




CBD COMMUNITY REFERENCE GROUP

MEETING NO. 6

FRIDAY 16 FEBRUARY 2018






JOHN HOLLAND EARLY WORKS PROGRAM UPDATE



METRO TUNNEL EARLY WORKS CBD

Matthew Telfer- Shafts Project Manager
Fran Woodruff- Community Stakeholder Lead
Bec Rowe- Community Stakeholder Lead





**METRO TUNNEL
EARLY WORKS**

**TOWN HALL STATION
UPDATE**



CITY SQUARE DEMOLITION





SWANSTON STREET BUILDING DEMOLITION





SWANSTON STREET BUILDING DEMOLITION



PORT PHILLIP ARCADE DEMOLITION

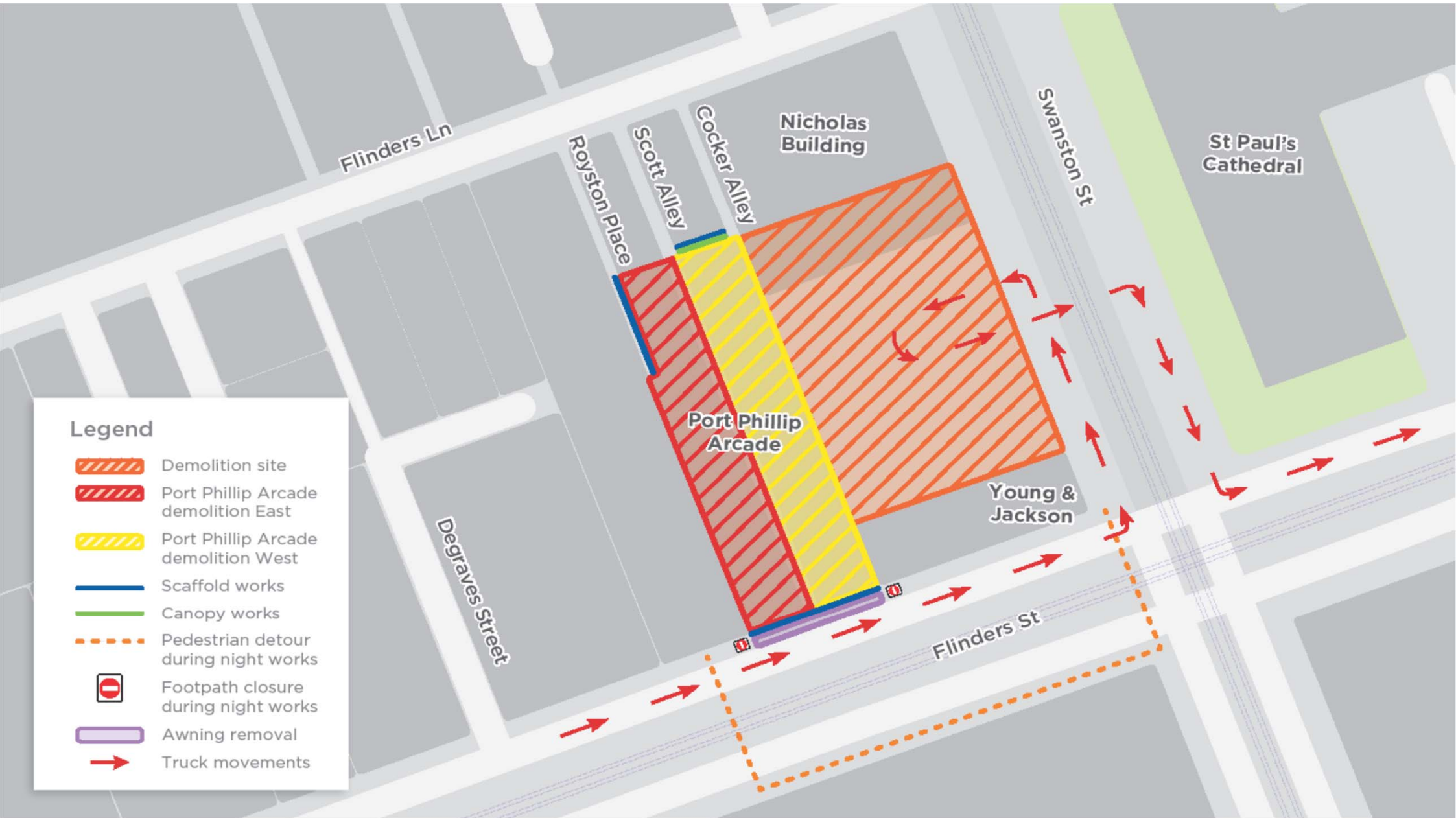




UPDATED PROGRAM FOR PORT PHILLIP ARCADE DEMOLITION

- Soft internal demolition: **18 January to 14 February 2018**
- Install public protection:
 - Flinders Street (day and night works): **23 February to 5 March 2018**
 - Scott Alley: **Between 1 March and 31 March 2018**
 - Royston Place: **19 February to 23 February 2018**
- Main demolition (Roof, east and west wings): **19 February to 26 March 2018**

PORT PHILLIP ARCADE DEMOLITION





**METRO TUNNEL
EARLY WORKS**

**STATE LIBRARY STATION
UPDATE**



KEY DATES FOR STATE LIBRARY STATION WORKS

- **FRANKLIN STREET EAST – 24 HOUR WORKS COMMENCED ON 24 JANUARY**
- **A'BECKETT STREET – MOVE TO 24 HOUR WORKS FROM EARLY TO MID - MARCH (FOLLOWING COMPLETION OF ACOUSTIC SHED)**



