

1 SPRING STREET MELBOURNE

HERITAGE VICTORIA APPLICATION

Architect's Design Analysis

June 2026

Seidler

September 2026: Issue L - Revision 9



DOCUMENT REGISTER

Project No.	Doc. No.	Issue	Remarks	Date
1605-100	260605-A	Preliminary		23.06.26
1605-100	260605-B	Initial Issue		02.07.26
1605-100	260605-C	Revision 1	Top of Building pp40	03.07.26
1605-100	260605-D	Revision 2	Existing Facade shown p9 + p12	06.07.26
1605-100	260605-E	Revision 3	P15 & P16 inserted	07.07.26
1605-100	260605-F	Revision 4	PP52 updated	13.07.26
1605-100	260605-G	Revision 5	Plans L27 and above updated	23.07.26
1605-100	260506-H	Revision 6	Change of Title, P31	10.08.26
1605-100	260606-J	Revision 7	Response to HV RFI Draft	17.09.26
1605-100	260606-K	Revision 8	Response to HV RFI	18.09.26
1605-100	260606-L	Revision 9	Loggia Glazing Shown HVG10 & HVG11	24.09.26

CONTENTS

Introduction 2

Context 2

1 Spring Street - Architect 3

Design Principles..... 3

Moral Rights..... 3

1 Spring Street - Shell House 4

1 Spring Street - Victorian Heritage Register 4

1 Spring Street - Principles for Adaptation 6

Change of Use: Design - Exterior 6

Change of Use: Design - Podium Levels 18

Change of Use: Design - Apartment Floors - Levels 4 to 26 30

Change of Use: Design - Apartment Floors - Levels 27 to 28 39

Change of Use: Design - Top Of Buuilding 44

Cover Photograph: John Gollings, © Penelope Seidler

© Harry Seidler & Associates 2026

Nominated Architect Gregory Holman 19491 VIC

This document is copyright. The information forming this document remains the property of Harry Seidler & Associates. The information forming this document is confidential and is for the use only for 1 Spring Street, Melbourne VIC 3000. No part of this document may be copied or transmitted without the specific permission of Harry Seidler & Associates.

INTRODUCTION

This analysis has been prepared to consider the proposal to change the use of 1 Spring Street, Melbourne designed by Harry Seidler in 1985.

This analysis considers the original design, and its context in the work of its architect Harry Seidler. Using the original design principles of the building as a basis, design studies have been carried out the evaluate a change to residential use for 1 Spring Street.

The design studies have determined the scope of changes required for change of use and the methods of change which minimise impact on the architectural integrity of Harry Seidler’s design.

This document has been prepared in consultation with the owners of 1 Spring Street, and Lovell Chen heritage consultancy. Engineering design consultancy has been provided by Arup.



CONTEXT

1 Spring Street, known as Shell House, was included in the Victorian Heritage Register (VHR) on 29th June 2017.

Appropriate management of change is essential to ensure the significant architectural and heritage values of 1 Spring Street - the elements and characteristics that make it such a notable place - are retained and appreciated.

This document is intended to support an application to Heritage Victoria for a Permit under the Heritage Act 2017 for change of use. The development of design for change has been informed by a decision-making framework which includes:

- Understanding the values, elements and characteristics that contribute to the architectural significance of the place.
- Applying appropriate conservation planning methodology
- Appropriately researching and understanding the technical attributes of the building (materials, construction methods, etc)
- Acknowledging and managing pressures for change and adaptation for re-use as a constant factor in long term management planning, particularly in areas such as equality of access and environmental sustainability
- Managing change sensitively and with a respectful approach to additions and interventions
- Respecting the authenticity and integrity of the place
- Promoting and celebrating the significant twentieth-century heritage of the place with the wider community.

(Based on Australia ICOMOS Burra Charter principles and the ICOMOS ISC20C “Approaches for the Conservation of Twentieth Century Architectural Heritage, Madrid Document 2011”)

1 SPRING STREET - ARCHITECT

Harry Seidler is recognised as Australia’s leading exponent of modern architecture. He commenced practice in Australia in 1948 and established Harry Seidler & Associates in 1961.

Following Harry Seidler’s death in 2006, Harry Seidler & Associates have continued to provide architectural services for new buildings and existing Seidler buildings including 1 Spring Street, which was extensively refurbished and restored in 2019 and 2020 to its original design, and where required, new works were sympathetically integrated.

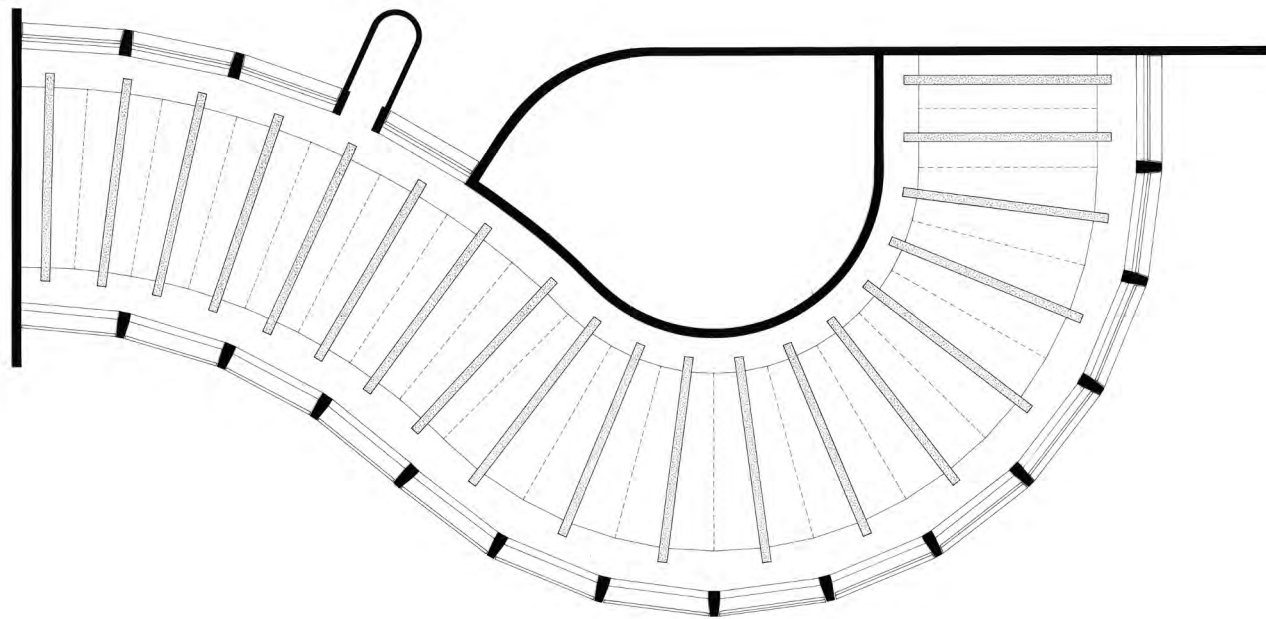
Harry Seidler & Associates retain a number of architects and staff of more than 40 years standing including original project team members for 1 Spring Street. The primary author of this report (Greg Holman) was a project architect on the original 1 Spring Street team.

Harry Seidler’s approach to design has ensured that his buildings continue to successfully serve the needs and expectations of users. The fundamentals of his commercial towers including their enduring and unique geometries, planned response to outlook, views and light, long-span column-free space and coordination of structure and engineering services pathways all act to retain efficiency, functionality, and sustainability many decades after their original construction.

It is of great importance that his buildings continue to be used and enjoyed. Their design fundamentals underlie their ability to adapt in response to changing needs, technologies, and the expectations of users. Seidler’s architectural skills and principles have realised buildings that do not age visually or physically and are able to respond and remain valued, enjoyed, and appreciated by users and owners.

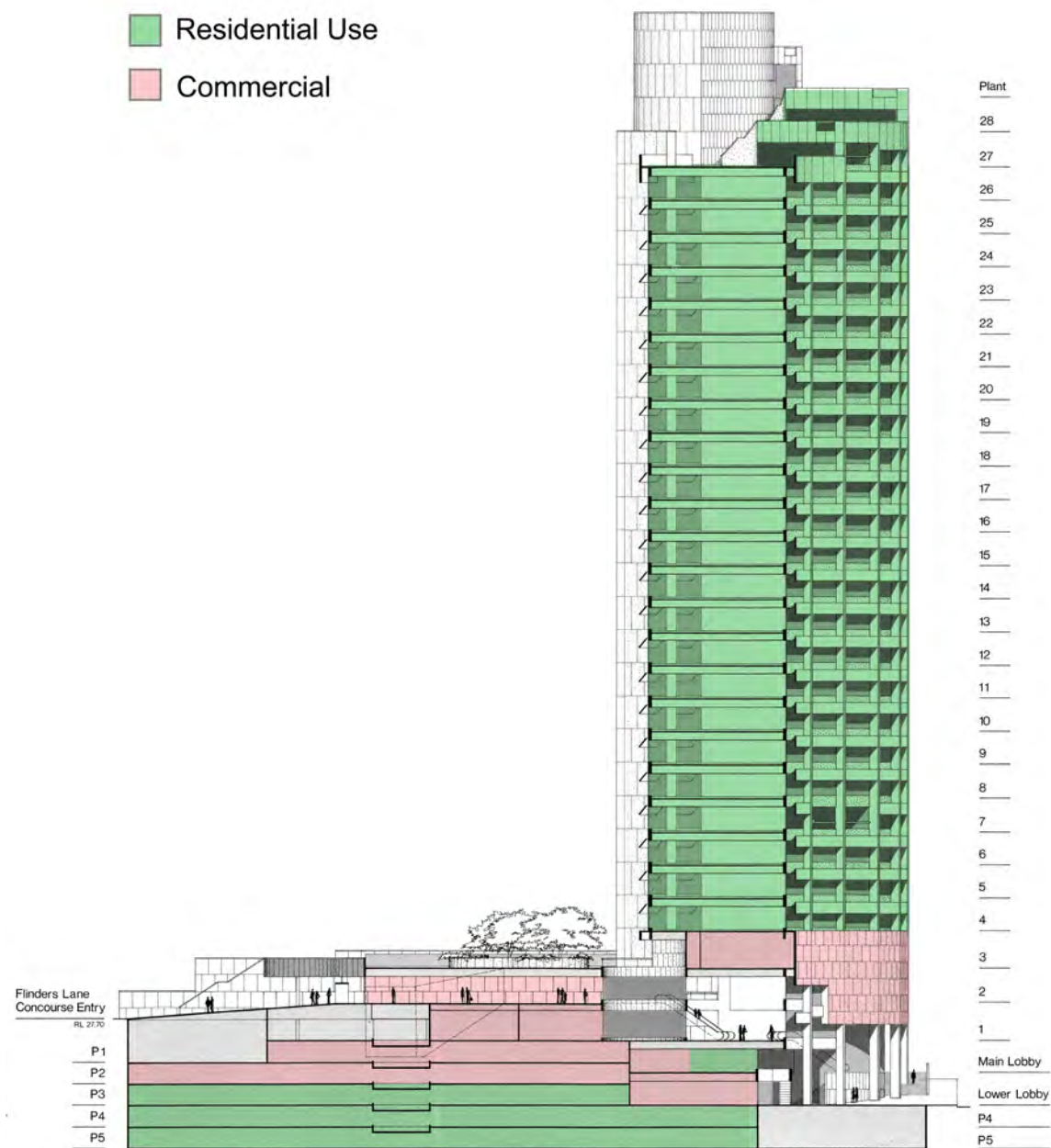


© Montalbetti and Campbell, 1999



Building Plan: Geometry and Structure

- Residential Use
- Commercial



Building Section: Proposed Use

DESIGN PRINCIPLES

The designs for change of use described in this document have been developed to respect the underlying design principles of Harry Seidler relating to both the overall architectural concepts and details of 1 Spring Street.

This process is directed towards identifying the principal elements that define the architecture of 1 Spring Street and describing their important characteristics so that where change is contemplated:

- the most significant elements and characteristics of the building are appropriately conserved; while at the same time the functional relevance of the design is maintained. In essence, the design principles of Harry Seidler are founded in an elegant, practical and functional response to the requirements of the brief for the design of the building and the issues of design with respect to the technology of the age and the capacity of its people.

More specifically it demonstrates:

- an exploration of geometries that bring beauty, economy and functional resolution of design
- a deep understanding of the possibilities of structure and construction methodology to express and resolve a design in totality
- an intent to elevate architecture to art informed by the established visual principles of the arts, deeply understood by Harry Seidler through his mentors Josef Albers and Walter Gropius.

MORAL RIGHTS

Penelope Seidler currently holds the Moral Rights to the design of 1 Spring Street. Any changes for the site must conform to the appropriate requirements under the Copyright Amendments (Moral Rights) Act 2000.



View from Park, 1 Spring Street, Melbourne

John Gollings, © Penelope Seidler

1 SPRING STREET – SHELL HOUSE

Harry Seidler & Associates were architects for Shell House at 1 Spring Street, Melbourne. Designed in 1985 and completed in 1988, Shell House was designed to the very detailed requirements of Shell Australia as their corporate headquarters.

Shell vacated the building and relocated in 2003. Shell House then became known as 1 Spring Street.

On Shell’s departure the building’s usage changed from a bespoke corporate headquarters to general commercial space and therefore became subject to the office leasing market demands. Some of the features of the building became immediately redundant once it ceased to function as a corporate headquarters. However, Harry Seidler’s design fundamentals including large contiguous floorplate areas, long-span column-free floor space and a facade designed to maximise access to natural light and views allowed the building to respond to a shift in function.

Despite the advantages offered by the building’s design, its location at the south-east corner of the city grid has become more isolated from Melbourne’s commercial hub as neighbouring sites have been redeveloped as residential use. Occupancy of 1 Spring Street for commercial use has become tempered by its perceived separation from the heart of the city’s business district.

The design studies for change of use respond to a potential reduced demand for commercial office space of the design and location offered by 1 Spring Street. Design studies have evaluated the use of the building as residential occupancy with associated commercial spaces. Design has addressed the owners’ brief for large “high end” apartments including a penthouse and skyhouse, three, two and one bedroom and studio apartments, and associated residential amenities including swimming pool, gymnasium and health facilities, car parking, resident storage and communal areas

1 SPRING STREET – VICTORIAN HERITAGE REGISTER

1 Spring Street, known as Shell House, was included in the Victorian Heritage Register (VHR) on 29th June 2017.

The Victorian Heritage Register is maintained by the Heritage Council of Victoria under the Heritage Act 1995.

Shell House is identified at VHR number H2365. The VHR Statement of Significance reads:

Shell House is architecturally significant as an outstanding example of a late modernist office building in Victoria, designed by one of the style’s most accomplished proponents, the renowned Australian architect, Harry Seidler. Late modernism, as expressed in Shell House is demonstrated principally through sculptural form, use of solid concrete and other massive materials, and a variety of textural finishes. Shell House is also significant for the clarity with which it expresses particular themes and motifs characteristic of Seidler’s work. These include the use of opposing curvilinear forms and the generous planning of public areas, both externally an internally.

Shell House is one of an important series of high rise tower projects designed by Harry Seidler both nationally and internationally from the 1960s to the 1990s, and is the only one located in Victoria. Shell House is of architectural significance for its innovative design response to a difficult site and for its integration of dramatic level changes for public access from surrounding streets through a central lower foyer control point. Shell House won a number of awards including the Royal Australian Institute of Architects Victoria Merit Award in 1991 and the National RAIA Award in the same year. Seidler is considered to be one of the major talents in Australian architectural history who made a substantial contribution to Australian architecture. [Criterion D]

Shell House is aesthetically significant for the sculptural effect created by the interlocking curvilinear form of the building that is reflected in the interior planning. The quality of the interior spaces and their relationship to the extensive outdoor terraces at several levels of the building is of high aesthetic value, both visually and experientially. The location at the south-east corner of the Hoddle Grid is highlighted by elements such as the large tapered pier at the Spring Street/Flinders Street entrance.

The aesthetic qualities of the place are enhanced by the incorporation of large-scale artworks which complement the architecture and were selected by Seidler for the building. Significant pieces include the foyer mural ‘Bathers and Pulpit Rock’ by Arthur Boyd (1988) and the external plaza sculpture ‘Shell Mace’ by Charles O Perry (1989). [Criterion E]

The ability to appreciate the relevant aesthetic characteristics is enhanced by the high degree of intactness and integrity of the Place, both internally and externally.

1 SPRING STREET – VICTORIAN HERITAGE REGISTER (Cont’d)

Permission for Change

Permits from the Heritage Council of Victoria are required for anything which alters the place or object, unless a permit exemption is granted. Permit exemptions usually cover routine maintenance and upkeep issues, as well as minor works or works to the elements of the place or object that are not significant. Permit exemptions can be granted at the time of registration (under s.42 of the Heritage Act) or after registration (under s.66 of the Heritage Act).

The VHR entry for Shell House includes ‘general’ exemptions, which are applied to all registrations, as well as a number of ‘specific permit exemptions’, which are tailored to the registered place.

The specific permit exemptions are of relevance to the consideration of adaptation of 1 Spring Street for residential use as sole occupancy apartments.

Specific Permit Exemptions – 1 Spring Street Exterior

- Repairs and maintenance which replaces like with like.
- Removal, replacement, repair or installation of building and fire services in a manner that does not affect the cultural heritage significance of the place.
- Repair or replacement of water proofing in a manner that does not affect the cultural heritage significance of the place.
- Maintenance of plazas, walls, garden beds and other landscape elements.
- Repair or replacement of existing glass including glass walling, windows and doors (revolving, fixed and hinged).

Specific Permit Exemptions – 1 Spring Street Interior

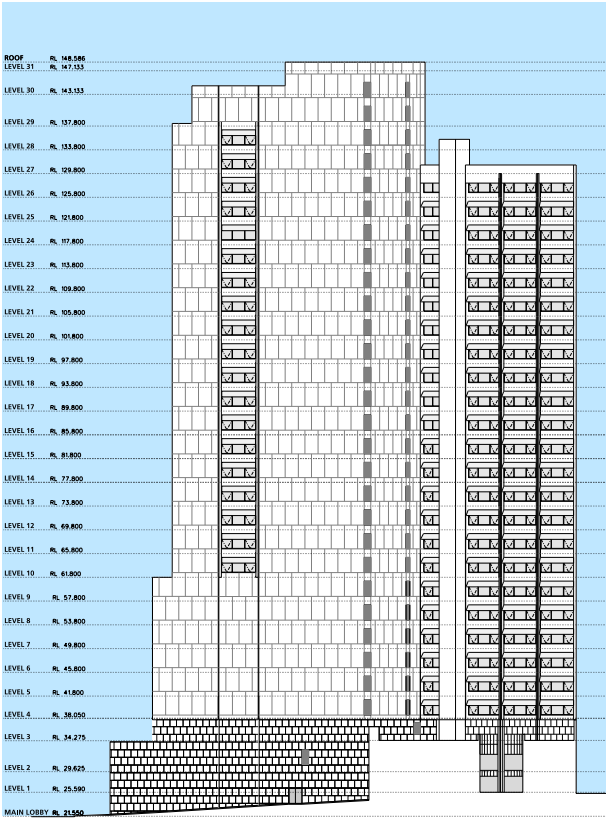
- Painting of previously painted walls and ceilings.
- Installation, removal or replacement of carpets and/or flexible floor coverings.
- Demolition or removal of partition walls, suspended ceilings, screens, doors, built-in cupboards, computer and office fitout and equipment and the like.
- Refurbishment of existing bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall tiling and floor coverings and the like.
- Removal of concrete slabs in wet areas provided there is no damage to or alteration of original structure or fabric.
- Installation, removal or replacement of all information technology, communication, security and cleaning infrastructure and equipment, including electric clocks, public address and speaker systems, detectors, alarms, lights, emergency lights, exit signs and the like.
- Installation, removal, repair or replacement of building and fire services in a manner that does not affect the cultural heritage significance of the place.
- Repair or replacement of lifts and escalators.
- Installation, removal or replacement of way-finding signage and signage relating to building security and the identification of tenants. Installation of new signage must be readily reversible without damage to original fabric of significance.
- The installation and relocation of lightweight partitioning to allow for meetings rooms, offices, staff kitchenettes and the like.
- All works in the basement excluding works to the internal structure required to support the building.



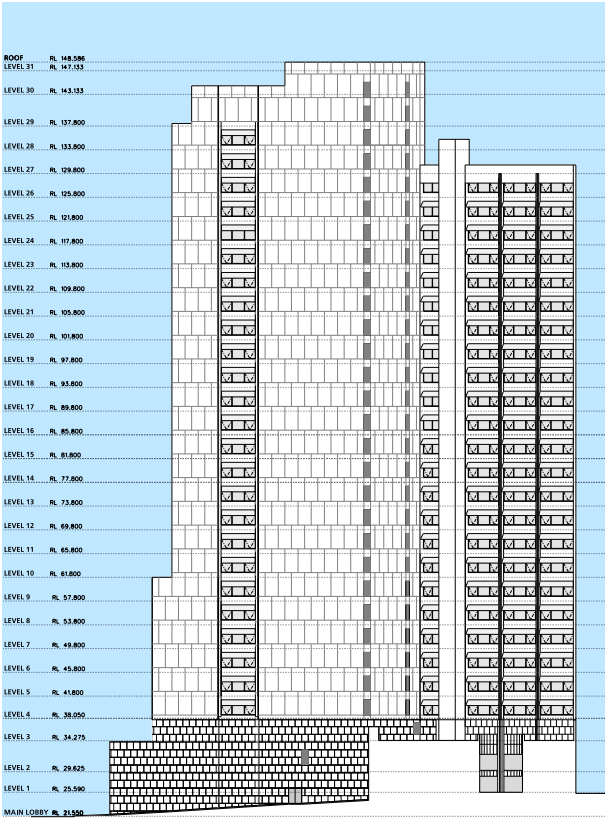
Existing Throssell Lane Facade



Proposed Throssell Lane Facade



Existing Throssell Lane Facade



Proposed Throssell Lane Facade

1 SPRING STREET – PRINCIPLES FOR ADAPTATION

Designs for change of use have been developed to respect the values of the building recognised in its inclusion on the Victorian Heritage Register, and the architectural values of Seidler’s design in order to establish principles for the adaptation of 1 Spring Street for alternative use.

