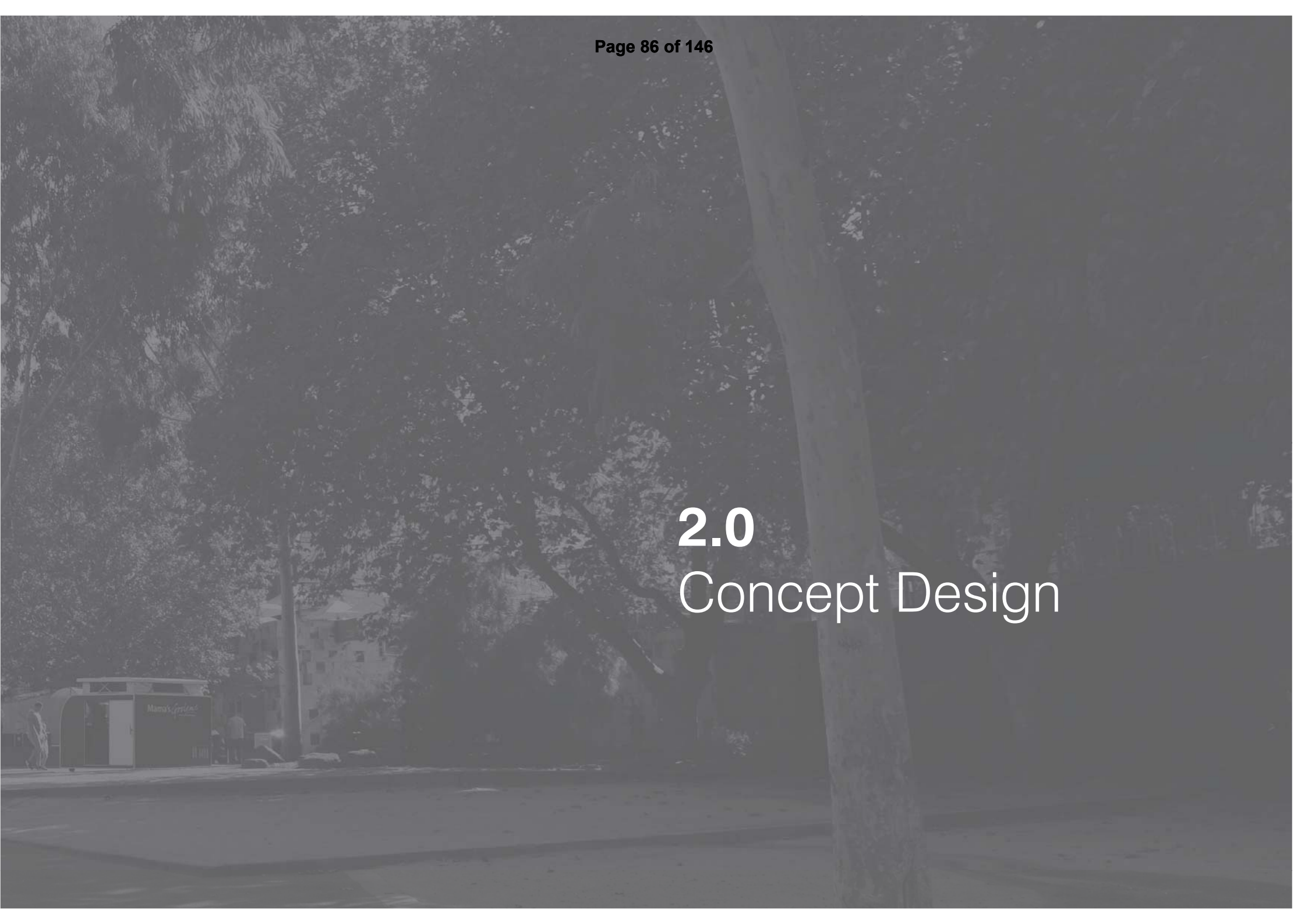


- High Voltage Cable
  - Low Voltage Cable
  - Distribution Substation
  - Isolated Gas Mains
  - Optic Fiber
  - Optic Fiber
  - Private Water Main
  - Sewer
- Locations Approximate Only



# 2.0

## Concept Design



## 2.1 Concept Design

### Landscape Strategy

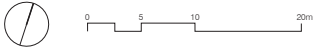
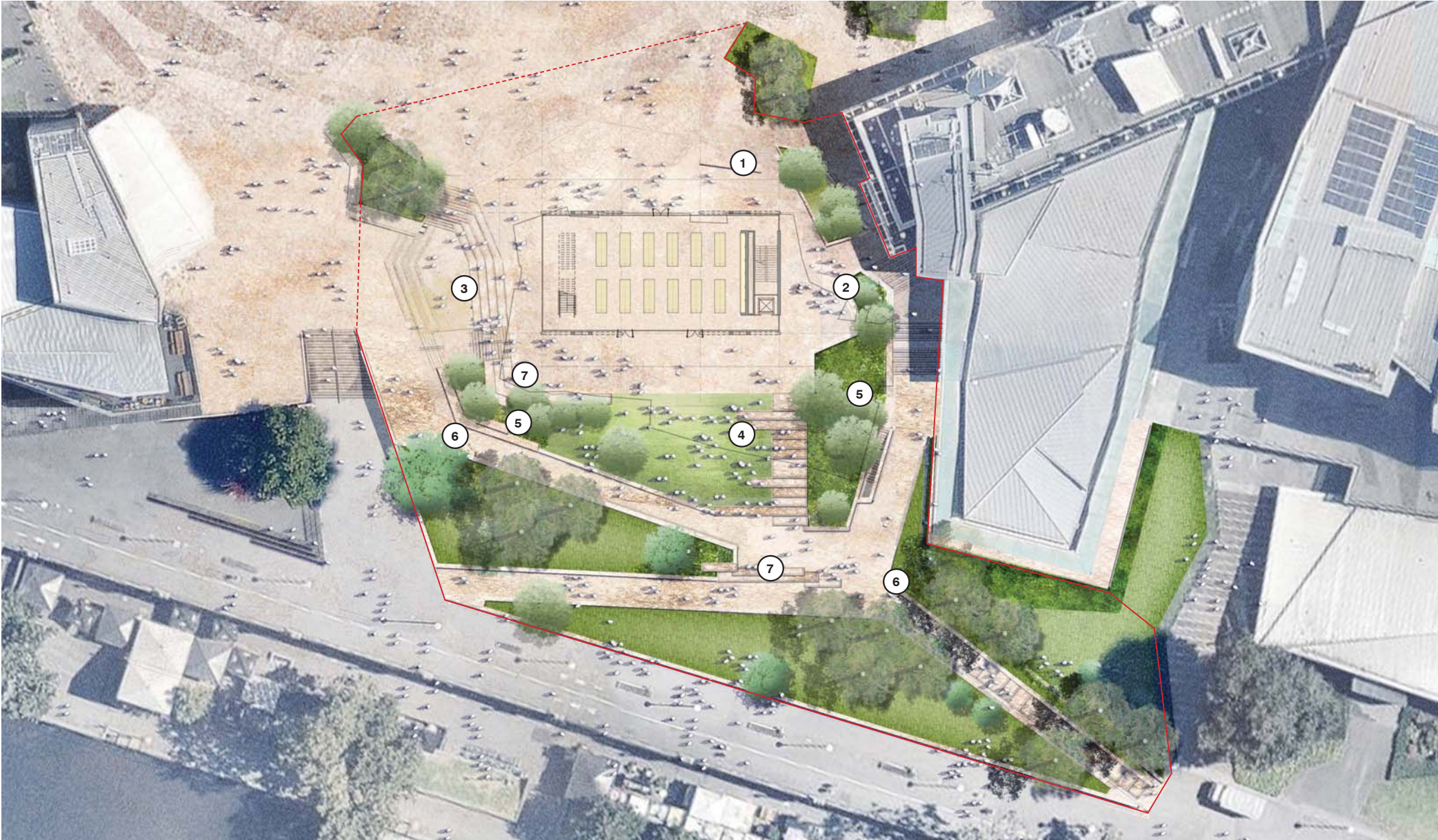
The landscape strategy seeks to improve connectivity between Federation Square and the Yarra River, and the opportunity for people to linger longer with uninterrupted framed river views which necessitates the introduction of occupiable lawns and tree canopy, with under-story planting limited to the upper eastern terrace. The informality of the tilted lawn planes and the trees over encourage occupation, providing both prospect and refuge, maximising solar access for this critical Northbank site. The combination of lawn, trees and under-story planting will increase the amount of green space within the Federation Square precinct, improve ground permeability and help to reduce the Urban Heat Island Effect.



### Key Landscape Spaces

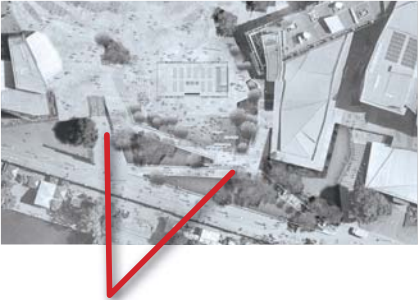
- ① Seating at Federation Square Interface
- ② North South Link on eastern facade includes planters with seating edges
- ③ The western interface provides a space for gathering and sitting
- ④ Southern lawn provides a space for gathering, sitting whilst maximising views over the Yarra River
- ⑤ Tree and under-storey planting provides a buffer to hard edges and slopes, whilst framing views to the river.
- ⑥ Through site pedestrian link provides accessible paths throughout the precinct
- ⑦ Seating walls provide an opportunity for social interaction and passive recreation

# 2.2 Concept Plan



## 2.3 Experiential Views

View North from the Southern Bank







## River Connection



IMAGE. Image description  
IMAGE CREDIT. Photographer



River Connection South





South East Pedestrian Link



Birds Eye View North





**Western building Interface**

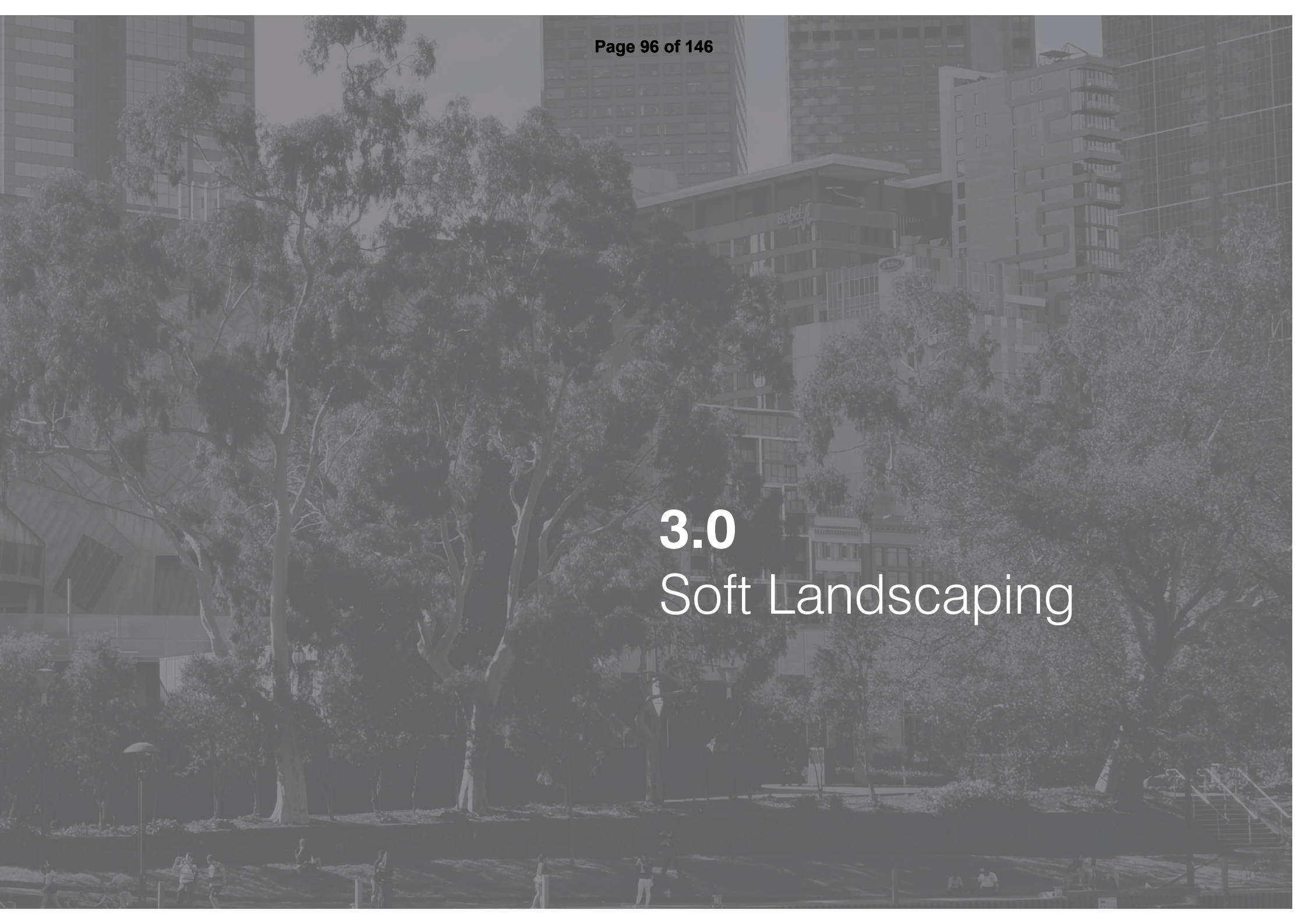




Eastern North South Link



# 3.0 Soft Landscaping



### 3.1 Soft Landscape Design Intent



Framed views to the Yarra



Enhanced Biodiversity + climate



Protect precinct landscape character



Design for high use + Activity



## 3.2 Enhancing Biodiversity

### Pollination

Flowers are the plant world's mating cues and the intent is to include flowering plants in the understorey planting where possible. They come in many different colours, forms and sizes, with the shared goal of attracting pollinators so the plant life cycle can continue.

The pollinators vary from the well recognised: bees, birds, bats, and butterflies, to the less obvious: bugs, beetles, moths, flies, and small mammals. When these pollinators visit the flowers, they help move pollen between different individuals and populations of plants- thereby maintaining genetic diversity, as well as being an essential step in producing many of the fruits, vegetables, and other crop plants that we eat. Without a diversity of pollinators, we would risk a contraction in both the diversity and abundance of these food sources and other plants.

### Safeguarding our Future

A diverse array of plants will support a diverse array of other species. By maximising this diversity, we retain more options for responding to changing conditions in the future.



### Nutrient Cycling

Below the soil surface, there are an abundance of microbes, invertebrates, and fungi that work to decompose organic material back into forms that can be used by plants. Above the soil surface, they are assisted by the ants, slaters, millipedes, and other decomposers which help to shred and chew the leaves and other dead organic material, into smaller fragments that are more easily accessed by the microbes and invertebrates below the soil surface.

### Healthy Soils

Healthy soils are the foundation for a well-functioning urban ecosystem. The organisms living in the soil and on the soil surface are critical to the development of healthy soils. Their movement under the soil surface helps to create soil profiles that allow water to easily infiltrate, and their role in decomposition of leaves and other organic material helps with nutrient cycling and ensure the soils contain the organic matter and nutrients required to support healthy plants.



### Soil Stabilisation and Water Filtration

Plant root systems come in many different forms, ranging from fibrous mats, to large tap roots, tubers, and other underground storage organs. This diversity of forms is one of the reasons why plants can be found in so many different environments. In urban areas, we can work with this natural diversity of root systems to contribute to a healthy urban ecosystem by selecting plants for specific purposes.

