

1 SPRING STREET, MELBOURNE

RESPONSE TO REQUEST FOR FURTHER INFORMATION

Permit application P41783

September 2026

Prepared for

PHILLIP NOMINEES
PTY LTD

Prepared by

LOVELL CHEN





ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri Woi-wurrung people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

1 Spring Street is located on the lands of the Wurundjeri people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

Quality Assurance Register

The following register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our certified quality management system.



Project no.	Issue no.	Description	Issue date	Approval
20240621	A	Draft RFI response	22/09/2026	KG
20240624	B	RFI response	24/09/2026	KG

Referencing

Historical sources and reference material used in the preparation of this report are acknowledged and referenced as endnotes or footnotes and/or in figure captions. Reasonable effort has been made to identify and acknowledge material from the relevant copyright owners.

Moral Rights

Lovell Chen Pty Ltd asserts its Moral right in this work, unless otherwise acknowledged, in accordance with the Copyright Act 1968 (Cth). Lovell Chen's moral rights include the attribution of authorship, the right not to have the work falsely attributed and the right to integrity of authorship.

Limitation

Lovell Chen grants the client for this project (and the client's successors in title) an irrevocable royalty-free right to reproduce or use the material from this report, except where such use infringes the copyright and/or Moral rights of Lovell Chen or third parties. This report is subject to and issued in connection with the provisions of the agreement between Lovell Chen Pty Ltd and its Client. Lovell Chen Pty Ltd accepts no liability or responsibility for or in respect of any use of or reliance upon this report by any third party.

THIS PAGE IS INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

LIST OF FIGURES	II
1.0 INTRODUCTION	1
2.0 AMENDED DOCUMENTS	1
3.0 CONCIERGE DESK	3
3.1 RFI request	3
3.2 Response	3
3.3 Change to application documents	4
4.0 FORMER CAFETERIA	4
4.1 RFI request	4
4.2 Response	4
4.3 Change to application documents	5
5.0 APARTMENT PARTITIONS	8
5.1 RFI request	8
5.2 Response	8
5.3 Change to application documents	8
6.0 LOGGIAS	11
6.1 RFI request	11
6.2 Response	11
6.3 Change to application documents	12
7.0 POOLS AND SPAS	14
7.1 RFI request	14
7.2 Response	14
7.3 Change to application documents	16

LIST OF FIGURES

Figure 1	Permit P33300 - detail from demolition plan Level 1 showing the relocation of the glass block wall	5
Figure 2	Permit P33300 - detail from Level 1 plan showing the relocated wall	5
Figure 3	Current application, detail I from Level 1 demolition plan and the additional Note 3. No works are proposed to the glass block wall	6
Figure 4	Current application, detail I from Level 1 General Arrangement Plan and the additional Note 3	7
Figure 5	Plan and section showing the detail of the sliding door	9
Figure 6	Plan detail of internal sliding door	10
Figure 7	Varied window configurations on the south-east elevation (levels 4-14)	12
Figure 8	Section through a typical loggia	13

1.0 Introduction

This brief report has been prepared on behalf of Phillip Nominees Pty td in relation to Heritage Victoria permit application P41783 for works at 1 Spring Street Melbourne (Shell House), VHR H2365.

The report provides further information in response to request for further information (RFI) correspondence received from Dr Jessica Hood, Principal, Heritage Permits, Heritage Victoria and dated 11 September 2026.

For ease of reference, the report is set out according to the headings in the 11 September 2026 correspondence and the relevant excerpts from the RFI are reproduced.

The responses provided have been prepared by Lovell Chen with input and advice from Greg Holman of Harry Seidler & Associates (HSA) and additional information on structure and services from ARUP.

2.0 Amended documents

By way of preamble comment, the Heritage Victoria correspondence notes as follows:

It is understood that aspects of the design remain subject to further development and that indicative or typical designs have been submitted for assessment. In particular, apartment layouts are expected to vary in response to differences between levels, and the proposed commercial areas are intended to be returned to cold shell condition to accommodate future tenancy fit-outs. While this level of resolution is acknowledged, further information is required where the submitted documentation does not sufficiently demonstrate the relationship between the proposed works and significant fabric, or where it is otherwise necessary to assess the heritage impacts of the proposal.

Accordingly, where additional information required under the RFI can be provided through revisions to the application documentation, this has been done.

‘Further information’ changes to application documents are identified in this RFI report and reflected in revised documentation submitted with the RFI response as follows:

Harry Seidler & Associates, Architectural drawing set revision G:

Demolition Plans

- HVD-01 A Level P5 Carpark Plan. Demolition Works
- HVD-02 A Level P4 Carpark Plan. Demolition Works
- HVD-03 A Lower Lobby Podium Plan. Demolition Works
- HVD-04 B Main Lobby Podium Plan. Demolition Works
- HVD-05 B Level P1 Carpark Plan. Demolition Works
- HVD-06 B Level 1 Podium Plan. Demolition Works
- HVD-07 A Level 2 Podium Plan. Demolition Works
- HVD-08 B Level 3 Podium Plan. Demolition Works
- HVD-09 A Levels 4 - 9. Demolition Works
- HVD-10 A Levels 10 - 15. Demolition Works
- HVD-11 A Levels 16 - 26. Demolition Works
- HVD-12 A Level 27. Demolition Works

- HVD-13 A Level 28. Demolition Works
- HVD-14 A Level 29. Demolition Works
- HVD-15 A Level 29 Upper. Demolition Works
- HVD-16 B Level 30. Demolition Works
- HVD-17 B Roof Level. Demolition Works