The designs developed aim to maintain all of the essential architectural elements of Harry Seidler’s design for 1 Spring Street.

CHANGE OF USE: DESIGN - EXTERIOR

Structure

The structure of the tower is maintained unaltered. The tower’s polished precast concrete elements, including the columns and spandrels remain unchanged by the adaptation for changed uses. The only change proposed in the Design Studies is the penetration of the north shear wall at Throssell Lane. At Levels 4 to 9 to introduce windows for apartments. The placement and design of the new windows replicate exactly the existing windows directly above at Levels 10 to 28.

Facade

The facade of the tower and ground levels are maintained. The granite cladding to the lower levels of the facade is to remain unaltered.

The tripartite bronze-tinted double-glazing and black anodised aluminium framing of the tower facade is maintained in dimension and proportion. Operable sashes are introduced for natural ventilation to apartments.

The design anticipates minor changes to the glazing separating roof terraces from internal space. The detailed design of changed glazing elements is to be completed so that the exterior appearance of the glazed elements is maintained and is indistinguishable from the existing design of glass and frames.

The design does not propose changes to the glazing elements of the tower facade below Level 4.

The proposed residential occupancy dictates a requirement for areas of openable glazing for living spaces and bedrooms. Detailed studies and observations have been undertaken to resolve a design the achieves minimal visual change to the existing glazing and frames. The proposed design considers the following:

- The location of glazing mullions and the proportions of glass panels is to remain unchanged
- The appearance and colour (bronze tint) of the new glazing is to be the same as exists
- The colour and finish of aluminium framing is to remain the same as existing
- The existing sun hoods limit the view of the existing windows. The sun hoods act to block sightlines to complete glazed façade bays above about Level 12.
- The principal building façade is oriented towards the south and east and is therefore predominantly in shade. Clear views of the glazing and framing are only possible in early morning when the sun illuminates the glazing beneath the sun hoods.
- The sun hoods cast deep shade onto the glass and frames for most of the day and limit the reading of the glazing detail.
- Only the location of the glazing mullions is able to be read at night when the building is internally illuminated.

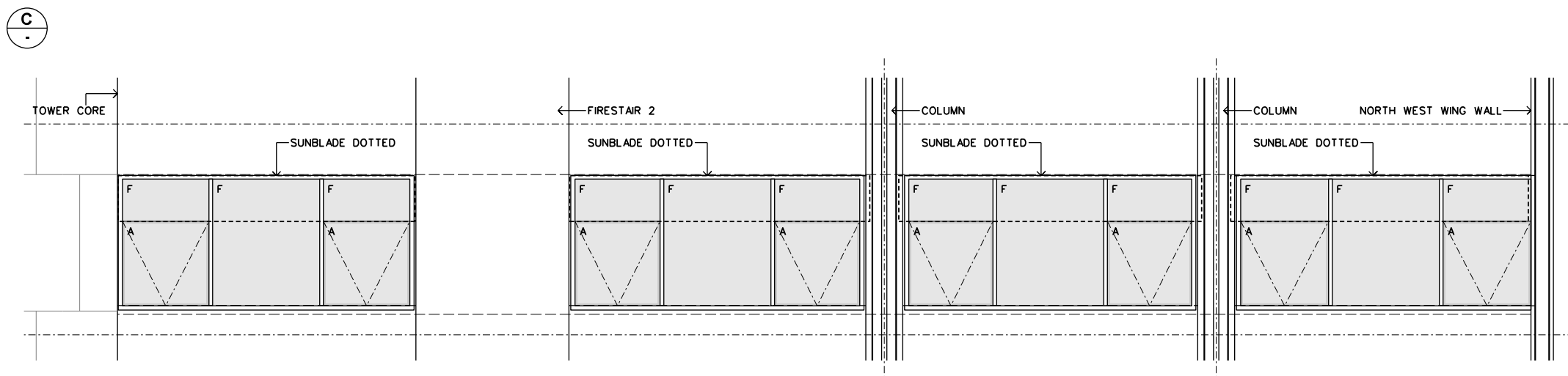
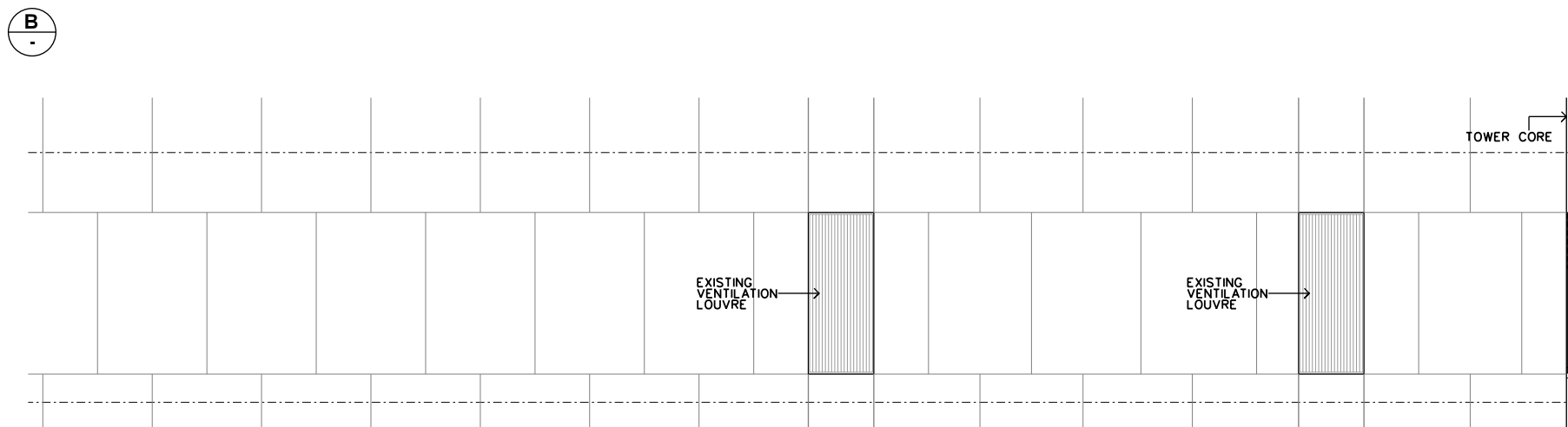
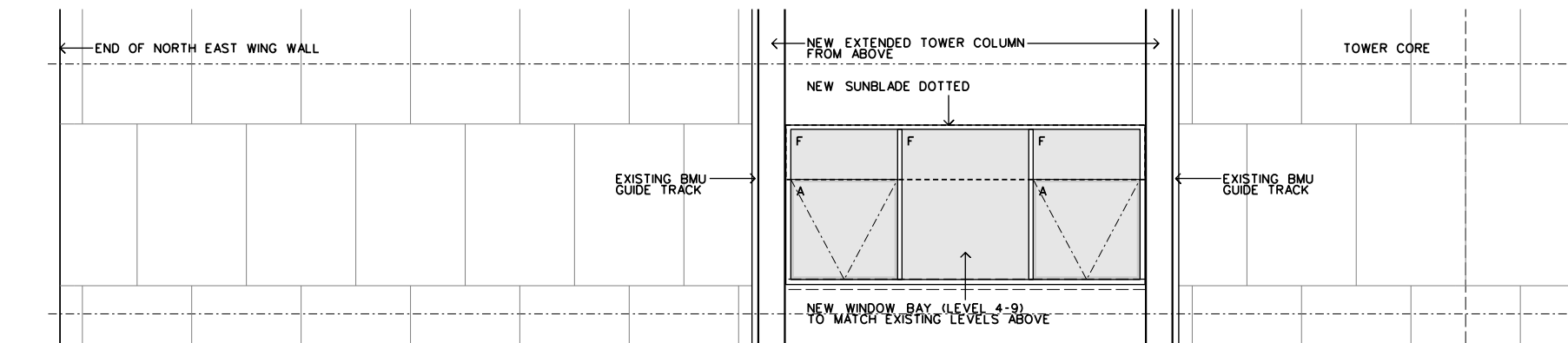
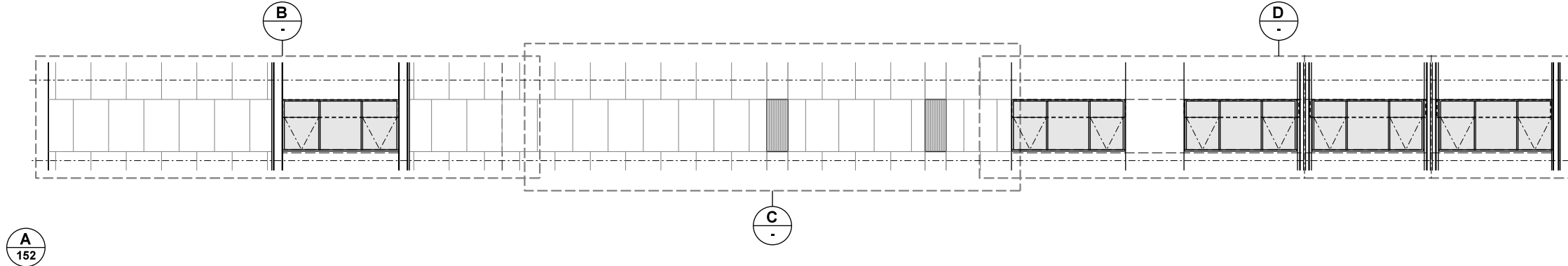
The proposed design maintains a fixed panel as the centre pane for all glazing bays. Operable panels are to be either awnings or sliders (for loggias). Studies have been undertaken to assess the appearance of the façade with opened windows. These studies have been assessed in light conditions which maximise the visibility of the glazed facade (weak, milky light early morning and mid-winter). Strong summer sunlit conditions create deep shade from the sun hoods onto the glazing. Photographic studies and commentary form part of this document.

The change of use design for residential use includes the extension of the existing façade openings of the north elevation to Throssell Lane from Levels 28 to 10. The additional openings are proposed from Levels 9 to 4. Their design incorporates identical sun hoods and continuation of concrete cheeks to both sides of the façade openings.



**HV - 152A
TOWER NORTH
ELEVATION
Levels 4 - 10**

0 1 2 3 5 M
02-07-2026



D

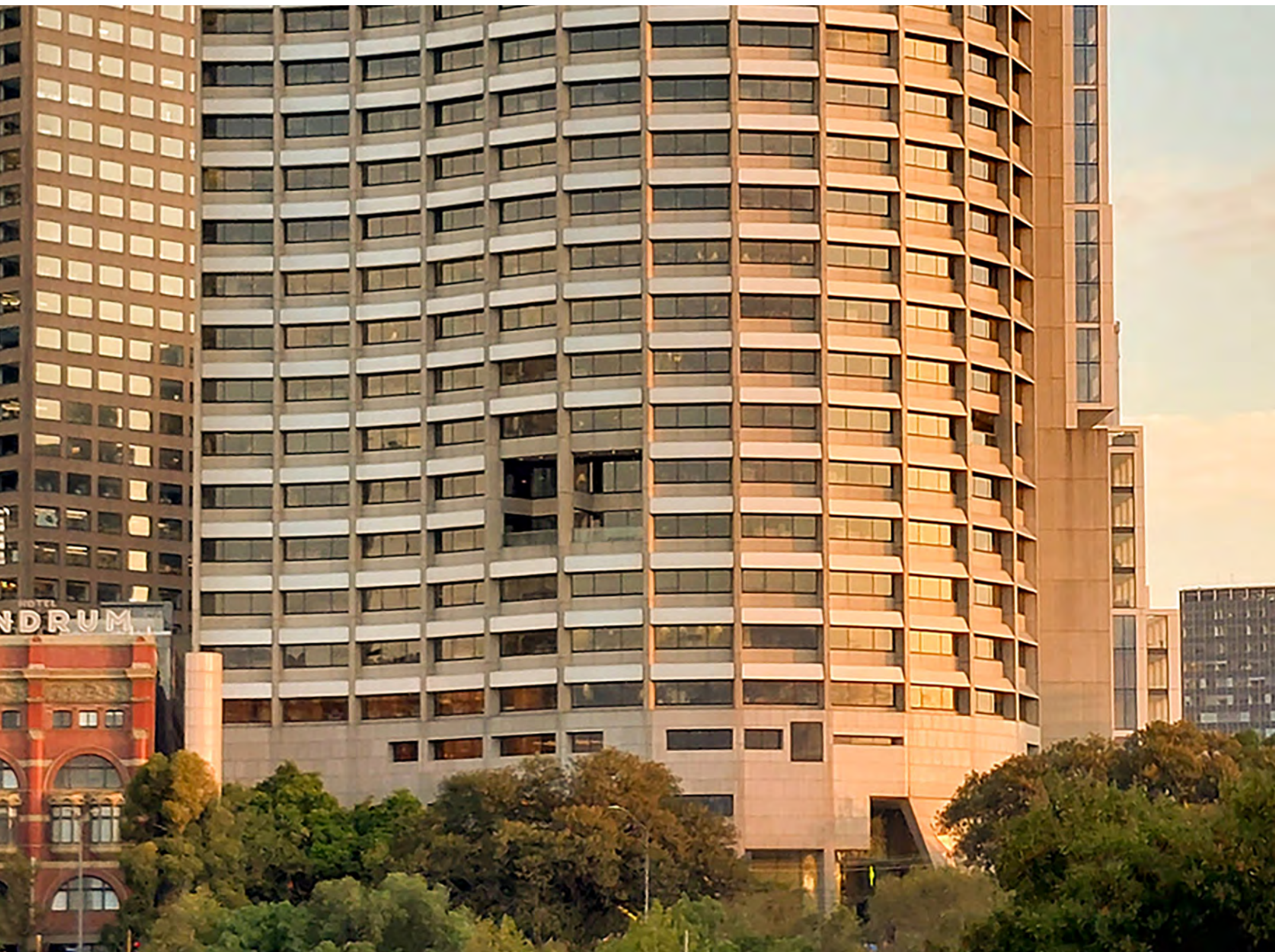
WINDOW TYPE LEGEND

-  Fixed window panel
-  Restricted opening Awning window panel
-  Slide system with Internal balustrade

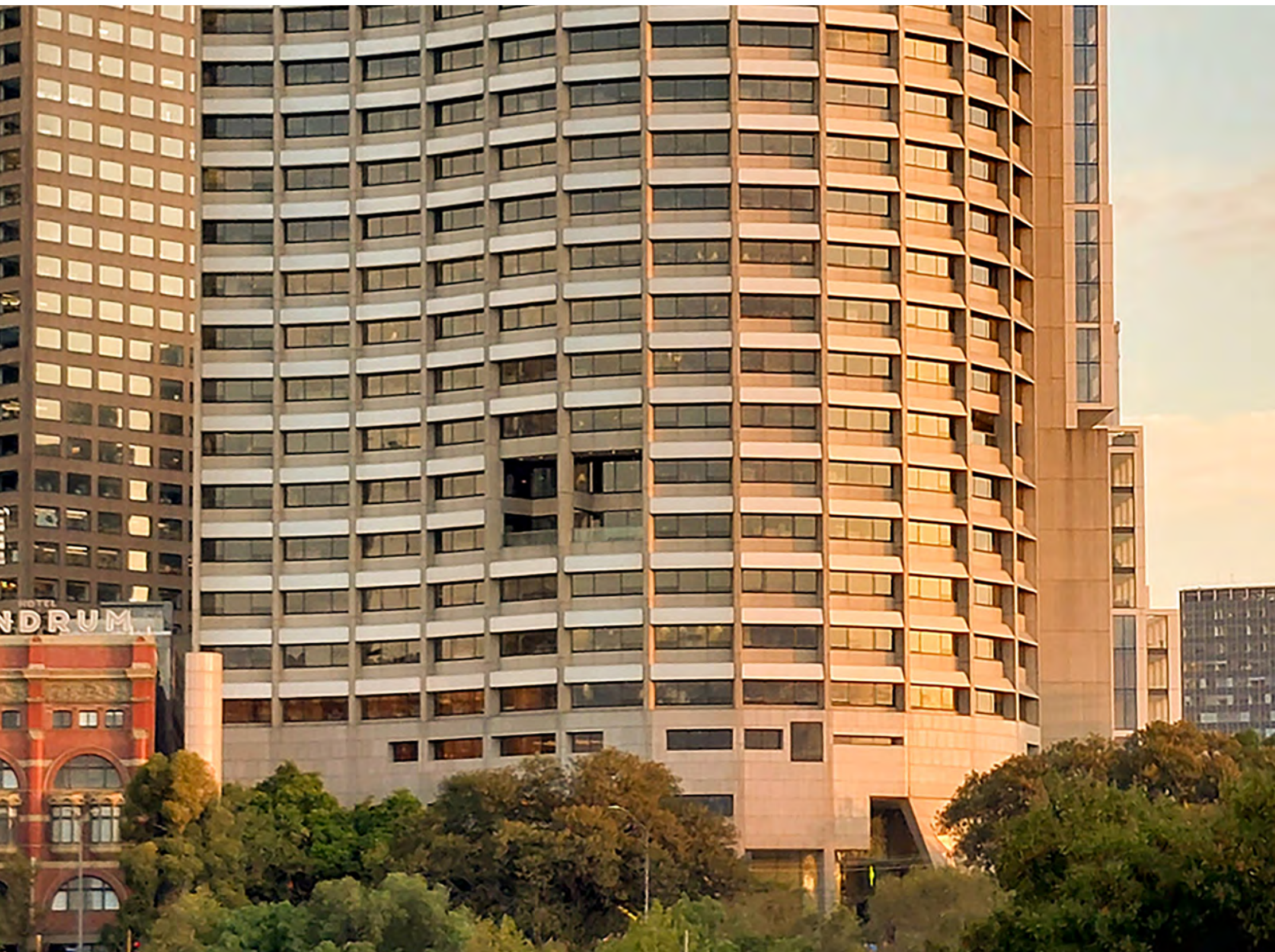
HV - 161A TOWER NORTH DEVELOPED ELEVATION Typical Window (Levels 4 - 16)