### Resilient Ecological Systems

Resilience is the capacity of a system to cope with change. In human-made systems, resilience can be achieved through duplication (e.g. backing up files) and multiple pathways (e.g. capacity to divert electricity through other routes). In natural systems, biodiversity contributes to resilience.

When multiple species can play a similar role (e.g. pollination or pest regulation), then the temporary or permanent loss of one species can have a smaller impact on the system, as other species can move in to fill that role.



### Identity and Character

Existing eucalypts at Federation Square contribute to the identity and character of the city – as demonstrated during the precinct planning process undertaken for the Urban Forest Strategy. Biodiversity contributes to the identity and character of Melbourne.

### Physical Health

Interesting green spaces and opportunities to interact with nature contribute to peoples' physical health by enticing them to spend time reconnecting with nature and being active outdoors, away from sedentary indoor entertainments. Exposure to a diversity of flowering plant species can also help reduce disposition to allergies.

### Emotional Health and Well-being

For many people, specific animals or plants can convey a particular meaning that aligns with their feeling of emotional health and wellbeing. This relationship may be based on culture, such as the connection that the people of the Kulin Nations have with Bunjil, the Eaglehawk, or it may be an informal and personal connection, such as the joy of watching how the plants or animal in your garden shift with the changing seasons.



## 3.3 Turf

### Benefits of Turf

- + Provide a sense of calm and cooling
- + Lawns due to their natural cooling effect play a big role in reducing the temperature around cities
- + Turf acts as a natural filter utilising nutrients that would otherwise run off into our waterways
- + Turf helps clean the air by filtering dust and other airborne pollutants that may hard respiratory systems and skin
- + Turf reduces CO2
- + An average size turf produces more oxygen than the worlds largest tree
- + Turf helps prevent soil erosion

### Proposed Grass Variety

Sir Walter Buffalo has been chosen for its ability to perform in the sites shady condition. We acknowledge that the City of Melbourne use Kikuyu Village green as a standard. The turf species will need to be chosen in consultation with the CoM.

Sir Walter Buffalo

- + Climate Type: Warm
- + Drought tolerance: Good
- + Shade Tolerance: Excellent
- + Invasiveness: Slightly invasive
- + Mowing Frequency: Medium
- + Winter Colour: Good
- + Salt tolerance: Excellent
- + Pest and Disease Control: Good

### Controlling shade

Shade can restrict growth and cause problems with the turf, for this reason a shade tolerant lawn has been chosen.

### High Use

Reinforcement products such as grass rings and turf cells can be used, these are designed for sub surface use to protect against compaction from high use. Most of these products are made from 100% recyclable products.

### Turf on slope

The design includes turf on slope orientated towards the Yarra River with maximum fall if 1:3. A specialised mowing resume will be required to maintain the high profile turf.

### Installation + Maintenance

The following factors will contribute to a healthy lawn adapting to the sites environmental context;

- + Keeping grass on longer side is important in shade - allowing the grass to photosynthesise more easily as the larger leaf surface can capture more light
- + Remove leaves and keep it well aerated
- + The addition of soil conditioners
- + Regular fertilising to speed up repair
- + Good mowing and watering practices
- + Less watering during winter
- + Healthy soil



### 3.4 Proposed Tree Character and Form

Tree species will be chosen in consultation with the City of Melbourne and in consideration of the City's tree species selection tools: the Urban Forest visualisation and mapping, urban forest precinct plans, Urban Ecology and Biodiversity strategy (draft) and climate change adaptation strategies. All proposed trees will be irrigated for establishment for up to two years. All planting on structure to be irrigated, with lawn areas to be irrigated on an ongoing basis. Soil depths will be critical in particular for planting zones on structure, these depths have been allowed for. Equally soil volumes will be critical in determining trees species selection. River Terrace tree planting will be located in deep root soil zones. Soil volumes (vaults) will be contiguous where possible to enable trees to share and maximise available soil volume. Soil specifications will consider the standards outlined in the reference Soils for Landscape Developments, in particular for soils on structure, active high amenity turf, and for the amelioration of site sourced soils where possible.

A combination of native and exotic trees have been chosen to integrate with the surrounding context and enhance biodiversity.

Eucalyptus species have also been chosen as their leaves create light dappled shade and allows more sunlight to reach the ground under the canopy, where as deciduous exotics provide seasonal change and will allow more sunlight thought in winter.

#### Tall Canopy Trees

Eucalyptus ssp. 15-25m H x 8-15m W (at maturity)



#### Small Mallee Trees

Eucalyptus ssp. 3.5m H x 3-5m W

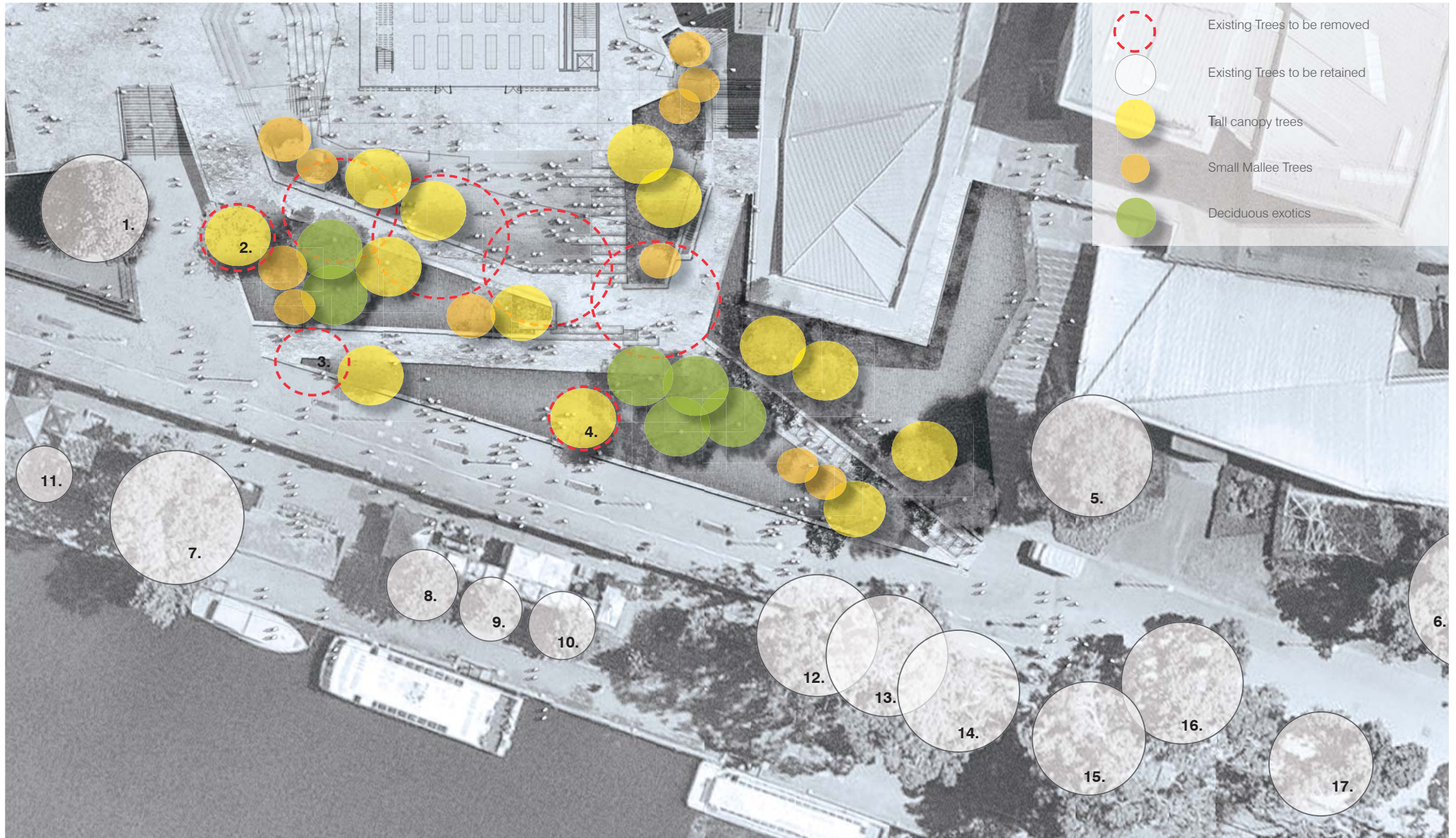


#### Deciduous Exotic Trees

TBC 10-15m H x 8-10m W (at maturity)



### 3.5 Tree Management Plan



## 3.6 Potential Tree Species

### Tall Canopy Trees

Image	Species	Common Name	Mature Height	Mature Spread
<b>Existing Species in the Precinct</b>				
01	<i>Angophora costata</i> *	Smooth-barked apple	15-25m	15m
02	<i>Corymbia citriodora</i>	Lemon Scented Gum	10-35m	8-20m
03	<i>Corymbia maculata</i> *	Spotted Gum	15-20m	8-10m
04	<i>Eucalyptus grandis</i>	Flooded gum	45-55m	25m
05	<i>Eucalyptus melliodora</i> *	Yellow Box	20-35m	20-30m
06	<i>Eucalyptus sideroxylon</i> *	Ironbark	10-30m	8-15m
<b>Proposed Species to Convey Native Character</b>				
07	<i>Eucalyptus accedens</i>	Powderbark Wandoo	25m	15m

\* Tree species that identify as species vulnerable to future temperatures as identified in CoM's Future Urban Forest Report 2016



01



02



03



04



05



06



07



## 3.6 Potential Tree Species

### Small Mallee Trees

Image	Species	Common Name	Mature Height	Mature Spread
<b>Species to convey Australian Native Character</b>				
01	<i>Eucalyptus burracoppinensis</i>	Burracoppin Mallee	1-6m	5m
02	<i>Eucalyptus loxophleba</i>	York Gum	10m	5-8m



### 3.6 Potential Tree Species

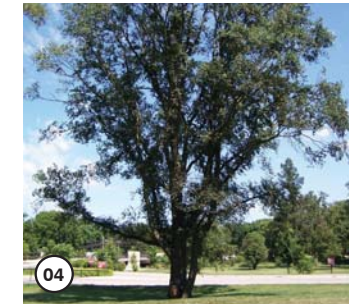
#### Deciduous Exotic Trees

Image	Species	Common Name	Mature Height	Mature Spread
<b>Existing Species in the Precinct</b>				
01	<i>Acer rubrum*</i>	Red maple	15-20m	12m
02	<i>Liquidamber styraciflua*</i>	Sweet gum	15-20m	8-12m
03	<i>Ulmus glabra*</i>	Scotch elm	15-40m	15-20m
04	<i>Ulmus procera*</i>	English Elm	16m	11-15m

#### Proposed New Exotics

05	<i>Platanus hybrida</i>	London plane	20-30m	25m
06	<i>Quercus acutissima</i>	Sawtooth oak	15-30m	15m

\* Tree species that identify as species vulnerable to future temperatures as identified in CoM's Future Urban Forest Report 2016









# 4.0

## Hardscape

## 4.1 Walkways, Stairs and Seats

Walkways, Stairs and seats will be civic and welcoming to the public throughout the precinct providing;

- + Clear and accessible connections between the river and Federation Square
- + An integrated approach to the Federation Square and Yarra river urban character
- + Provide opportunities for the public to occupy the space
- + A DDA consultant will be engaged to ensure appropriate circulation and access as well as Australian Standards AS AS 1428.1-3 are met for all public areas.



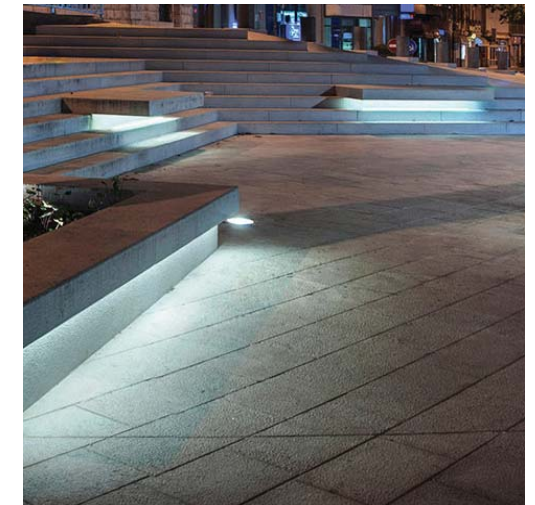
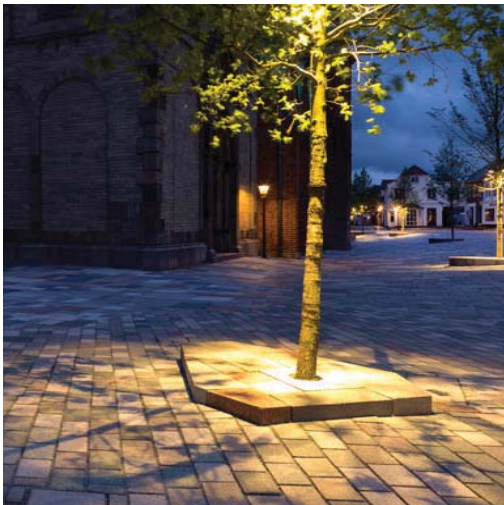
## 4.2 Lighting

Lighting is an important aspect of the landscape design and creates a subtle or expressive overlay that provides safety, wayfinding and night activation.

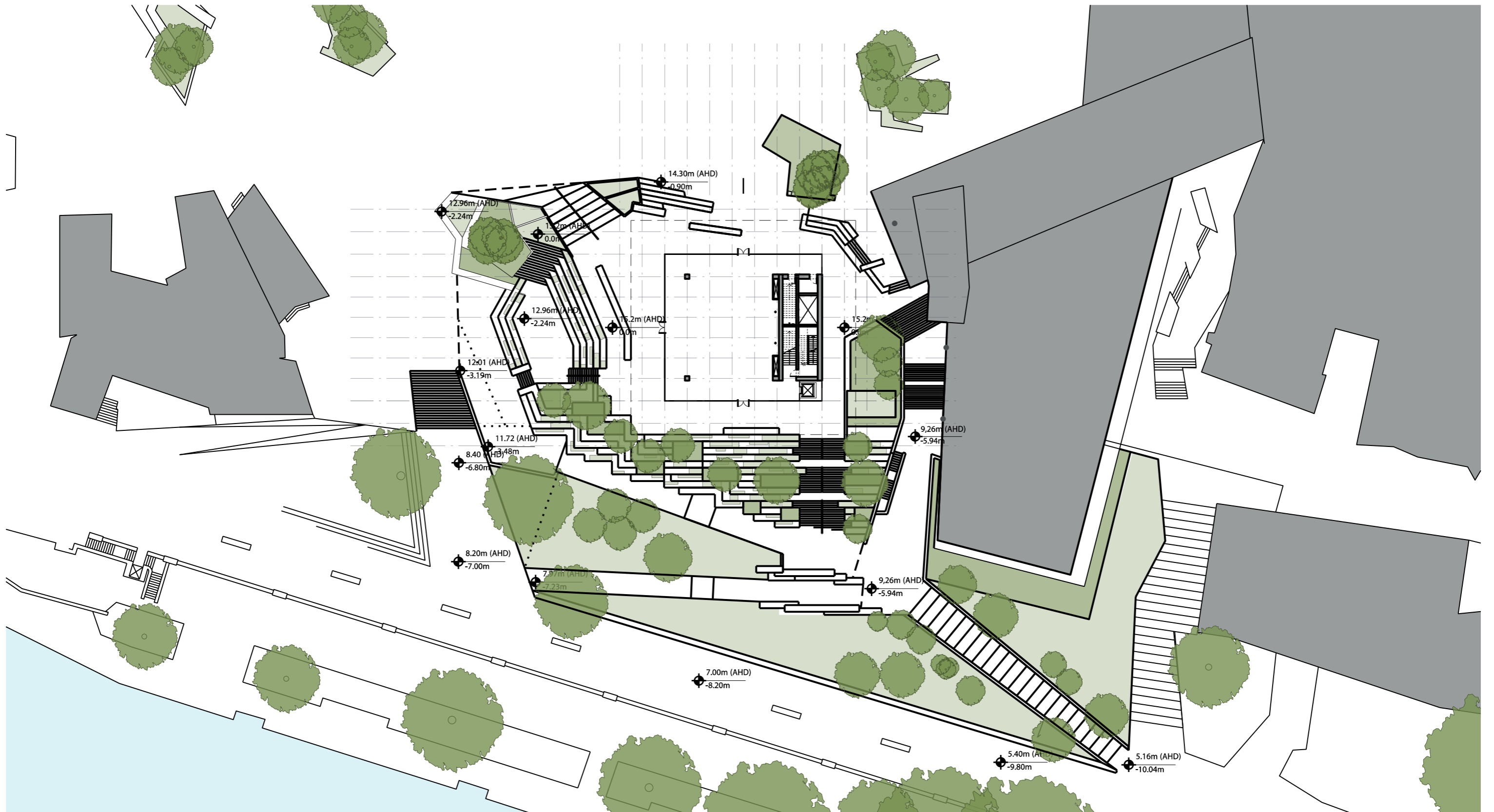
As well as these functional purposes, lighting will be used in a variety of artistic ways including but not limited to;

- + Drawing attention to specific building details from external areas such as the up lighting to existing trees, and entries.
- + Assist in identifying seating nodes, stairwells, pathways and planting.