General Arrangement Plans

- HVG-01 B Level P5 Carpark Plan. General Arrangement
- HVG-02 B Level P4 Carpark Plan. General Arrangement
- HVG-03 B Lower Lobby Podium Plan. General Arrangement
- HVG-04 C Main Lobby Podium Plan. General Arrangement
- HVG-05 C Level P1 Carpark Plan. General Arrangement
- HVG-06 C Level 1 Podium Plan. General Arrangement
- HVG-07 B Level 2 Podium Plan. General Arrangement
- HVG-08 D Level 3 Podium Plan. General Arrangement
- HVG-10 C Levels 4 - 15. General Arrangement
- HVG-11 B Levels 16 - 26. General Arrangement
- HVG-12 E Level 27. General Arrangement
- HVG-13 E Level 28. General Arrangement
- HVG-14 A Level 29. General Arrangement
- HVG-15 A Level 29 Upper. General Arrangement
- HVG-16 A Level 30. General Arrangement
- HVG-17 B Roof Level. General Arrangement

Elevations

- HV-50 A Tower North Elevation. Demolition and Proposed Works
- HV-51 A Tower South Elevation. Demolition and Proposed Works

Details

- HV-100 A Typical Floor Sections: Apartments
- HV-101 A Typical Floor Sections: Detail Sections
- HV-105 A Level 2 Granite Wall Elevation
- HV-110 A Construction Details 01
- HV-111 B Construction Details 02
- HV-112 A Construction Details 03
- HV-113 A Construction Details 04

- HV-114 A Construction Details 05
- HV-120 A Main Lobby Concierge Desk
- HV-150 A Tower South Elevation. Levels 4-10
- HV-151 A Tower East Elevation. Levels 4-10
- HV-152 A Tower North Elevation. Levels 4-10
- HV-160 A Tower South-East Developed Elevation. Typical Window. Levels 4-16
- HV-161 A Tower North Developed Elevation. Typical Window. Levels 4-16
- HV-165 A Window Type 01. Awning Details
- HV-166 B Window Type 02. Sliding Panel Details

Lovell Chen, Heritage Impact Statement, Rev. E, 22 September 2026

Attachments

Attachment 1	Harry Seidler & Associates, 1 Spring Street Melbourne, Heritage Victoria Application: Architect's Design Analysis, July 2026 (September 2026: Issue L – revision 9)
Attachment 4	Arup, Adaptive Reuse Study, 1 Spring Street, P02, 22 September 2026
Attachment 5	Arup, 1 Spring Street – Tower Conversion: Structural Strategy, Issue 3, 17 September 2026

No changes have been made to the Conservation Management Plan (Attachment 2) and Attachment 3 (Design Principles) and these remain as submitted.

3.0 Concierge Desk

3.1 RFI request

There are concerns regarding the proposed removal of the original concierge desk.

While the Heritage Impact Statement (HIS) identifies the desk as a late addition rather than a part of the Seidler design, it nonetheless forms part of the established presentation and operation of the building's original, significant commercial interior. The desk reflects the building's long-standing commercial office use, a function that has been maintained throughout its history.

As the proposal involves a substantial change in use from commercial offices to residential apartments, original and long-standing elements that demonstrate the building's historic function should, wherever possible, be retained and integrated into the adaptation.

Further justification is therefore required to demonstrate why its retention and integration within the proposed design is not feasible.

3.2 Response

The design has been amended to retain the existing concierge desk.

3.3 Change to application documents

Relevant drawings in architectural drawing pack and the Architect's Design Analysis (Attachment 1) have been updated to show the existing desk retained and to remove reference to the proposed new desk. The Heritage Impact Statement has also been updated consistent with this change.

4.0 Former Cafeteria

4.1 RFI request

The Architect's Design Analysis (Attachment 1) identifies there to be 'an opportunity for the interior planning of a dining space with a concentric array of banquettes around the fountain court as for the original Shell cafeteria.' It is agreed that the reintroduction of a food and beverage use within this space presents an opportunity to reinstate aspects of its historic function and potentially recover lost design elements.

However, the proposed Level 1 floorplan does not identify the curved glass block screens that formed part of the original cafeteria design and have been retained in situ. These screens are considered significant features that contribute to the understanding of the original spatial arrangement of the space. Please provide further information regarding the proposed treatment of the screens.

While it is acknowledged that, if approved, the space will ultimately require a future tenancy fit-out, retention of the glass block screens until such works are proposed would avoid unnecessary alteration to significant fabric where no immediate functional requirement for their removal has been demonstrated.

4.2 Response

No change is proposed to the glass block screens in the 'fountain court' space on Level 1 as part of this application.

To clarify, the works approved under Heritage Permit P33300 (issued on 17 May 2024) included the relocation of the glass block screens slightly to the south to accommodate a waste room and amenities to the north. The change was addressed in the Heritage Impact Statement for permit application P33300 and is shown on drawings approved by Heritage Victoria under Condition 1 on that permit (see Figure 1, Figure 2 below).¹

As agreed with Heritage Victoria officers, while the works under Heritage Permit P33300 have yet to commence, for context the drawings submitted with the current application show works approved under P33300, greyed out. As an exception to this approach, in the current application drawings (refer to Figure 3 and Figure 4 below), the glass block wall is shown in its approved relocated position under P33300, but the fountain court space is not greyed out. This is because it is in an area of the building where there is a minor overlap between the scope of works approved under P33300 and the proposed works under this application. Drawing HVG-06B in the current application notes the adaptation of the space for a 'commercial premium restaurant' and the the Heritage Impact Statement notes a future tenancy fitout in the space, proposed to be subject to approval under conditions (in the event a permit is issued).

In response to the specific issue raised in the RFI correspondence (*Please provide further information regarding the proposed treatment of the screens*), no change is proposed under this application. The application drawings show the change approved under Heritage Permit P33300.

¹ These drawings formed part of the package submitted to Heritage Victoria under Condition 1 on permit P33300. Heritage Victoria correspondence dated 1 November 2025 confirmed satisfaction of Condition 1).

4.3 Change to application documents

To make this clearer, this is noted in the revised Heritage Impact Statement and a note *Relocated glass block screen as approved under Heritage Permit P33300* has been added to the relevant drawings:

- HVD-06B Level 1 Podium Plan Demolition Works
- HVG-06C Level 1 Podium Plan General Arrangement.