**METRO TUNNEL
EARLY WORKS**

FRANKLIN STREET



MAR 17



APR 17



MAY 17



10 08-Jun-17 12:18 PM

JUN 17



JUL 17



09-Aug-17 12:05 PM

AUG 17



ghtyfilms.com.au/

SEP 17





10 08-Nov-17 12:08 PM

NOV 17



DEC 17



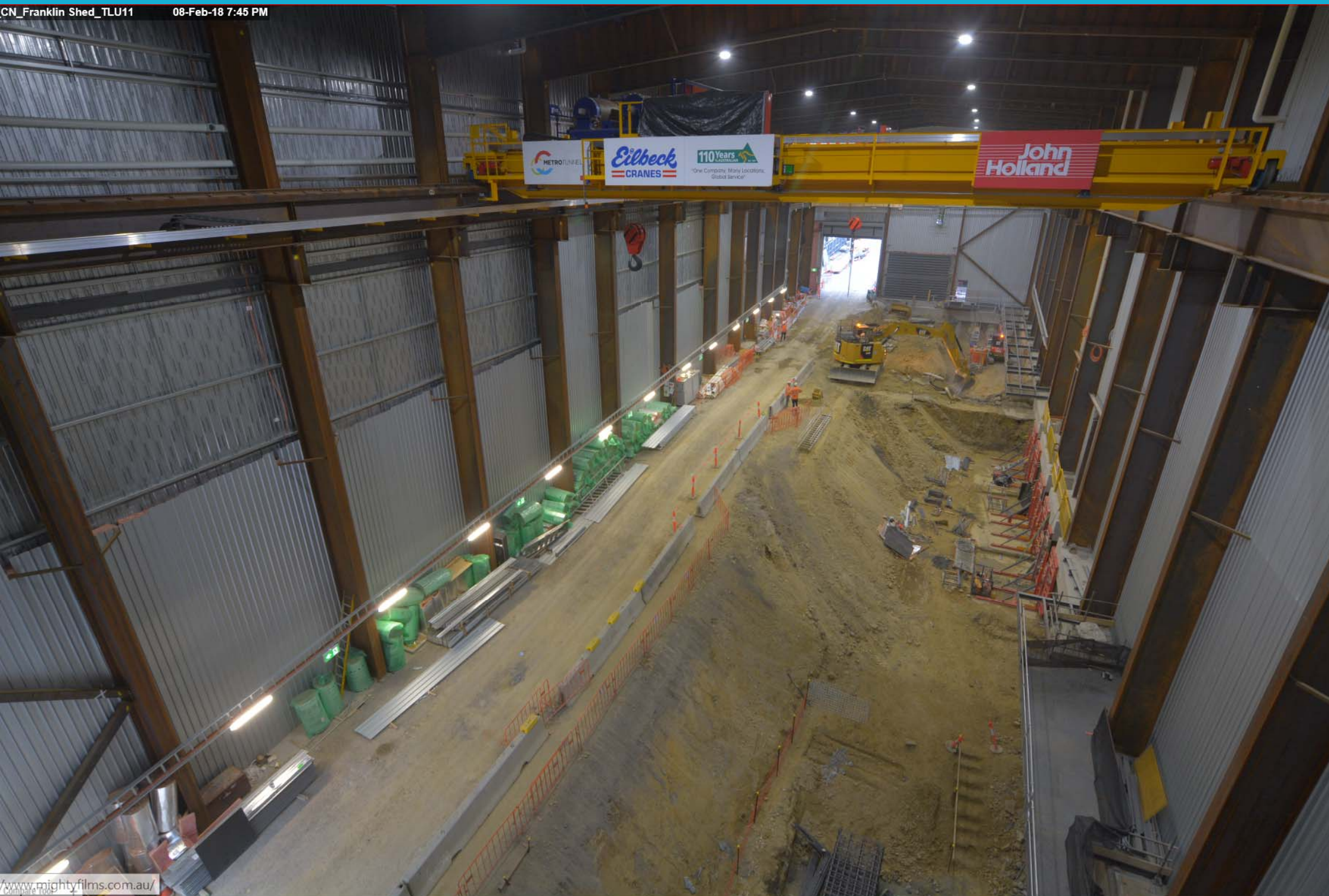
JAN 18




08-Feb-18 12:30 PM

FEB 18



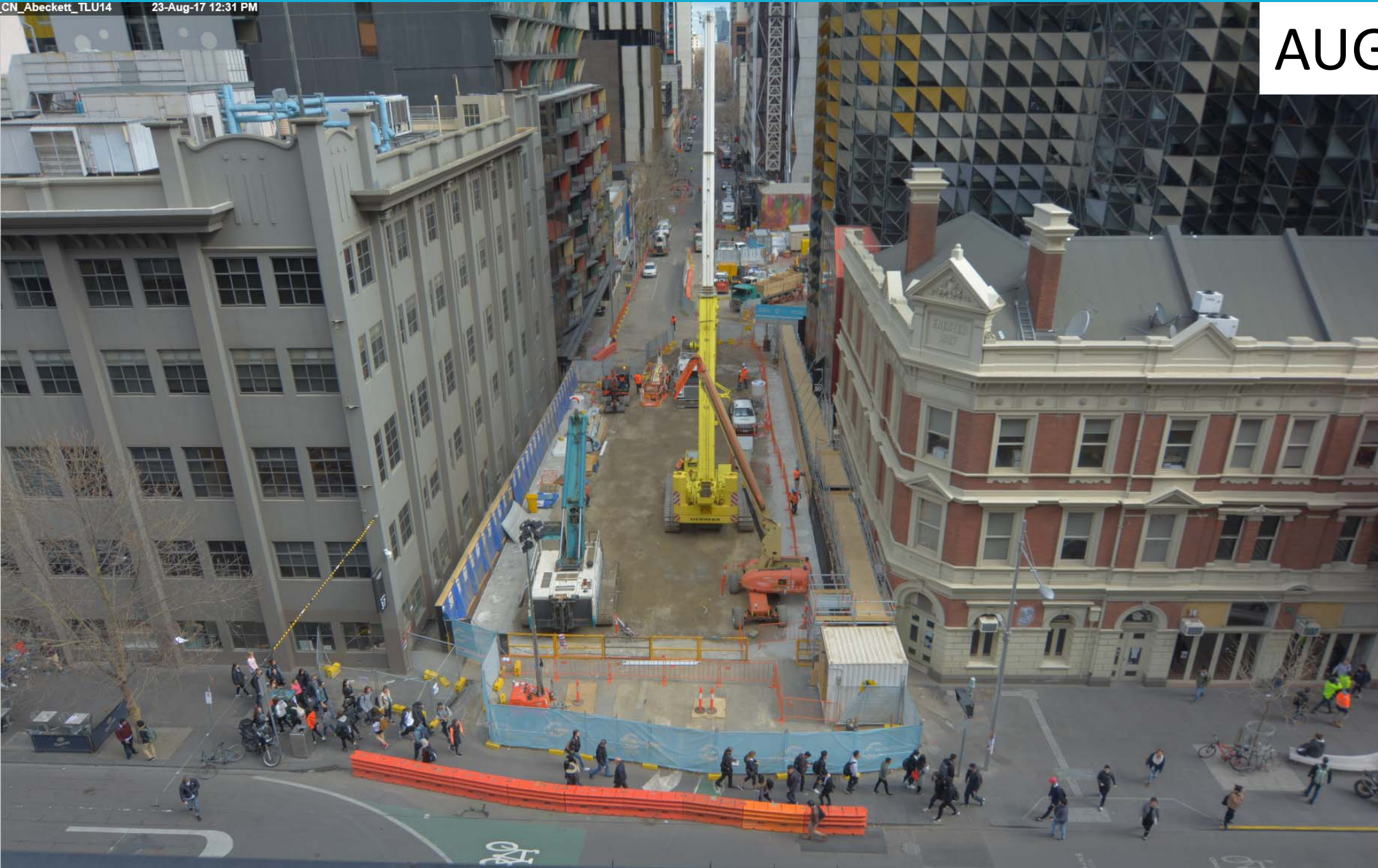




**METRO TUNNEL
EARLY WORKS**

A'BECKETT STREET

AUG 17



SEP 17



OCT 17



NOV 17



DEC 17



JAN 18



FEB 17





**METRO TUNNEL
EARLY WORKS**

**SWANSTON AND LA TROBE
ST BUILDING DEMOLITION**

NOV 17



DEC 17



JAN 17



FEB 17





**METRO TUNNEL
EARLY WORKS**

**FRANKLIN STREET WEST
SERVICE RELOCATION**



FRANKLIN STREET WEST SERVICE RELOCATION UPDATE

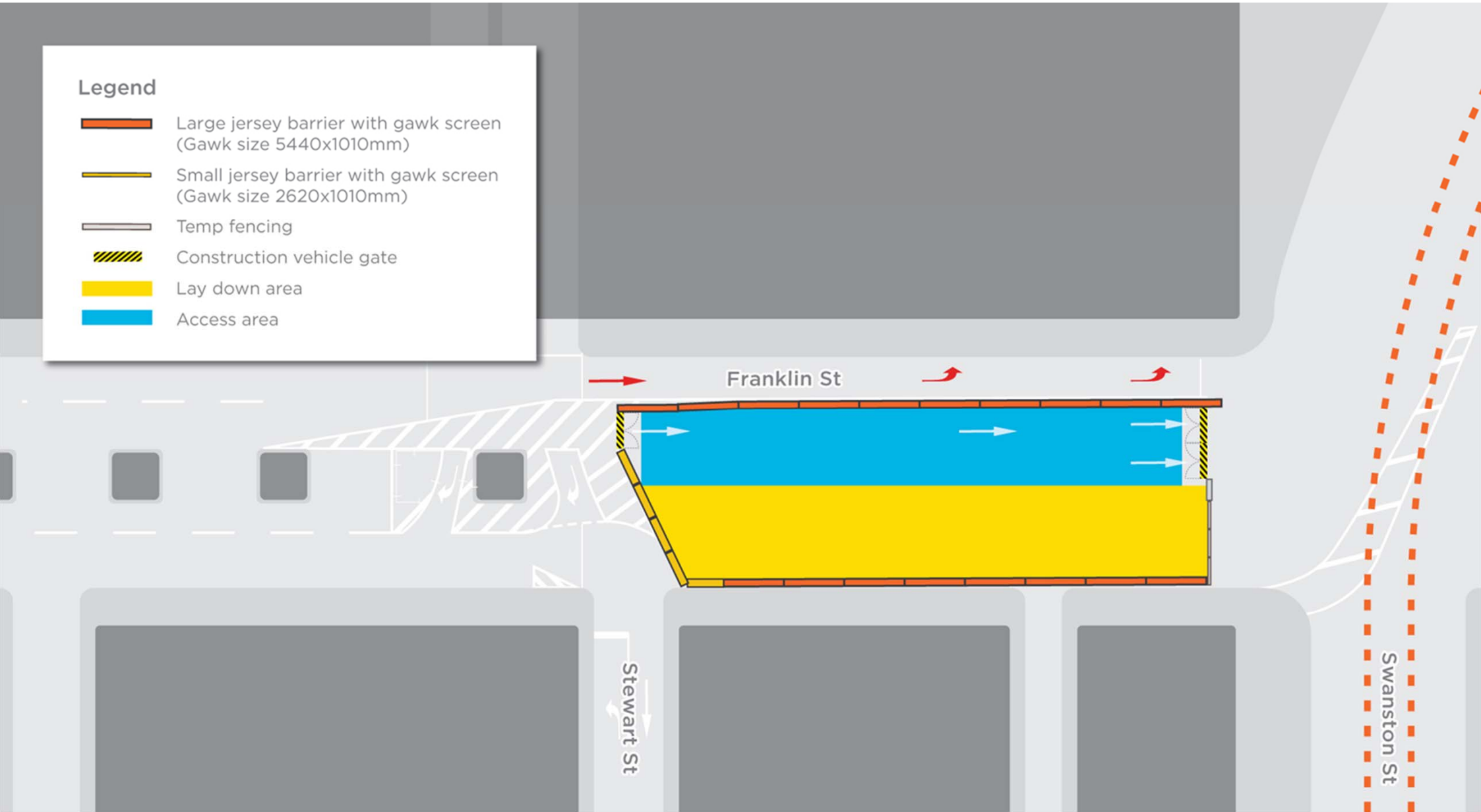