0 0.5 1 1.5 2.5 M

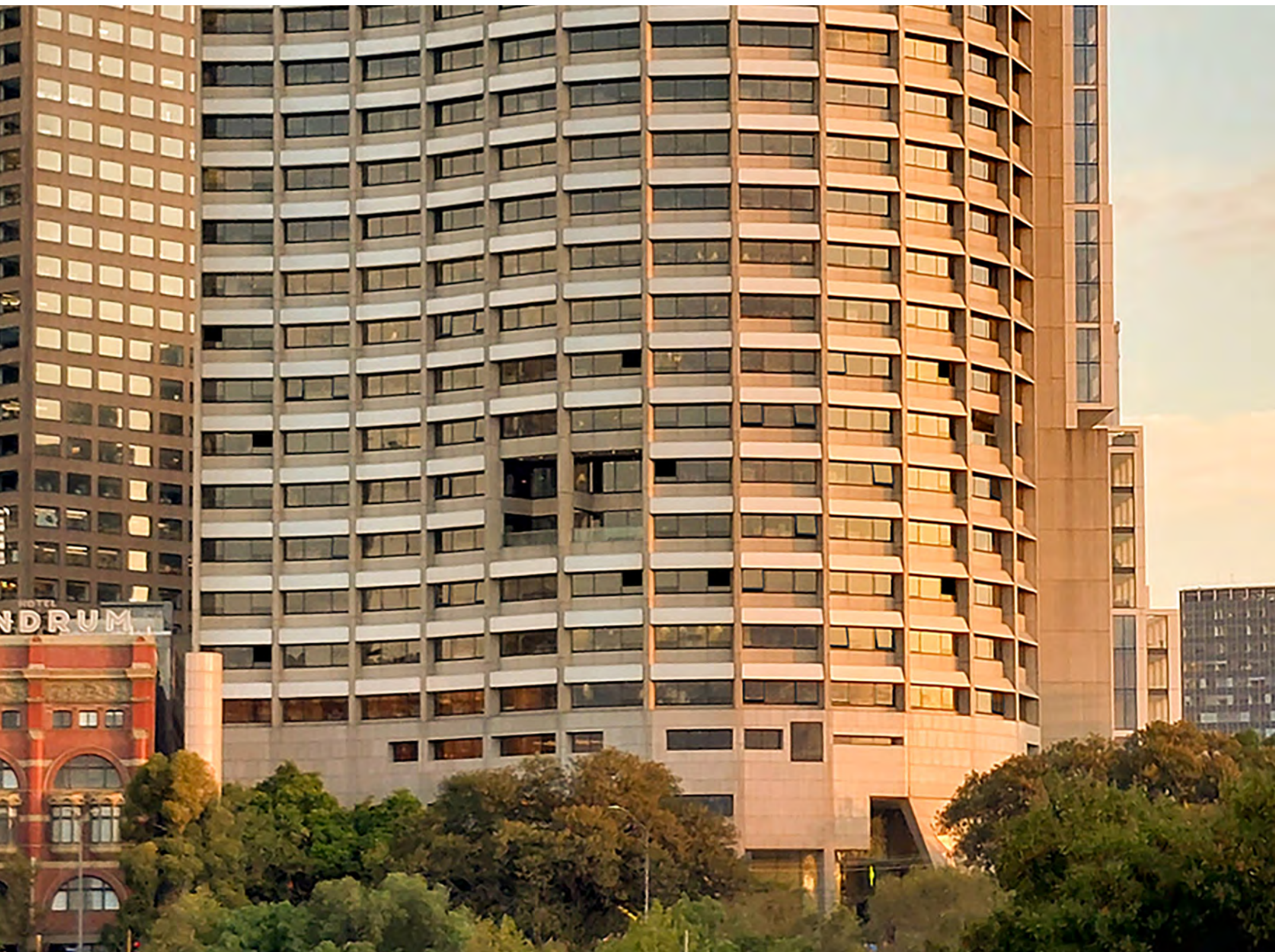
02-07-2026



NO 1 SPRING STREET SOUTHERN FACADE EXISTING



PROPOSED FACADE - WINDOWS CLOSED



PROPOSED FACADE - WINDOWS OPEN



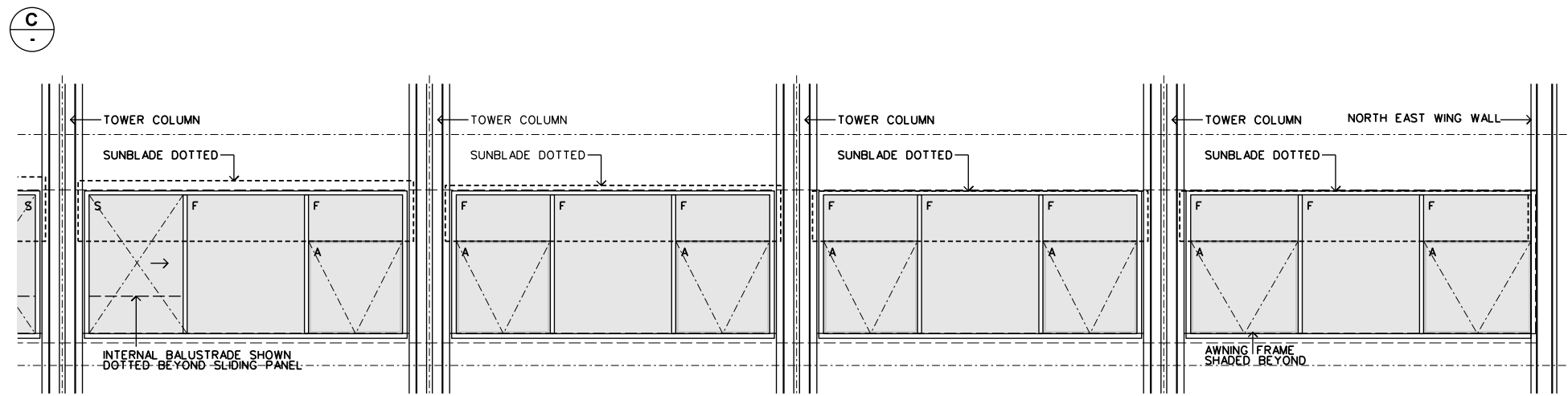
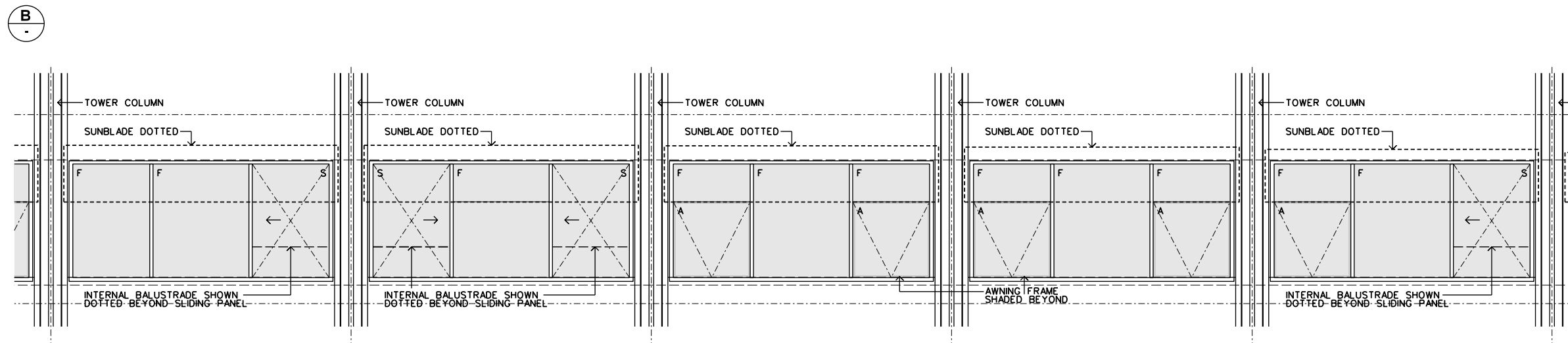
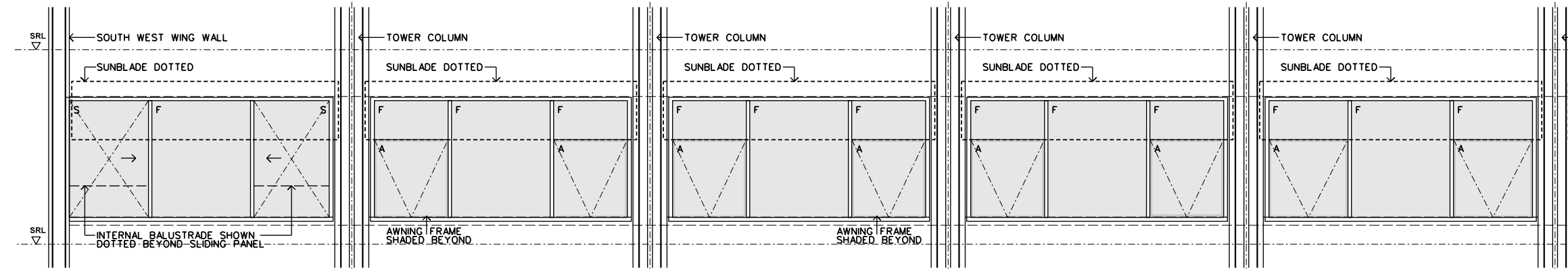
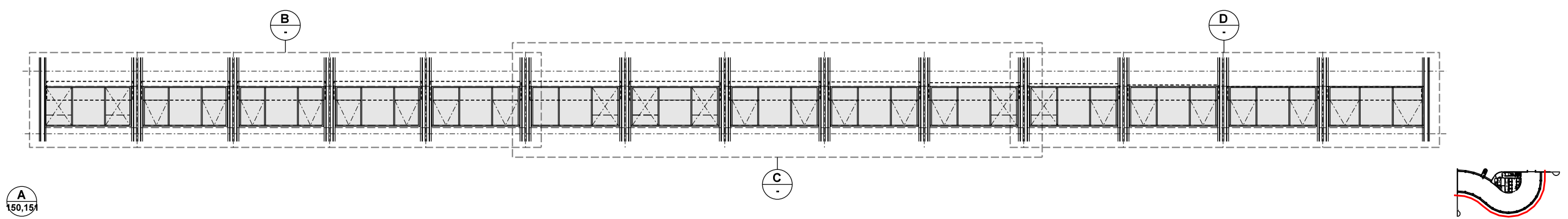
No1 SPRING STREET TOWER EASTERN FACADE EXISTING



PROPOSED EASTERN FACADE - WINDOWS CLOSED



PROPOSED EASTERN FACADE - WINDOWS OPEN



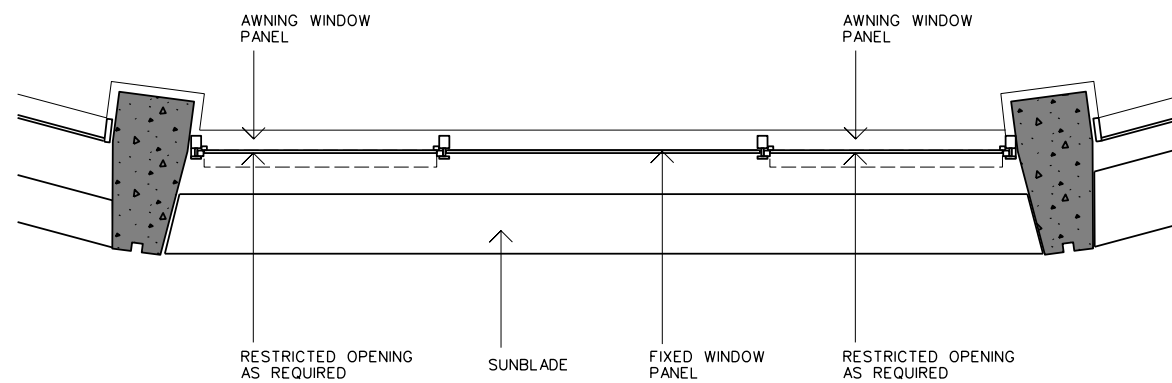
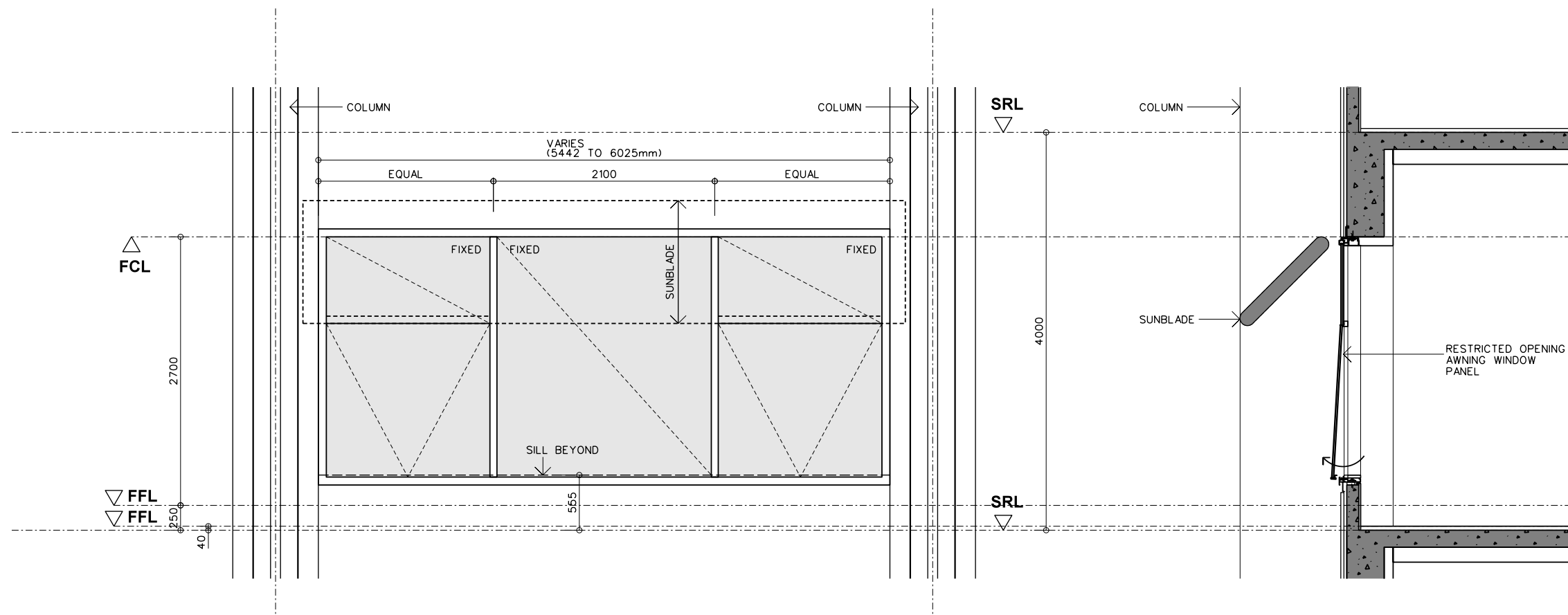
WINDOW TYPE LEGEND

-  Fixed window panel
-  Restricted opening
Awning window panel
-  Slide system with
internal balustrade

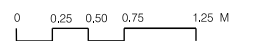
HV - 160A TOWER SOUTH- EAST DEVELOPED ELEVATION Typical Window (Levels 4 - 16)

0 0.5 1 1.5 2.5 M

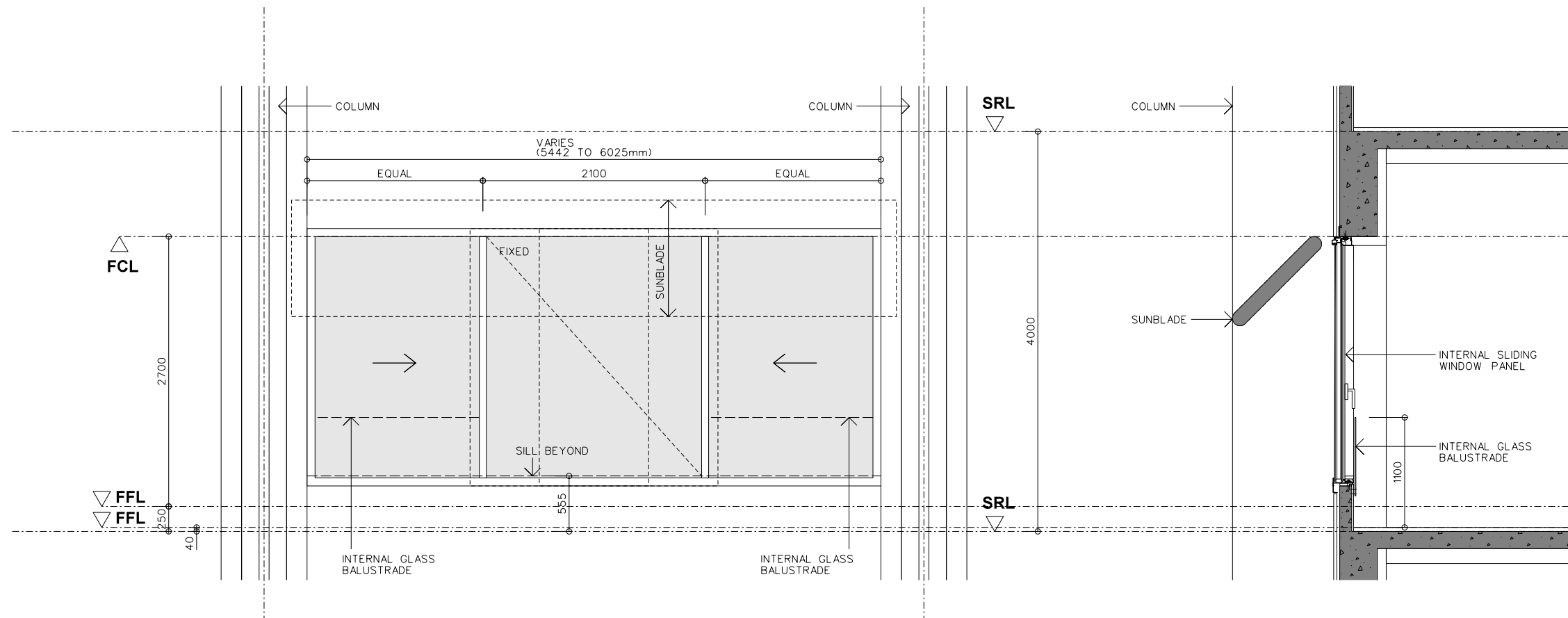
02-07-2026



HV - 165A
WINDOW TYPE 01.
AWNING DETAIL
ELEVATION



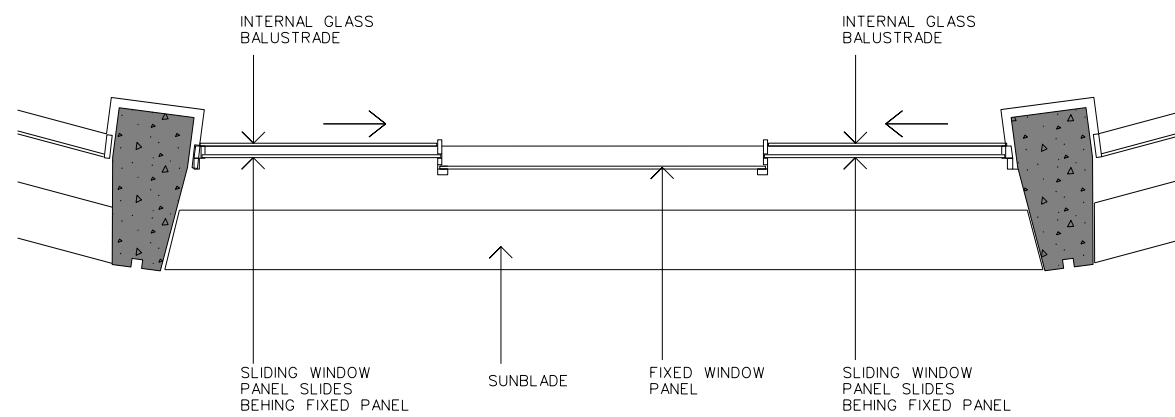
07-07-2026



ELEVATION

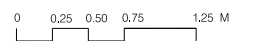
SECTION

REFER ALSO HV-101



PLAN

**HV - 166B
WINDOW TYPE 02.
SLIDING PANEL
DETAIL
ELEVATION**



17-09-2026

CHANGE OF USE: DESIGN - PODIUM LEVELS

Ground Level Public Space

The design for change maintains the original design of the ground level external public spaces at Spring Street and Flinders Lane.

Charles Perry’s Shell Mace is unchanged on Spring Street. Arthur Boyd’s ‘Pulpit Rock, Bathers and Muzzled Dog’ is unchanged.

The natural split faced, guillotine-edge Italian porphyry and honed, unfilled travertine radial pavement is maintained.

Lower Lobby

The Lower Lobby space was originally designed to accommodate Shell’s travel centre, credit union and printing centre.

The lower lobby space is separated from the Flinders Street entry foyer by a clear frameless glass wall. The space addresses the Flinders Street foyer and overlooks a landscaped courtyard which is shielded from Flinders Street by a curving glass-block screen. The lower lobby space, while opening into a void which is part of the main entrance lobby, is physically remote and only directly connected by a long stair.

The lower lobby space benefits from direct connection to the main Flinders Street entrance. The design for change proposes that the space be used as an amenity for residents connected to the landscaped courtyard. This use does not require changes to the glass facade, the courtyard enclosing wall of glass blocks or the volumetric definition of the internal space.



Sculpture: Shell Mace, Charles Perry

Greg Holman, © Seidler Architects



Spring Street Entrance

Greg Holman, © Seidler Architects



Artwork: Pulpit Rock, Bathers and Muzzled Dog, Arthur Boyd

John Gollings, © Penelope Seidler



Original Tower Lobby

John Gollings, © Penelope Seidler

CHANGE OF USE: DESIGN - PODIUM LEVELS (Cont'd)

Tower Lobby and Flinders Lane Connection

The design of the Spring Street tower entrance lobby and the sequence of spaces connecting the Flinders Lane entrance to Spring Street level remain unchanged for a change of use. These areas and their spatial interrelationship are considered as a critically important part of the original design. The existing arrangements for public access are to be maintained.

The design of the Spring Street entrance lobby and connected spaces to Flinders Lane continues to retain all of the finishes and architectural elements of the original design. The polished Indian Tamin Paradiso granite paving, travertine walls with wall-wash illumination, white-finished ceiling planes of varying levels modulate the spaces cascading through the levels from Flinders Lane level to Spring Street, the framed and frameless glass walls and artwork are all retained and reinforce the appropriate adaptation for changed use.

The existing tower lift system comprises low rise which serves Levels 2 to 15 from ground level, and high rise for Levels 15 to 28. The high rise also has lift service directly to carpark Level P4. A separate lift rise connects all carpark levels with landings at Flinders Lane, main lobby, and Levels 1 and 2.

The design for change of use within the Spring Street tower entrance lobby proposes the removal of the non-original security gates at the low and high rise lift lobbies. The lobby coffee shop which was introduced in 2021 is to be removed.

The Spring Street level tenancy space at the western end of the lobby, formerly Shell’s staff library and recreation area, is proposed for residents’ use including wine room, food and beverage and business facilities.

The existing Level 1 commercial space which is set around the fountain court is proposed to remain for commercial lease, preferably for fine dining.

The kitchens are able to be served by connection to the building’s loading and waste removal facilities and the tower goods lift which facilitates direct service to residential levels.

A food and beverage use for the Level 1 space establishes 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.

The Level 1 amenities are designed to be retained to serve a fine dining lease.

The conference rooms in the southern part of Level 2 are maintained in their original configuration. To the north the conference rooms and theatrette remain as designed for the existing Permit for this part of the site.



Existing Flinders Lane Connection
Greg Holman, © Seidler Architects



Original Fountain Court Dining with Banquet Seating
John Gollings, © Penelope Seidler

CHANGE OF USE: DESIGN - PODIUM LEVELS (Cont'd)

Levels 2 and 3

The design for change of use proposes a health and wellness centre at Levels 2 and 3 within the tower footprint. Designed as a stand-alone commercial enterprise with address from the Level 2 Flinders Lane concourse, a health centre is judged to be able to address commercial demand, the residential occupancy, and to serve the broader community.

Levels 2 and 3 were originally designed to accommodate Shell’s data centre (when computers were massive machines!), plant and workshops. These levels benefit from higher floor to floor structure and in-floor height which can accommodate inset pools and changes in floor level for areas of increased ceiling heights. The building facade at these levels is “partly closed” and suited to health centre functions.

A design for a second tower to the north of the 1 Spring Street tower proposes alteration of the existing landscape roof gardens. This change does not impact this design for Levels 2 and 3.

The design for Level 2 proposes the health centre reception, management, and guest/member retail uses. Level 2 is newly connected to the Flinders Lane concourse by a balcony-bridge which replicates the design of the amenities access at Level 1 below.

The tower lifts provide access from the tower lobby and residential floors. Separate lift access is available from carparking levels, and Flinders Street level. A helical stair (a signature element in many of Seidler’s buildings) and adjacent void connects Level 2 with Level 3.

