

5 September 2023

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PROPOSED INTERCONTINENTAL HOTEL REDEVELOPMENT

HERITAGE PERMIT APPLICATIONS P35013 & P35014

We continue to act on behalf of Salter Brothers, the landowner and permit applicant in the above applications.

Thank you for the information request letter dated 29/6/2023 and the subsequent provision of the DTP & MCC referral responses.

This correspondence provides cover for and a response to these requests.

Impact of the proposed development – response to preliminary issues raised

As noted in our application correspondence submitted 8 June 2023, the following changes were implemented to address Heritage Victoria pre-application feedback:

- A reduction in the overall scale and massing of the proposal, with the building envelope reduced by 16% from the original proposal.
- Revised comprehensive structural design to remove structural elements from Winfield Square
- Increased front minimum office setback, from 8m to 11.1m.
- Increased west office setback, from 5m to 8.5m.
- Revised architectural façade language to relate to the historic geometry on the site, and provide a passive backdrop that does not compete with or distract from the ornate heritage parapets of the Rialto and Winfield buildings.
- Changes to the framing element of the new Flinders Lane building to open up visibility of the Rialto building in this location.

Please note also that further to authority feedback at the OVGA design review, the design of the pedestrian connection through the reinstated Winfield Square has further been refined and enhanced. A more legible and improved pedestrian stair more clearly reflecting the through-site pedestrian desire line has been included. This is done in conjunction with connecting into a lowered commercial lobby, which achieves a prioritisation of permeability and opens up improved sightlines to the Rialto building at this entry threshold. This refinement is summarised in the enclosed package prepared by *Cox Architecture*.

Matters of clarification – visual impacts

Please refer to the enclosed package of additional views prepared by *Cox Architecture*. Acknowledging the width of Collins Street, and the substantial height of the Winfield and Rialto facades (over 25m), it is acknowledged that the typical pedestrian field of view would be of the existing facades, not the air space above which is characterised by the adjacent Olderfleet and Rialto office towers. As such, perspectives typical of a usual pedestrian sightline have been prepared from the requested locations,

as well as 'looking up' perspectives expanded beyond the standard field of view, which show the recessive building form behind.

Regarding the existing bluestone pavers in the western subway, and historic works undertaken during the 1980's prior to the applicants ownership of the site, *Bryce Raworth Heritage & Conservation* has investigated this issue further – please refer to the enclosed correspondence.

Conservation works

Bryce Raworth heritage & Conservation has prepared conversation drawings and an accompanying schedule of works. Please refer to the enclosed correspondence, which also clarifies the status in relation to the supplied 1980's paint investigation.

Reasonable & economic use report

Enclosed is an updated Reasonable or Economic Use report (commercial in confidence) amended to respond to the queries. In addition an updated redacted version of the report is also provided.

July 2023 DTP referral comments

A corresponding planning permit application for the proposed integrated redevelopment of the site is also presently being finalised for submission to the Minister for Planning, following ongoing consultation with the Department of Transport and Planning (DTP), Melbourne City Council (MCC), Heritage Victoria (HV) & the Office of the Victorian Government Architect (OVGA).

The planning permit application addresses the DTP information queries. In respect of the potential concerns raised by DTP for further consideration though the planning permit application in relation to the central Winfield Square pedestrian connection and the Flinders Lane hotel interface, we note as follows for your awareness.

1. Winfield Square pedestrian connection

Following the design review panel also attended by Heritage Victoria, we understand there is strong support from the planning authorities and the Office of the Victorian Government Architect for the creation of a high quality, publicly accessible and highly permeable link through the site that carefully and more directly addresses the level change between Collins Street and Flinders Lane. In response to this feedback, further design development has been undertaken to incorporate such a change as described above and depicted in the internal views prepared by *Cox Architecture*.

2. Flinders Lane Hotel interface

This query relates to the detailed design of the replacement building façade to Flinders Lane on non-heritage registered land. At this stage the design has been slightly updated through internal re-arrangement of the piano bar and associated pedestrian bridge link at lower ground level. This has been repositioned, to further de-clutter Winfield Square and also create a more activated and engaging edge condition to the Flinders Lane street interface. It is noted that irrespective of the final details of this elevation, the new building will deliver a significantly enhanced neighbouring form to the rear of the Rialto building, relative to the existing blank 1980's façade which presents simplistically as a services interface.

Submission materials

To enable Heritage Victoria's ongoing assessment of the applications, in addition to this letter the following materials are enclosed:

- *Cox Architecture* information package.
- Schedule of conservation works / conservation drawings (Rialto and Winfield buildings), prepared by *Raworth Conservation & Heritage*.
- Copy of the 1980's paint investigation (*Richard Falkinger*).
- Explanatory correspondence prepared by *Raworth Conservation & Heritage*.

- Updated Reasonable & Economic Use report, prepared by *Urban Ethos* (Commercial in confidence version for sole use of Heritage Victoria and a redacted version if required for advertising).

Conclusion

We trust the enclosed information provides a satisfactory response to the further information request, and we look forward to continuing to work with Heritage Victoria on this important project for the city. Please do not hesitate to contact the undersigned at your convenience.

Yours faithfully,



PLANNING & PROPERTY PARTNERS PTY LTD

Encl.