- Franklin Street, between Swanston Street and Stewart Street, fully closed to relocate gas services from **6pm-6am, Sundays to Thursdays until the end of March 2018**
- North side footpath is closed during these night works
- Local access into buildings will be maintained
- Outside of these hours, the north side footpath will remain open
- Franklin Street, between Swanston and Stewart Street, closed westbound remains in place



FRANKLIN STREET WESTBOUND ROAD CLOSURE

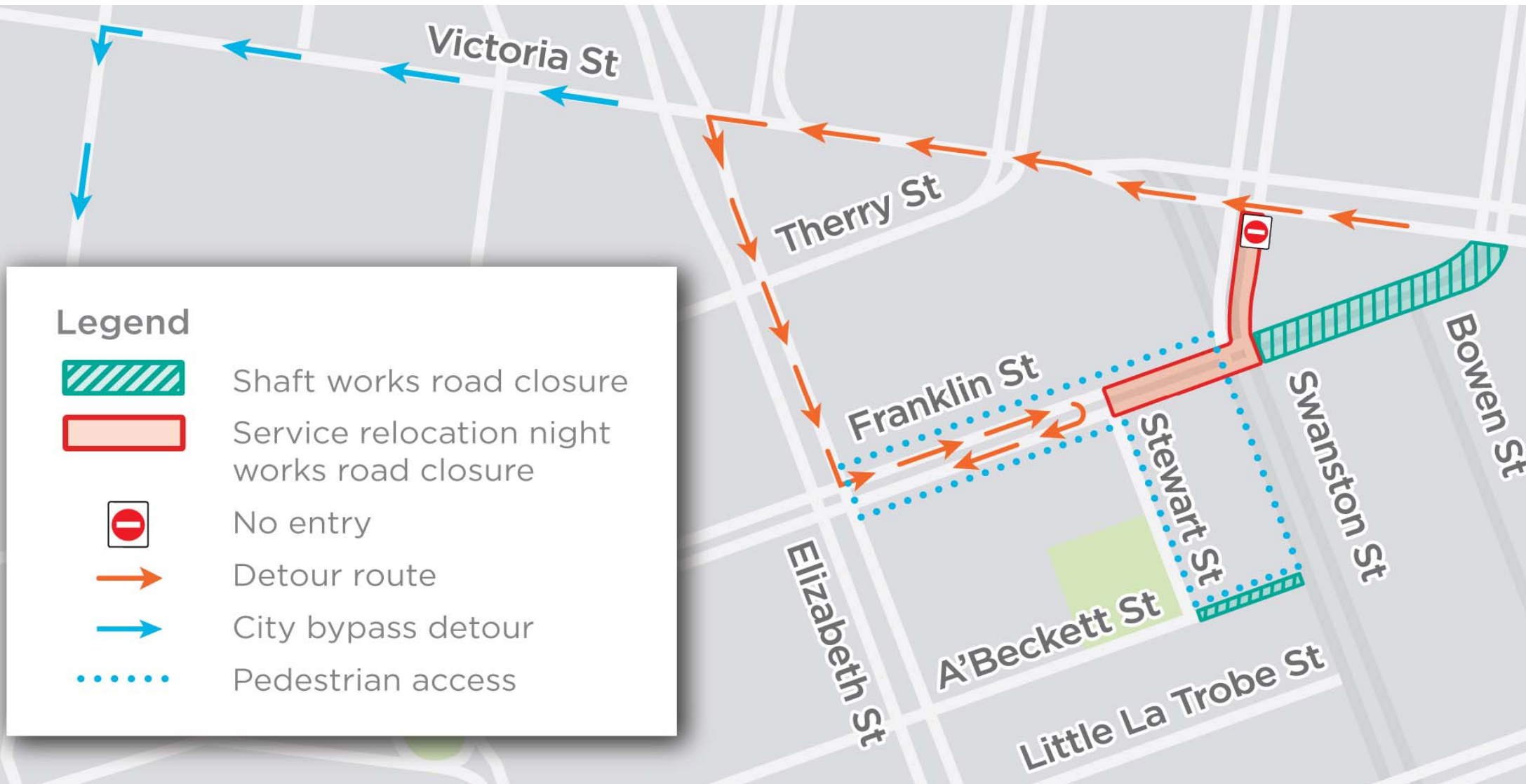
Legend

-  Large jersey barrier with gawk screen (Gawk size 5440x1010mm)
-  Small jersey barrier with gawk screen (Gawk size 2620x1010mm)
-  Temp fencing
-  Construction vehicle gate
-  Lay down area
-  Access area