Level 3 is the main floor of the health centre.

Level 3 incorporates a swimming pool, spas and adjacent change rooms in a separately tempered environment. A high-space multipurpose-class area is directly accessed from the central arrival area. A sauna, spas and baths area is isolated as separately conditioned zone. Private suites and consultancy rooms, and individual ensuite showers are also designed.

The Level 3 health centre opens to the landscaped roof terrace overlooking Flinders Lane. The roof terrace offers northern sunlight and the opportunity for exercise or rest in open air.



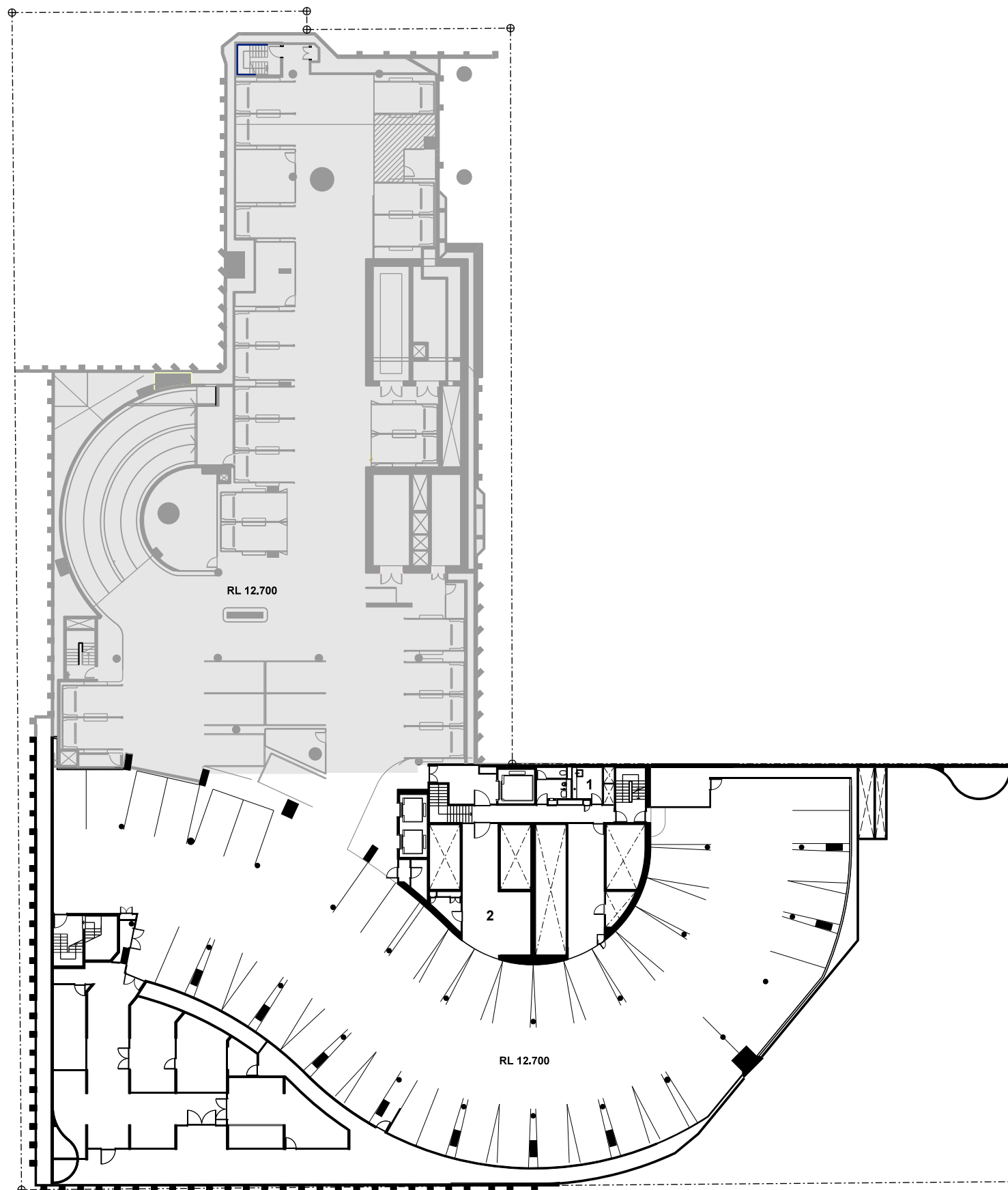
Apartment Pool by Seidler Architects Eric Sierins, © Penelope Seidler



Wellness Centre with Pool by Seidler Architects Dirk Meinecke, © Seidler Architects



Existing Level 3 Roof Terrace Greg Holman, © Seidler Architects



NEW WORKS LEGEND

- 1 Cleaner's ftout
- 2 Garbage Compactor Room

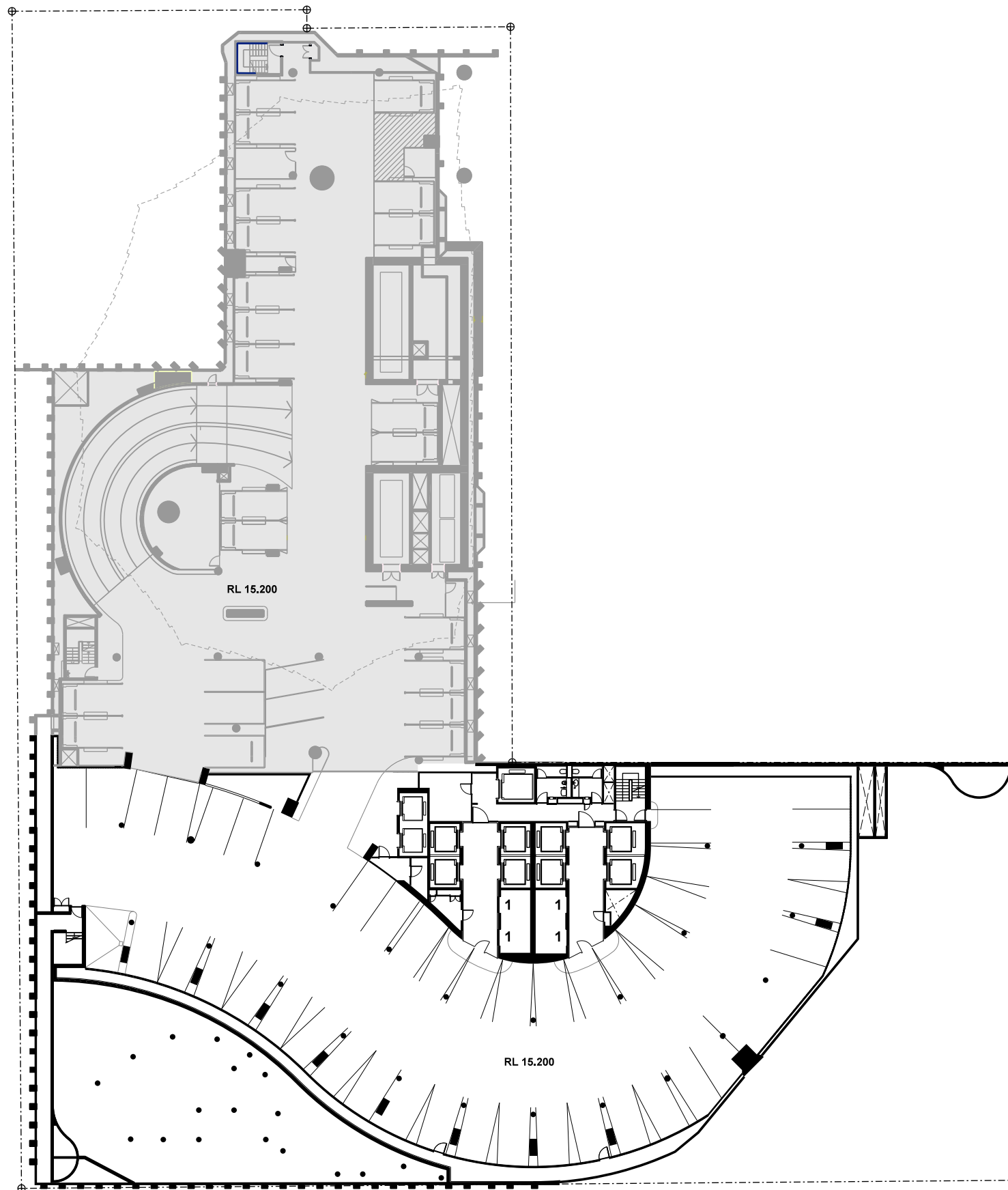
17 Flinders Lane
Tower Permit Scope

HVG - 01B Level P5 Carpark Plan General Arrangement



0 2 4 6 10 M

06-07-2026

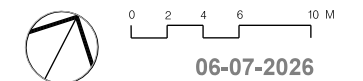


NEW WORKS LEGEND

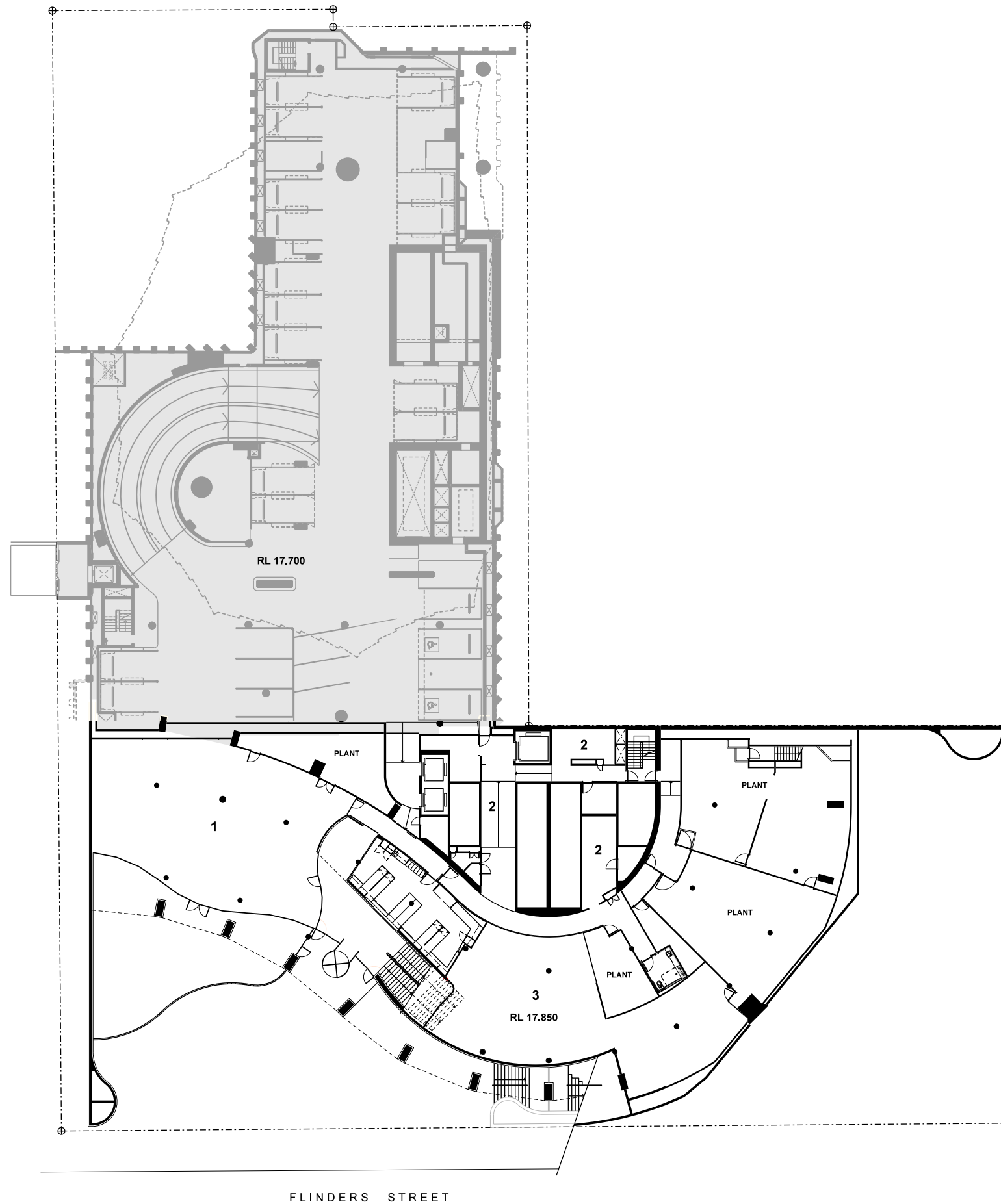
- 1 Infill opening to match adjacent wall finish

17 Flinders Lane
Tower Permit Scope

HVG - 02B Level P4 Carpark Plan General Arrangement



06-07-2026



NEW WORKS LEGEND

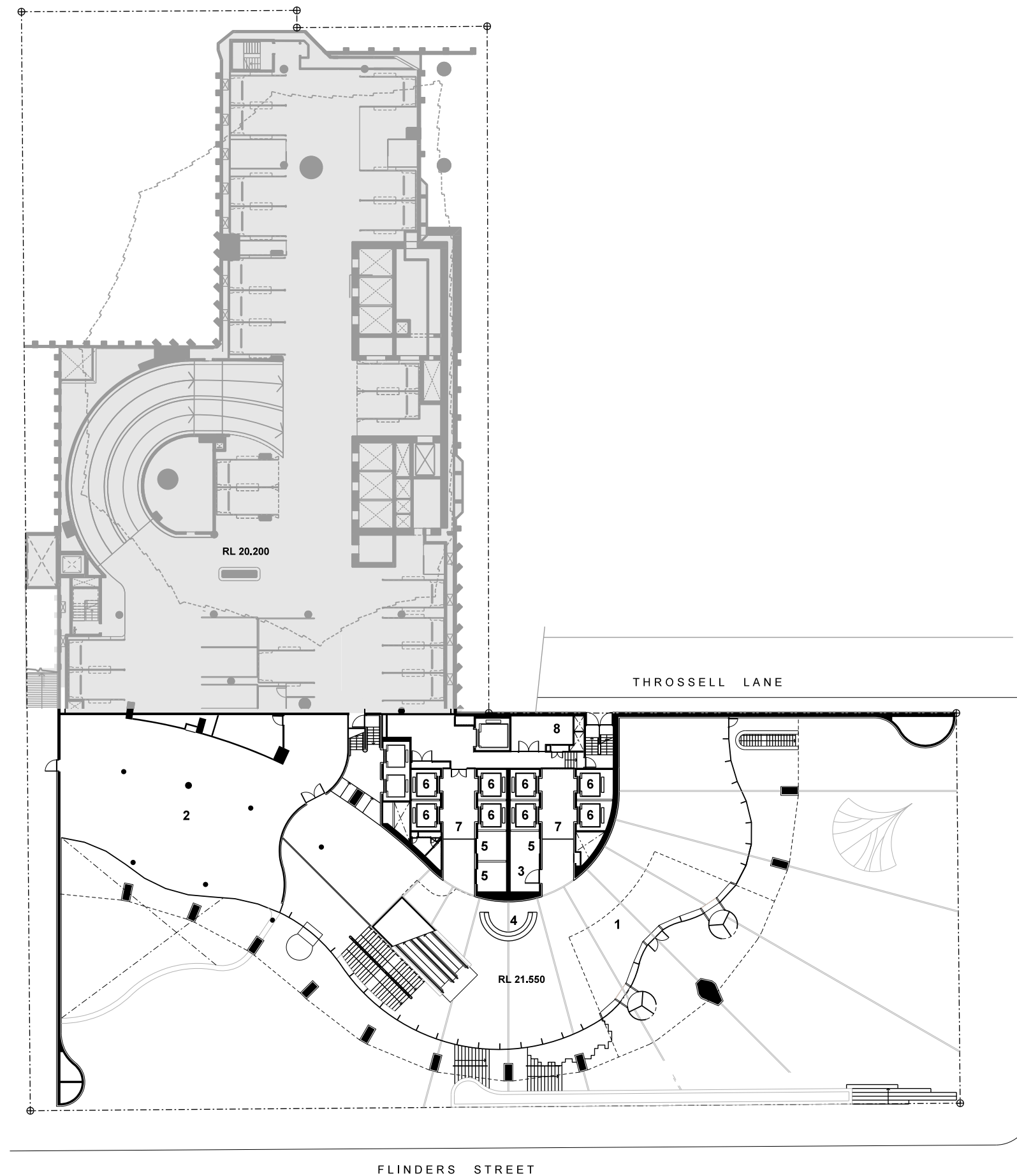
- 1 Residents' Amenity and reception lounge
- 2 Residents' secure individual bike lockers
- 3 Residents' shower and change, bike repair and recharge. Residents' pet wash.

17 Flinders Lane
Tower Permit Scope

HVG - 03B Lower Lobby Podium Plan General Arrangement



0 2 4 6 10 M
06-07-2026



NEW WORKS LEGEND

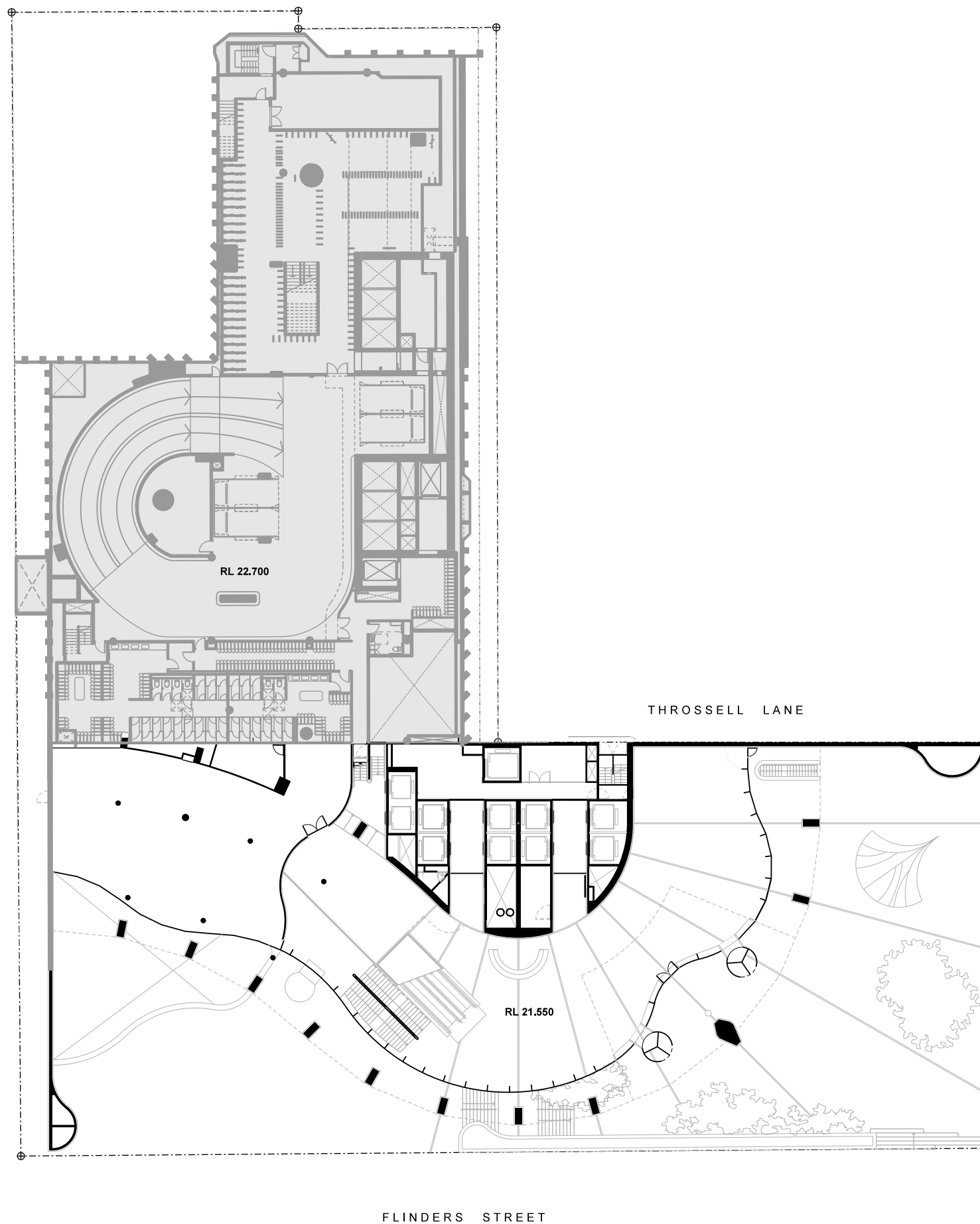
- 1 Entrance Lobby
- 2 Residents' Wine Room, Dining, Lounge and Business Centre
- 3 Store
- 4 Concierge
- 5 Infill opening to match adjacent wall finish
- 6 Lift car
- 7 Glass security screen and sliding door
- 8 Concierge Storage

17 Flinders Lane
Tower Permit Scope

HVG - 04C Main Lobby Podium Plan General Arrangement



0 2 4 6 10 M
18-09-2026



NEW WORKS LEGEND

No works in this area.