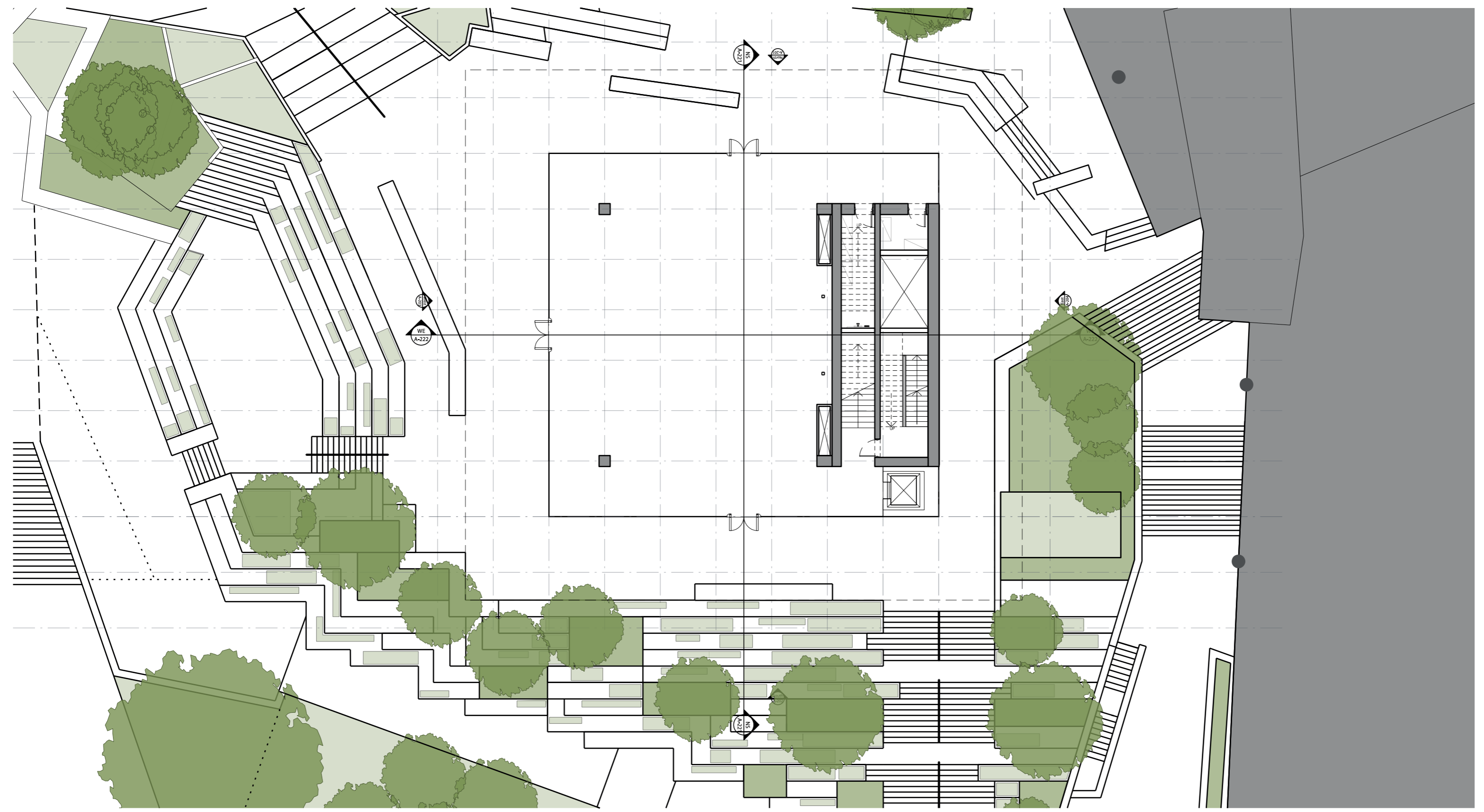
Lighting in these areas will be located so that it does not cause light spill to any neighboring properties. A lighting consultant will be engaged to ensure appropriate 'P' ratings and Australian Standards AS 4282:1997 are met for all public areas.