FRANKLIN STREET WEST CLOSURE DETOURS (NIGHT WORKS)



**METRO TUNNEL
EARLY WORKS**

**GROUNDWATER MONITORING
WELLS**








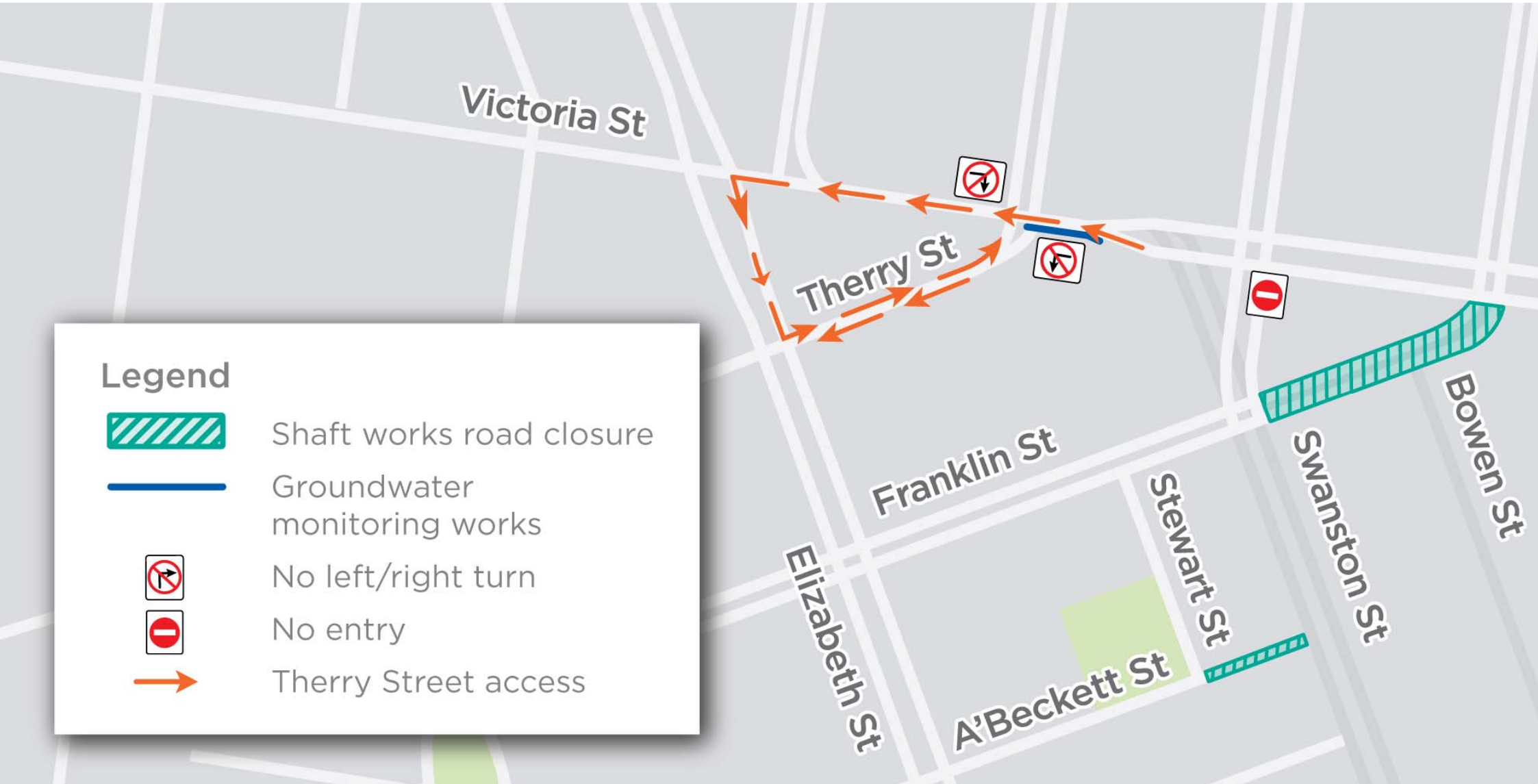
GROUNDWATER MONITORING UPDATE

- No access from Victoria Street to Therry Street from **7pm Friday 16 to Monday 19 February**
- Access into Therry Street will be via Elizabeth Street
- Vehicles will be able to exit Therry Street onto Victoria Street
- Combination of day and night works

THERRY STREET GROUNDWATER MONITORING UPDATE

Legend

-  Shaft works road closure
-  Groundwater monitoring works
-  No left/right turn
-  No entry
-  Therry Street access





