

## **WESLEY LONSDALE STREET REDEVELOPMENT**

*“A good heritage outcome on a valuable heritage site”*

### **What is being built and removed on the site?**

As part of the Wesley Lonsdale Street redevelopment, two new buildings will be constructed. The Synod will occupy one, to be located on the north east corner of the site, and will inhabit the first 7 levels of the building. Wesley Mission Melbourne will occupy levels 8 to 10. The second building, a 19 storey strata titled office tower, will be situated on the eastern half of the site with lower podium elements to the south, and north east corner.

The development will incorporate office accommodation, above ground floor retail spaces and foyer and four levels of underground car-parking. The building will be extensively glazed with projecting balconies to each of the office floors along the west elevation and decks at levels one, four and eleven. The remaining offices will be used by other businesses and the retail environment will be occupied by a variety of businesses including the Unichurch book store. ‘The Big Issue’ will also be allocated a workspace within the complex.

The new building will present a number of opportunities for the Uniting Church and the wider community and will be used as a work environment, complete with open plan work stations and meeting rooms, a retail environment and as a place for social interactions.

To the north on Little Lonsdale Street, the building will be built up to the property boundary and will consist of retail premises either side of the entry to the basement car park. The lower levels of the building will feature a combination of bluestone cladding interspersed with metal louvers, and glazing to the retail premises at street level. A glazed foyer will be accessed directly from Lonsdale Street and will have two retail premises, a foyer to the upper floors of strata offices and a café facility. The café will overlook a landscaped garden setting which will form a buffer between the church and the new building.

In keeping with the maintenance and preservation of the heritage buildings, significant reconstruction and refurbishment will be undertaken on the Church, manse, school house and the caretaker’s cottage. Further to this, The Princess Mary Club building, the ANA Jones Factory building and the brick structure and stable will be demolished. The John Wesley statue will be relocated to a place of prominence adjacent to the new west side link and entry point and the olive tree will be removed due to the basement construction’s poor condition. A new tree cultivated from a graft of the existing olive tree will be transplanted on the site.

### **A heritage conservation project**

The major heritage outcome of this project will be the execution of much needed repair, restoration and reconstruction of the Church, manse, school house and the caretaker’s cottage.

The olive tree at the back of the Church will have to be removed due to the basement construction’s poor condition. A new tree cultivated from a graft of the existing olive tree will be transplanted on the site. There will also be the capacity to hold onto sacred aspects of those buildings that will have to be demolished.

The re-development of the Wesley Lonsdale street precinct respects the historic and traditional use of the area. The development significantly enhances the amenity by providing a safe and enjoyable environment for neighbours, residents, workers and the community. It represents a good heritage outcome on a valuable heritage site and is a reasonable and creative development for the city of Melbourne.

### **A ‘Spiritual Hub’**

The Wesley Lonsdale Street redevelopment will create a focal point for the Uniting Church in the city centre and will allow for the Uniting Church and Wesley Mission to develop a spiritual and community service hub that will enhance Melbourne.

The building’s architecture and landscaping will be designed in a way to promote engagement with one another; bringing Word and Deed together. Those who work within the complex will be surrounded by a landscaped garden setting and members of the community will be able to enjoy the peaceful surroundings within a spiritual environment. The community as a whole, will be able to enjoy a ‘dip’ of clean and green space; an oasis on Melbourne’s eastern fringe. The Wesley precinct will ultimately become a place of worship, service and city life.