# 2017 CONCEPT PLANS



# Federation Square : Project Core



Level 1  
1:200

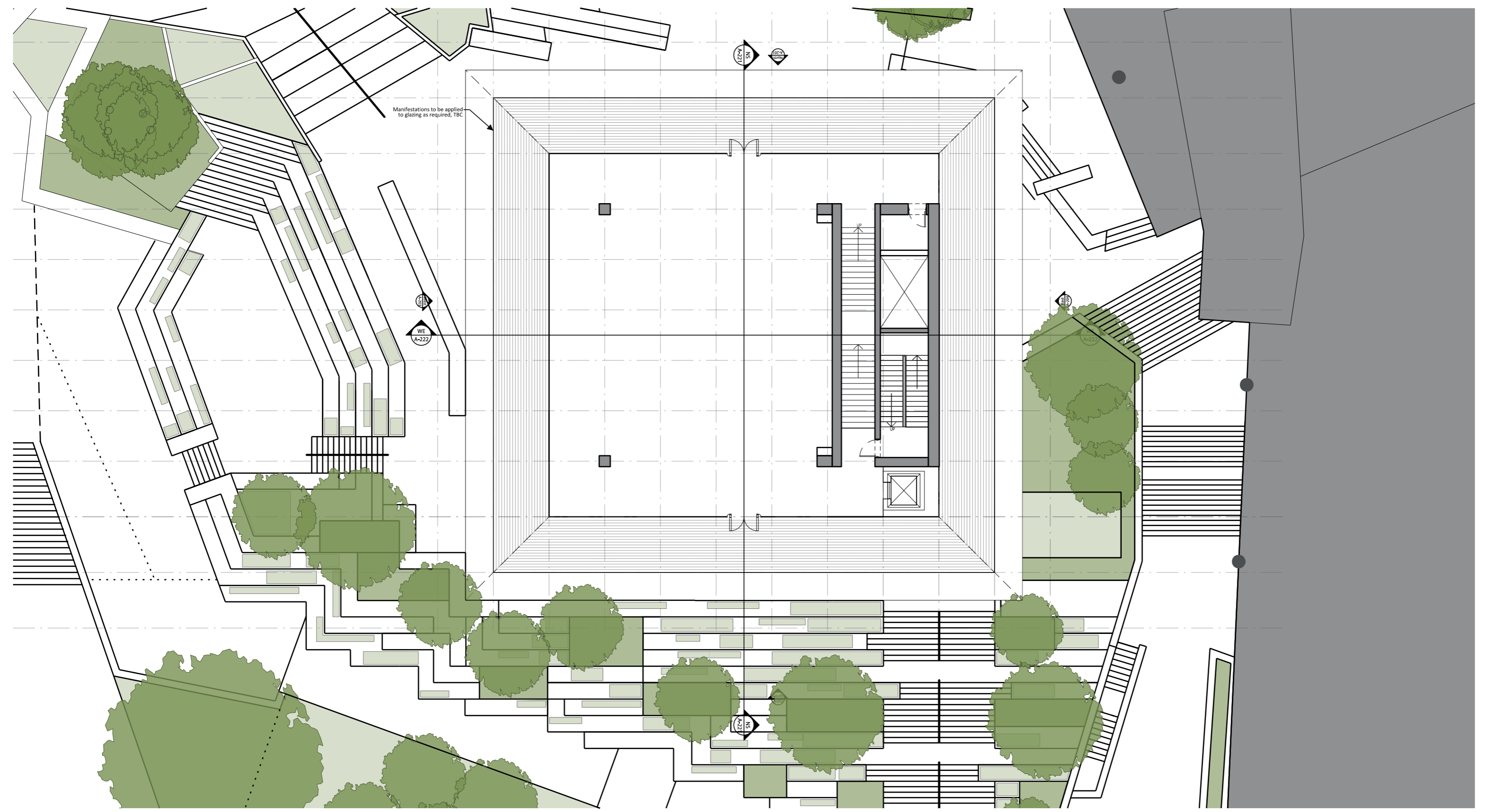
# Federation Square : Project Core

# Concept

Melbourne

December, 2017

# A-111



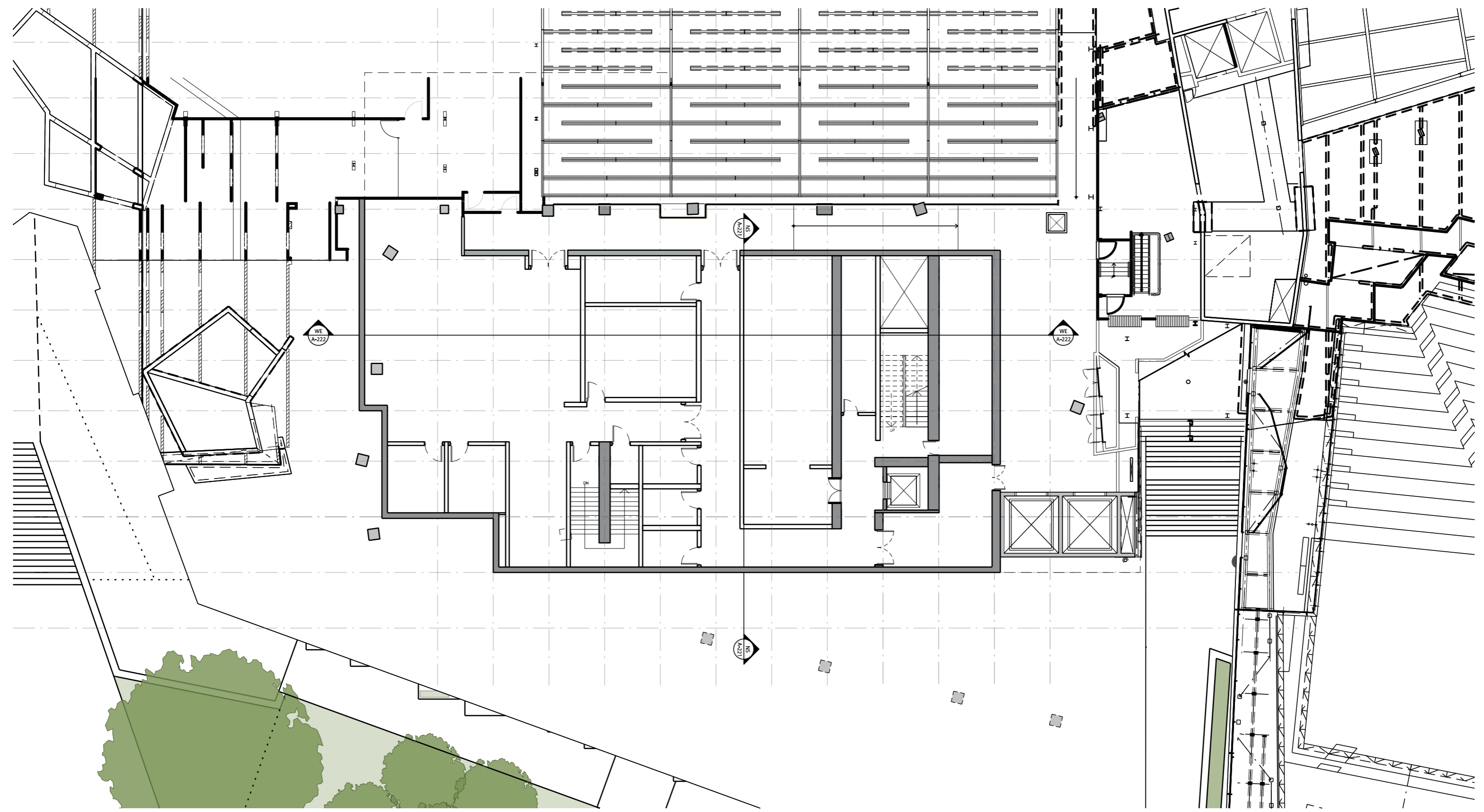
Level 2  
1:200

# Federation Square : Project Core

# Concept A-112

Melbourne

December, 2017



Ground Floor  
1:200

# Federation Square : Project Core

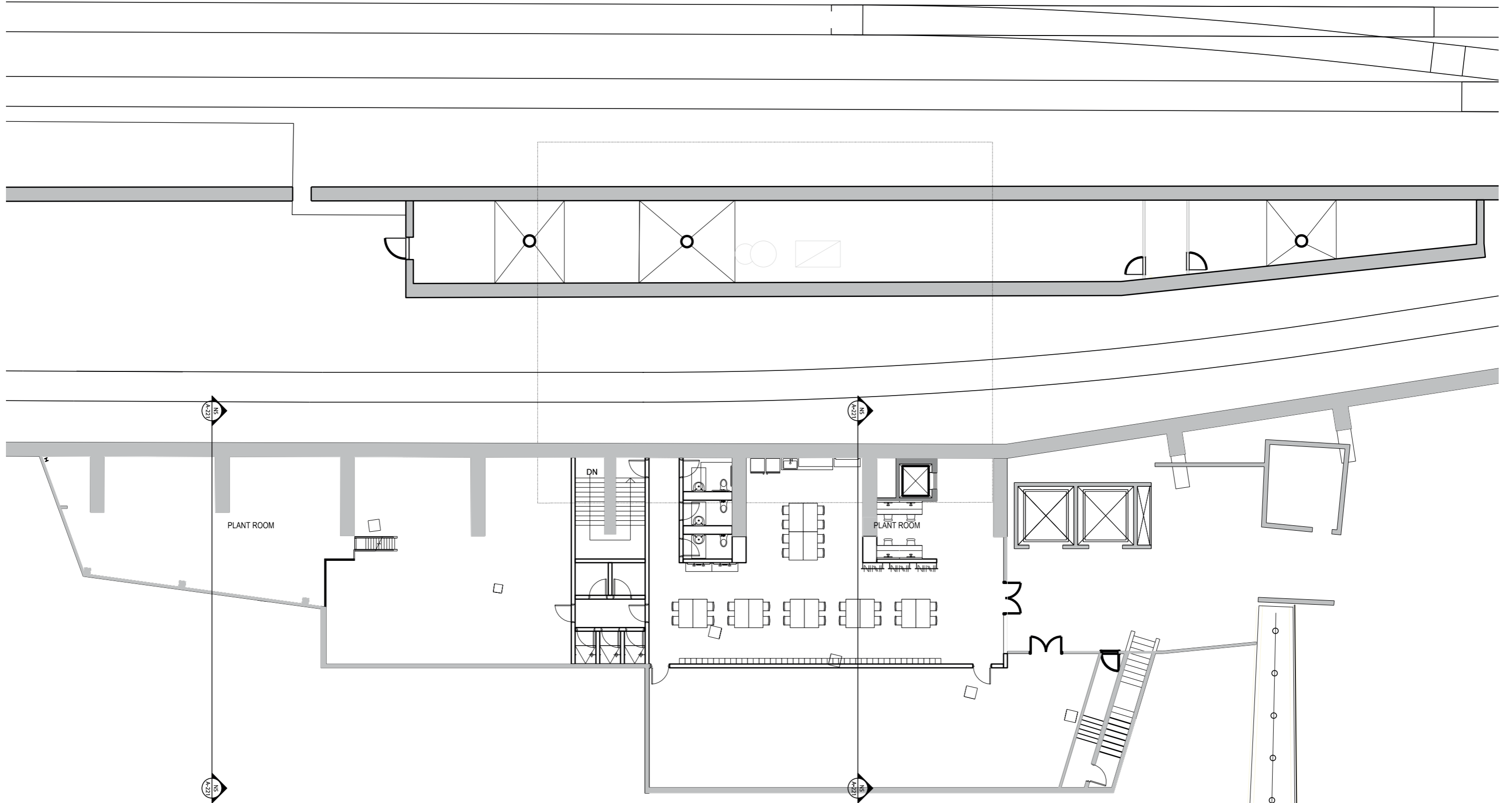
Concept

Melbourne

December, 2017

A-141





Basement 1  
1:200

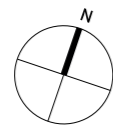
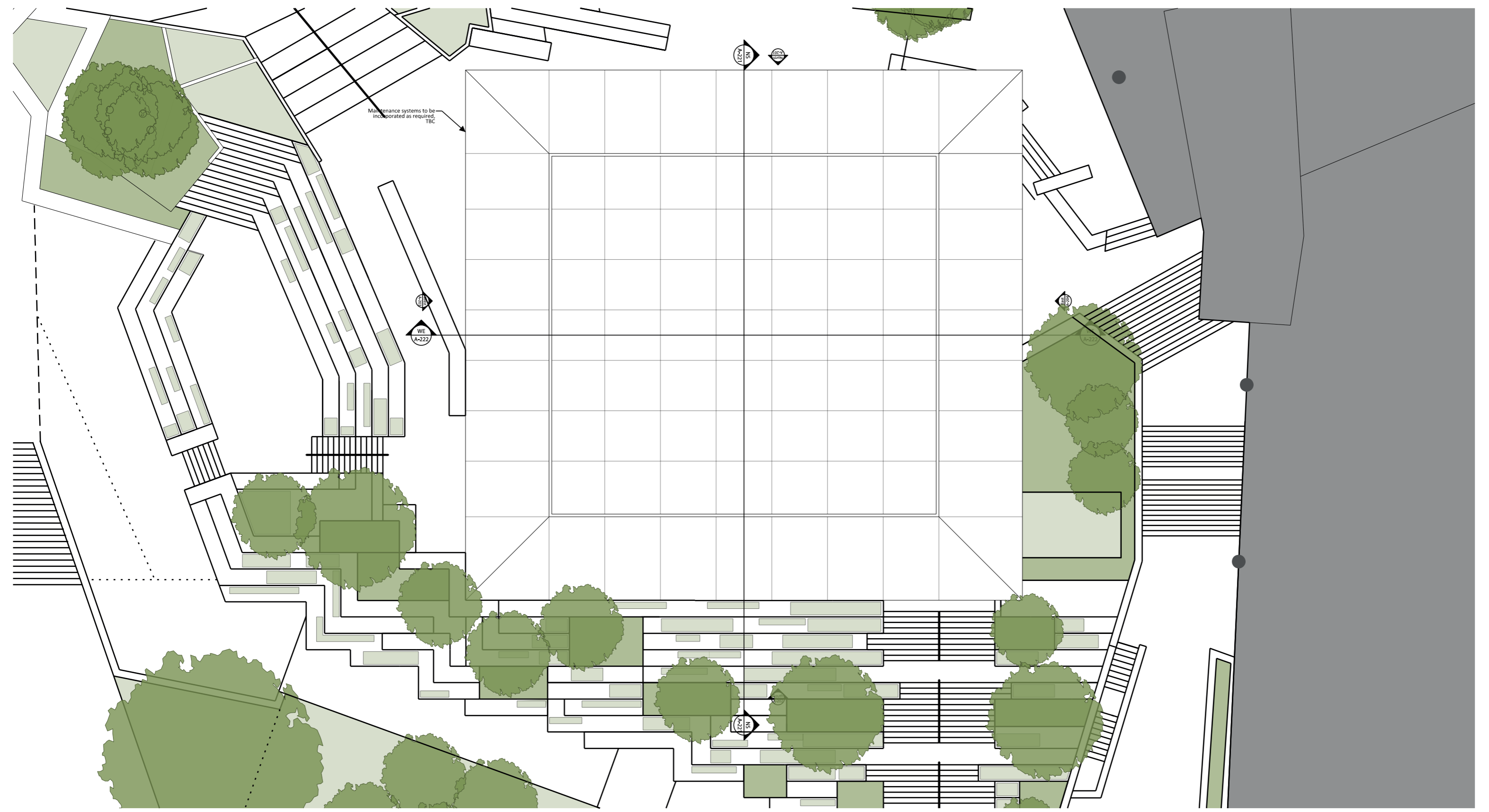
# Federation Square : Project Core

Melbourne

December, 2017

Concept

A-142



Roof Level  
1:200

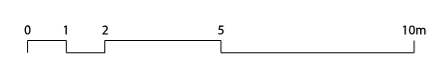
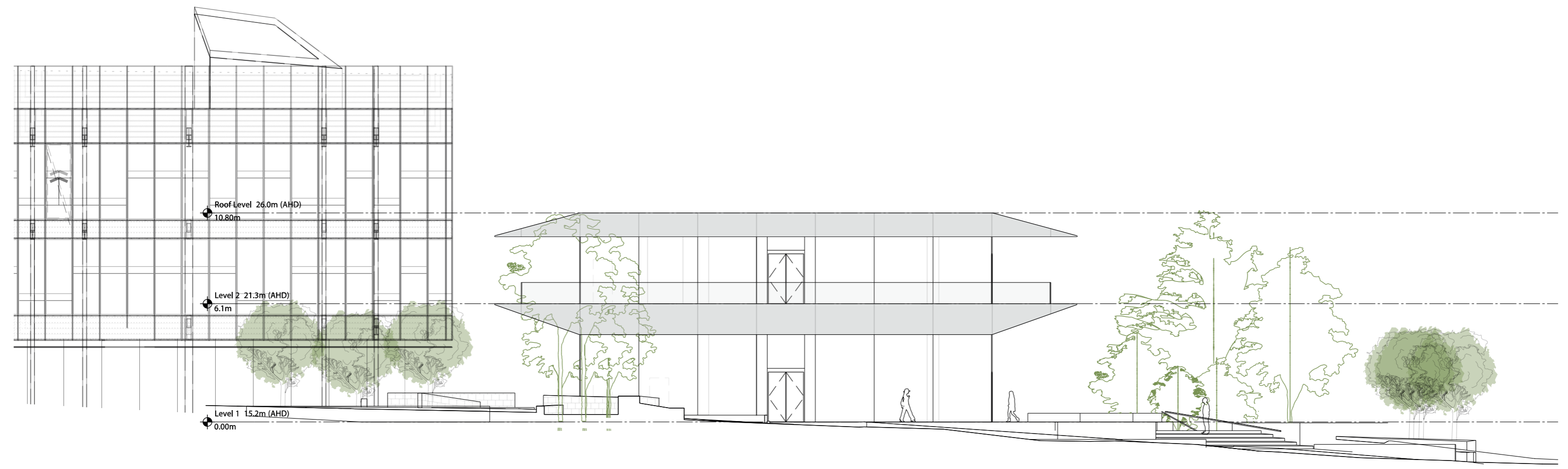
Federation Square : Project Core

Concept

Melbourne

December, 2017

A-171



North Elevation  
1:200

# Federation Square : Project Core

Concept

Melbourne

December, 2017

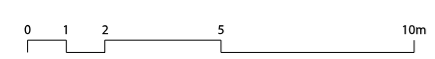
A-201



Roof Level 26.0m (AHD)  
10.80m

Level 2 21.3m (AHD)  
6.1m

Level 1 15.2m (AHD)  
0.00m



South Elevation  
1:200

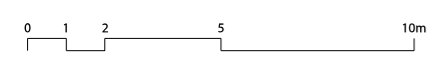
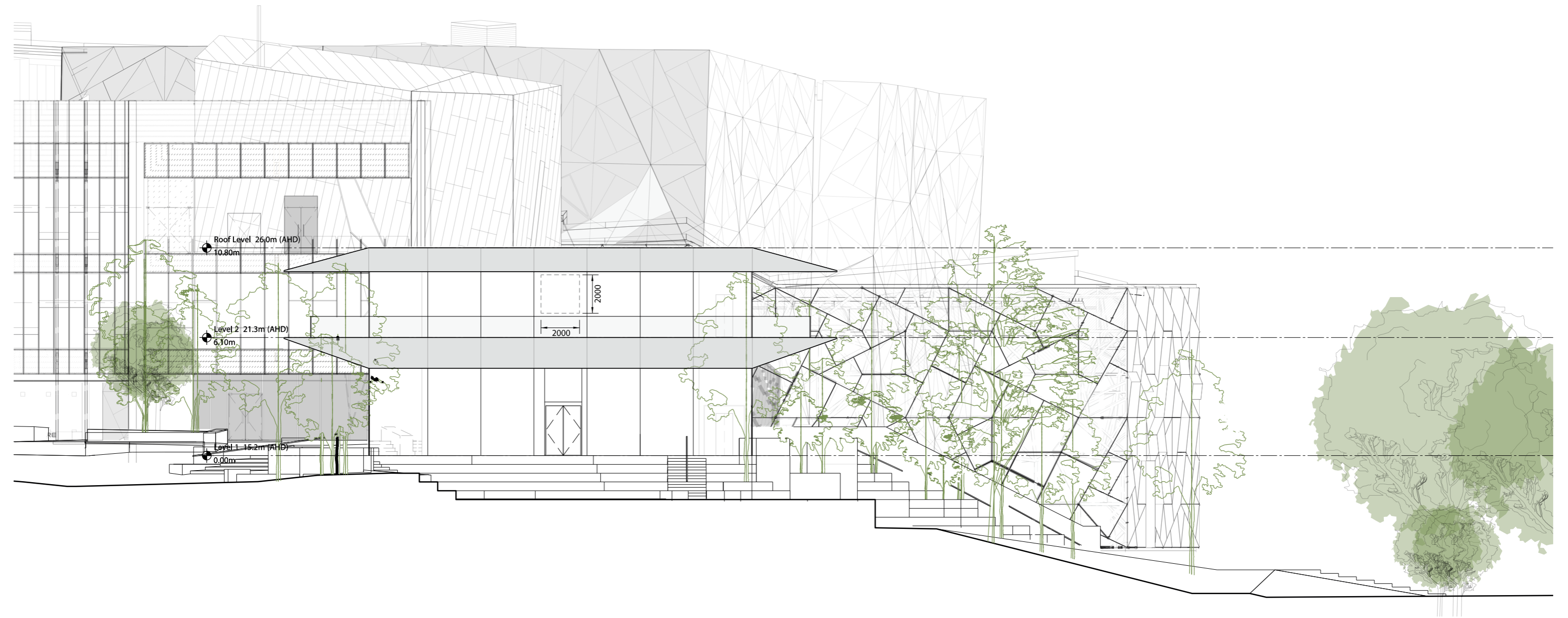
# Federation Square : Project Core

# Concept

Melbourne

December, 2017

# A-202



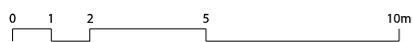
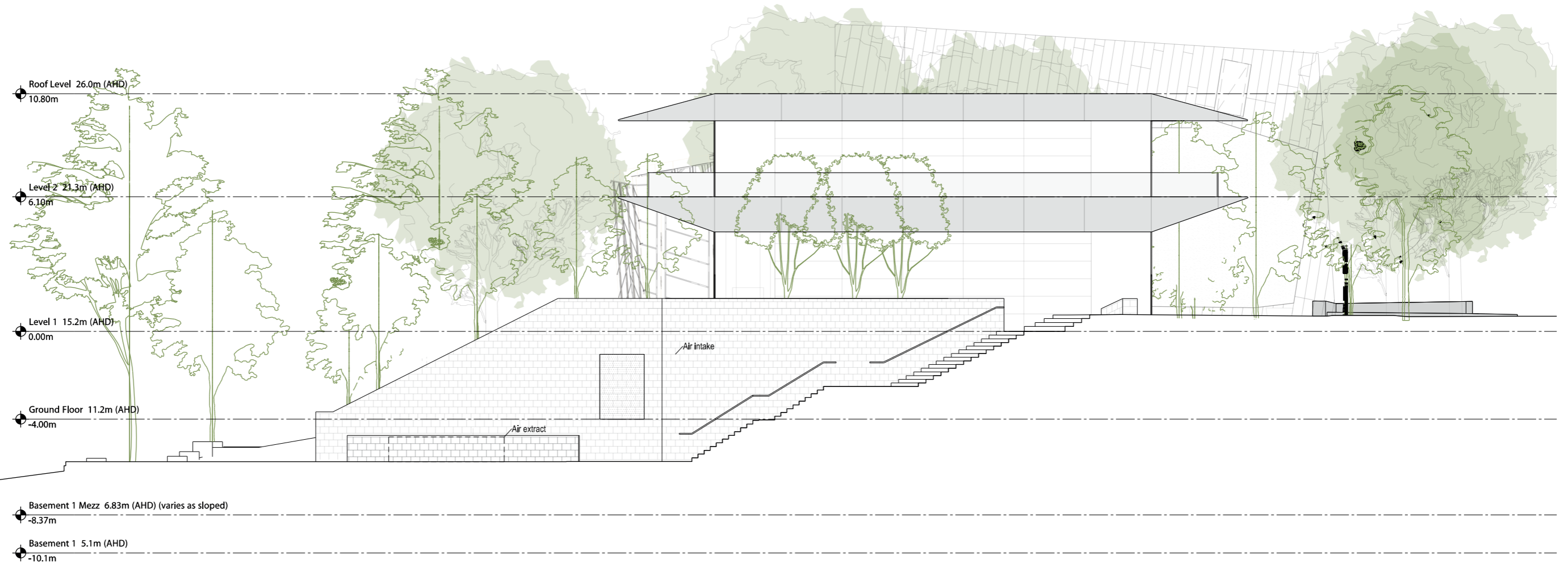
West Elevation  
1:200