CROSS YARRA PARTNERSHIP UPDATE

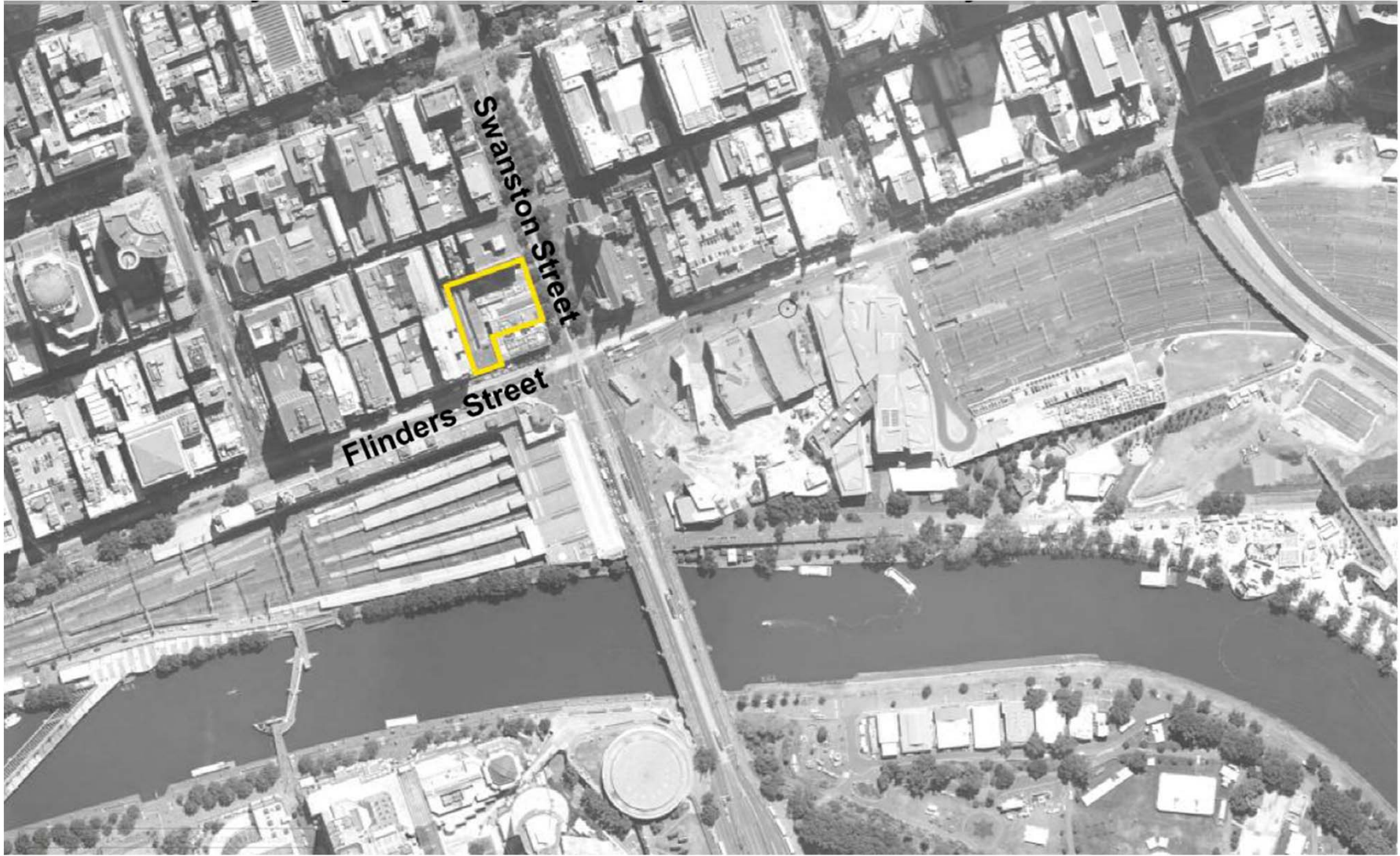
Town Hall Station Oversite Development





OVERSITE DEVELOPMENT AND STATION DEVELOPMENT

- Cross Yarra Partnership
 - Tunnels and Stations PPP contract
 - Includes station build and public realm
 - EES approval 2017
 - Currently in Development Plan and planning approval process
- Lendlease Development
 - Oversight development contract
 - Handover of site from CYP team
 - Separate Development Plan and planning approval process





PLANNING PROCESS

- Planning Scheme Amendment
 - Approved and gazette by Minister for Planning December 2017
- Development Plans
 - Consistent with Incorporated Document and Plans
 - Consultation with key stakeholders
 - Minister for Planning approval in consultation with City of Melbourne



OVERSITE DEVELOPMENT – BUILDING ENVELOPE PLAN

- Area height restriction to 40m
- Set back of 6m from Nicholas Building from Level 2 above
- Ground floor retail
- Built around principles, including:
 - Site parameters
 - Solar plan
 - Amenity to neighbours
 - Station daylight amenity
 - Creating city terraces
 - Open to views
 - Projections

PLANNING SCHEME AMENDMENT

GROUND PLANE ACCESS PLAN



INDICATIVE PROGRAM

Project Program	2018				2019				2020				2021				2022				2023				2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
OSD Design/Planning	■	■	■	■	■	■	■	■	■	■	■	■																								
CYP take possession of Site	■																																			
Archaeological investigations	■	■	■																																	
Piling			■	■	■																															
Excavation					■	■	■																													
Mining Works							■	■	■	■	■																									
Handover to OSD Contractors														■																						
Mechanical & Electrical Fit Out													■	■	■	■																				
OSD Construction																	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Metro & OSD opening																																				■

Proposed pedestrian link via Campbell Arcade

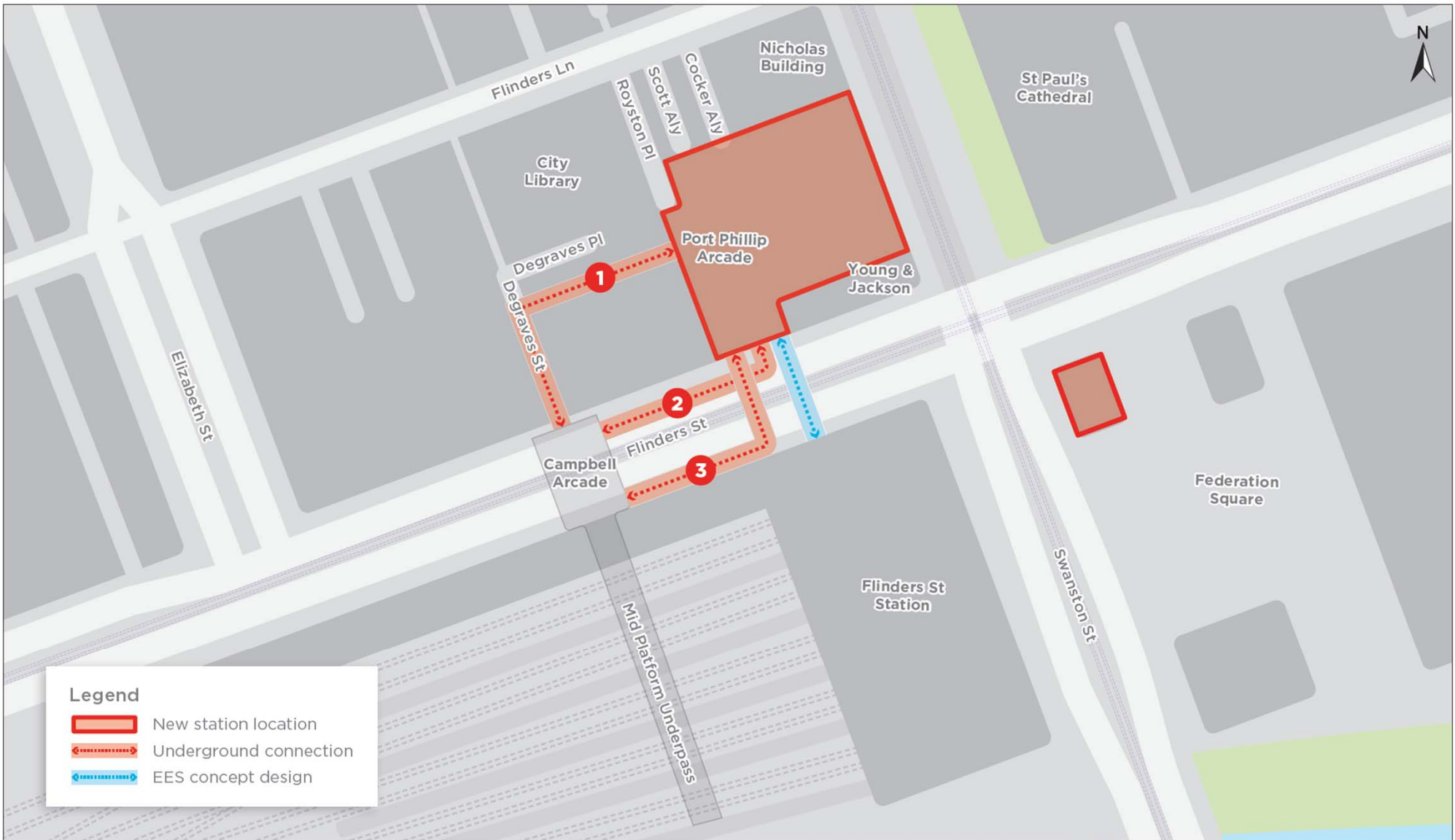




CAMPBELL ARCADE - BACKGROUND

- **Project requirement** - paid pedestrian link between new Town Hall Station and Flinders Street Station
- **Reference design** - link under Flinders Street directly into the main concourse of Flinders Street Station
- **Critical issues**
 - Congestion in Flinders Street Station forecourt
 - Significant heritage impacts to main station building
- **3 alternative route options** identified during tender