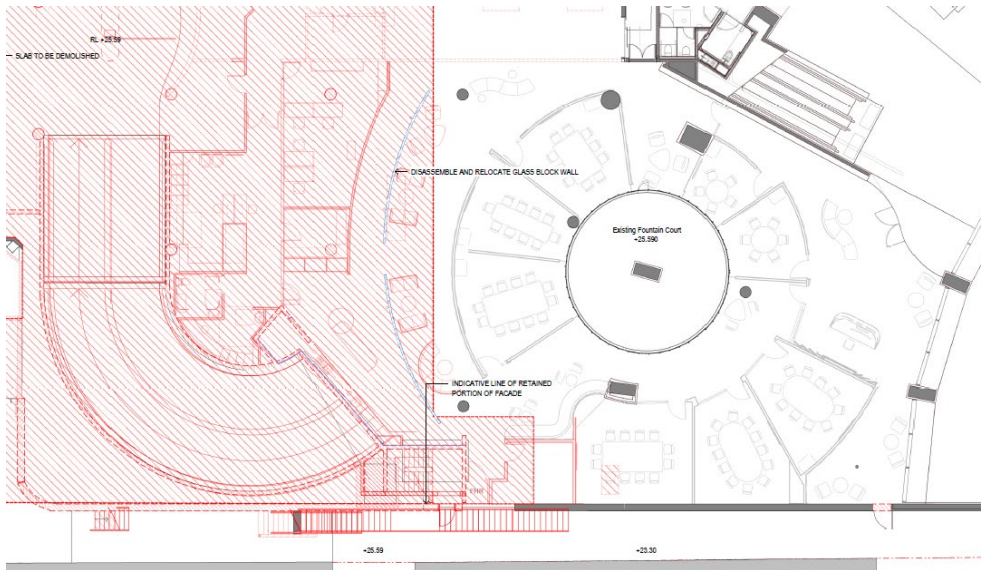


Figure 1 Permit P33300 - detail from demolition plan Level 1 showing the relocation of the glass block wall
Source: Ingenhoven + Architectus and Seidler, 1 Spring Street & 17 Flinders Lane, drawing no. DA9705 revision L