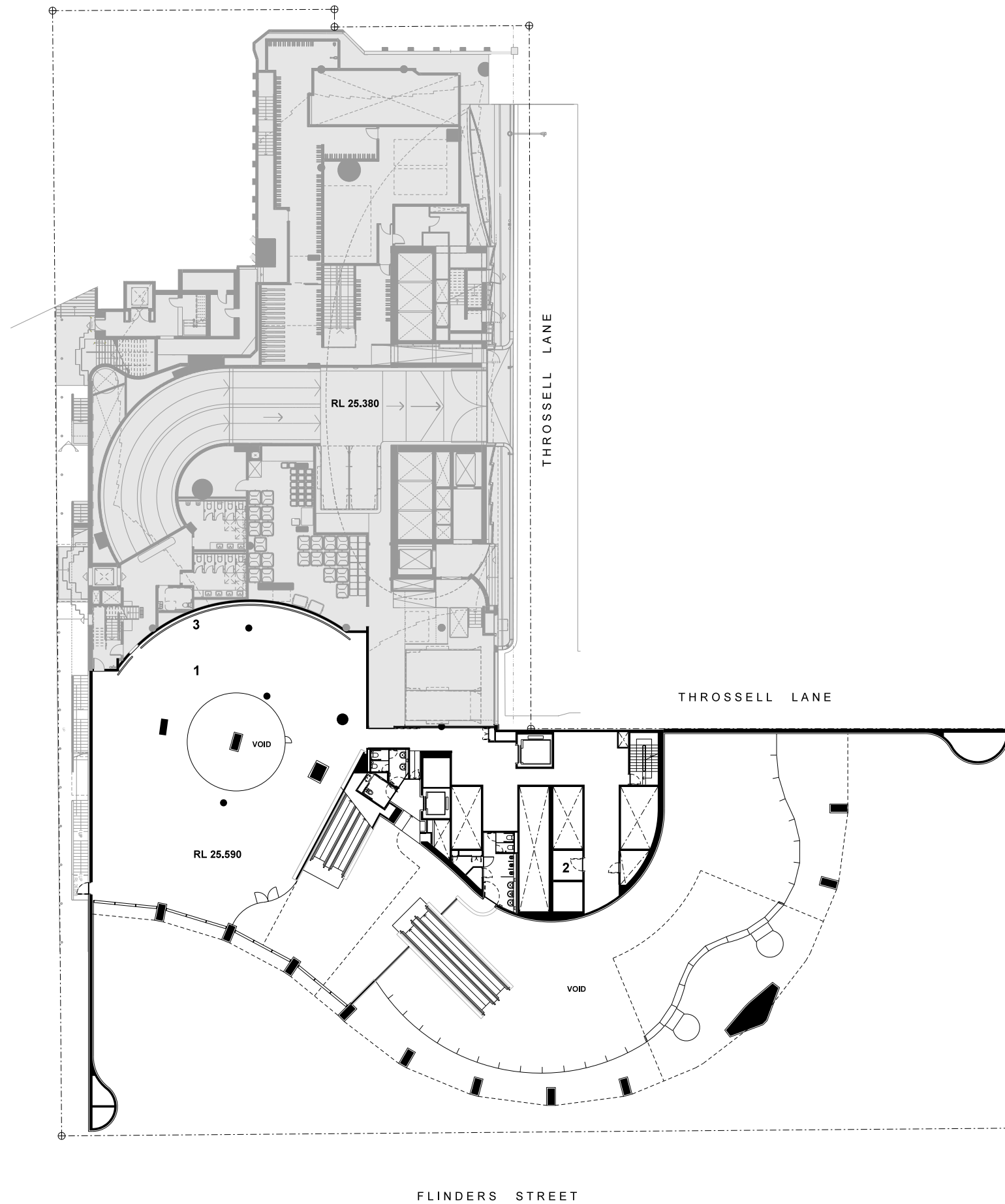
17 Flinders Lane
Tower Permit Scope

HVG - 05C Level P1 Carpark Plan General Arrangement



0 2 4 6 10 M

18-09-2026



NEW WORKS LEGEND

- 1 Commercial Premium Restaurant
- 2 Store Room
- 3 Relocated glass block screen as approved under Heritage Permit P33300

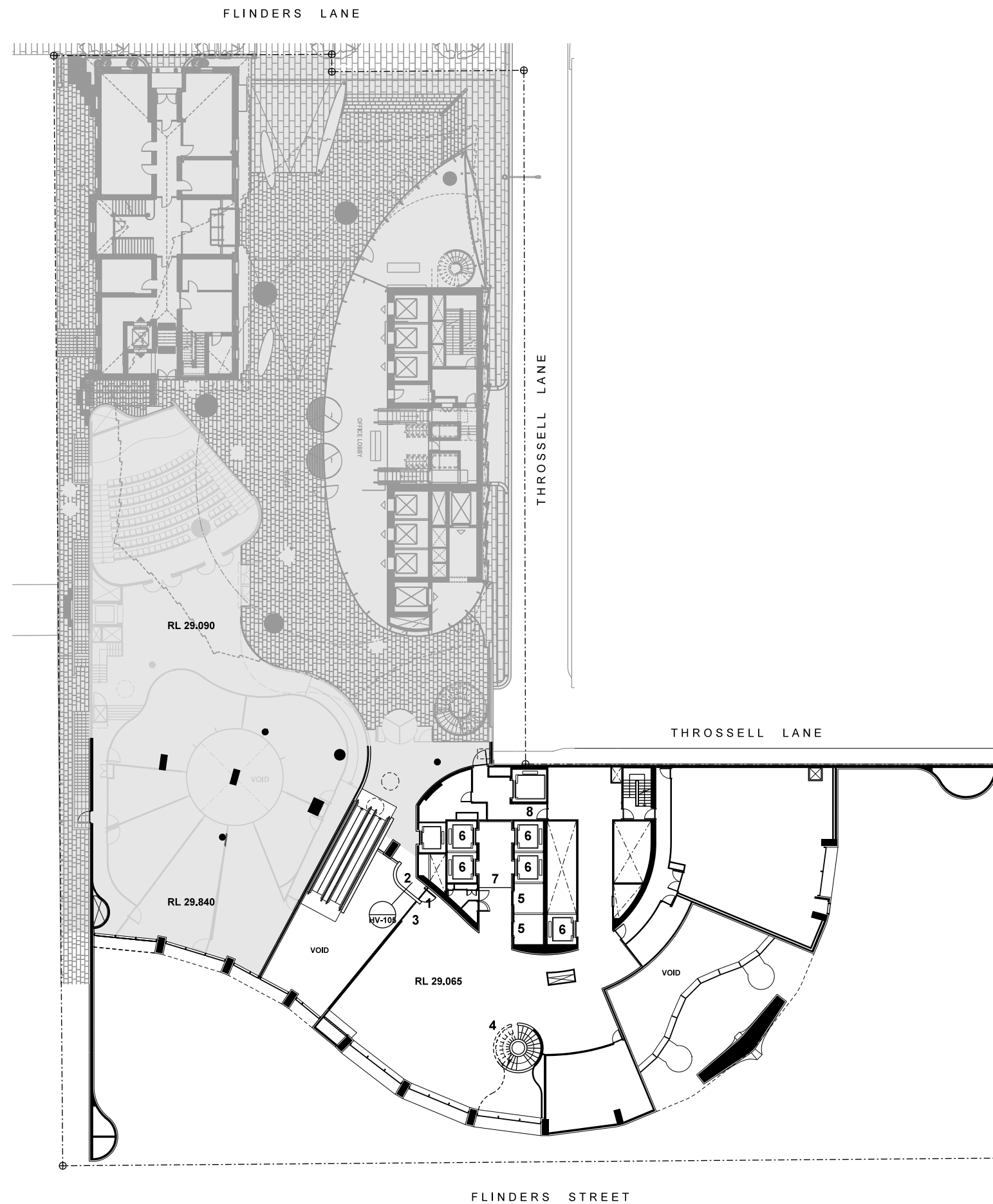
17 Flinders Lane
Tower Permit Scope

HVG - 06C Level 1 Podium Plan General Arrangement



0 2 4 6 10 M

17-09-2026

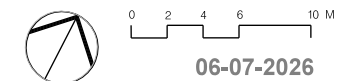


NEW WORKS LEGEND

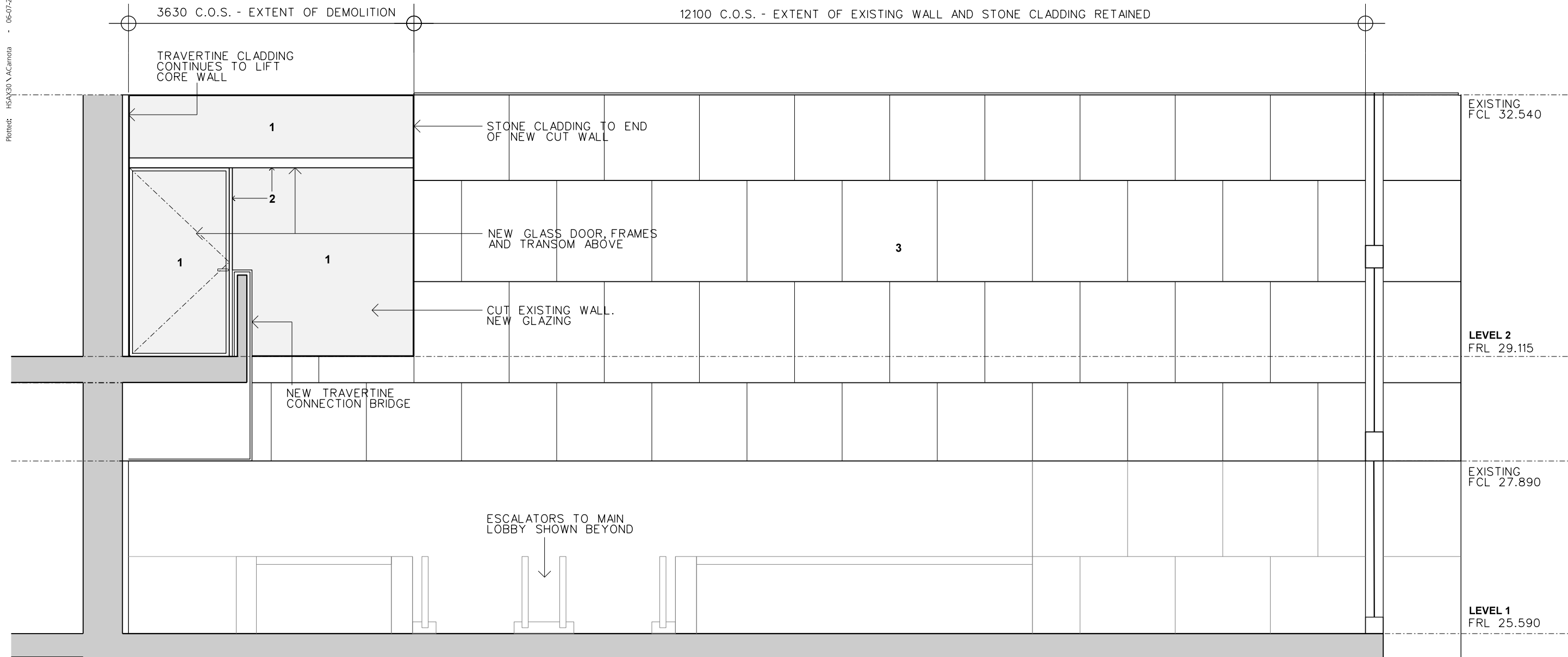
- 1 Glass door
- 2 Connection bridge replicate Level 1 bridge
- 3 Glazed wall
- 4 Stair to above
- 5 Infill opening to match adjacent wall finish
- 6 Lift car
- 7 Glass security screen and sliding door
- 8 Door

17 Flinders Lane
Tower Permit Scope

HVG - 07B Level 2 Podium Plan General Arrangement



06-07-2026



1
-
LEVEL 2 GRANITE WALL DEVELOPED ELEVATION

NEW WORKS LEGEND

- 1 New Clear Low Iron Glass
- 2 New Black Anodised Aluminium Door Frame and Transom Beam to match Existing Tower
- 3 Existing Granite Cladding

**HV - 105A
Level 2
Granite Wall
Elevation**

0 0.5 1 M

02-07-2026



NEW WORKS LEGEND

- 1 Residents' Gymnasium and Pool
- 2 Wellness Centre
- 3 Day Spa Treatment Rooms
- 4 Stair to below
- 5 Infill opening to match adjacent wall finish
- 6 Lift car
- 7 Spa
- 8 Door
- 9 Gymnasium
- 10 Pool Plant

17 Flinders Lane
Tower Permit Scope

HVG - 08D Level 3 Podium Plan General Arrangement



0 2 4 6 10 M
17-09-2026



Penthouse Dining Room by Seidler Architects

Max Dupain, © Penlope Seidler



Living Room by Seidler Architects

Max Dupain, © Penlope Seidler

CHANGE OF USE: DESIGN - APARTMENT FLOORS

The change of use design proposes apartments on Levels 4 to 28.

Levels 4 to 26

Levels 4 to 26 comprise 197 apartments.

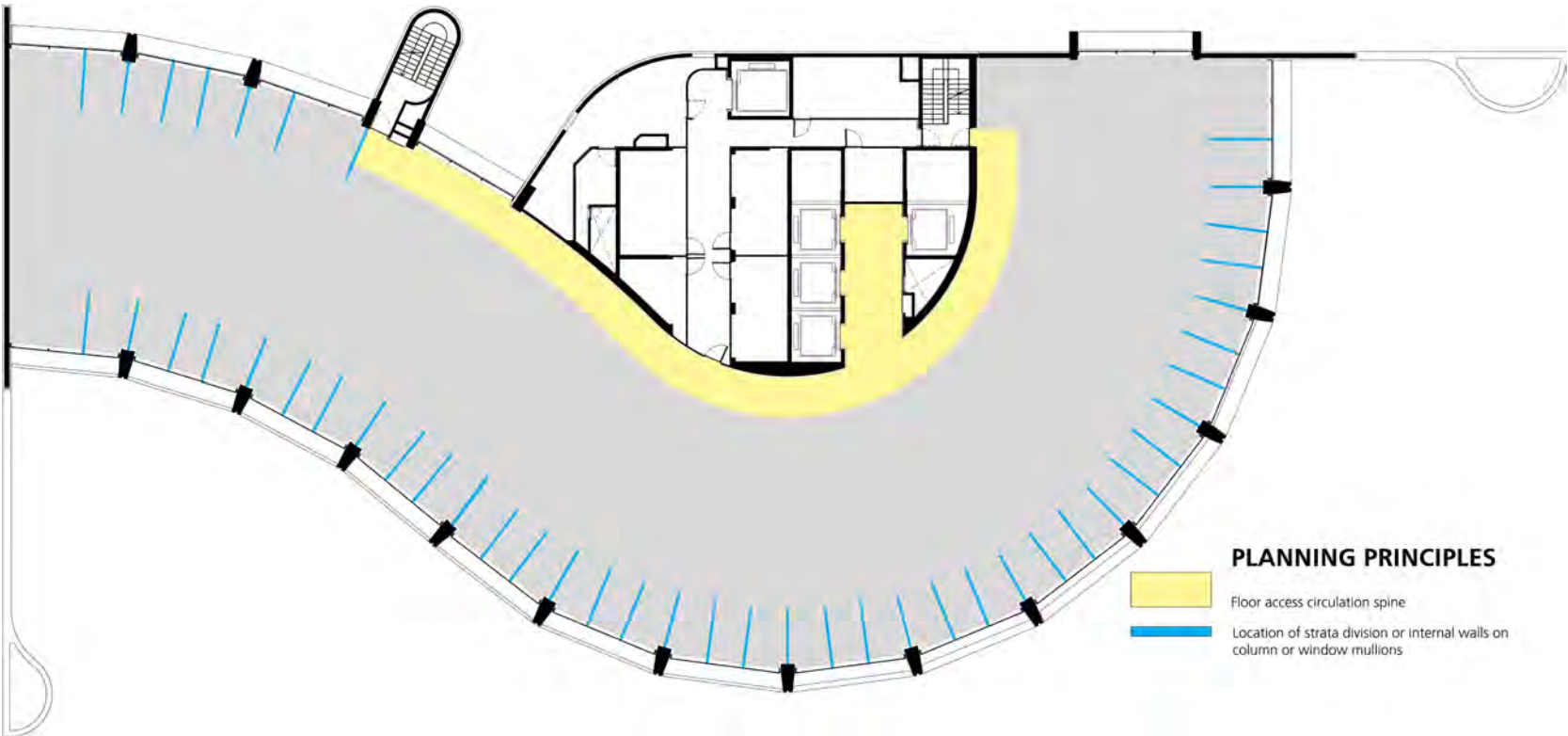
The apartments designed for Levels 4 to 26 are generally repetitive on Levels 4 to 15 (low rise) and Levels 16 to 26 (high rise) and vary only to address the existing facade variations – one, two and three-storey facade gardens. The apartments planning on low rise floors are generally smaller in area. Planning on these levels achieves ten apartments per floor. The apartments on high rise levels are sized as two and three bedrooms and include home-office accommodation.

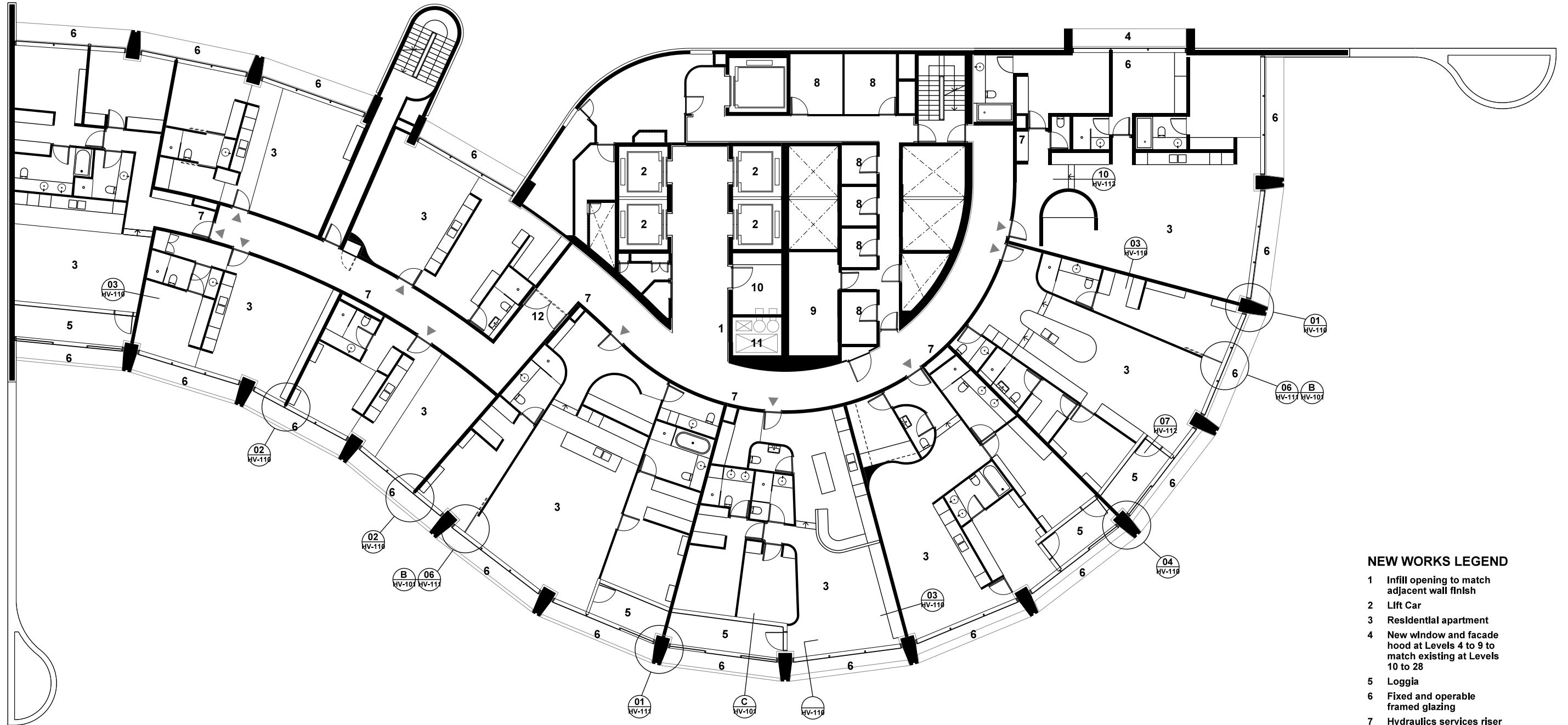
The planning of the residential floors follows the principles illustrated on the Planning Principles diagram. Access to individual apartments is set against the core wall and extends to link both firestairs. Apartments subdivision is established where required on the centreline of facade columns or mullions. Internal subdivisions within apartments are similarly aligned with columns or glazing mullions, where walls extend to the facade. There also exist locations, where an internal wall does not align and a sliding door provides privacy to the adjoining room. All wall alignments reflect the radial geometry of the building.

The planning for apartments is spatially generous and responds to the depth of floor space from the facade. The planning offers the option of a split floor level to achieve 3.1-metre-high ceilings in the main living spaces of each apartment.

Storerooms for apartments are planned within the tower core. They are directly served by the goods lift for access to the building’s loading dock and carpark levels.

The apartment interiors envisage design consistent with the interiors designed by Harry Seidler for other Seidler residential buildings. These feature natural stone and timber, white-finished curved walls, the furniture of Eames, Saarinen, Breuer, Corbusier and Mies and the integration of modern/contemporary artworks.