# Federation Square : Project Core

Concept  
A-203

Melbourne

December, 2017



East Elevation  
1:200

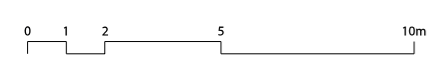
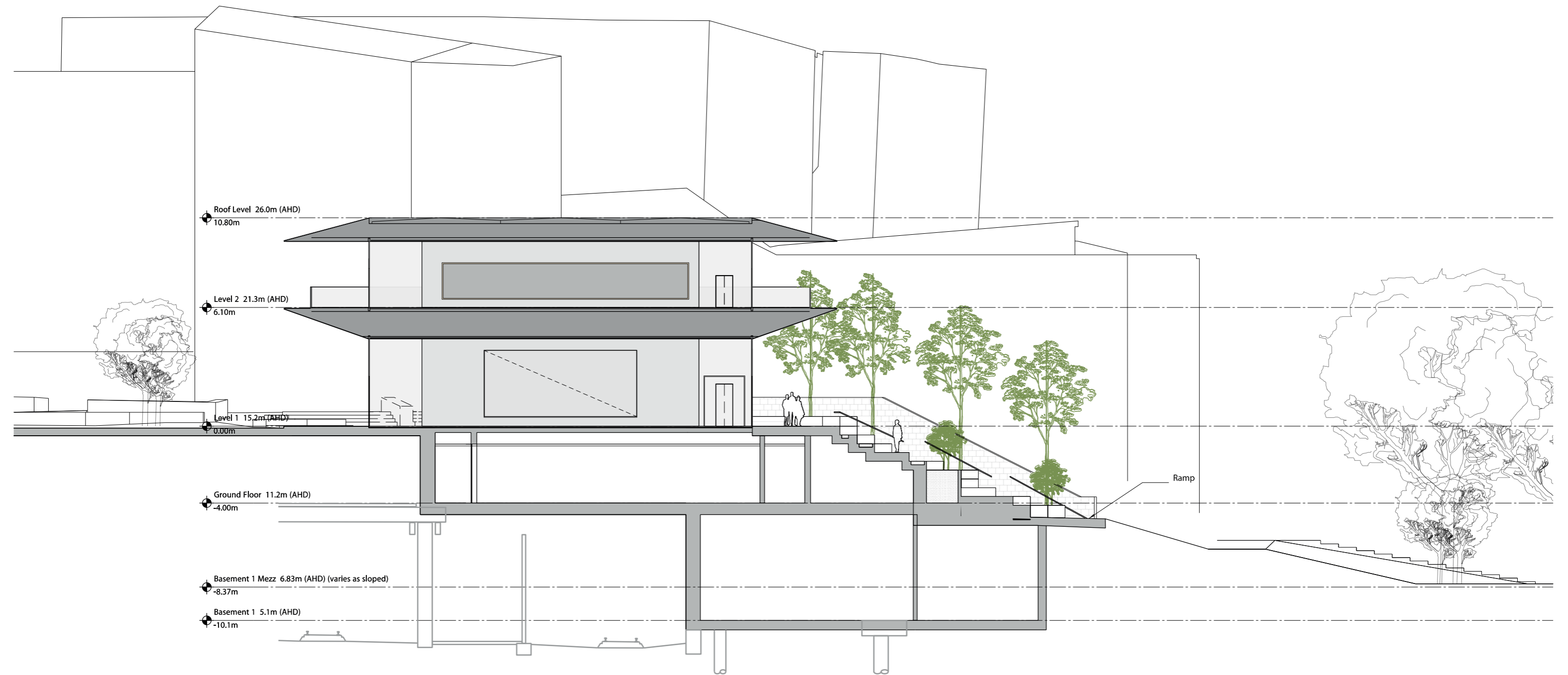
# Federation Square : Project Core

Concept

Melbourne

December, 2017

A-204



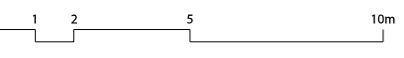
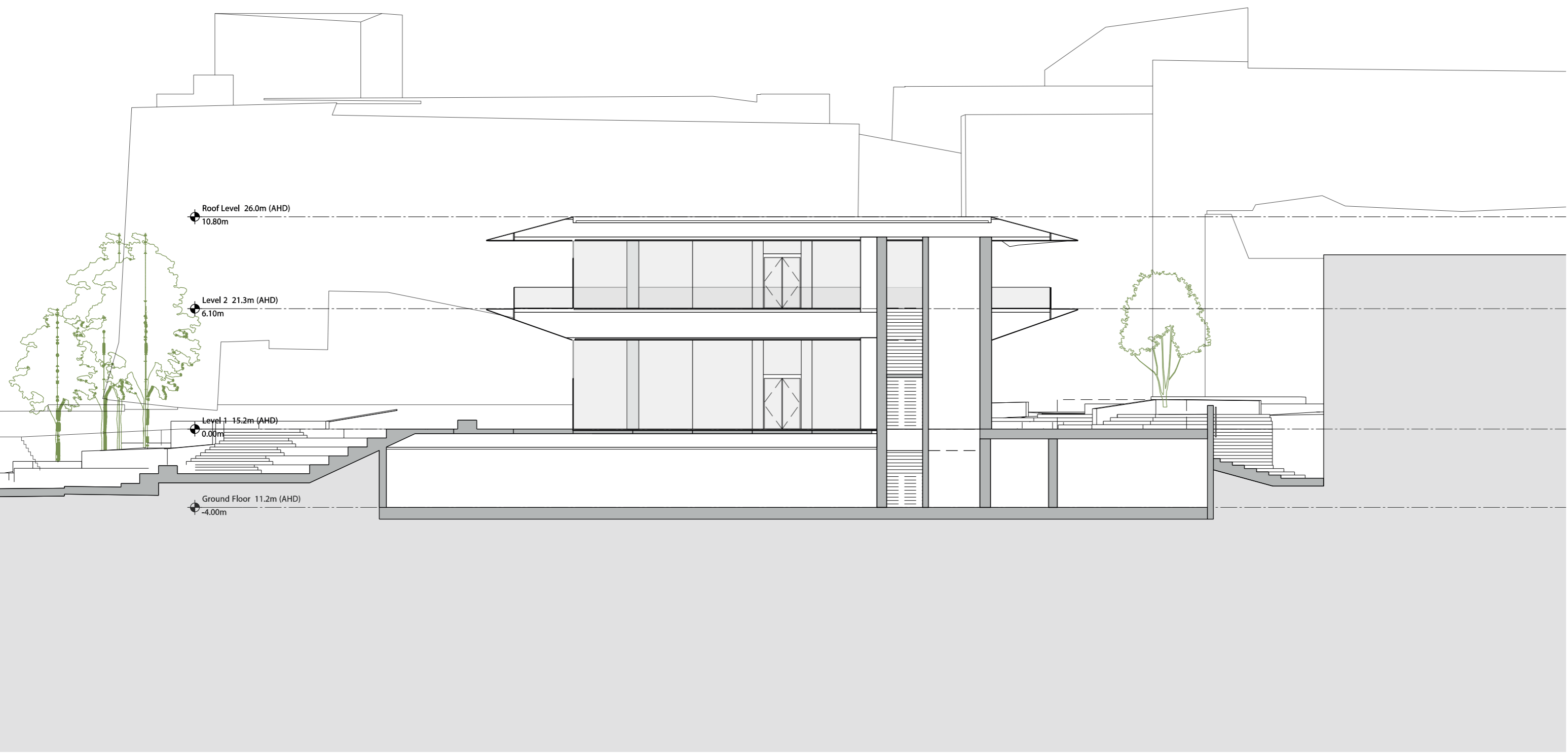
Section North-South  
1:200

# Federation Square : Project Core

Concept  
A-221

Melbourne

December, 2017



Section West-East  
1:200

# Federation Square : Project Core

Concept

Melbourne

December, 2017

A-222



**DELEGATE REPORT****MINISTERIAL PLANNING REFERRAL**

<b>Application number:</b>	ID-2018-2
<b>Amendment number:</b>	C314
<b>Applicant / Owner / Architect / Landscape Architect:</b>	Urbis Pty Ltd / Federation Square Pty Ltd / Foster + Partners / Oculus Pty Ltd
<b>Address:</b>	Federation Square, 2-20 Swanston Street, MELBOURNE VIC 3000
<b>Proposal:</b>	Submission of design refinement plans, under clause 4.6 of the 'Project Core Building, Federation Square, Incorporated Document, December 2017'  Global Flagship Apple Store, Federation Square
<b>Date received by City of Melbourne:</b>	20 July 2018

**1. PREAMBLE**

The objective of this report is to provide an assessment of the design refinement plans against the requirements of Clause 4.6 (Modification to plans) of the [Project Core Building, Federation Square, Incorporated Document, December 2017](#) as gazetted on 20 December 2017 and the [Principles to Guide the Design Refinement Stage](#) as agreed by Steering Committee on 7 February 2018.

This report does not assess or review the Minister for Planning's decision to approve Melbourne Planning Scheme Amendment C314 (Amendment C314) which introduced site specific controls to allow demolition of The Yarra building and development of a new Global Flagship Apple Store at Federation Square.

The City of Melbourne was not consulted and had no role in the consideration or approval of Amendment C314.

Design refinement plans (the plans) were submitted to the Minister for Planning on 20 July 2018.

On 20 July 2018, the Department of Environment, Land, Water and Planning (DELWP), on behalf of the Minister for Planning, requested any comments the City of Melbourne may wish to make about the plans.

## 2. BACKGROUND

The Minister for Planning approved [Amendment C314](#) to the Melbourne Planning Scheme in December 2017. The Amendment includes a new Incorporated Document titled 'Project Core Building, Federation Square, December 2017' in the Schedule to Clause 52.03 and identifies the land that is subject to the site specific controls in the Incorporated Document. The Incorporated Document was also inserted in the Schedule to Clause 81.01.

The Explanatory Report for Amendment C314 states the following in regard to proposal:

*The amendment allows for the re-development of a portion of Federation Square, Swanston Street, Melbourne and the surrounding area as defined, for the construction of a global flagship retail tenancy with related community and entertainment events and corresponding enabling works and public realm works.*

The Incorporated Document allows for the dismantling and demolition of the existing Yarra building. Clause 4.6 of the Incorporated Document requires design refinements to concept plans stating that:

### 4.6. Modifications to plans

4.6.1. *Prior to the commencement of any development, excluding any Site Preparation Works, modified plans must be submitted to the Minister for approval. The plans must be drawn to scale with dimensions and levels and three copies and one digital copy must be provided. The plans must be generally in accordance with the plans referred to in condition 4.5.1, but modified to show:*

- a. *All setback dimensions to neighbouring existing buildings on plans.*
- b. *Dimensions and areas of the outdoor performance spaces.*
- c. *A schedule of existing and proposed development areas (in square metres of gross floor area) and public realm areas (in square metres).*
- d. *Detailed roof plan.*
- e. *Any design requirements as a result of the Disability Assessment/Audit approved under condition 4.21.*

4.6.2. *The development of the Land for the purposes of Project Part A as shown on the modified plans as approved by the Minister under clause 4.6.1 must not be altered or modified without the prior consent of the Minister.*

On 6 February 2018, Council resolved that the Future Melbourne Committee:

- 1.1 *Notes the decision of the State Government to approve the demolition of the Yarra building and construction of a new Apple Global Flagship Store at Federation Square, facilitated by an amendment to the Melbourne Planning Scheme made without public exhibition.*

- 1.2 *Welcomes a new Apple Global Flagship Store in the City of Melbourne, but expresses serious concerns about the way that this particular decision was made to fundamentally change the design, purpose and use of Melbourne's premier civic meeting place without public consultation.*
- 1.3 *Notes requests by the City of Melbourne in January 2018 to Apple and the State Government that they commit to a significant redesign of the Apple Global Flagship Store at Federation Square to avoid 'pavilion' or 'temple-like' design that is out of context in Federation Square and poorly integrated with the square's existing architecture, better contain the public square, achieve a six star green star rating and undergo a public consultation process - which ideally could take in more of Federation Square given proposals for the new Metro Tunnel entrance before resubmitting an amendment to the Melbourne Planning Scheme.*
- 1.4 *Resolves that, in the event of no commitment as outlined in paragraph 1.3 being made, members of the Legislative Council should be encouraged to:*
  - 1.4.1 *Disallow Melbourne Planning Scheme Amendment C314.*
  - 1.4.2 *Require Cabinet to facilitate a new process, inclusive of public consultation, for the approval of the location and design of an Apple Global Flagship Store within the central city.*

Subsequently, City of Melbourne officers were invited to participate in a series of Apple Steering Committee Design Workshops, held on 7 February, 22 March, and 19 April and 3 May 2018. The Committee comprised representatives from Apple, Foster and Partners, Department of Economic Development, Jobs, Transport and Resources, Department of Environment, Land, Water Planning, Federation Square Pty Ltd and City of Melbourne and was chaired by the Office of the Victorian Government Architect. The sessions focused on the siting and design of the proposed retail store and not the appropriateness of the use in Federation Square. Issues raised by City of Melbourne officers included the broader civic contribution of the building; containment and environmental quality of Federation Square; the interface to the Yarra, and ensuring all spaces and key routes which surrounded the building were well activated and contributed to the overall experience of the square. It was consistently noted that the anticipated increased patronage enabled by the location of the Metro tunnel entrance and the retail store created opportunities for a broader diversity of public uses as part of the proposal, particularly on the eastern side of the proposed building.

On 22 March 2018 the State Government of Victoria announced 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.*

*The Steering Committee has had an initial workshop where Donald Bates presented on the original iteration of Federation Square's design and Foster & Partners (Apple's designer) presented on its concept design evolution. At this workshop design principles to guide the further development of a concept design were agreed.*

The Principles to Guide the Design Refinement Stage as agreed by the Steering Committee on 7 February 2018 are set out below.

The following principles relate to the architectural concept design for the Apple store building.

### **Contextual design response**

- The architectural design concept should be further developed to respond to and acknowledge:
  - the scale, diversity and form of the Hoddle Grid and its relationship with the contrasting, more organic and less structured Fed Square network patterns and buildings;
  - the landscaped river corridor;
  - the existing buildings in Fed Square;
  - the emerging concept design for the Town Hall metro station (to be located on the north-west corner of Fed Square),and
  - make a civic contribution in terms of its architecture and relationship to the public realm;
  - be conscious of the wider precinct networks – road, tram, pedestrian and cycling.
- The new building should be considered in terms of its contribution as a design legacy for Fed Square and central Melbourne: not as a generic response, nor as a stand-alone building but as part of an assembly of campus buildings.

### **Design cues from Fed Square**

The architectural design concept should be further developed to respond to and acknowledge design cues embedded in the existing place:

- The siting and alignment of the new building can reference the non-orthogonal layout of existing buildings within Fed Square, within the structural constraints of the deck.
- The new building must balance an appropriate level of containment and activation to the southern edge of Fed Square's plaza, maintain an engaging edge to the plaza whilst creating an improved visual and physical connection with universal access between the plaza and the Yarra River.
- The form of the new building should interpret the architectural intent in the built form 'type' in Fed Square: buildings celebrate geometry, they have layered and varied facades, parapet roofs, indented screened balconies – so that the building is identifiable as being both of its place and a contemporary addition to the campus of buildings within the square.

- The rooftop should be viewed as a fifth elevation with a resolved design response with no projections or visible services.
- The palette of materials and finishes for the new building, whilst including sheer, transparent glass facades, should also reference the bespoke materiality of Fed Square and its layering and nuancing of materials, without being a literal or faux interpretation.
- Fed Square's signature catenary lighting must be appropriately integrated with the new building.
- The new building must not result in any additional overshadowing impact when compared to the shadow impact of the existing Yarra building.
- The developed design must adequately resolve site specific organisational factors including orientation, natural light, maintenance and servicing.