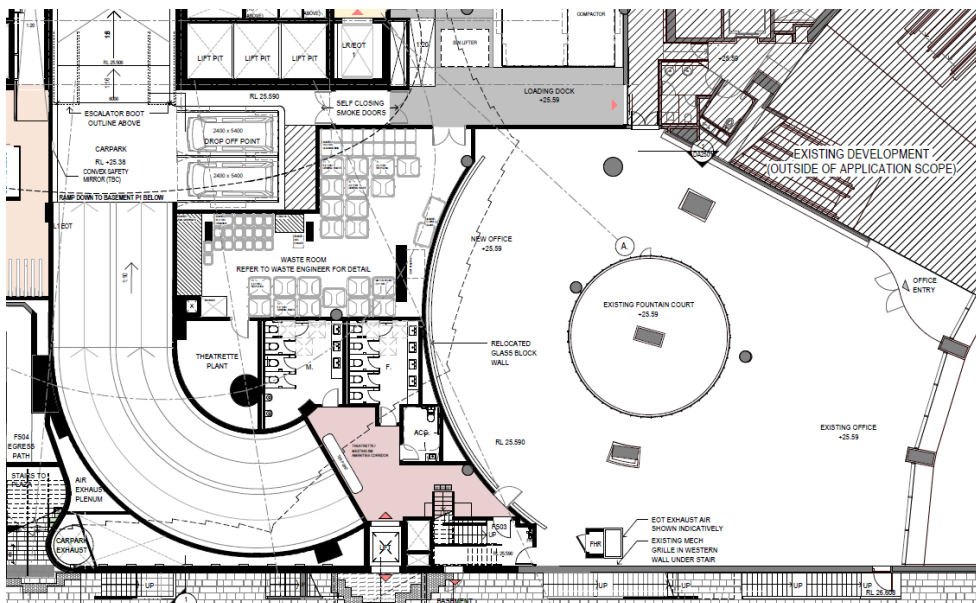
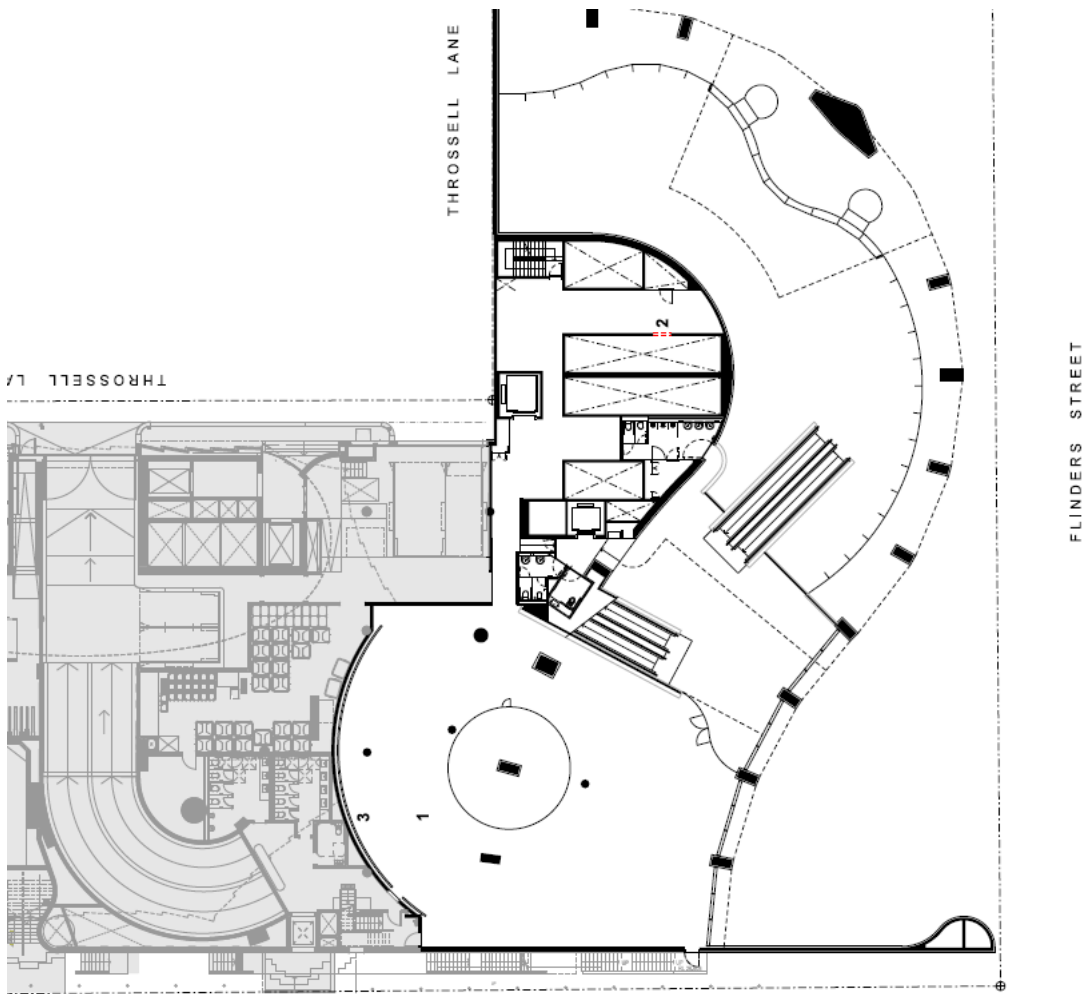
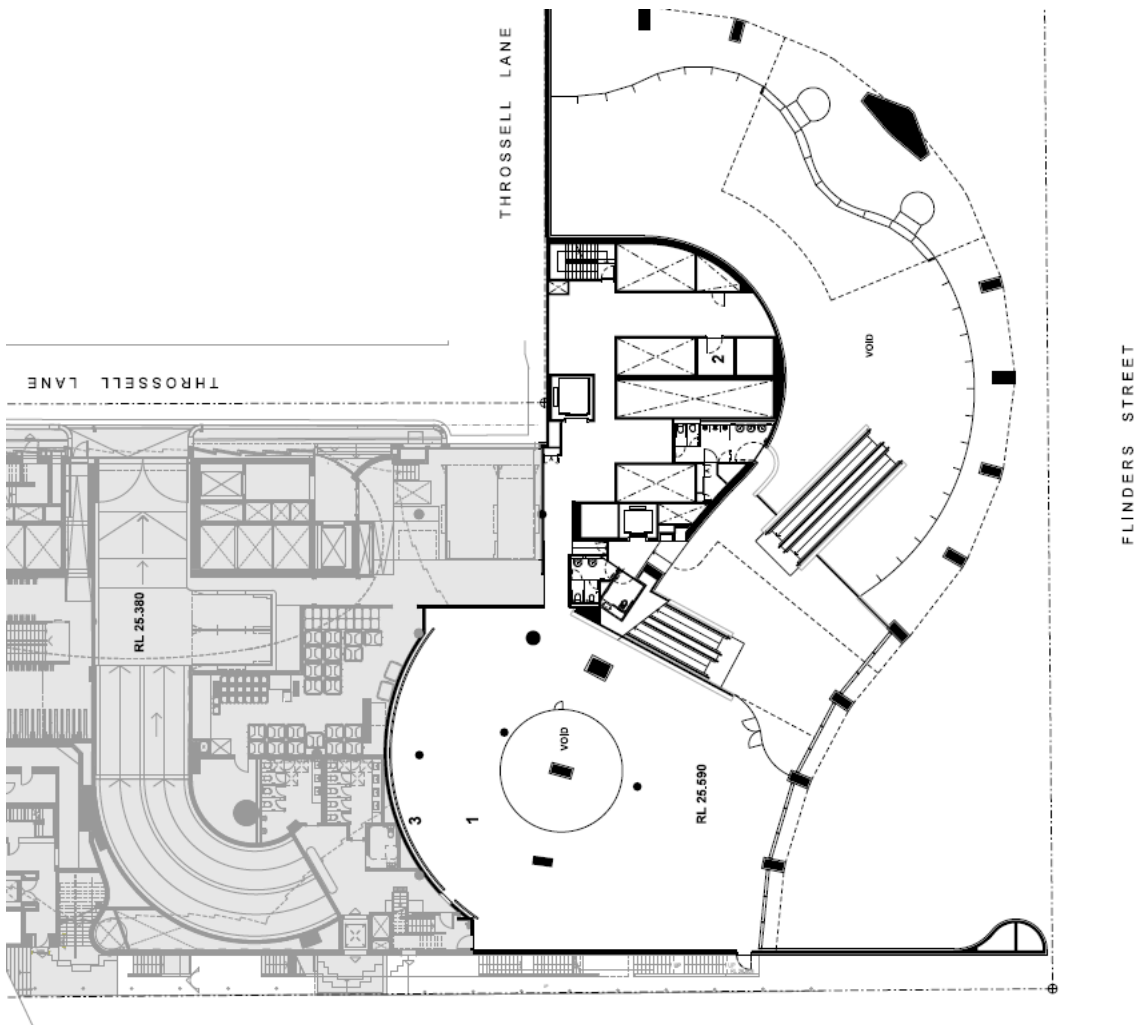


Figure 2 Permit P33300 - detail from Level 1 plan showing the relocated wall
Source: Ingenhoven + Architectus and Seidler, 1 Spring Street & 17 Flinders Lane, drawing no. DA1007 revision L



**3 Relocated glass block screen
as approved under Heritage
Permit P33300**

Figure 3 Current application, detail I from Level 1 demolition plan and the additional Note 3. No works are proposed to the glass block wall
Source: HSA, HVD-06B Level 1 Podium Plan Demolition Works



3 Relocated glass block screen
as approved under Heritage
Permit P33300

Figure 4 Current application, detail I from Level 1 General Arrangement Plan and the additional Note 3
Source: HSA, HVG-06C Level 1 Podium Plan General Arrangement

5.0 Apartment Partitions

5.1 RFI request

The HIS and architectural drawings indicate that a number of proposed internal partition walls will not align with the existing column grid or façade mullions and will instead terminate directly against the window glazing.