CAMPBELL ARCADE - ALL ALTERNATIVE OPTIONS

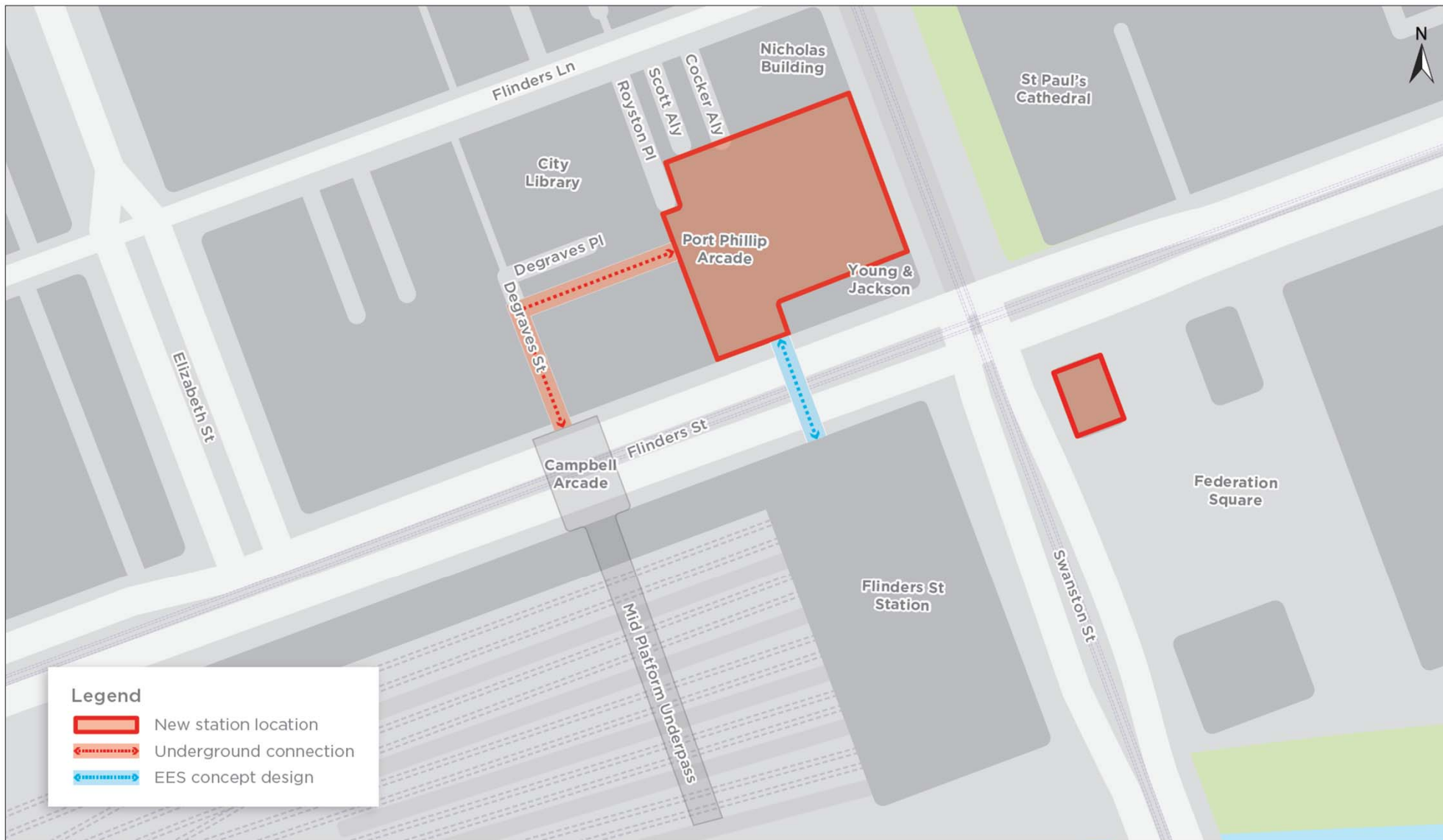


Legend

- New station location
- Underground connection
- EES concept design

Indicative only.

CAMPBELL ARCADE - TENDER OPTION 1



Indicative only.

CAMPBELL ARCADE – TENDER OPTION 1

Direct connection from new station to existing Degraeves Street underpass through to Campbell Arcade then into Flinders Street Station subway

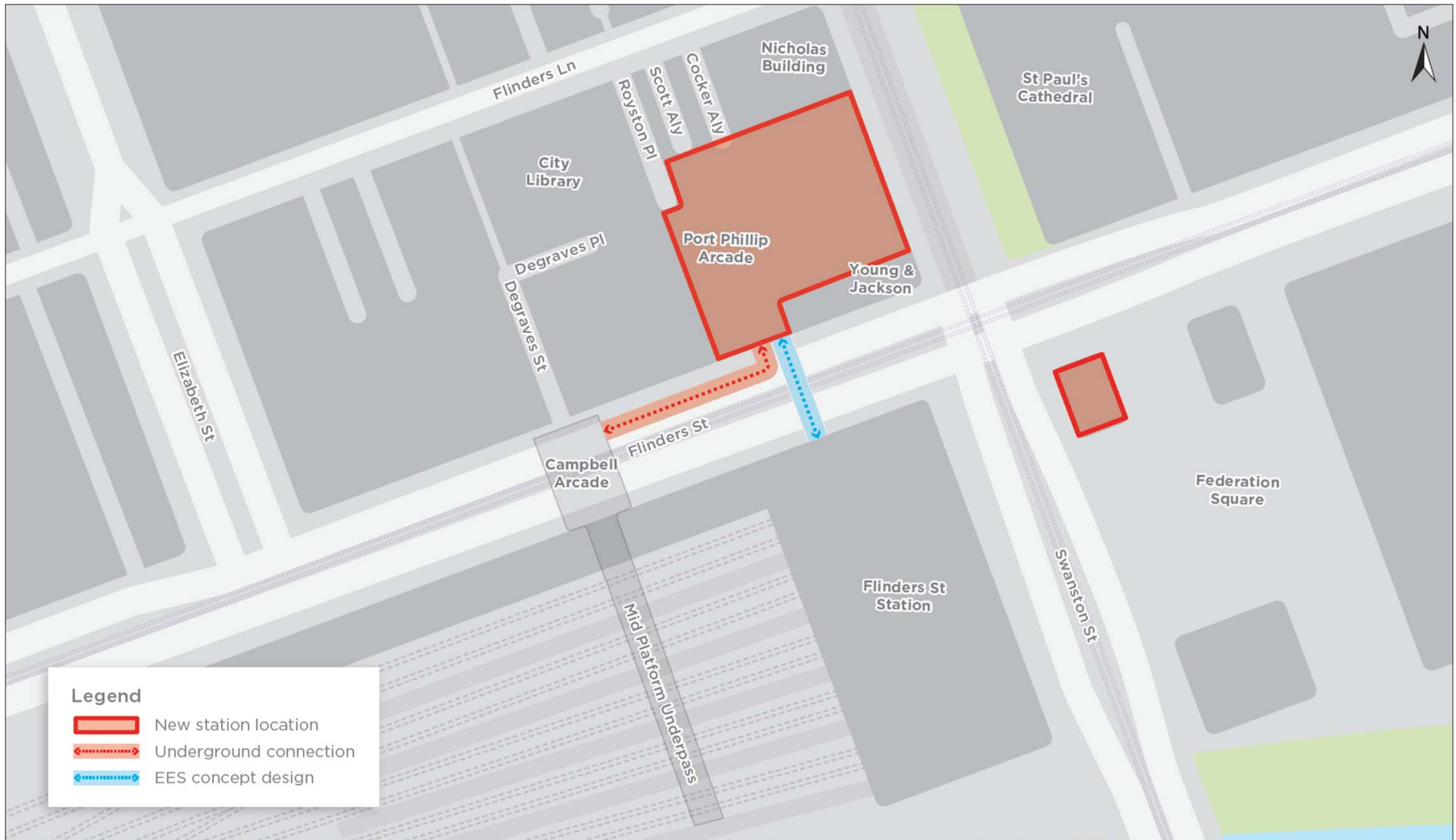
OPTION ONE



Not considered feasible due to:

- Additional property acquisition,
- Tunnelling requirements
- Potential impact on buildings fronting Flinders Street

CAMPBELL ARCADE - TENDER OPTION 2 AND CYP PREFERRED ROUTE



Indicative only.