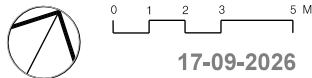


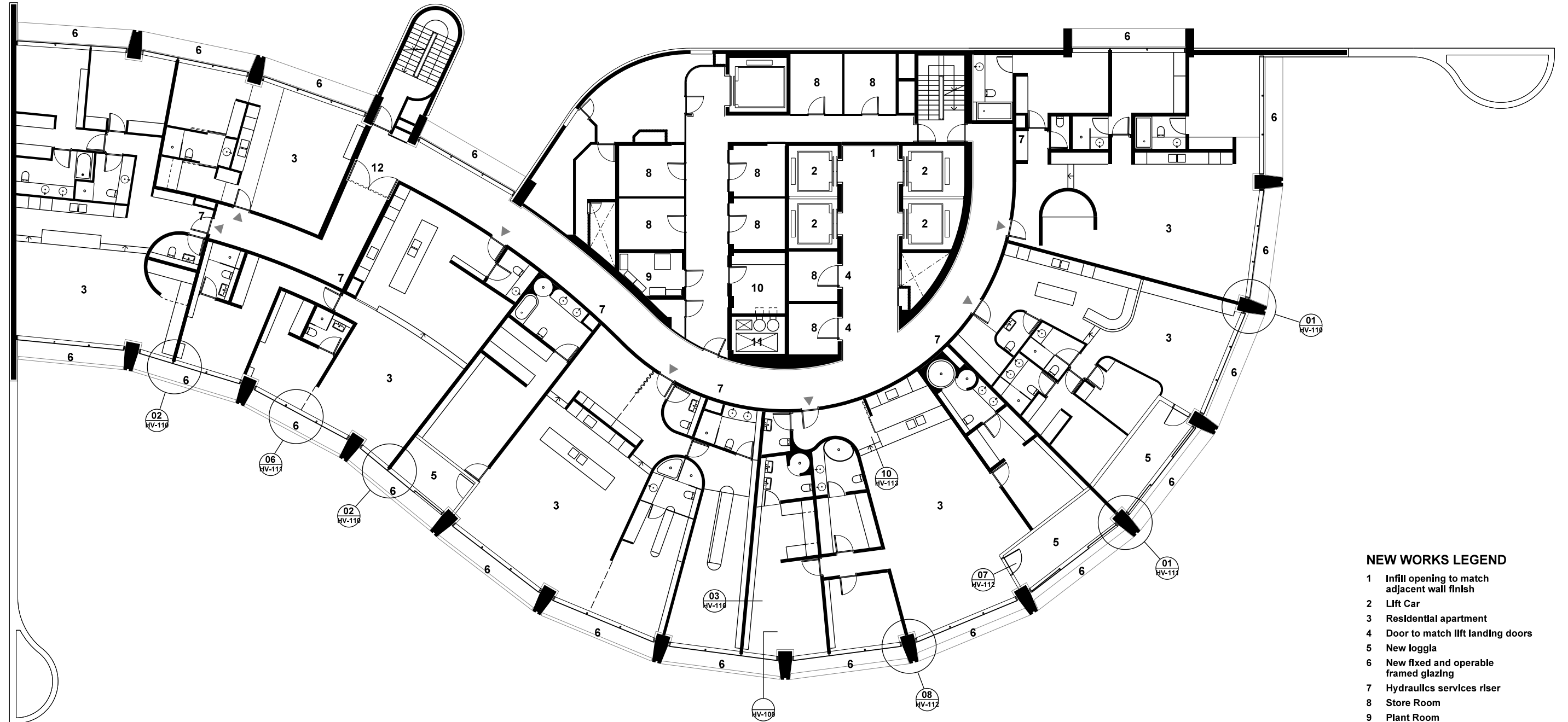


NEW WORKS LEGEND

- 1 Infill opening to match adjacent wall finish
- 2 Lift Car
- 3 Residential apartment
- 4 New window and facade hood at Levels 4 to 9 to match existing at Levels 10 to 28
- 5 Loggia
- 6 Fixed and operable framed glazing
- 7 Hydraulics services riser
- 8 Store Room
- 9 Plant Room
- 10 Garbage Room
- 11 Engineering services
- 12 Smoke doors

**HVG - 10C
Levels 4 - 15
General
Arrangement**

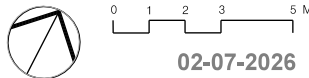


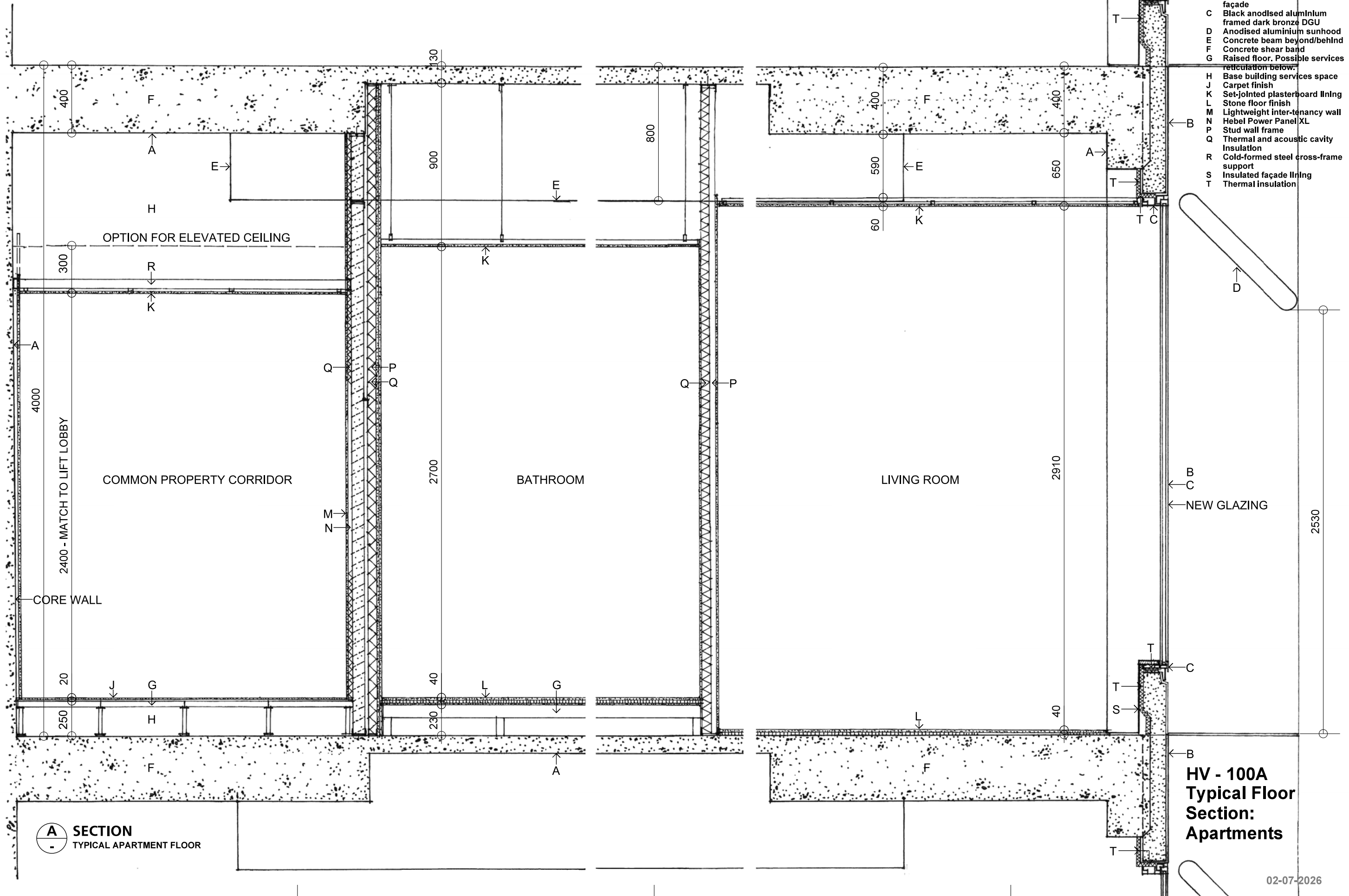


NEW WORKS LEGEND

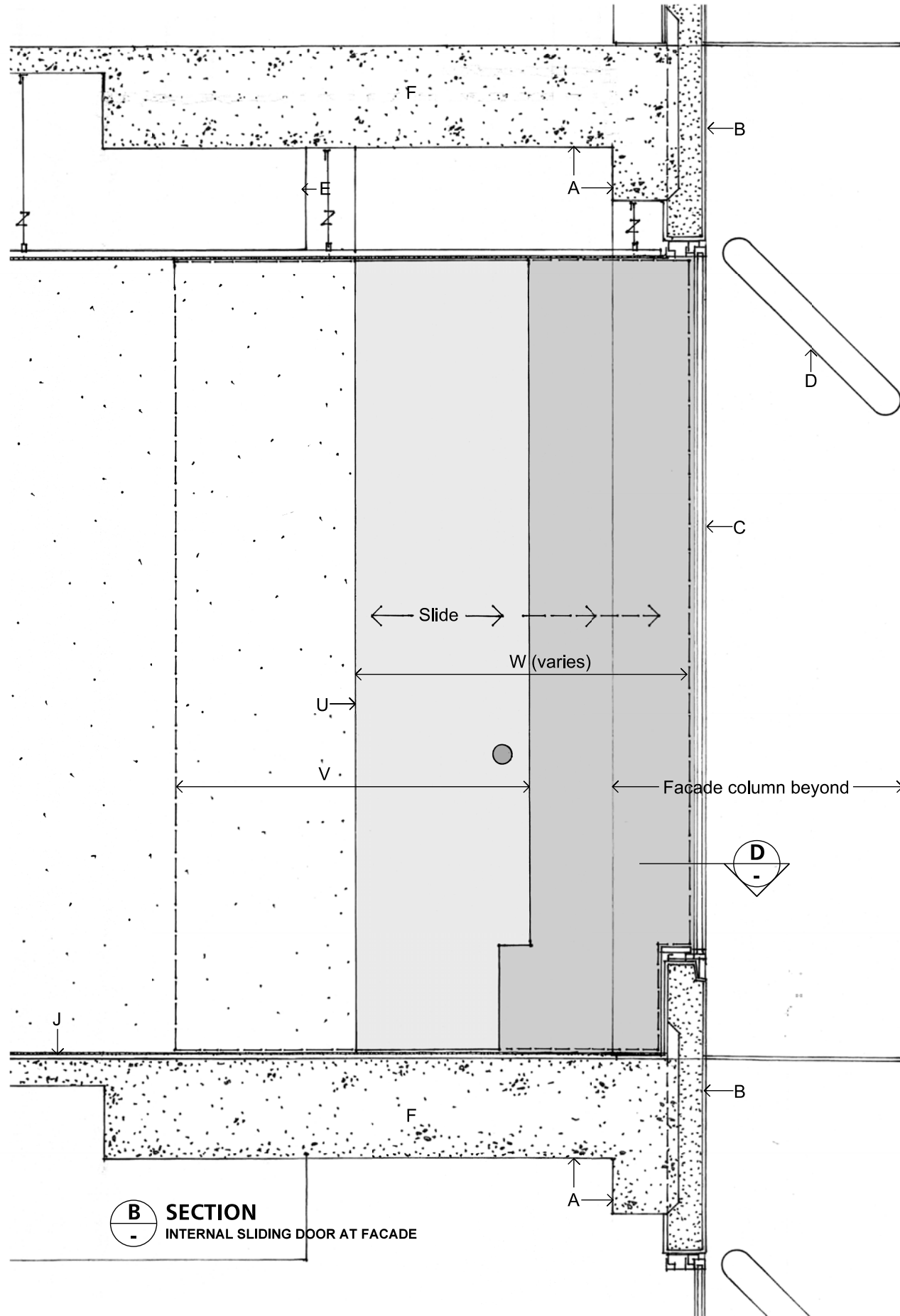
- 1 Infill opening to match adjacent wall finish
- 2 Lift Car
- 3 Residential apartment
- 4 Door to match lift landing doors
- 5 New loggia
- 6 New fixed and operable framed glazing
- 7 Hydraulics services riser
- 8 Store Room
- 9 Plant Room
- 10 Garbage Room
- 11 Engineering services
- 12 Smoke doors

**HVG - 11B
Levels 16 - 26
General
Arrangement**

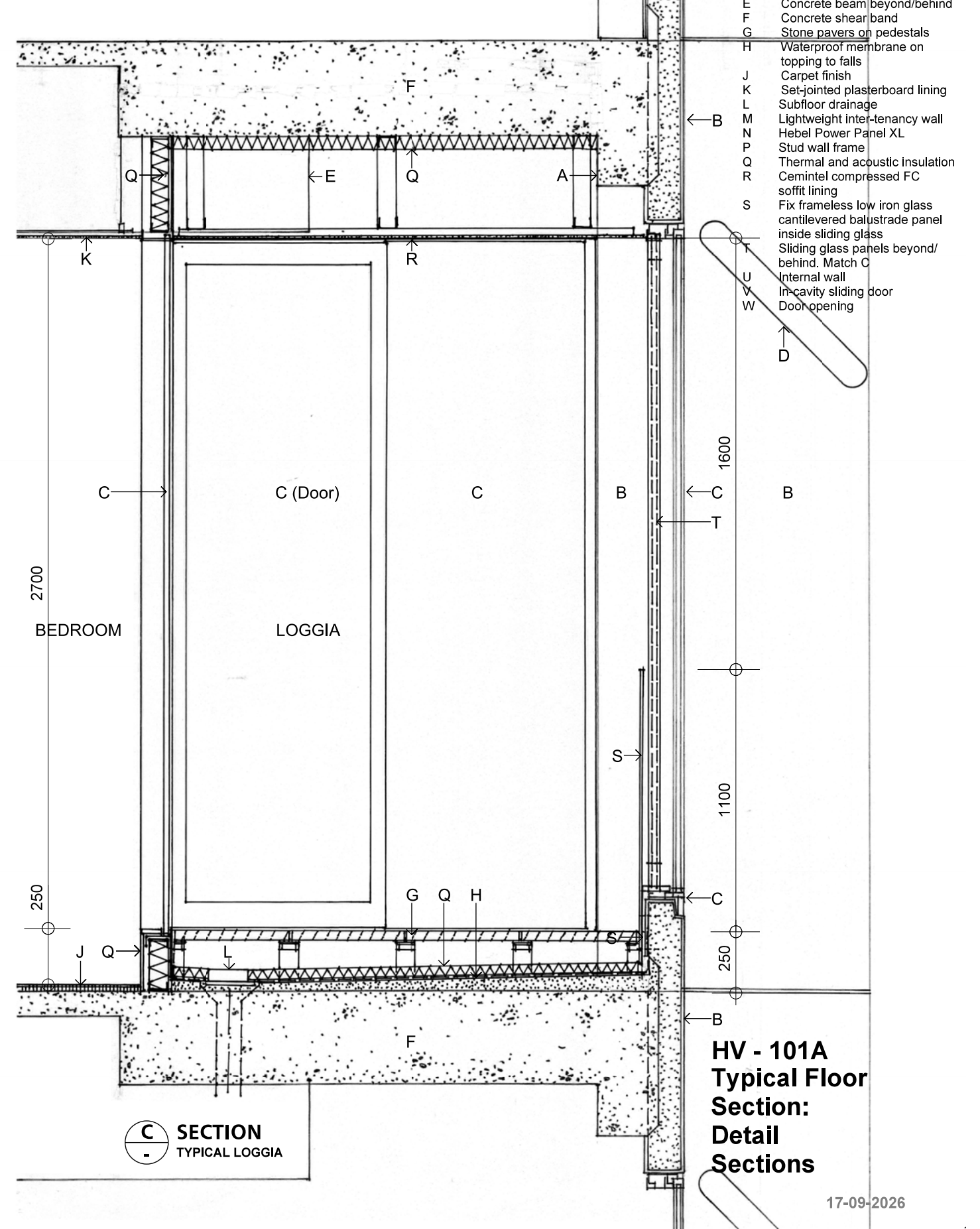




D PLAN
INTERNAL SLIDING DOOR AT FACADE



B SECTION
INTERNAL SLIDING DOOR AT FACADE

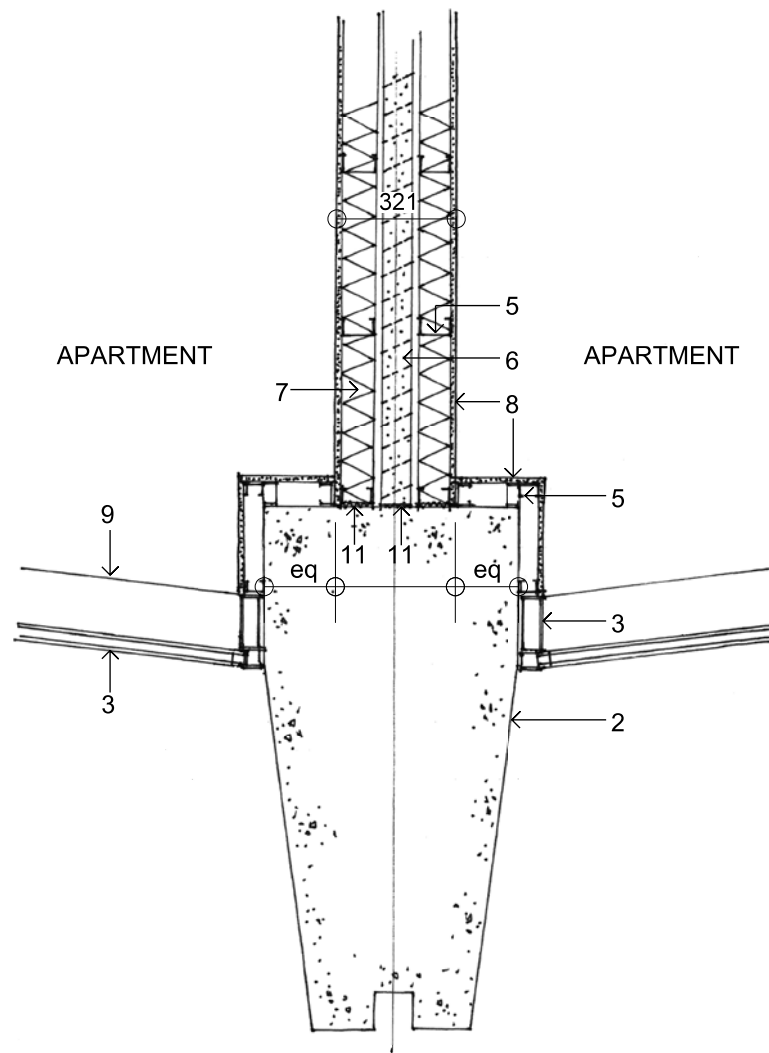


C SECTION
TYPICAL LOGGIA

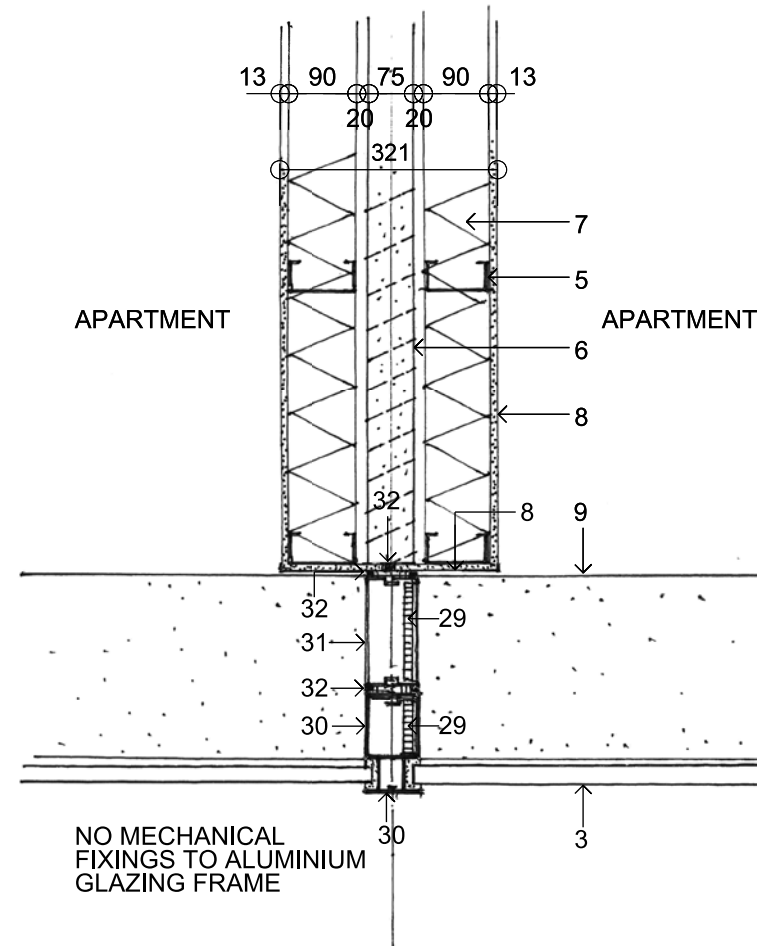
- LEGEND**
- A Concrete structure
 - B Polished precast concrete facade and column
 - C Black anodised aluminium framed dark bronze DGU to match existing
 - D Anodised aluminium sunhood
 - E Concrete beam beyond/behind
 - F Concrete shear band
 - G Stone pavers on pedestals
 - H Waterproof membrane on topping to falls
 - J Carpet finish
 - K Set-jointed plasterboard lining
 - L Subfloor drainage
 - M Lightweight inter-tenancy wall
 - N Hebel Power Panel XL
 - P Stud wall frame
 - Q Thermal and acoustic insulation
 - R Cemintel compressed FC soffit lining
 - S Fix frameless low iron glass cantilevered balustrade panel inside sliding glass
 - T Sliding glass panels beyond/behind. Match C
 - U Internal wall
 - V In-cavity sliding door
 - W Door opening