Further information is required to explain the rationale for this approach and to demonstrate why it represents the preferred design outcome.

Given the significance of the building's curtain wall façade, it would generally be expected that apartment layouts and partition arrangements would be refined to avoid direct intersections with glazing and to prevent awkward or visually intrusive junctions.

5.2 Response

This issue is referenced in the revised Heritage Impact Statement at pp. 37-38. To clarify, the internal wall does not abut or terminate at the glazing but sits back from the façade. Rather, an internal sliding door accommodated in the wall cavity comes forward towards the glazing. The sliding door has been designed to interface lightly with the glazing and is very narrow in plan with a neoprene edge seal detail to the end for protection. The door has also been designed with a corner cutout to accommodate the granite sill, i.e. the door would slide over the sill. There would be no physical fixing to the glazing, framing or granite sill, nor would there be a visual impact to the external presentation of the building.

An additional drawing has been prepared by HSA to further clarify the nature of this detail, HV -101A Typical Floor Section: Detail Sections (refer to Figure 5 below). This should be read in conjunction with the detail at drawing HV-111B Construction Details 02 which shows the internal sliding door in plan over the sill and details the seal (see Figure 6).

We do not consider the detail will be awkward or visually intrusive, either internally or externally.

As a point of detail, the façade is not technically a curtain wall, rather it is an expressed structural frame with glazed openings.

5.3 Change to application documents

As noted above, an additional drawing (plan and section) has been prepared to clarify and demonstrate the design detail (see Figure 5), HV -101A Typical Floor Section: Detail Sections. This has been included in both the architectural drawing pack and the Architect's Design Analysis (Attachment 1). The detail is explained at section 3.3.2 (pp. 37-38) of the revised Heritage Impact Statement.

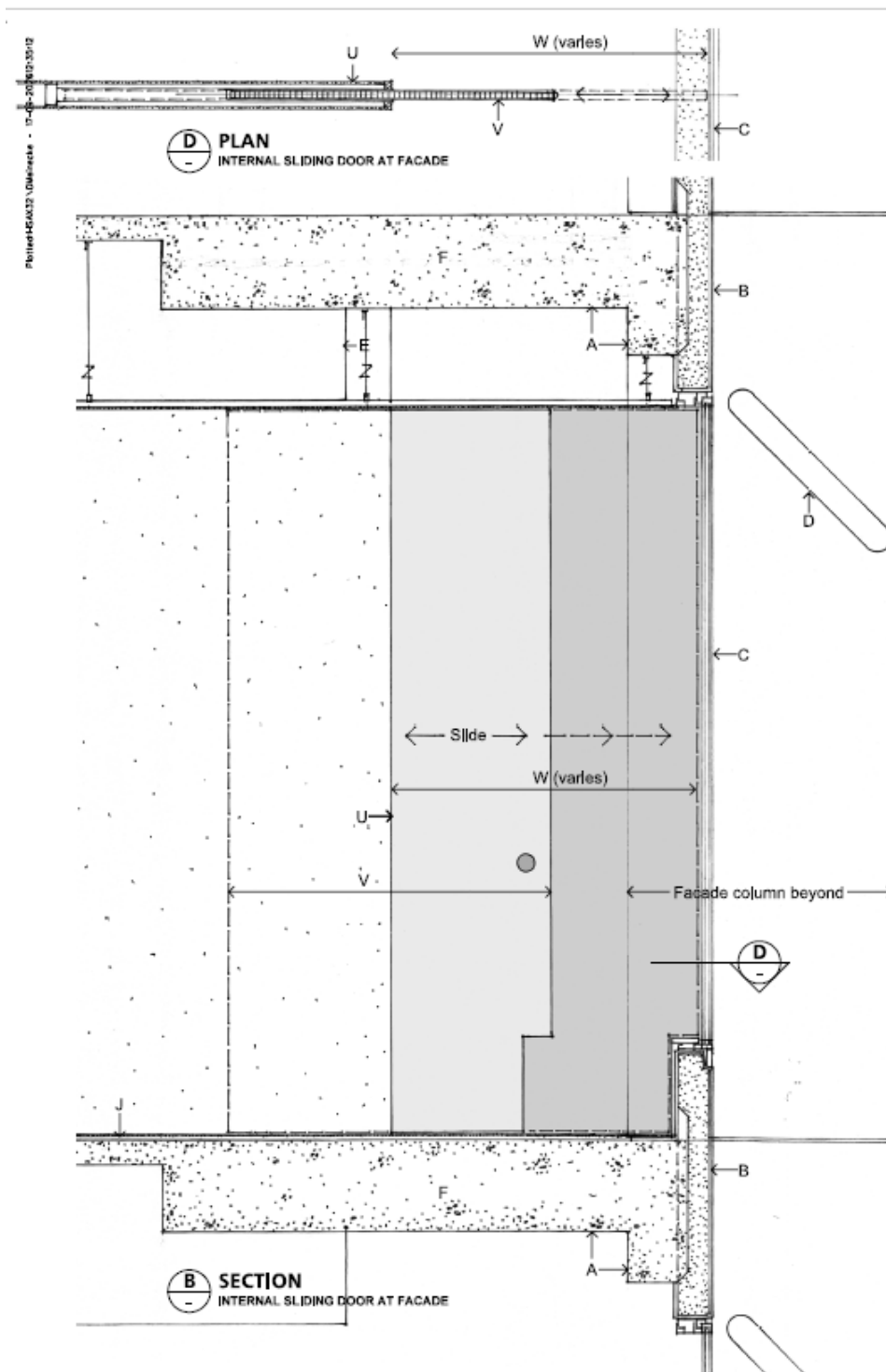


Figure 5 Plan and section showing the detail of the sliding door
Source: HSA, HV-101A Typical Floor Section: Detail Sections