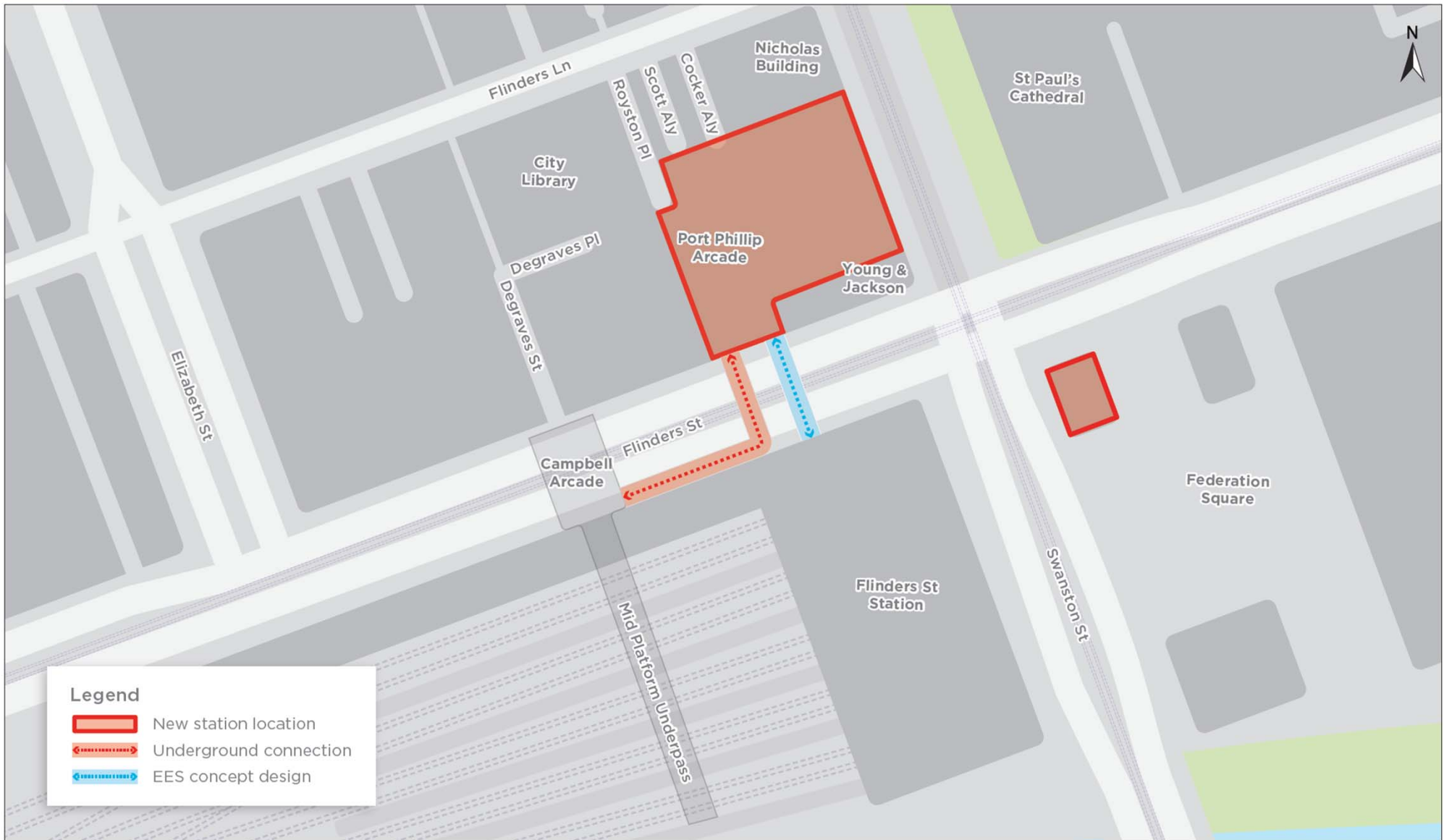
CAMPBELL ARCADE – TENDER OPTION 2

Connection via Campbell Arcade beneath Flinders Street, within the **northern side** of the road reserve

OPTION TWO

✓	Significantly reduces impacts to the Flinders Street Station building
✓	Reduces construction disruption to trams along Flinders Street
✓	Reduces crowding on the eastern concourse of the new station
✓	Takes pedestrians directly to platforms
✗	Potentially greater impacts than Option 3, including for shops and heritage.

CAMPBELL ARCADE - TENDER OPTION 3



Indicative only.

