

Town Hall Place — building above Town Hall Station



Artist impression of Town Hall Place at the Flinders and Swanston streets intersection. Source: Lendlease

Before the Metro Tunnel opens in 2025, Lendlease will start building a multi-level development – often referred to as an over station development (OSD) – above the new Town Hall Station.

This development, called 'Town Hall Place', will offer a range of tenancies and new public meeting places, and will provide train passengers access into Town Hall Station below.

Key points about Town Hall Place

- Town Hall Place will be located above the Metro Tunnel's underground Town Hall Station at 5–25 Swanston Street. It will front onto both Swanston and Flinders streets.
- It will be developed and built by construction company Lendlease.
- Town Hall Place is a separate construction project to the Metro Tunnel Project and is subject to its own planning process and approvals.
- Town Hall Place will be 10–storeys high, similar in height to its neighbouring buildings.
- Town Hall Place will be a mixed-use building with new laneways, arcades, retail outlets, hospitality businesses, office spaces and public meeting places.
- When finished, it will have five entrances including off Swanston Street, Flinders Street, Cocker Alley and Scott Alley.
- The Metro Tunnel Project will handover the site to Lendlease, prior to the opening of the Metro Tunnel in 2025.
- Lendlease expects to complete construction of Town Hall Place in the second half of 2026.
- This means construction will continue at the site after the Metro Tunnel opens.



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Artist impression of the Swanston Street entrance into Town Hall Place. Source: Lendlease

Expected construction impacts

When the Metro Tunnel opens in 2025, Lendlease will continue to undertake major construction at the site until the second half of 2026.

- Lendlease's standard construction hours will be Monday to Friday, 7am to 7pm, and Saturdays, 8am to 3pm*.
- Periods of medium to high level construction noise and activity can be expected during these hours.
- Passenger access from the Town Hall Place site into the underground Town Hall Station will be maintained throughout Lendlease's construction.
- Hoarding and wayfinding will guide passengers through the ground floor to the station's escalators and lifts.
- Overhead protection gantries will be in place on Flinders Street, Swanston Street, Cocker Alley, Scott Alley and Royston Place. Pedestrian access will be maintained.
- A loading bay containing a concrete pump will be located on the outer Flinders Street eastbound lane, towards the Swanston Street intersection.
- After major construction on the Metro Tunnel is complete, the inner Flinders Street eastbound lane will reopen to traffic and will remain open throughout the remainder of Lendlease's works.

*Some out of hour works may occur subject to an approved council-issued permit.



Artist impression of the ground floor public space (The Yard) with reinstated Port Phillip Arcade sculpture. Source: Lendlease



Artist impression of the office space terrace overlooking Swanston Street. Source: Lendlease

Supporting nearby residents and businesses

When the Metro Tunnel Project hands the site over to Lendlease, there will be a change to how residents and businesses can raise issues or concerns.

The Metro Tunnel Project will hand the site over to Lendlease before the Metro Tunnel opens in 2025. Nearby residents and businesses will be notified prior to this occurring.

Following the handover of the site, Lendlease will become the contact for any community enquiries or concerns regarding Town Hall Place construction.

To contact Lendlease's Town Hall Place project team, please email **thpcommunity@lendlease.com** or phone **1300 719 356**.

The Metro Tunnel Project team will continue to notify the community of its works across the precinct.

For enquiries regarding the Metro Tunnel Project, please continue to contact the Project Information Line on **1800 105 105**.

More information

To find out more about Lendlease's Town Hall Place, please visit **townhallplace.com.au**

Please note the information contained in this factsheet was correct at time of publication (November 2024) and is subject to change.

Find out more

metrotunnel.vic.gov.au

1800 105 105 (call anytime)



For languages other than English please call (03) 9209 0147



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