

The Walk Arcade

Heritage Impact Statement

309-325 Bourke Street, Melbourne

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generally provide vehicular access to the rear of buildings for loading and service requirements or access to car parking areas.⁵

2.2 Amendment C258

Amendment C258 to the Melbourne Planning Scheme was placed on exhibition in December 2017. This amendment implements the recommendations of the *Heritage Policies Review 2016* and the *West Melbourne Heritage Review 2016*. Of relevance to the subject site, the amendment replaces the existing incorporated document (*Heritage Places Inventory June 2016*) which identifies a building grading (A to D) and streetscape grading (1 to 3) for heritage places outside the Capital City Zone, with a new incorporated document (*Melbourne Planning Scheme, Heritage Places Inventory 2017*) which identifies all heritage places within the municipality as significant, contributory or non-contributory (thereby replacing the alphabetic grading system).

The subject site is identified as 'significant' in the exhibited *Melbourne Planning Scheme, Heritage Places Inventory 2017*. The definition of 'significant', as identified in the exhibited incorporated document, is as follows:

A 'significant' heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.⁶

It is noted that the 'significant' grading identified for the subject site does not reflect the varying levels of intactness or the varying contribution of each of the buildings on the site to the significance of the broader Post Office Precinct.

Amendment C258 also seeks to replace the existing Clause 22.04 with a new heritage policy to address heritage places within the Capital City Zone. The new policy has been exhibited as part of the amendment but is not addressed further in this statement as it has not yet been tested by a Planning Panel and does not form part of the Melbourne Planning Scheme.

2.3 National Trust of Australia (Victoria)

The National Trust of Australia (Victoria) has not classified any of the buildings located on the subject site, however does hold a file with regard to Diamond House (B4198). There are no statutory requirements associated with the National Trust holding a file on Diamond House.

3.0 History and description

The subject site, known as 309-325 Bourke Street, is located on the south side of Bourke Street between Swanston and Elizabeth streets. The site extends between Bourke and Little Collins Street, and is bordered by Union Lane to the east and The Causeway (previously Gray's Lane) to the west.

The subject site was originally sold in the first Crown Land sales in Melbourne held in June 1837. John Pascoe Fawkner was one of the first owners of the three allotments on which the subject property is

⁵ Melbourne Planning Scheme, Clause 22.20 CBD Lanes, p. 1.

⁶ *Melbourne Planning Scheme, Heritage Places Inventory 2017*, as exhibited as part of Amendment C258 to the Melbourne Planning Scheme, p. 4.

3.3.4 The Causeway

The Causeway (formerly Gray's Lane) is a bluestone paved pedestrian laneway which runs in a north-south direction between Bourke and Little Collins streets. The laneway is used for café seating.



Figure 38 The Causeway

4.0 Proposal

The proposed works comprise demolition, the retention of four building facades and the integration of these facades into a new eleven-storey building with two basement levels. The new building will accommodate retail uses at basement, ground and first floor levels, with an arcade at ground level (accessed from Little Collins Street, Union Lane and The Causeway) providing centralised access to the retail spaces. The upper levels of the new building will accommodate two hotels and associated facilities, including bars and restaurants.

4.1 Demolition

The extent of demolition involves the total demolition of the following buildings:

- Edments Store (309-311 Bourke Street);
- the single-storey infill building (319-321 Bourke Street);
- the Book Buildings (288-290 Little Collins Street); and
- Arco House (internal to the site).

The proposal involves the retention of the principal street presentation of four heritage buildings, to the extent of the following:

- Diamond House (313-317 Bourke Street): retention of the Bourke Street (north) elevation and demolition of the remainder of the building
- Public Benefit Bootery (323-325 Bourke Street): retention of the Bourke Street (north) elevation and the west elevation along The Causeway to a depth of three bays
- York House (292-298 Little Collins Street): retention of the Little Collins Street (south) elevation and the east elevation to a depth of one bay

- Allan's Building (300-302 Little Collins Street): retention of the Little Collins Street (south) elevation and the west elevation along The Causeway to a depth of five bays

4.2 New works

The retained facades of the four heritage buildings will be incorporated into the new development which will occupy the full extent of the subject site. The building will rise to an overall height in the order of 40 metres to the centre of the site, with plant and lift overruns rising in the order of 2.2 metres above. The new building generally will be constructed to the east and west property boundaries, while the taller building components will be largely setback from the main street frontages; light courts will be located to the north and south of the main central lift and service core. In terms of the basement levels, the lower basement will be set in from the north, south and west boundaries and will extend to the eastern boundary, while the upper basement will extend to the full extent of the subject site.

The following sections provide a description of the new building to each street frontage.

4.2.1 Bourke Street presentation

The Bourke Street presentation of the new building will incorporate the retained upper façade of Diamond House and the Public Benefit Bootery. The ground floor of the retained heritage buildings will be replaced with glazing to match the infill buildings, with signage located beneath the awning verandah.

The infill building on the site of the Edments Store will adopt a height to match Diamond House. The building will incorporate a double-height glazed shopfront to Bourke Street, with a black coloured aluminium clad awning extending 3 metres over the footpath in the order of 6 metres above ground level. A location for signage or branding is proposed beneath the awning. The upper levels of the building will be framed in black coloured aluminium panels with narrow clear glazed windows set between angled bronze coloured metal panels.

The taller building component rising behind the Bourke Street frontage will be setback 5.7 metres on level five with an open deck associated with the bar/restaurant behind the parapet of Diamond House and the infill building, while the upper levels (levels six to ten) will be setback in the order of 18 metres. Levels five and six behind the infill building and Diamond House will be glazed, while levels seven to ten behind the infill building will adopt the same presentation as the lower levels to Bourke Street.

The infill building on the site of the existing single-storey building will adopt a height to match that of the Public Benefit Bootery, and will respond to the composition of the heritage building through the delineation of a building base, central tower and a crown element. The building will incorporate a glazed shopfront at ground and first floor levels, with an awning verandah extending 3.8 metres over the footpath 5 metres above ground level. A location for signage or branding is proposed beneath the awning and at first floor level above the awning, however the transparency of the glazing would be retained at this level. The building will be framed by black coloured aluminium panels, with recessed angled glazing and sandstone clad panels; the angle of the panels will alternate on each level.

In terms of the Public Benefit Bootery building, an addition at level nine will be constructed to the rear which will be setback 13.3 metres from the Bourke Street frontage. This addition will be of precast concrete in a dark grey colour.

4.2.2 Little Collins Street presentation

The Little Collins Street presentation of the new building will incorporate the retained upper level facades of York House and the Allan's building. The shopfronts of these buildings at ground level will be replaced and a new arcade entrance will be provided. Signage will be located above each of the glazed shopfronts beneath narrow awnings 1.4 metres wide. A similar narrow awning will be located 8 metres above ground level to demarcate the arcade entrance to the western side of York House (located above the arched windows on first floor level).