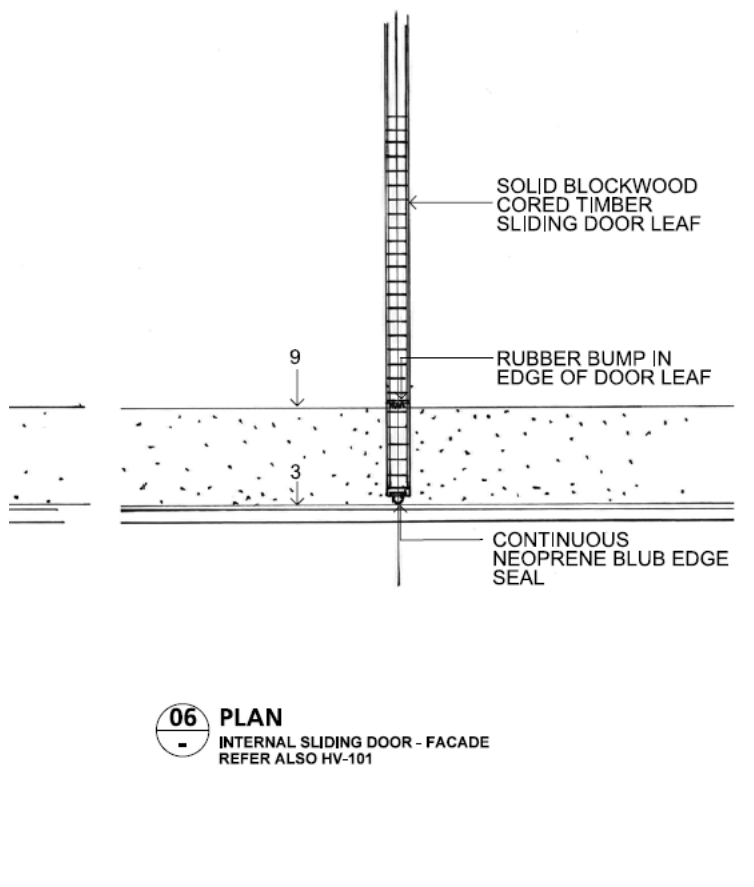


Figure 6 Plan detail of internal sliding door
Source: HSA, HV-111B Construction Details 02

6.0 Loggias

6.1 RFI request

Further detail is required regarding the proposed loggias. As loggias are typically open-air spaces, it is assumed that their introduction would require alterations beyond the replacement of glazing shown on the submitted drawings. Clarification is therefore required regarding the design of the proposed loggias, including:

- *Whether the spaces are intended to be open to the elements,*
- *The extent of any façade modifications required, and*
- *The resulting impact on the external appearance and heritage significance of the building.*

6.2 Response

For all windows (whether to loggias or not), there is always a fixed window panel (the central panel in the tripartite arrangement) with operable windows to both sides, either Window Type 01 (awning detail) or Window Type 02 (sliding panels with internal glazed balustrade behind). As noted in the Architect's Design Analysis (Attachment 1), all window units will maintain the tripartite arrangement and the use of the bronze tinted glazing and black anodised aluminium framing in dimension and proportion. The sunblades in front of the windows remain in place.

Where loggias are indicated the window arrangements are either:

- Window Type 02 (sliding panel with internal glass balustrade behind) to both sides of the central fixed panel
- or
- Window Type 01 (awning) to one side of the central fixed glazed panel and Window Type 02 (sliding panel with internal glass balustrade behind) to the other.

The variations of sliding and awning window types in combination with the fixed central glazing panels are indicated on the elevations (see Figure 7 for example) and illustrated in the visualisations in the Architect's Design Analysis report (Attachment 1) submitted with the application.

The loggias are proposed as spaces that would be 'open to the elements' to a degree but only when the sliding glazed panel components of the Window Type 02 are in an open position. As the sliding panels - when open - would potentially allow for weather (as opposed to the awning window type which opens out), a secondary weatherproof glazing line would be set in from the windows. The floor within the space would be built up with a waterproof membrane and stone pavers on pedestals, with provision for subfloor drainage built in, refer to the section at Figure 8 below.

It may be relevant to note that where there are two sliding panels within any single window unit to a loggia (i.e. where Type 02 windows are proposed flanking a central fixed panel), these are on the same track and both cannot be fully open at the same time.

Other than for the replacement of windows as described in the application documents, there would be no modifications to the façade associated with the loggias, and no impact on the external appearance of the building beyond the change to glazing as illustrated and described in the application as submitted.

As indicated in the Architect's Design Analysis, there is no change to the façade itself and the distinctive sunshades (sunblades) limit the view of the existing windows and the glazing detail (refer to p. 6 of Attachment 1).

Beyond the replacement of the glazing, the loggias will not present differently in external views to the building, being located behind the glazing line and set in from the facade.

6.3 Change to application documents

A sectional diagram has been prepared to clarify these aspects and this is included in the architectural drawing pack and in the Architect's Design Analysis (Attachment 1), p. 34. Refer to HV-101A Typical Floor Section: Detail Sections.

The Heritage Impact Statement has also been updated to provide additional descriptive information about the loggias. Refer to section 3.2.2 (p. 19) and also to the assessment at p. 46.