HV - 101A
Typical Floor
Section:
Detail
Sections

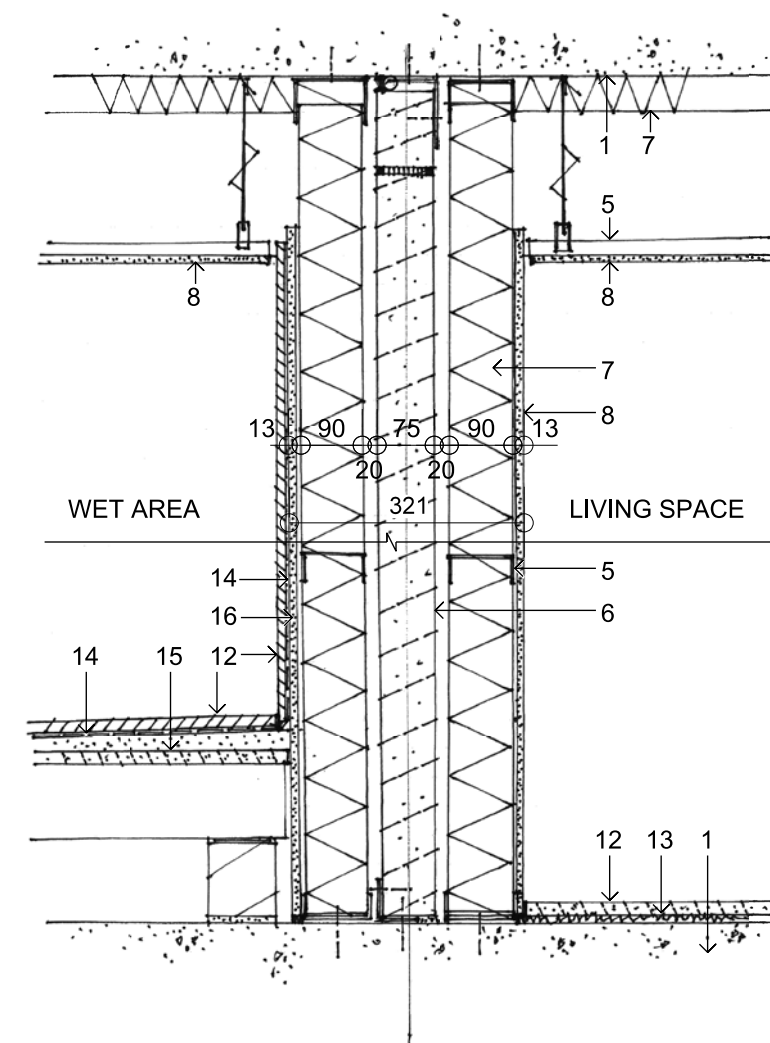
17-09-2026



01 PLAN
- PARTY WALL - TOWER COLUMN



02 PLAN
- PARTY WALL - FACADE MULLION



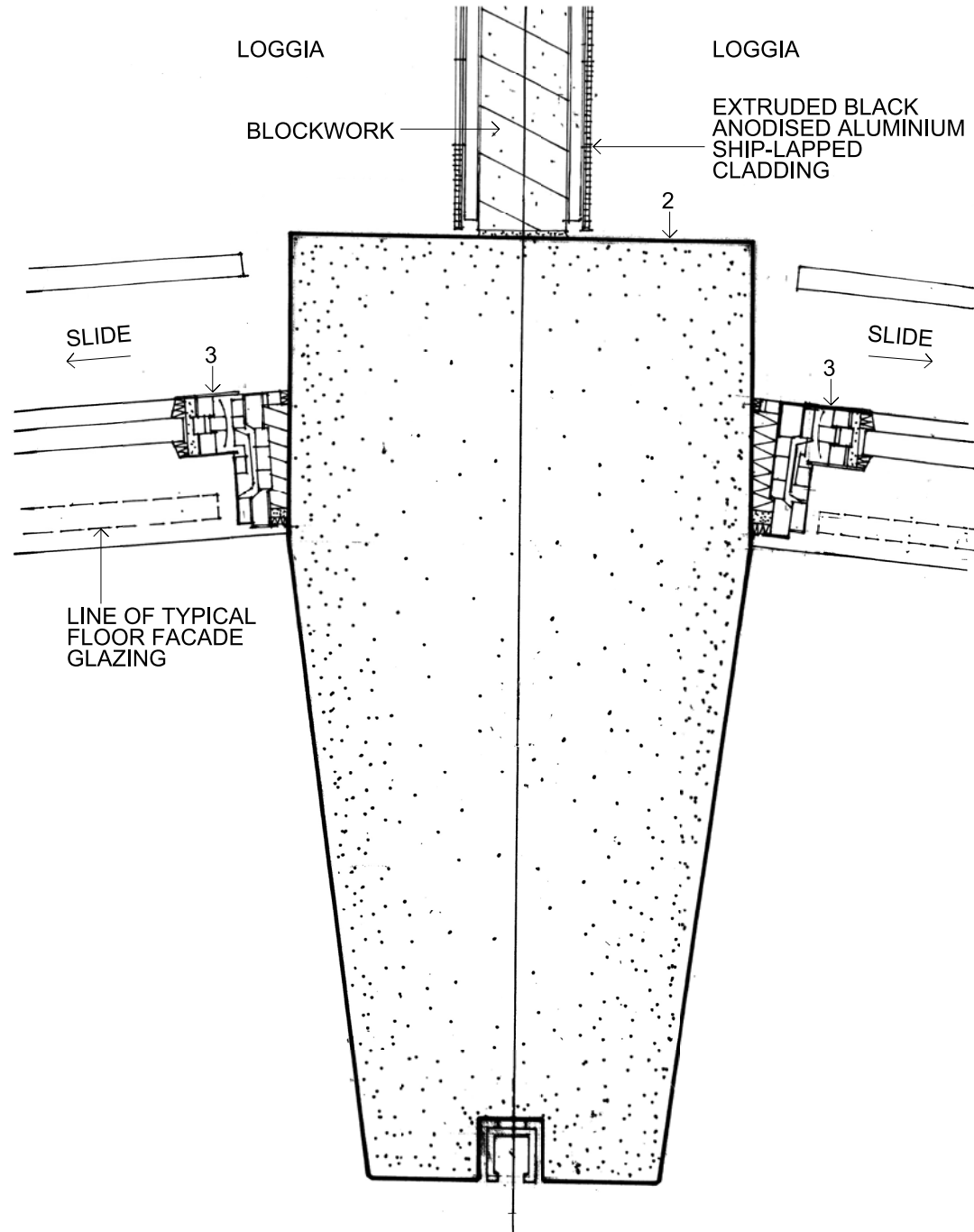
03 SECTION
- PARTY WALL - WET AREA TO LIVING SPACE

LEGEND

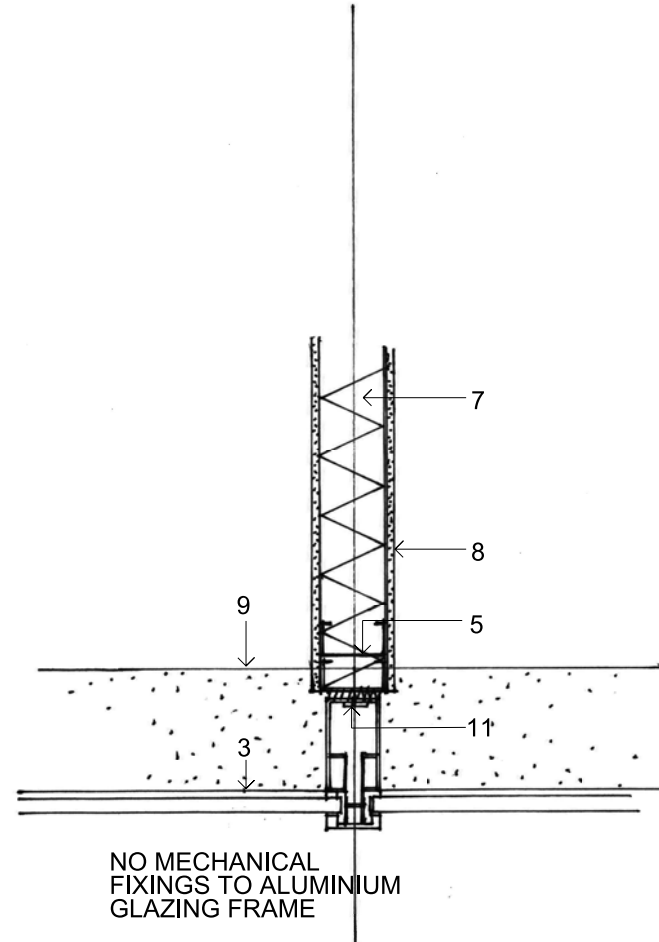
- 1 Existing concrete structure.
- 2 Polished precast concrete façade structure.
- 3 Black anodised aluminium framed dark bronze double glazed unit.
- 4 Anodised aluminium sunhood unit.
- 5 Cold-formed steel frame (stud and track, furring, etc).
- 6 Proprietary autoclaved aerated concrete panel system.
- 7 Thermally bonded polyester Insulation acoustic/thermal).
- 8 Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- 9 Polished granite Rosa Beta - match existing where new.
- 10 Aluminium extrusion, black anodised aluminium finish.
- 11 Compressed filler - sealant.
- 12 Natural stone slabs/tiles/block.
- 13 Proprietary acoustic underlay fully bonded.
- 14 Waterproof membrane.
- 15 Compressed fibre cement floor substrate.
- 16 Fibre cement wall substrate.
- 17 Stainless steel glazing shoe for cantilevered glass.
- 18 Clear frameless heat-strengthened laminated glass.
- 19 High-density extruded polystyrene (XPS) insulation.
- 20 Paving support pads/pedestals.
- 21 Landscape material.
- 22 Precast concrete pipe planter.
- 23 Geo-fabric.
- 24 Drainage layer/drainage cell.
- 25 Concrete masonry.
- 26 Carpet.
- 27 Proprietary elevated floor system.
- 28 Ceiling suspension system with vibration Isolation mounts.
- 29 Continuous 12mm thick steel plate core within aluminium extrusion.
- 30 Black anodised extruded aluminium Interlocked glazing frame.
- 31 Black anodised extruded aluminium full height Interlocked box frame.
- 32 Continuous fire sealant tooled flush over backing rod.

HV - 110A Construction Details

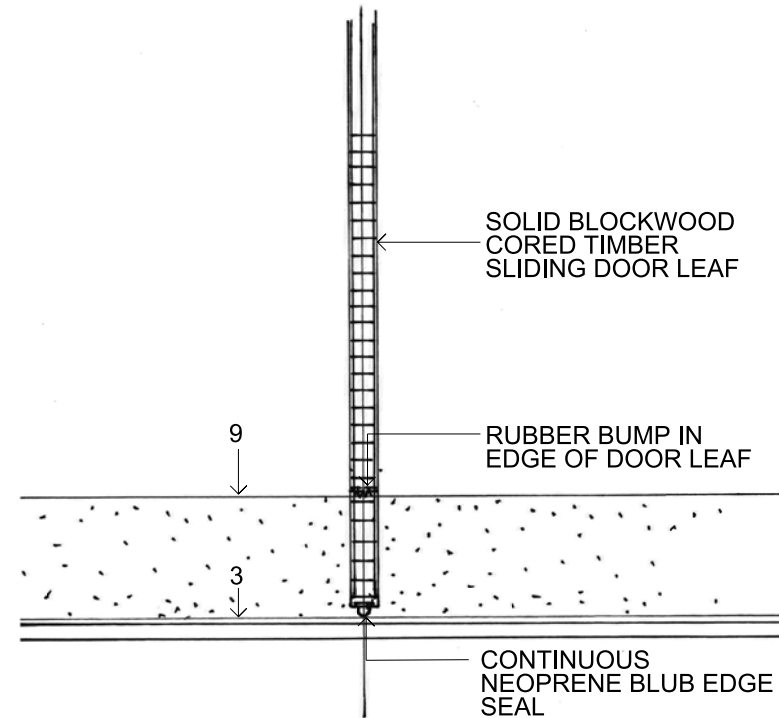
02-07-2026



04 PLAN
LOGGIA - LOGGIA PARTY WALL



05 PLAN
INTERNAL WALL - FACADE MULLION



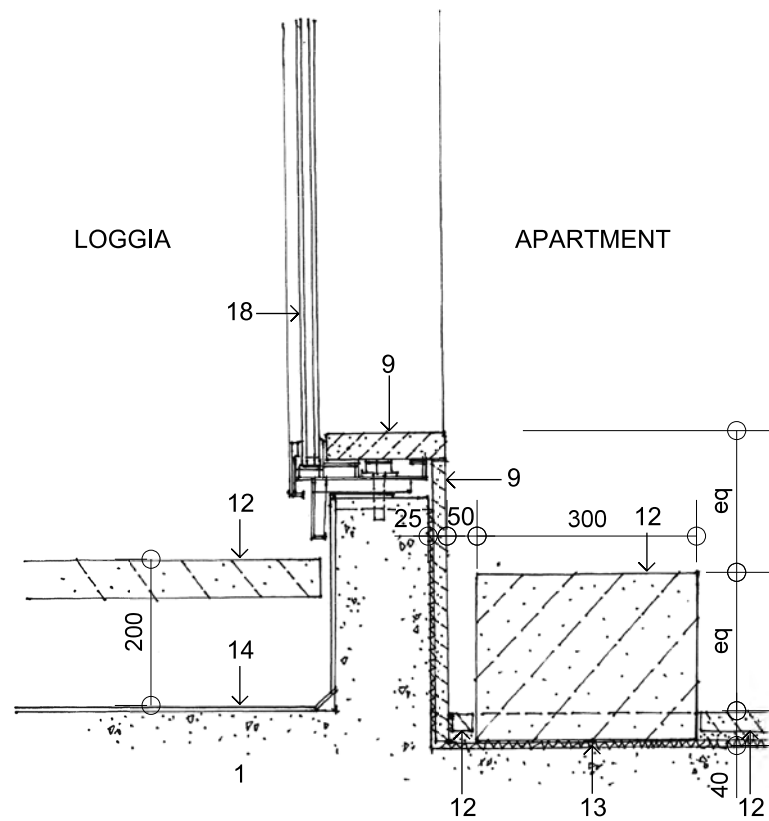
06 PLAN
INTERNAL SLIDING DOOR - FACADE
REFER ALSO HV-101

LEGEND

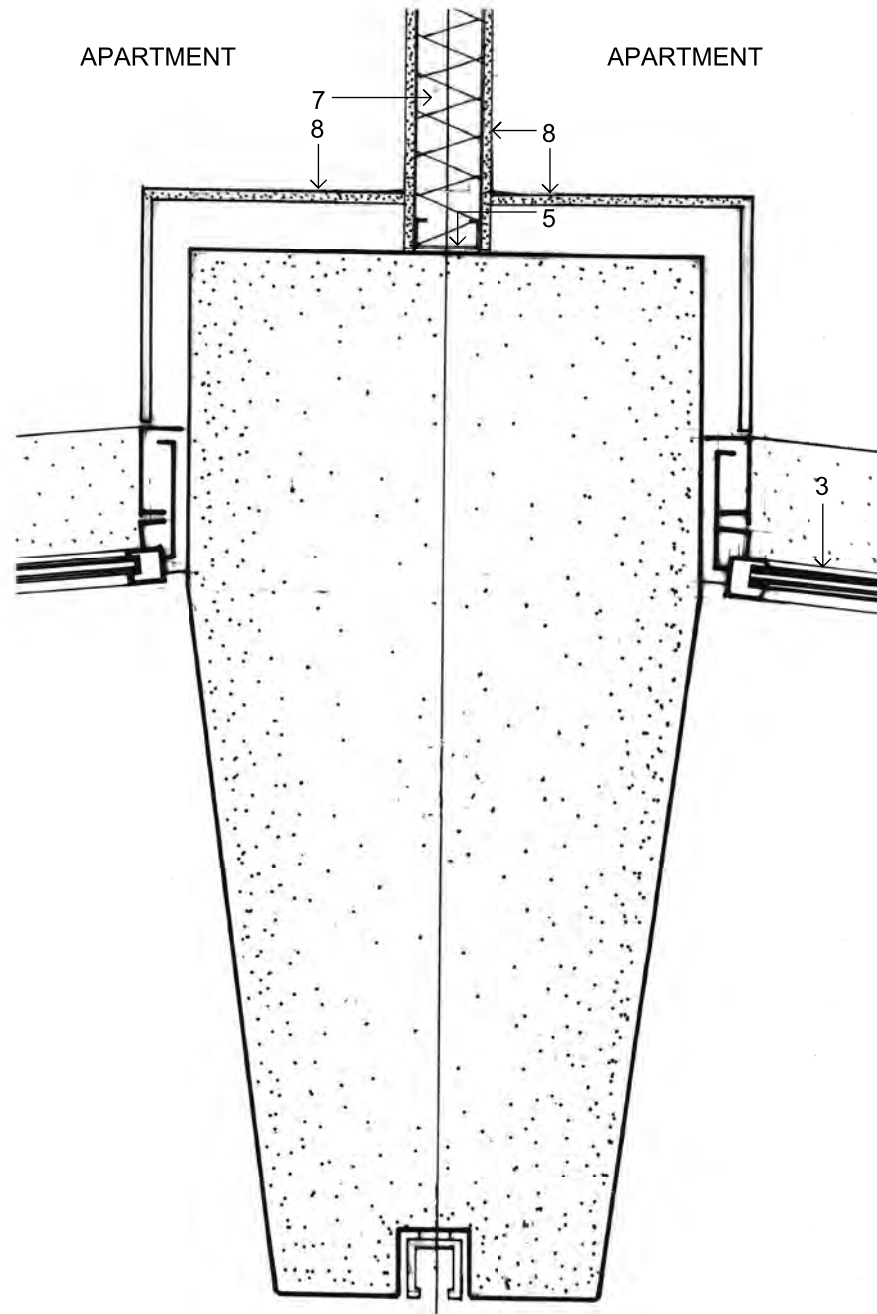
- 1 Existing concrete structure.
- 2 Polished precast concrete façade structure.
- 3 Black anodised aluminium framed dark bronze double glazed unit.
- 4 Anodised aluminium sunhood unit.
- 5 Cold-formed steel frame (stud and track, furring, etc).
- 6 Proprietary autoclaved aerated concrete panel system.
- 7 Thermally bonded polyester Insulation acoustic/thermal).
- 8 Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- 9 Polished granite Rosa Beta - match existing where new.
- 10 Aluminium extrusion, black anodised aluminium finish.
- 11 Compressed filler - sealant.
- 12 Natural stone slabs/tiles/block.
- 13 Proprietary acoustic underlay fully bonded.
- 14 Waterproof membrane.
- 15 Compressed fibre cement floor substrate.
- 16 Fibre cement wall substrate.
- 17 Stainless steel glazing shoe for cantilevered glass.
- 18 Clear frameless heat-strengthened laminated glass.
- 19 High-density extruded polystyrene (XPS) insulation.
- 20 Paving support pads/pedestals.
- 21 Landscape material.
- 22 Precast concrete pipe planter.
- 23 Geo-fabric.
- 24 Drainage layer/drainage cell.
- 25 Concrete masonry.
- 26 Carpet.
- 27 Proprietary elevated floor system.
- 28 Ceiling suspension system with vibration isolation mounts.

HV - 111B Construction Details

17-09-2026



07 SECTION
LOGGIA - APARTMENT THRESHOLD UPSTAND



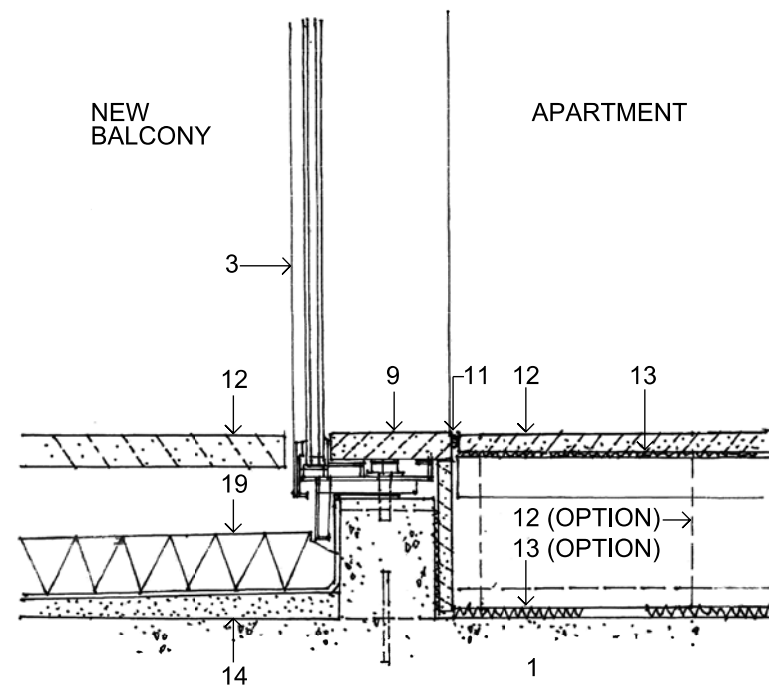
08 PLAN
INTERNAL WALL - FACADE COLUMN

LEGEND

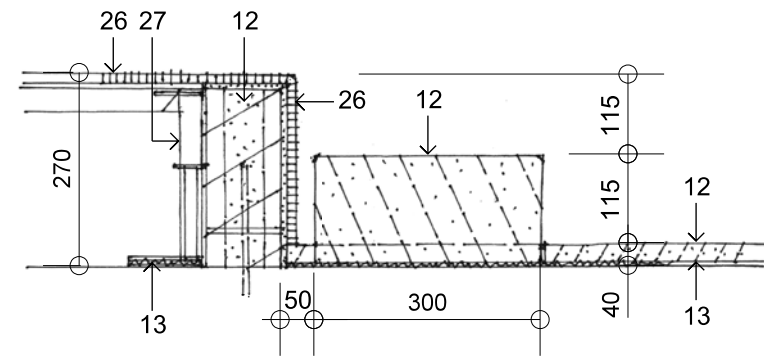
- 1 Existing concrete structure.
- 2 Polished precast concrete façade structure.
- 3 Black anodised aluminium framed dark bronze double glazed unit.
- 4 Anodised aluminium sunhood unit.
- 5 Cold-formed steel frame (stud and track, furring, etc).
- 6 Proprietary autoclaved aerated concrete panel system.
- 7 Thermally bonded polyester Insulation acoustic/thermal).
- 8 Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- 9 Polished granite Rosa Beta - match existing where new.
- 10 Aluminium extrusion, black anodised aluminium finish.
- 11 Compressed filler - sealant.
- 12 Natural stone slabs/tiles/block.
- 13 Proprietary acoustic underlay fully bonded.
- 14 Waterproof membrane.
- 15 Compressed fibre cement floor substrate.
- 16 Fibre cement wall substrate.
- 17 Stainless steel glazing shoe for cantilevered glass.
- 18 Clear frameless heat-strengthened laminated glass.
- 19 High-density extruded polystyrene (XPS) insulation.
- 20 Paving support pads/pedestals.
- 21 Landscape material.
- 22 Precast concrete pipe planter.
- 23 Geo-fabric.
- 24 Drainage layer/drainage cell.
- 25 Concrete masonry.
- 26 Carpet.
- 27 Proprietary elevated floor system.
- 28 Ceiling suspension system with vibration isolation mounts.