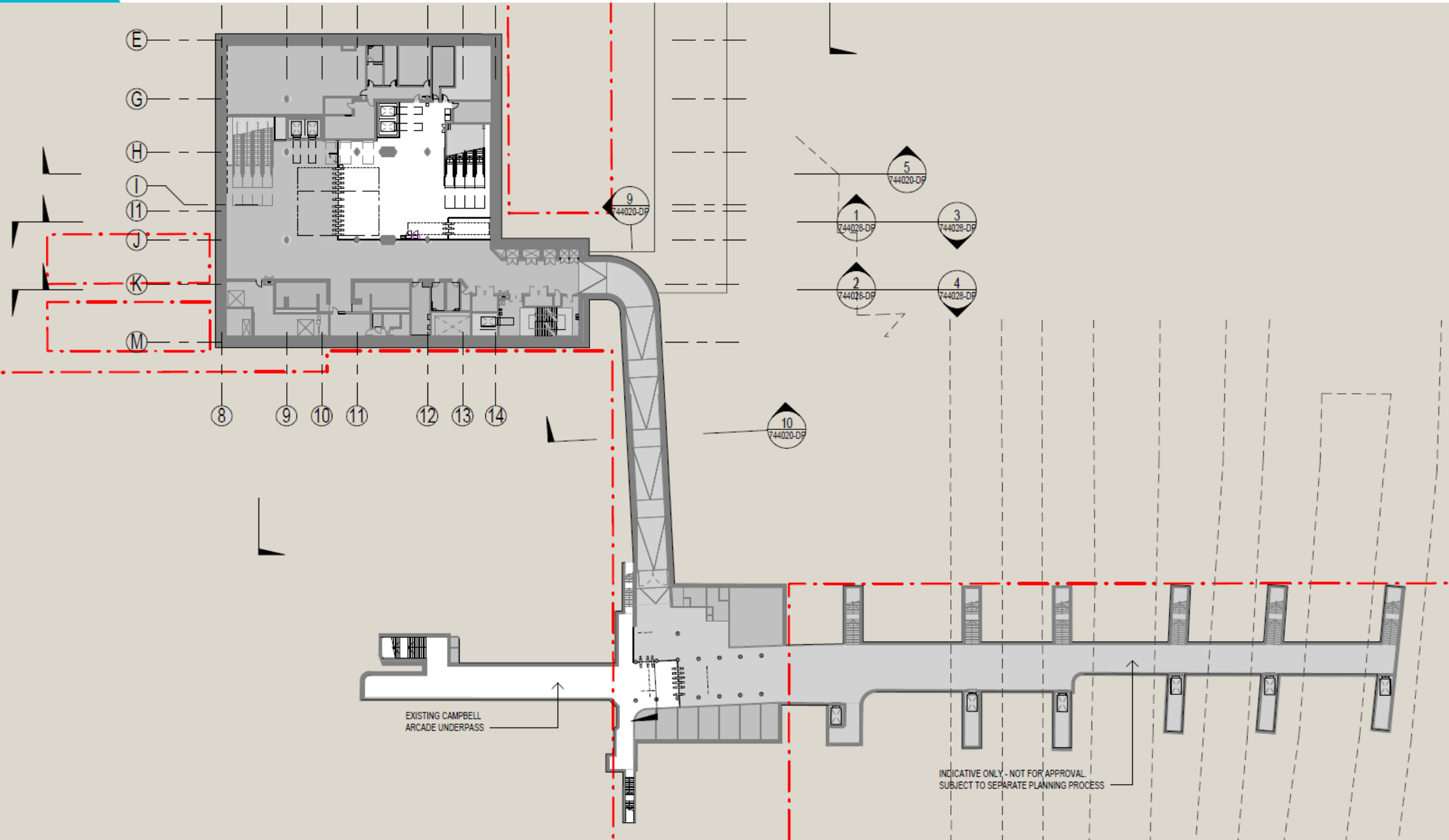
CAMPBELL ARCADE – TENDER OPTION 3

Connection via Campbell Arcade beneath Flinders Street, within the **southern side** of the road reserve

OPTION THREE

✓	Reduce impact to Flinders Street Station
✓	Avoids removing station shopfronts and the associated heritage impacts.
✓	Reduces crowding on the eastern concourse of the new station
✓	Takes pedestrians directly to platforms
✗	Impacts in-ground utilities and services running on south side of Flinders Street, in particular Melbourne Main Sewer, a 100 year old brick-lined sewer
✗	Major disruption to Flinders Street traffic lanes and tram disruption





CAMPBELL ARCADE - CYP PREFERRED OPTION



CURRENT PROPOSED SCHEME

- EES provides flexibility for design changes
- Environmental Performance Requirements (EPRs) to be met
- Requires removal of tenancy spaces on eastern side of Campbell Arcade
 - All tenancies may run to July 2019 before they expire
- MMRA, CYP and City of Melbourne to assist tenants, including:
 - Identify alternative spaces for lease
 - Explore opportunities for wayfinding/signage
 - Promotions to encourage customers to new business locations

PROCESS FROM HERE

-  Planning approval required from Minister for Planning
-  CYP working with Heritage Victoria
-  CYP continuing to investigate alternatives to current proposed connection
-  Works will not begin until mid-2019

Questions?

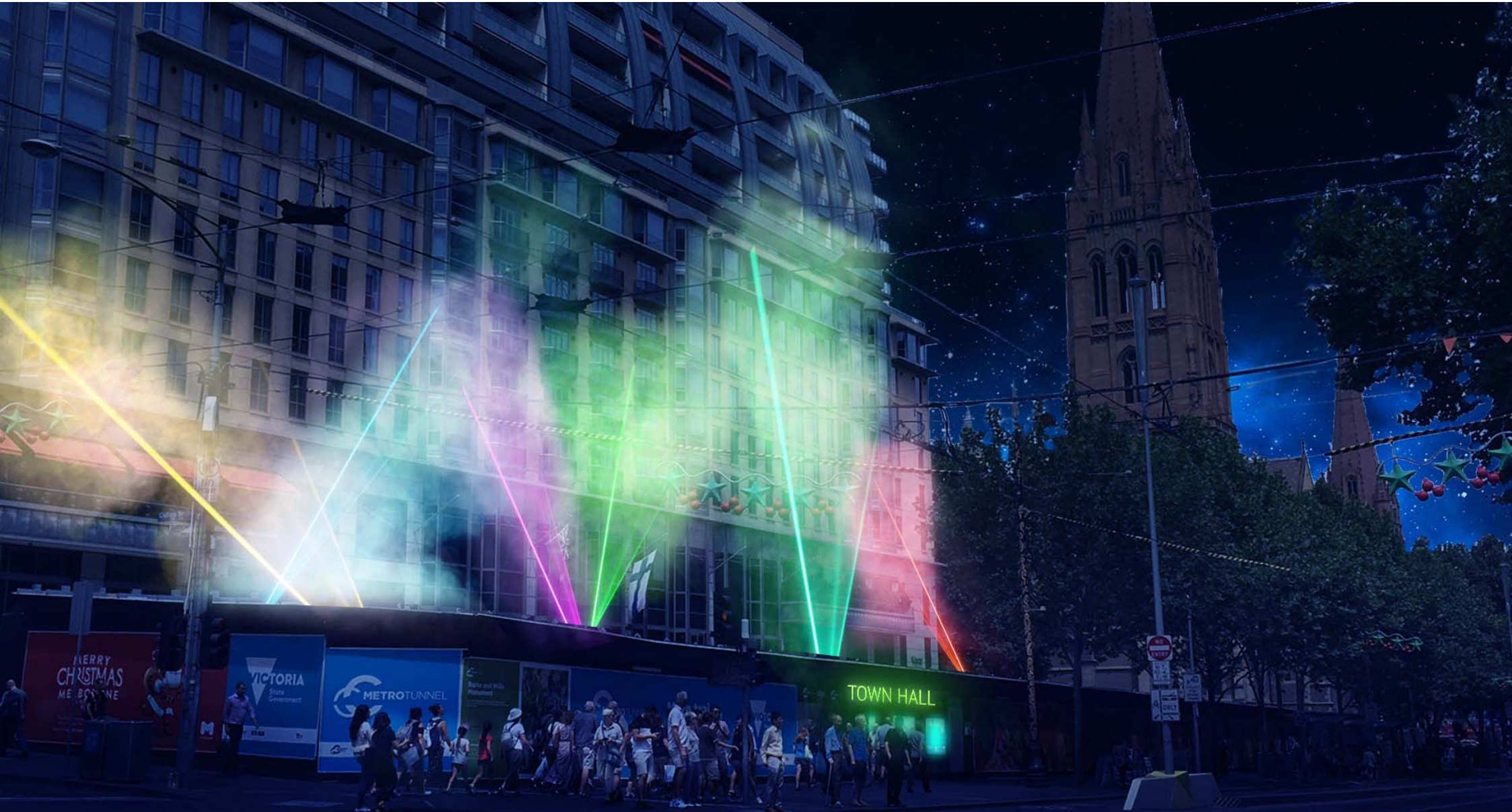




**METRO TUNNEL
AT
WHITE NIGHT
2018**



'GOOD NIGHT CONSTRUCTION SITE' AT CITY SQUARE



'GOOD NIGHT CONSTRUCTION SITE' AT CITY SQUARE





QUESTIONS?