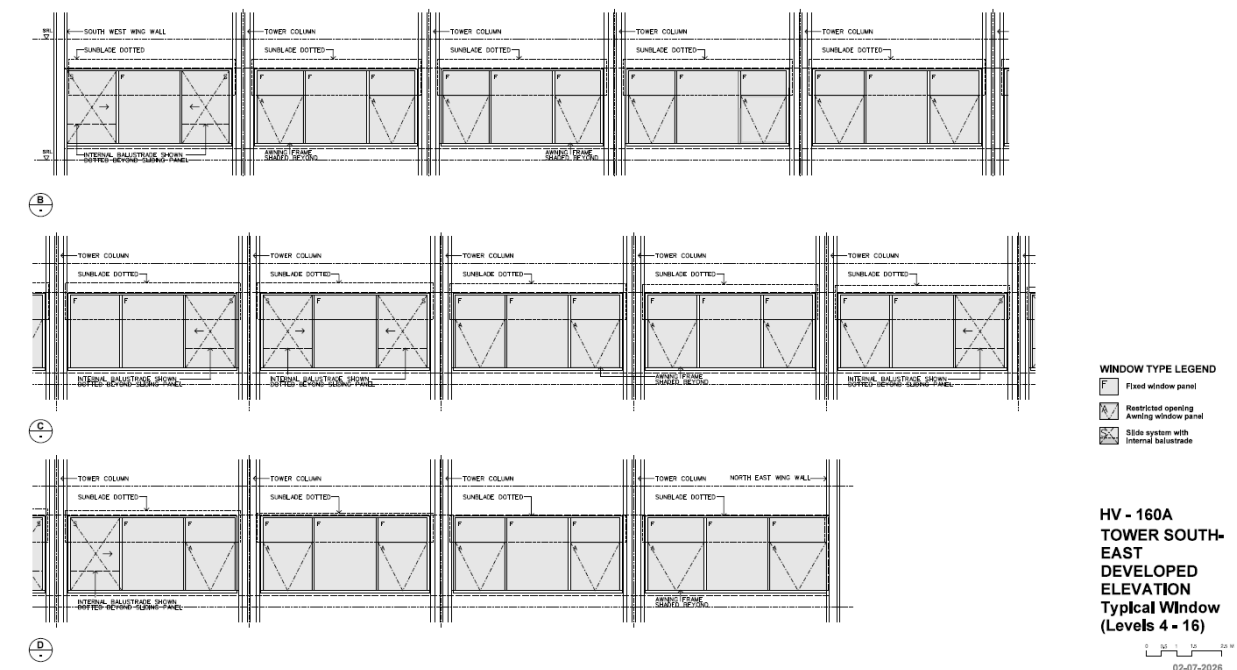


Figure 7 Varied window configurations on the south-east elevation (levels 4-14)
Source: HSA, HV – 160A Tower South-east Developed Elevation, Typical Window

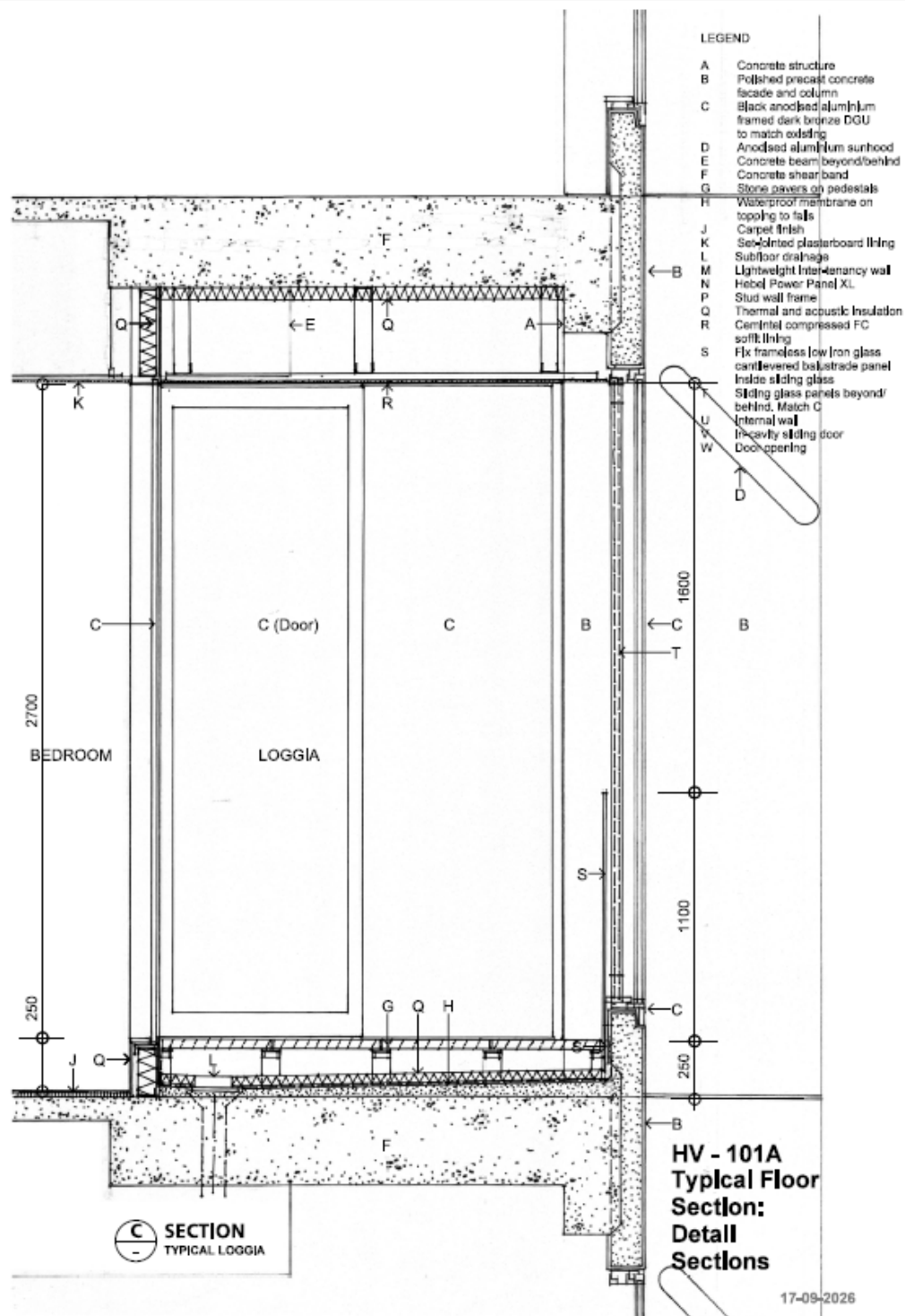


Figure 8 Section through a typical loggia
Source: HSA, HV-101A Typical Floor Section: Detail Sections