### Environmentally Sustainable Design

The design must be developed to:

- showcase exemplary ESD outcomes and aim to achieve a Six Star Green Star rating.
- consider the potential for any future reuse of the building and provide an adaptable building format to ensure a long term built legacy.

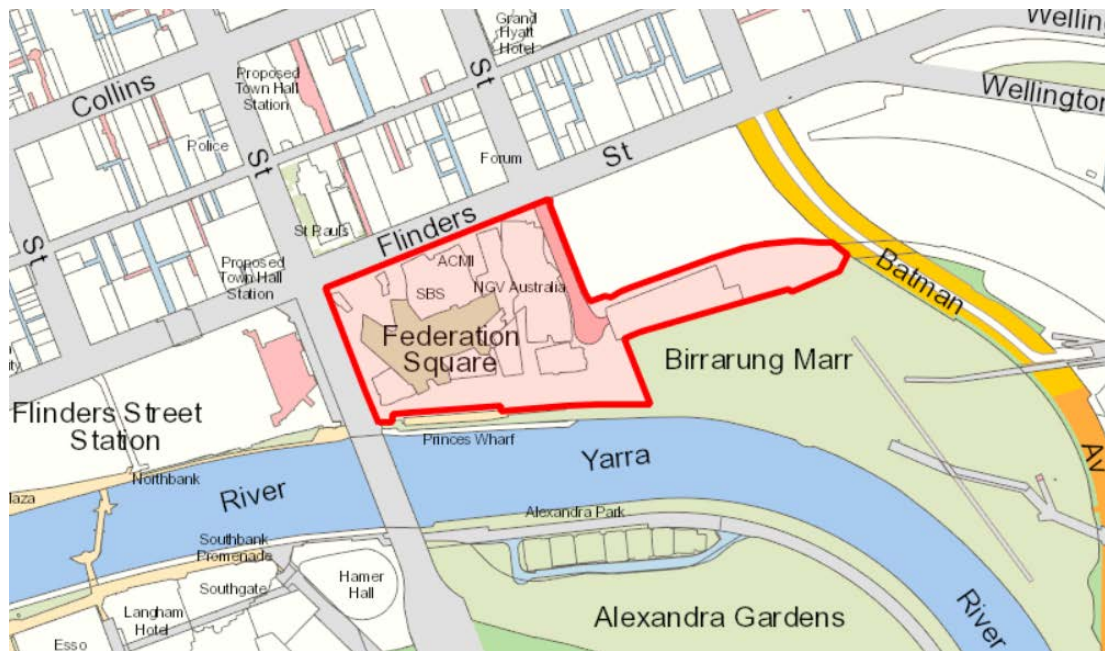
On 1 August 2018 the Executive Director, Heritage Victoria accepted a nomination for Federation Square for the inclusion of this place in the Victorian Heritage Register (VHR). In the context of this nomination, it is the opinion of the Executive Director, Heritage Victoria that it is necessary to make an Interim Protection Order (IPO) for this place under section 143 of the Heritage Act 2017 for the purposes of that Act. This interim order:

- (a) continues in force for a period of 4 months or for any further period specified by the Minister; or
- (b) until -
  - i. the place or object is included in the Heritage Register; or
  - ii. the Heritage Council determines that the place or object does not warrant inclusion in the Heritage Register; or
  - iii. the Heritage Council removes the order -whichever occurs first.

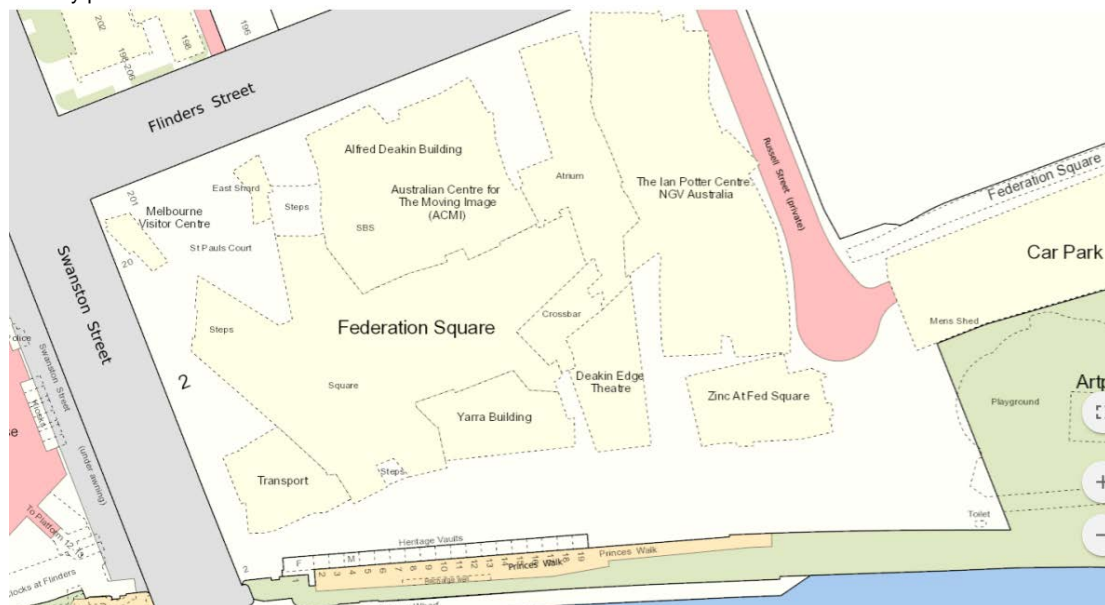
While this order remains in force Federation Square is deemed to be included in the Heritage Register in the category specified. Matters relating to this registration will be reviewed by Heritage Victoria and sit outside the remit of this report.

### 3. SUBJECT SITE AND SURROUNDS

Federation Square is located at the south east corner of Flinders Street and Swanston Street. The site contains six buildings which are mostly connected and grouped around a plaza. The architecture of the buildings is in the deconstructivist style, with both plan and elevations designed around slightly angular geometries. The built forms are mainly slightly bent north-south volumes and are separated by glazed gaps which are a reference to traditional Melbourne laneways. The six buildings are clad in a mix of zinc, sandstone and glass and the plaza features a covering of Kimberley sandstone cobblestones.



Locality plan. Source: CoMPASS



Site plan of Federation Square. Source: CoMPASS

The Melbourne Visitor Centre in the north-west corner is a steel framed and glass clad single storey building with a basement. This building is approved for demolition and replacement with a new station entry as part of the Metro Tunnel Project.

The Eastern Shard, a commercial and retail building, is of four storeys.

The Alfred Deakin Building is four storeys with a basement and accommodates the Australian Centre for the Moving Image, Special Broadcasting Commission and contains two film theatres.

The Ian Potter Centre is a four storey building with a basement and two mezzanines and houses the National Gallery of Victoria's Australian collection.

Connecting these two buildings is the two storey glass clad Atrium which contains a bar and some commercial art galleries. In the south east corner is the Deakin Edge, a single storey, steel framed and glass clad theatre. Moving to the western boundary is the Deakin Edge auditorium.

The Yarra building is located further west and is located on land subject to this review. The Yarra building is four storeys and contains a mixture of offices, food and drink premises and the Koorie Heritage Trust.



Aerial of site from the south. Source: GoogleMaps



North-west elevations of Yarra building. Photo taken on 14 August 2018

In the southwestern corner of Federation Square is the Transport building. Zinc clad and of four storeys it has a public bar and dining areas. Attached to Transport and facing the plaza is a public stage and an audio visual screen. Incorporated within the cobblestones of the plaza is the public artwork 'Nearamnew' designed by the writer and artist Paul Carter. To the west of the plaza is a two level public carpark with two basements.

According to Federation Square's website site (accessed 17 August 2018):

*Since opening in 2002, Fed Square has seen more than 100 million visits and has recently been named the 6th Best Public Square of the World in a list of 10 international icons including Naghsh-e Jahaan Square in Iran and Red Square (Krasnaya ploshchad) in Moscow, Russia.*

The area of land subject to this review is known in the Amendment C314 documentation as Project Part A. The Explanatory Report describes the parcel of land as:

*The land affected comprises of two portions of land within Federation Square with a site address of Tenancy 24-28/2 Swanston Street, Melbourne, and identified as lot 2 on title plan 18290B; together with surrounding land required for public realm works.*



The land affected has been outlined within the map below:



#### 4. PROPOSED MODIFIED DESIGN

The Incorporated Document allows for demolition of the Yarra building and the delivery of a new building and public realm works. A copy of the December 2017 [‘approved concept plans’](#) forming part of the Incorporated Document have been downloaded onto the state government website.

The Urbis Report dated 18 July 2018 provides the following summary of key metric changes from the approved concept plans to the proposed building design to assist with understanding the detail of the changes resulting from the design development that has occurred.

Key building information	Approved Concept Plans (December 2017)	Modified Design (July 2018)
<b>Building Envelope Shape and Siting</b>	The building envelope was generally square and located within 3.3m of the Deakin Edge Building at the northern edge with a maximum setback of 16.5m from this building at Level 2 (towards the south).	The proposed building has been elongated to create a more rectangular form and shifted to the west which creates a larger separation to Deakin Edge (between 11.9m and 18.2m at Level 1 and 6.1m and 13.6m at Level 2). The roof form becomes more rectilinear and solar panels have been introduced.
<b>Building Footprint Area</b>	426.1sqm	363.5sqm
<b>New Landscape Area</b>	527.2sqm	593sqm
<b>Total height</b>	Roof level - 26.0m AHD	Roof level - 26.70m AHD

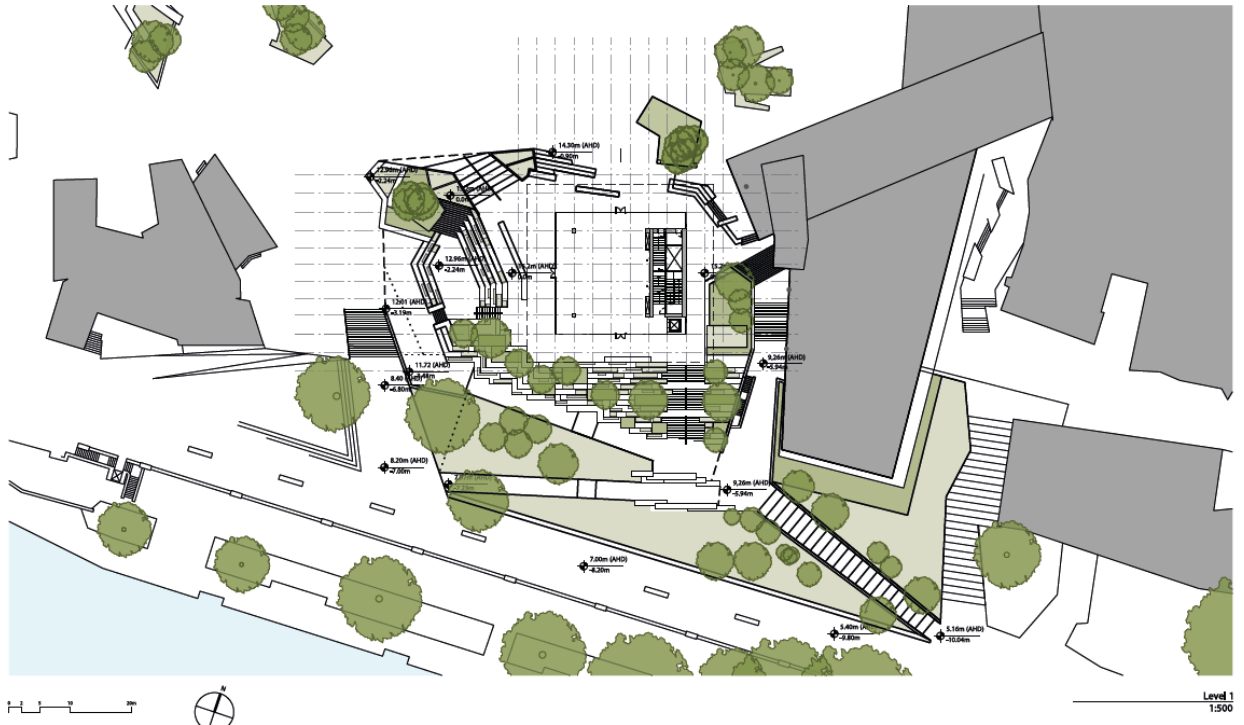
	(10.8m)	(11.5m)
<b>Signage</b>	One signage zone at Level 2 window – western elevation 2mx2m zone.	One signage zone at Level 2 – western elevation – on western screen vs western window. 2mx2m zone.
<b>Façade Strategy and Shading</b>	Building form included the roof extending over the Level 2 terrace around the whole building, and the terrace cantilevered over Level 1. The roof and terrace acted as canopies providing some of the solar screening. Blinds were included for the windows to the north and west.	Level 2 of the building cantilevers over Level 1 on all sides. Metal screens are introduced on the north, west and east facades. These screens are fixed to the east and moveable on the north and west. These screens form part of the shading strategy.

Source: Federation Square – Project Core 'Submission of Plans' Report 18 July 2018 by Urbis Pty Ltd

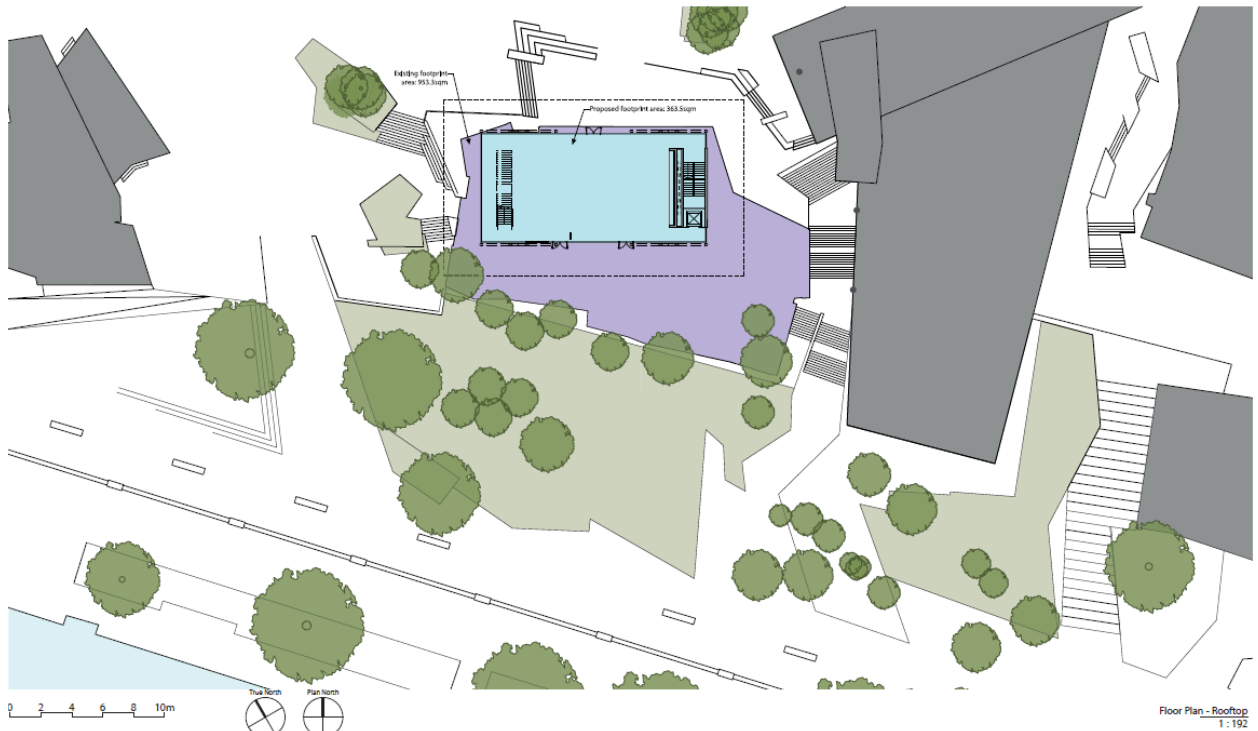
In addition to the above, the Urbis Report dated 18 July 2018 listed the following key changes to the landscape concept:

- *Enlarged lawn areas to the south of the building with a clear set of steps down towards the south rather than scattered seating / grassed areas.*
- *A reimagined entertainment space to the west of the store. This was previously located in the open space to the south of the store.*
- *Larger landscaping zone for planting to the east of the southern steps, at the Deakin Edge interface.*
- *Narrower steps from the southern central gathering / seating space down to the south-east direction.*
- *Overall, more landscaped / grassed areas for recreation, meeting and planting.*

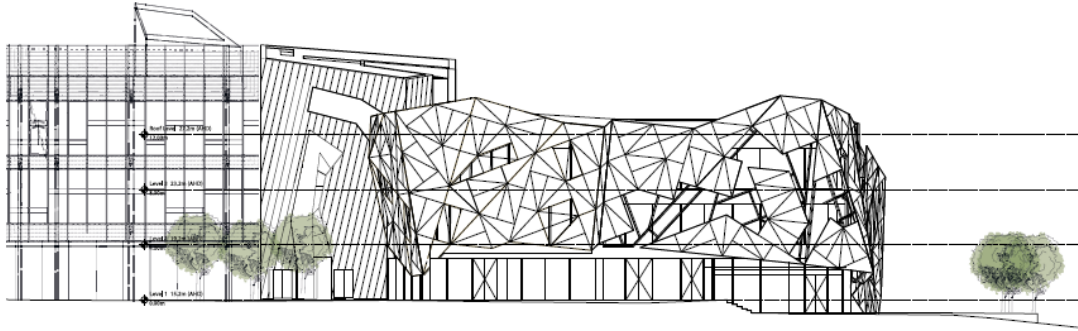
The following is the site plan of the 2017 'concept plans', existing Yarra building and the 'key refinement' plans, elevations and perspectives by Foster + Partners Pty Ltd and landscape perspectives by Oculus Pty Ltd.



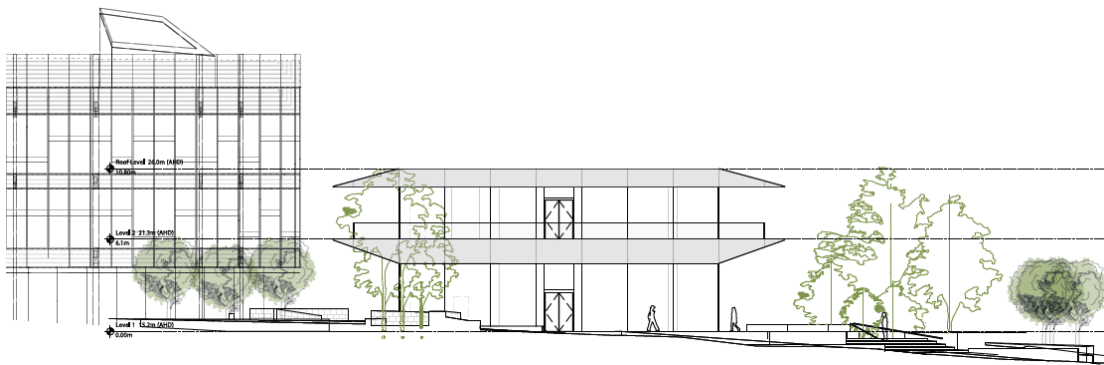
Site plan of 2017 Concept Plan Source: Project Core – Federation Square by Foster + Partners



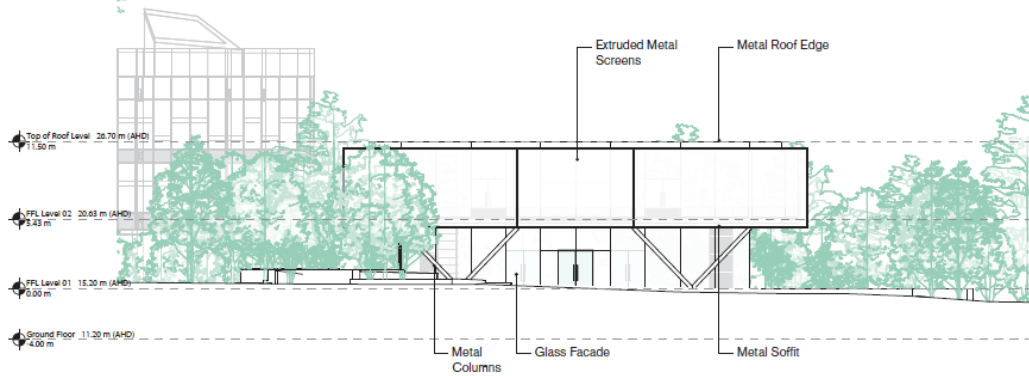
Comparison plan of Yarra building and the proposed building Source: Project Core – Federation Square by Foster + Partners



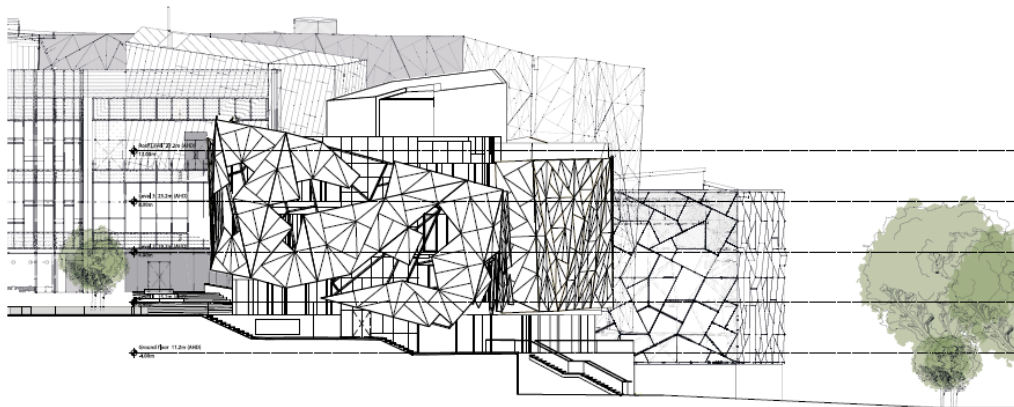
Existing north elevation of Yarra building and Deakin Edge Source: Project Core – Federation Square by Foster + Partners



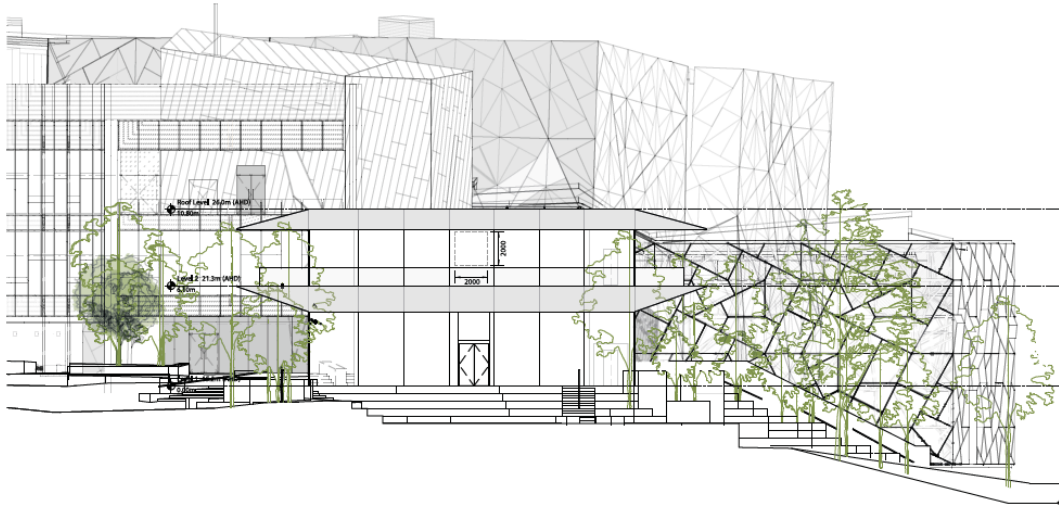
2017 Concept Plan - North Elevation plan of Source: State Government Website



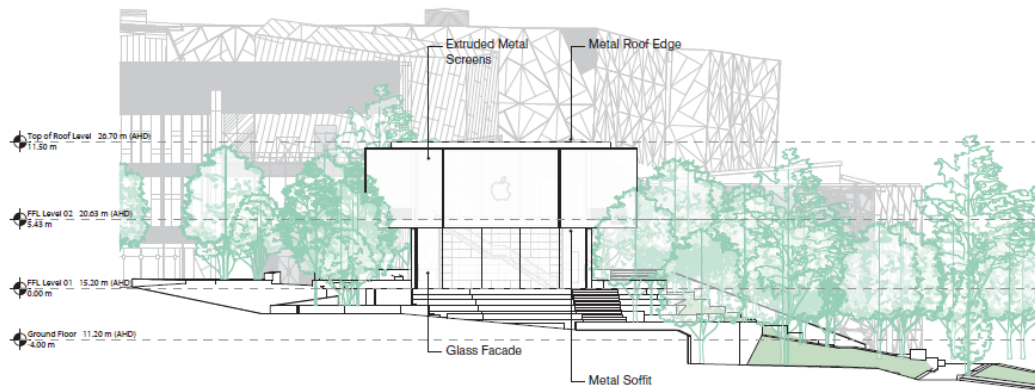
Proposed north elevation of Yarra building and Deakin Edge Source: Project Core – Federation Square by Foster + Partners



Existing west elevation of Yarra building Deakin Edge and NGV in the background Source: Project Core – Federation Square by Foster + Partners



2017 Concept Plan - West Elevation plan of Source: State Government Website



Proposed west elevation of Yarra building with Deakin Edge and NGV in the background Source: Project Core – Federation Square by Foster + Partners



The proposal from the south west Source: Project Core – Federation Square by Foster + Partners



The proposal from south of the Yarra River Source: Project Core – Federation Square by Foster + Partners



The proposed landscaping from south Source: Project Core - Federation Square by Oculus Foster + Partners



The proposed landscaping from west Source: Project Core – Federation Square by Oculus Foster + Partners

## 5. INTERNAL REFERRALS

### 5.1. Urban Design

The application is proposing a major modification to Federation Square, including demolition of the Yarra building. The commercial rationale for an Apple 'Flagship Store' in Federation Square includes increased pedestrian numbers supporting broader visitation, but it is critically important to ensure that significant changes are fully considered and interrogated to ensure that the integrity of Federation Square as a key civic and cultural destination and public gathering place for Melbourne is not undermined. The proposal for a single retail tenant at ground and upper level is inconsistent with the mix of functions offered in the existing buildings which play a key contributing role to the success of Federation Square as a vibrant civic place.

Typically, retail use has been secondary to civic or cultural uses in existing buildings with no distinctive architectural expression for the retail component. The architecture of the proposed building strongly contrasts with the Federation Square built form 'type' giving visual prominence to this retail tenancy, and visually competes with the existing ensemble of buildings and adjacent civic landmarks of Flinders Street Station and St. Paul's Cathedral.

The location and scale of the existing Yarra building plays an important role in the definition of the main public space and its architectural approach contributes to a cohesive urban proposition. Its demolition and replacement with another building, of a different scale, mass and location will fundamentally change the nature of the square, Deakin Edge and the presentation to the Yarra River. While it is recognised places change and evolve in cities, 15 years is a short life for a building, civic or otherwise. If demolition occurs, consideration for reuse of the materials and reducing the environmental waste in the building's demolition is required.

An overarching masterplan and management plan is critical to guide Federation Square's evolution and to ensure that the cultural and civic charter which has underpinned its management and use is reinforced. Without this, the integrity and appeal of Federation Square may be eroded.

Now that the initial concept from the international design competition for Federation Square is being deviated from, a new masterplan is required as a matter of priority. In recent times, there have been modifications to the beer café, redevelopment of the digital screen, inclusion of the Metro Station portal, reconfiguration of the carpark to the east and proposals for ACMI which have occurred without a guiding framework or independent expert review. The cumulative effect of these changes may erode the iconic status of Federation Square as a civic gathering space in the city, the quality of the pedestrian gateway into Melbourne from Flinders Street Station and the amenity of the Yarra River.

If heritage listing is recommended by Heritage Victoria, a conservation management plan will be required to clearly articulate the critical components for preservation while identifying the components which are less significant and may change over time. Regardless, there is an immediate need to commission a masterplan and framework to guide Federation Square's physical future.

Significant concerns include:

- The siting of the footprint of the proposed building and resultant loss of definition to the square.
- The single use of the building with no supporting food and beverage offer to enliven adjacent spaces around the edge of the square.

- The impact of the changed location, scale and mass of the proposed building on the internal functionality of the Deakin Edge building, as well as climatic conditions in Federation Square.
- The creation of residual public spaces around the building with limited utility.
- The loss of the split level ground floor and subsequent elevated relationship of the proposed building to the river.
- Whether the departure from the architecturally unified approach of the buildings in Federation Square (as part of the original concept) has been successful in its execution.
- The creation of a distinctive architectural form that visually competes with the neighbouring civic landmarks; Flinders Street Station, St. Paul's Cathedral, and the existing ensemble of buildings in Federation Square.

The following discussion provides more detail on these matters.

## Discussion

### Sufficiency of information

- The submission drawings lack sufficient analysis of the context, including how the proposed building relates to its neighbouring buildings in terms of location, scale, and architectural resolution. We require coloured perspectives and elevations to demonstrate how the proposal relates to the existing buildings, particularly Deakin Edge and SBS opposite, to demonstrate how the buildings contribute collectively to the identity of the square. Further information is also required on the catenary lighting and the function / status of the large circle depicted in the floorplans to the east of the proposed building.

### Program/activation

- Existing buildings in Federation Square contain a variety of tenants and programs including some of significant size and footprint. Food and beverage tenancies are located in each building and contribute to activity and life at the edge of the main public space. The proposal for a single retail tenant at ground and upper level is not supported as it reduces the mix of functions which are part of the success of the space. The anticipated increase to pedestrian footfall due to the proposed use of the building and location of the new Metro Station entrance in Federation Square will support additional tenancies.
- The ground floor of the building should be sleeved with smaller tenancies which will diversify the offer and contribute to the activity and safety in the square. Uses with outdoor dining (such as the existing tenants at ground floor) are encouraged, and multiple building entries to different uses are required. Uses should be incorporated which contribute to the night-time economy, extending the hours that the square is populated and safe. As opposed to an 'attractor' retail use which draws customers in, these spaces should bring people into the public realm, contributing to safety and vitality.
- A more contextually appropriate programmatic outcome would be to limit the retail tenancy to the upper levels, with a prominent and legible entry from ground. This approach, which has been adopted successfully by the Apple Store in Dubai, has the advantage of freeing up the ground floor for the sleeving of active uses that make meaningful contributions to the life of the square, while retaining a prominent first floor anchor use.
- The durability and adaptability of civic buildings within an important public place is important. The functional layout and strongly 'branded' appearance of the proposed retail building is too specific and not sufficiently flexible to accommodate other commercial or cultural tenants in the future. The side core



and high proportion of glazing will limit opportunities for successful and cost effective future adaptation when the proposed tenant inevitably vacates. The flexibility of the building should be demonstrated in drawings.