7.0 Pools and Spas

7.1 RFI request

Further detail is required regarding the proposed pools at Levels 3, 27 and 28. The submitted drawings indicate the provision of four pools (excluding spas), whereas the HIS and Structural Strategy (Attachment 5) reference only two pools located at Levels 3 and 27. Confirmation is therefore required regarding the total number and locations of pools and spas proposed as part of the development.

Additional information is also required regarding:

- The location and extent of associated plant, equipment and services, including ventilation and drainage infrastructure,*
- Any structural modifications required to accommodate the pools and associated infrastructure, including waterproofing, where not already addressed, and*
- The impacts of these works on significant building fabric.*

7.2 Response

The Heritage Victoria correspondence is correct, four pools are proposed:

- Level 3 (a pool is located in the residents' gymnasium and pool area adjacent to the wellness centre)
- Level 27 x 2 (a circular pool is located at the western end of the roof garden and a second smaller circular private pool is located within the private garden to the apartment on this level)
- Level 28 (a lap pool is located in the core, adjacent to the gymnasium).

Table 1 below provides the requested information for each pool.

Table 1 Proposed pools: plant, equipment, services and structure

Location	Plant, equipment and services	Structural modifications required	Impact on significant building fabric
Level 3	The pool plant for the Level 3 pool is to be accommodated in the existing plantroom to the west of the pool. Refer to revised plan HVG-08D Level 3 Podium Plan General Arrangement The revised Adaptive Reuse Strategy, (Arup, Attachment 4) addresses the issue of pool services and drainage in more detail (refer pp. 3, 4 and 5)	The pool is anticipated to be constructed above the existing floor level and supported on acoustic bearing pads located over strengthened existing floor beams. Strengthening is expected to comprise of deep fabricated twin steel beams spanning between the core and perimeter columns. The gymnasium floor structure will require assessment for both imposed loading and dynamic response under rhythmic activity, and may require strengthening to	None, subject to further design resolution, strengthening works and services can be undertaken with no adverse impact on significant fabric or the presentation of the heritage place.

Location	Plant, equipment and services	Structural modifications required	Impact on significant building fabric
		satisfy strength, serviceability and vibration performance criteria. The dynamic performance of the floor will be assessed in the next design stage. Spas and baths within the wellness centre should be located, where practicable, to align with existing primary framing and minimise the extent of strengthening required to the surrounding floor structure (Arup, Structural Strategy, Appendix 5 p. 4).	
Pool 01 Level 27 (west)	The pool plant is to be accommodated in the undercroft to the elevated deck. Refer to HVG-12E Level 27 General Arrangement The revised Adaptive Reuse Strategy, (Arup, Attachment 4) addresses the issue of pool services and drainage in more detail (refer pp. 3, 4 and 5)	Pool 01 is anticipated to be constructed above the existing floor level and supported by new reinforced concrete or steel beams spanning between perimeter columns and walls. These beams would be constructed below the existing L27 parapet level and supported on acoustic bearing pads located over the perimeter columns and wall supports. The pool structure will then span between the new support beams. (Arup, Structural Strategy, Appendix 5, p. 4).	None, subject to further design resolution, strengthening works and services can be undertaken with no adverse impact on significant fabric or the presentation of the heritage place.
Level 27 (east)	The pool plant is to be located under the elevated deck Refer to HVG-12E Level 27 General Arrangement The revised Adaptive Reuse Strategy, (Arup, Attachment 4) addresses the issue of pool services and drainage in more	Pool 2 is smaller in diameter and therefore would be supported directly by the existing floor structure via acoustic bearing pads. Any strengthening to the floor could be undertaken from soffit level. Carbon fibre strengthening could be utilized to strengthen the	None, subject to further design resolution, strengthening works and services can be undertaken with no adverse impact on significant fabric or the presentation of the heritage place.

Location	Plant, equipment and services	Structural modifications required	Impact on significant building fabric
	detail (refer pp. 3, 4 and 5)	floor beams and would be applied as a wrap to the soffit of the beams (Arup, Structural Strategy, Appendix 5, p. 5).	
Level 28	The pool plant is to be located in the plantroom to the west. Refer to HVG-13E Level 28 General Arrangement. The revised Adaptive Reuse Strategy, (Arup, Attachment 4) addresses the issue of pool services and drainage in more detail (refer pp. 3, 4 and 5)	The lap pool located at level 28 is located between two existing core walls. These walls will be strengthened as part of the seismic upgrade works and can be designed to provide support to the new pool structure. The pool structure would need to be designed to span between the strengthened walls and is to be acoustically isolated from the base building structure (Arup, Structural Strategy, Appendix 5, p. 5).	None, subject to further design resolution, strengthening works and services can be undertaken with no adverse impact on significant fabric or the presentation of the heritage place.

7.3 Change to application documents

The relevant architectural drawings have been updated with notes to indicate the locations for services associated with the four pools.

The Heritage Impact Statement has been updated to reference the four pools and to describe the proposed structural modifications and arrangements for services where relevant.

The Arup Structural Strategy (Appendix 5) has been updated to provide additional information relating to the structural requirements for each of the pools.

The Arup Adaptive Reuse Strategy, (Attachment 4), addressing services, as been revised and additional information provided on pool services and drainage.