### Siting and Landscape

- The proposed structure adopts a significantly reduced 363sqm urban footprint compared to the existing 953sqm footprint. This smaller footprint provides opportunities for additional landscaping to the south and east, but in the proposal these areas have limited functionality and are significantly affected by overshadowing for a large proportion of the year. Effectively the small footprint has been shifted north and west to maintain the alignment to the square, leaving residual spaces to the south and east.
- The proposed siting and orientation of a strictly orthogonal form creates a number of ill-defined spaces at the edges of the building - the function and character of which are not clear or resolved. The most problematic of interfaces are to the east, facing Deakin Edge, and to the south, facing the river. The cantilevered section of the proposed building comes very close to Deakin Edge. The resultant undercroft creates a low quality public space at ground level, which is not climatically desirable. The poor relationship of the proposed building and Deakin Edge and the resultant public space requires further consideration.
- On the eastern edge, the proposed broader terrace duplicates the circulation space of the existing stair adjacent to Deakin Edge. The paved terrace lacks definition, character and function and it is questioned whether it will be a successful space for stationary activity. This space is heavily shaded and interfaces with the blank wall of the stair and lift core of the proposal, providing little visual connection or surveillance between the internal program and the public space. Further, the proposed widening of this space eliminates one of the key existing spatial qualities of Federation Square - the contrast between the large scale of the square, and the more enclosed lane-type spaces, including the laneways, stairs and atrium spaces. Rather than duplicating this space, the existing stair should be reinforced as an important route, with any new open areas establishing a clear relationship directly to this stair as a sequence of small gathering spaces. The eastern edge of the proposed building should reinforce the vertical proportions, site lines and micro climate within the existing stair. An opportunity also exists to strengthen the relationship between the proposed retail store and the existing stair with an additional highly active building element.
- While we support an increase in the landscaped area to the south of the reduced building footprint, we note that the immediate lawn space to the south of the structure will be heavily overshadowed for most parts of the day between the equinoxes, and not receive any sun during winter. Overshadowing will impact the thermal comfort of this space and the drying and desirability of seating on a shaded / damp lawn. As a result, we question the utility and publicness of this lawn, which appears more of a forecourt to the retail store, than a legitimate public space. This space needs to be reconsidered to function for a larger proportion of the year, which could include reducing the forecourt and lawn space in favour of more intensive planting with pockets of more intimate seating.
- The existing Yarra building has a sophisticated section, which steps down the slope to mediate between the square-oriented uses at 15.2 and 14.3 AHD and river-oriented uses sited at 12.01 AHD. The proposal maintains the upper level datum uniformly across the ground plane which has the effect of elevating the building on a plinth 3m higher at the southern edge relative to the river. This increases the severity of the slope to be managed and the visibility and

dominance of the building when viewed from the river. A split floor configuration creating a better relationship to the sloped context is recommended.

- While proposed criss-crossing ramps could enhance DDA access to Princes Walk, the legibility and directness of the route when approached from the lane to the east of the building is compromised. A stair from Federation Square on the Deakin Edge side of the proposal to the southern landscape area would provide a more legible and direct solution. This could be akin to the landscape stairs to the east of Artplay and could dissect this southern lawn and provide for legible movement following the pedestrian desire line. Further consideration of pause points along the ramps to provide utility outside of event mode is required.
- There is a valuable opportunity for tree planting in the southern landscape areas to contribute to the riparian corridor. However, the inclusion of small Mallee trees as shown in the Landscape Report is not supported. These trees should be confined to the higher, paved areas of the square where a strong theme of indigenous plants has already been developed. New trees in the southern areas should be primarily of native and indigenous species continuing the river edge plantings outside the Zinc building. It should be confirmed that appropriate soil material will be provided within the extensive new filling of the southern areas, to depths and volumes consistent with the requirements of large trees.
- The proposed extension of the use of Kimberley sandstone in paving, terraces and walling is supported. However, this treatment must more carefully integrate with the bluestone and asphalt palette characteristic of the river edge.

#### Massing and design detail

- The 'de-materialising' of the ground floor with plate glass, and cantilevered upper form promotes a dominantly horizontal built form which appears to 'float' above the square. This architectural expression is at odds with the established Federation Square character of geometric patterns and irregular shapes and consequently draws the eye to the proposal, giving it a visual significance and prominence that does not align with its retail rather than civic use.
- The adoption of additional materiality in the form of a woven mesh screen does somewhat assist visual integration of the proposal. However the limiting of this skin to a sliding plane element nested within the dominant language of expressed slabs is insufficient to establish a meaningful relationship with Federation Square's deconstructivist language of tessellated tiles and bands of wrapping zinc. (Also to note is this material detail appears identical to the Dubai Apple store and therefore a potential branding of the building.) Further development of the mesh screen is recommended - as a stronger façade plane which projects beyond the parapet line and below the ground floor soffit in order to promote vertical proportions and a stronger relationship with the architectural character of the square.
- The proposed ground floor building interface that comprises floor-to-ceiling plate glass to the edge of the square is not supported. The extensive use of glazing without any mass or solidity results in the loss of definition of the edge of the plaza and creates an open or blurry edge to the square. A sense of defined enclosure is critical for successful public squares where the focus of activity is within the square. The proposed transparency of the building weakens the square's edge definition and compromises the functionality of Federation Square as a successful public space. Creating visual connection and sightlines to the river is positive, but these could be established through carefully framed building edges defining river links that promote concurrent visual and physical access aiding legibility.

- No information has been provided regarding the fixing and integration of the catenary lighting within the drawings. This is a non-negotiable element in integrating with the design and lighting of the square. A fixing solution which relies on a freestanding pole is not an acceptable outcome.

## 6. ASSESSMENT

The key issue for consideration is whether the plans meet the requirements of Clause 4.6 of the Incorporated Document and the agreed design principles.

### 6.1. Clause 4.6 (Modifications to plans) of the Incorporated Document

The following is an assessment of the proposal against the requirements of Clause 4.6 (Modifications to plans) of the Incorporated Document, which requires modified plans to show:

- a) *All setback dimensions to neighbouring existing buildings on plans.*

The plans show sufficient dimensions in both the metric and imperial systems. The scale is in imperial units only and, if further revisions of the plans are to be provided, the inclusion of metric units would be beneficial.

- b) *Dimensions and areas of the outdoor performance spaces.*

The plans show sufficient dimensions and the total area for the outdoor performance space located to the west of the proposed new building.

- c) *A schedule of existing and proposed development areas (in square metres of gross floor area) and public realm areas (in square metres).*

A complete schedule of both existing and proposed development areas has not been provided. However, the Urbis Report does provide the proposed gross floor area and proposed square metres of public realm areas.

Additional information is required from the applicant.

- d) *Detailed roof plan.*

The elevation plans include some detail including AHDs and 'metal finish'. The roof plan and renders indicate no services aside from solar panels and a metallic finish to the roof.

While a roof plan has been provided, the plan does not provide sufficient information regarding treatment, materials or services.

Additional information is required from the applicant.

- e) *Any design requirements as a result of the Disability Assessment/Audit approved under condition 4.21.*

No Disability Assessment/Audit was provided with the referral documents.

Additional information is required from the applicant.

### 6.2. Principles to Guide the Design Refinement Stage

The following is an assessment of the proposal against each of the agreed principles that relate to the architectural concept design for the Apple store building.

#### 6.2.1. Contextual design response

- *The architectural design concept should be further developed to respond to and acknowledge:*

- *the scale, diversity and form of the Hoddle Grid and its relationship with the contrasting, more organic and less structured Fed Square network patterns and buildings and*
- *the existing buildings in Fed Square;*

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 requires further refinement to satisfy these principles.

- *the landscaped river corridor;*

The loss of the split level ground floor and subsequent elevated relationship of the proposed building results in the upper level reading as a more dominant element in the river corridor environs. Introducing a split level to the proposed building will enable the southern elevation to be activated at the lower level(s) and provide interest at a pedestrian level and scale.



The proposal from south of the Yarra River Source: Project Core – Federation Square by Foster + Partners

The proposed structure has a significantly reduced footprint which provides opportunities for additional landscaping to the south and east. These areas however will have limited functionality and are significantly affected by overshadowing for a large proportion of the year. It is recommended that area of forecourt and lawn space be reduced and additional planting and seating be increased.

The proposed landscaping acknowledges and responds positively to the landscaped river corridor and is supported subject to a reduction in the size of the forecourt and lawn areas in lieu of planting (see referral section for more information).

- *the emerging concept design for the Town Hall metro station (to be located on the north-west corner of Fed Square),*

A concept image of the Town Hall metro station entrance at Federation Square is available on the Metro Tunnel Project website. The concept image shows a modest glass entrance structure.

While the detailed design of this entrance is yet to be approved, the use of glass to maximise transparency and the angular built form shown in the concept plan generally responds positively to the forms of Federation Square.

In contrast, the form of the proposed Apple building is at odds with the prevailing architectural language of Federation Square.



Emerging concept design for the Town Hall metro station. Source: Melbourne Metro Tunnel website

- *make a civic contribution in terms of its architecture and relationship to the public realm;*

The single retail tenant at ground and upper level and lack of diversity of the building's internal programming create a significant challenge for the building to successfully achieve an adequate response to this design principle.

The distinct architecture of the proposed retail building is visually prominent and competes with iconic civic landmarks such as Flinders Street Station, St. Paul's Cathedral and the prevailing architecture of Federation Square.

Further design refinement is recommended to achieve a more visually recessive or complementary architectural form to ensure that the proposed building achieves a harmonious relationship with its neighbouring buildings and successfully fulfils this design principle.

- *be conscious of the wider precinct networks – road, tram, pedestrian and cycling.*

The proposed siting of the building and landscaping is considered to be a positive response to the wider precinct networks as it improves access to and from the river corridor.

- *The new building should be considered in terms of its contribution as a design legacy for Fed Square and central Melbourne: not as a generic response, nor as a stand-alone building but as part of an assembly of campus buildings.*

The proposed building is simple in its form and materiality and is not considered to be a design legacy for Federation Square or central Melbourne. 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.

**6.2.2. The proposal requires further refinement to satisfy this principle. Design cues from Fed Square**

*The architectural design concept should be further developed to respond to and acknowledge design cues embedded in the existing place:*

- *The siting and alignment of the new building can reference the non-orthogonal layout of existing buildings within Fed Square, within the structural constraints of the deck.*

The proposed building is a rectangular shape and does not align with or reference the non-orthogonal layout of existing buildings within Fed Square. It presents as a stand-alone building.

The proposal requires further refinement to satisfy this principle.

- *The new building must balance an appropriate level of containment and activation to the southern edge of Fed Square's plaza, maintain an engaging edge to the plaza whilst creating an improved visual and physical connection with universal access between the plaza and the Yarra River.*

It is considered that the proposed building does not provide an appropriate level of containment nor activation to the southern edge of Federation Square's plaza nor does the building maintain an engaging edge to the plaza.

As identified by Council's design team:

*The location and scale of the existing Yarra building plays an important role in the definition of the main public space and its architectural approach contributes to a cohesive urban proposition...*

*The proposed siting and orientation of a strictly orthogonal form creates a number of ill-defined spaces at the edges of the building - the function and character of which are not clear or resolved...*

*The broadening of this space eliminates one of the key existing qualities of Federation Square - the contrast between the large scale of the square, and the enclosure of the flow through spaces, including the laneways, stairs and atrium spaces. The space doesn't provide enough space for a small tenancy to help activate the space or add to the experience of Federation Square...*

In this regard further consideration of the proposed siting, and potentially the massing and scale, of the proposed building should occur to ensure the integrity of Federation Square as a civic space and an identified world class public square is not undermined.

The proposed use of floor-to-ceiling plate glass at the ground level at the edge of the square does not provide a sense of solidity and undermines the sense of containment to the square. The extensive use of glazing and lack of solid materials results in a loss definition of the edge conditions to the plaza and creates a blurred edge to the square. The sense of solidity and edges which clearly demarcate the public realm from the private realm is key to the success of any public square. The proposed transparent edge significantly weakens this effect.

The proposed siting of the building and landscaping improves visual and physical connection between the south-west section of the plaza and the Yarra River. The new pathways leading between these spaces allow for pedestrians to move more freely between the spaces.

- *The form of the new building should interpret the architectural intent in the built form 'type' in Fed Square: buildings celebrate geometry, they have layered and varied facades, parapet roofs, indented screened balconies – so that the building is identifiable as being both of its place and a contemporary addition to the campus of buildings within the square.*

The operable screens to balconies successfully contribute to the proposed building being identifiable and the architecture is contemporary.

As stated above, the form of the proposed building is inconsistent with the prevailing built form 'typology' of Federation Square. The proposed building lacks sufficient layering and detail regarding varied facades and parapet roofs.

- *The rooftop should be viewed as a fifth elevation with a resolved design response with no projections or visible services.*

The Urbis Report dated 18 July 2018 references solar panels and the submitted drawings show tile modules on the roof, however no notations on the plans or elevations to indicate that these are not photovoltaics.

Additional information is required to confirm that there are no projections or visible services so that the roof can be viewed as a fifth elevation of the building. Solar photovoltaic may need to consider thin film amorphous cells or built in photovoltaics to achieve a balanced outcome for built form and sustainable design.

- *The palette of materials and finishes for the new building, whilst including sheer, transparent glass facades, should also reference the bespoke materiality of Fed Square and its layering and nuancing of materials, without being a literal or faux interpretation.*

Insufficient detail has been provided to enable assessment of how the proposed palette of materials and finishes references the bespoke materiality of Fed Square and its layering and nuancing of materials.

Additional information is required regarding this principle.

- *Fed Square's signature catenary lighting must be appropriately integrated with the new building.*

Additional information is required as detail regarding this principal has not been provided.

The lighting should be integrated with the building design and existing lighting within the square. A fixing solution which relies on a freestanding pole or the like would be a poor outcome.

- *The new building must not result in any additional overshadowing impact when compared to the shadow impact of the existing Yarra building.*

The proposed building is significantly smaller than the existing Yarra building. Shadow diagrams provided with the referral documents successfully confirm that the proposed building will have less overshadowing impact on the river environs than the existing Yarra building and will result in an improvement to the public realm and Yarra River environs in this regard.

- *The developed design must adequately resolve site specific organisational factors including orientation, natural light, maintenance and servicing.*

The proposed building has been successfully oriented to maximise natural light. Details regarding maintenance and servicing have not been provided with the referral documents.

### **6.2.3. Environmentally Sustainable Design**

*The design must be developed to:*

- *showcase exemplary ESD outcomes and aim to achieve a Six Star Green Star rating.*

The submitted Sustainable Design Assessment does not meet the requirements of the Clause 22.19 Energy, Water and Waste of the Melbourne Planning Scheme and lacks evidence that the development will reduce its environmental impact.

Additional evidence is required to demonstrate that the proposed building will achieve ESD outcomes and a Six Star Green Star rating.

- *consider the potential for any future reuse of the building and provide an adaptable building format to ensure a long term built legacy.*

Additional information is required as detail regarding this principal has not been provided.

## **7. OFFICER RECOMMENDATION**

For the reasons set out above, it is recommended that the Department of Environment, Land, Water and Planning be advised that the Melbourne City Council:

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'.
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.
3. Welcomes further engagement to ensure that the statutory requirements are met and the agreed design principles are fulfilled.