**HV - 112A
Construction
Details**

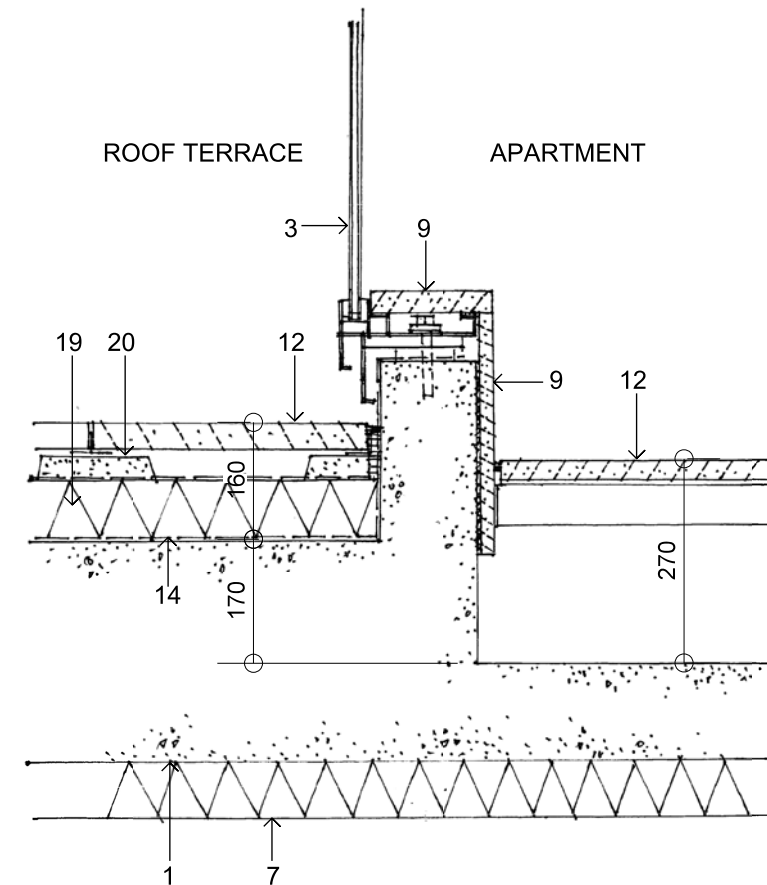
02-07-0206



09 SECTION
LOGGIA - APARTMENT THRESHOLD LEVEL OPTION



10 SECTION
APARTMENT LEVEL CHANGE



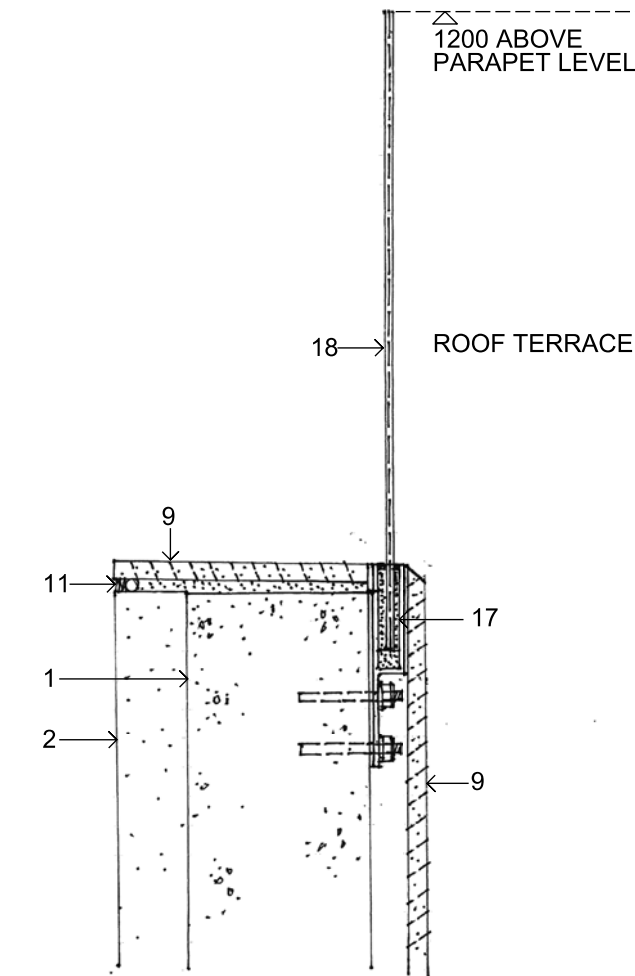
11 SECTION
APARTMENT - ROOF TERRACE GLAZING HOB

LEGEND

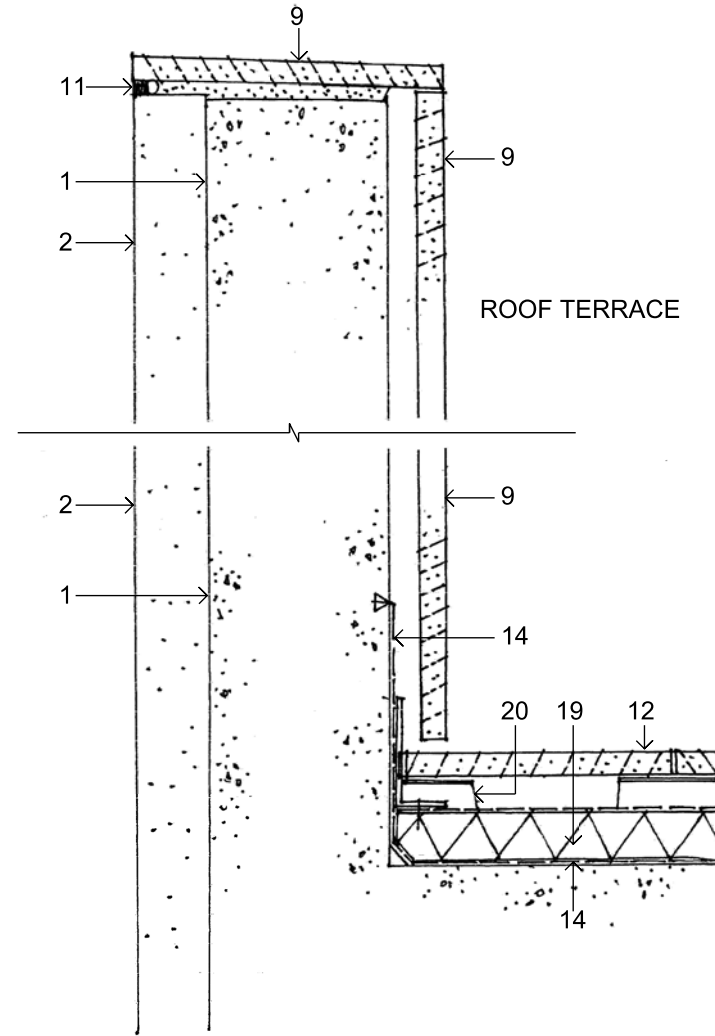
- 1 Existing concrete structure.
- 2 Polished precast concrete façade structure.
- 3 Black anodised aluminium framed dark bronze double glazed unit.
- 4 Anodised aluminium sunhood unit.
- 5 Cold-formed steel frame (stud and track, furring, etc).
- 6 Proprietary autoclaved aerated concrete panel system.
- 7 Thermally bonded polyester Insulation acoustic/thermal).
- 8 Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- 9 Polished granite Rosa Beta - match existing where new.
- 10 Aluminium extrusion, black anodised aluminium finish.
- 11 Compressed filler - sealant.
- 12 Natural stone slabs/tiles/block.
- 13 Proprietary acoustic underlay fully bonded.
- 14 Waterproof membrane.
- 15 Compressed fibre cement floor substrate.
- 16 Fibre cement wall substrate.
- 17 Stainless steel glazing shoe for cantilevered glass.
- 18 Clear frameless heat-strengthened laminated glass.
- 19 High-density extruded polystyrene (XPS) insulation.
- 20 Paving support pads/pedestals.
- 21 Landscape material.
- 22 Precast concrete pipe planter.
- 23 Geo-fabric.
- 24 Drainage layer/drainage cell.
- 25 Concrete masonry.
- 26 Carpet.
- 27 Proprietary elevated floor system.
- 28 Ceiling suspension system with vibration isolation mounts.

HV - 113A Construction Details

02-07-2026



12 SECTION
-
ROOF TERRACE BALUSTRADE EXTENSION



13 SECTION
-
ROOF TERRACE PARAPET

LEGEND

- 1 Existing concrete structure.
- 2 Polished precast concrete façade structure.
- 3 Black anodised aluminium framed dark bronze double glazed unit.
- 4 Anodised aluminium sunhood unit.
- 5 Cold-formed steel frame (stud and track, furring, etc).
- 6 Proprietary autoclaved aerated concrete panel system.
- 7 Thermally bonded polyester Insulation acoustic/thermal).
- 8 Smooth set-jointed plasterboard lining with set shadowline and corner bead.
- 9 Polished granite Rosa Beta - match existing where new.
- 10 Aluminium extrusion, black anodised aluminium finish.
- 11 Compressed filler - sealant.
- 12 Natural stone slabs/tiles/block.
- 13 Proprietary acoustic underlay fully bonded.
- 14 Waterproof membrane.
- 15 Compressed fibre cement floor substrate.
- 16 Fibre cement wall substrate.
- 17 Stainless steel glazing shoe for cantilevered glass.
- 18 Clear frameless heat-strengthened laminated glass.
- 19 High-density extruded polystyrene (XPS) insulation.
- 20 Paving support pads/pedestals.
- 21 Landscape material.
- 22 Precast concrete pipe planter.
- 23 Geo-fabric.
- 24 Drainage layer/drainage cell.
- 25 Concrete masonry.
- 26 Carpet.
- 27 Proprietary elevated floor system.
- 28 Ceiling suspension system with vibration isolation mounts.

HV - 114A Construction Details

02-07-2026

CHANGE OF USE: DESIGN - APARTMENT FLOORS (Cont'd)

Levels 27 and 28

Levels 27 and 28 are linked by the Shell helical stair, an architectural signature of many of Harry Seidler’s buildings. The shell stair is considered a key architectural element of 1 Spring Street.

Levels 27 and 28 include the stepped roof garden terraces. The internal areas of Levels 27 and 28 open onto the roof terraces and to an inset facade garden at Level 28.

The change of use design for Levels 27 and 28 is for a single level penthouse at Level 27 which opens onto part of the roof terrace with private swimming pool.

The remainder of the Level 27 roof terrace is designed as residents’ common property. The core area of Level 27 incorporates a gymnasium, steam room, sauna and change rooms.

Level 27 is also the entrance and bedrooms level of a two-storey skyhouse. The Shell stair forms the physical and spatial link to the main living spaces of the skyhouse at Level 28.

The two-storey skyhouse is served by an exclusive lift (or lifts) programmed for access directly from carpark level P4 and the tower entrance lobby. Skyhouse Level 28 opens onto the upper landscaped roof terrace level.

The planning of the penthouse and both levels of the skyhouse extends the curvilinear geometry of the Shell helical stair with free-form walls which define and separate the private and shared zones of the interior.



Penthouse Living Room by Seidler Architects

Max Dupain, © Penlope Seidler



Penthouse Double Storey Entry Space by Seidler Architects

Max Dupain, © Penlope Seidler



Helical Stair, Levels 27 and 28, 1 Spring Street, Melbourne John Gollings, © Penlope Seidler



Penthouse Roof Terrace by Seidler Architects Max Dupain, © Penlope Seidler



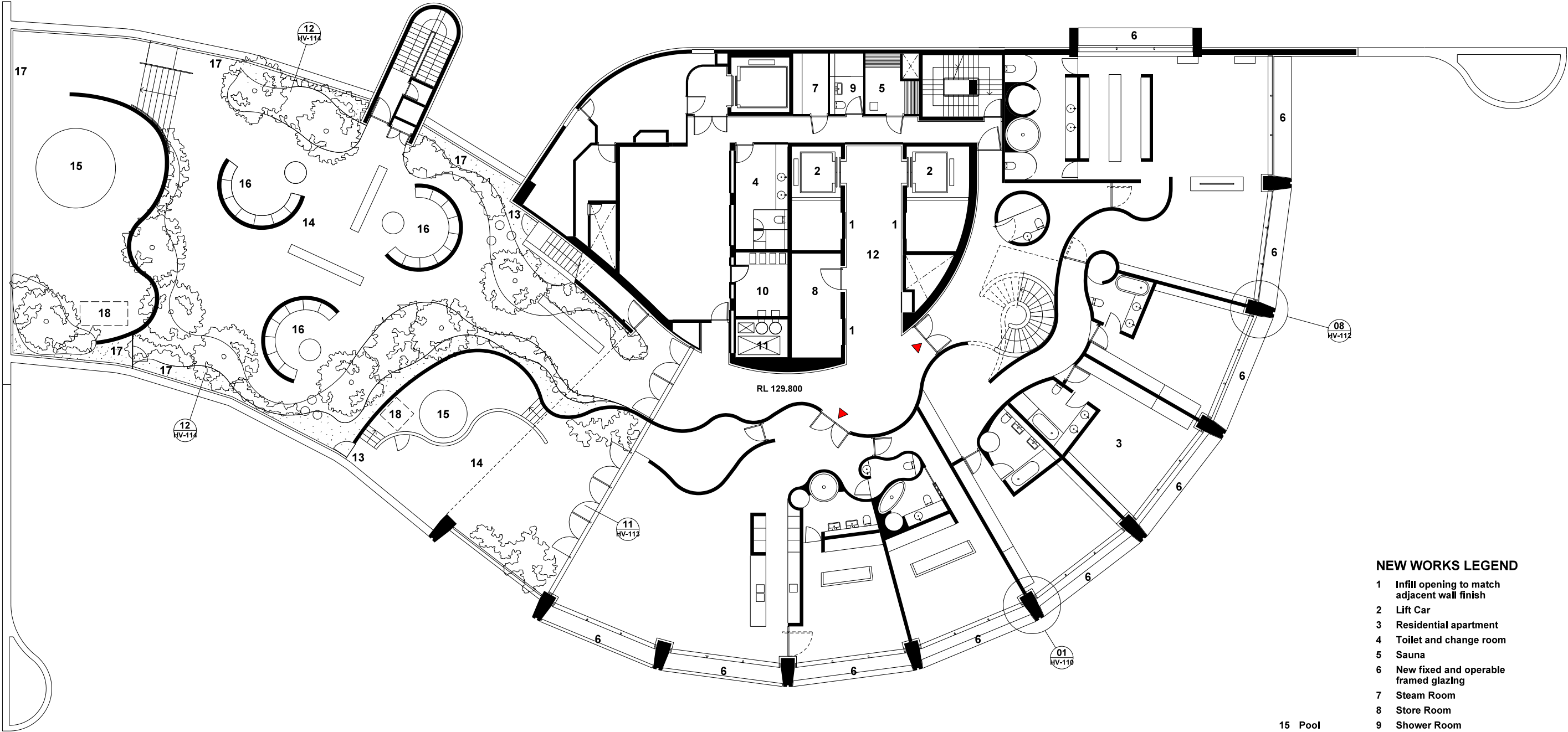
Helical Stair, Levels 27 and 28, 1 Spring Street, Melbourne Harry Seidler, © Penlope Seidler



Offices by Seidler Architects Dirk Meinecke, © Seidler Architects



Helical Stair and Dining Room by Seidler Architects Eric Sierens, © Penlope Seidler

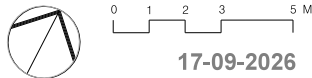


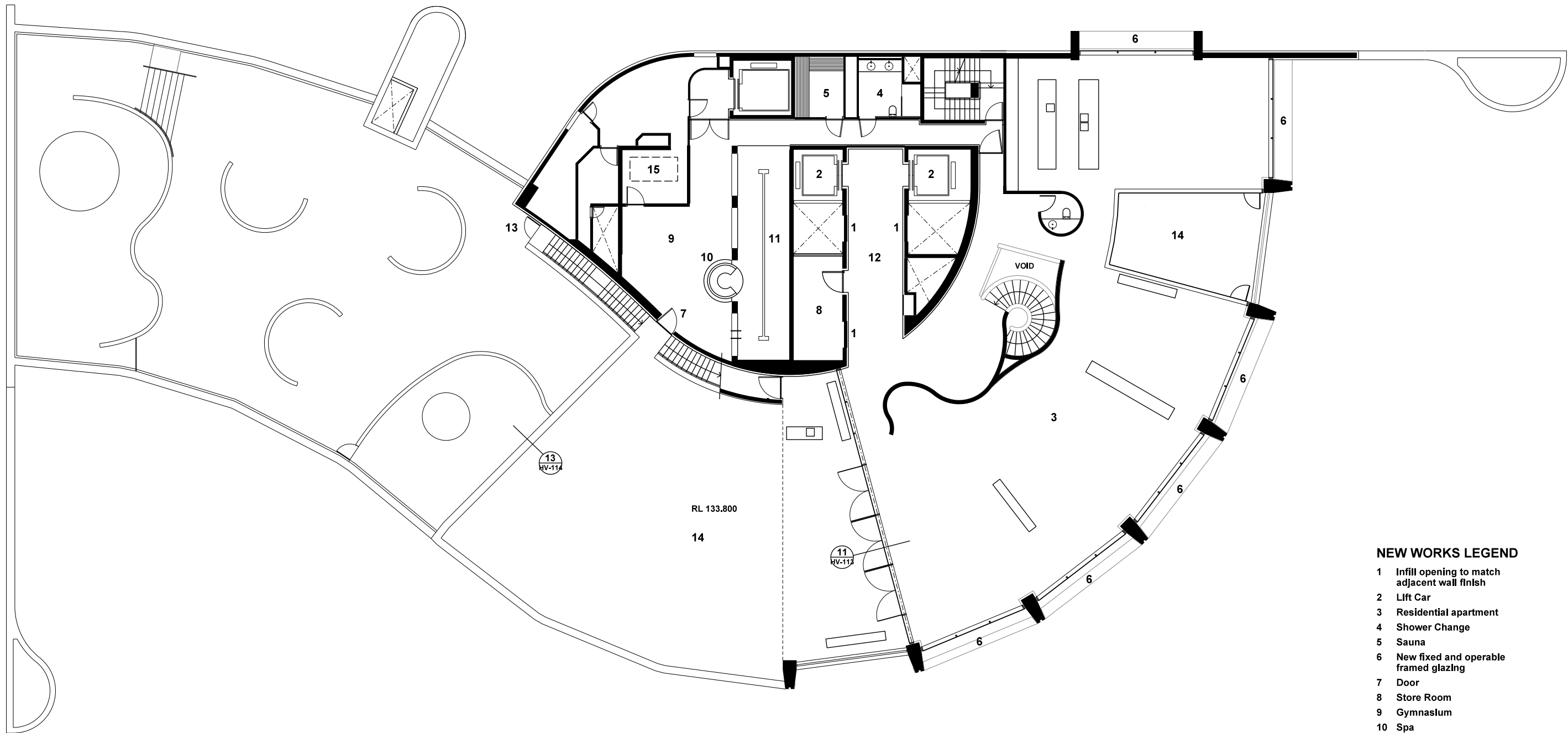
NEW WORKS LEGEND

- 1 Infill opening to match adjacent wall finish
- 2 Lift Car
- 3 Residential apartment
- 4 Toilet and change room
- 5 Sauna
- 6 New fixed and operable framed glazing
- 7 Steam Room
- 8 Store Room
- 9 Shower Room
- 10 Garbage Room
- 11 Engineering services
- 12 Lift lobby fitout
- 13 Security gate
- 14 Paving and landscaping

- 15 Pool
- 16 Seating Pod
- 17 Glass balustrade
- 18 Pool Plant below

**HVG - 12E
Level 27
General
Arrangement**

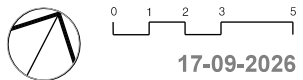




NEW WORKS LEGEND

- 1 Infill opening to match adjacent wall finish
- 2 Lift Car
- 3 Residential apartment
- 4 Shower Change
- 5 Sauna
- 6 New fixed and operable framed glazing
- 7 Door
- 8 Store Room
- 9 Gymnasium
- 10 Spa
- 11 Lap Pool
- 12 Lift lobby fitout
- 13 Security gate
- 14 Paving and landscaping
- 15 Pool Plant

**HVG - 13E
Level 28
General
Arrangement**



CHANGE OF USE: DESIGN - TOP OF BUILDING
Levels 29, 30 and Roof

Levels 29, 30 and the roof accommodate 1 Spring Street’s engineering services. A separate report by Arup evaluates the condition of the existing engineering services and changes to meet the requirements for change of use to residential.

Changes to engineering services do not impact the façade of 1 Spring Street.

New engineering services require changes to the core roof slab, and to the area of roof above the cooling tower plant at the east ed of the building.

The existing design incorporates four circular openings in the roof slab for the cooling towers. The change of use design requires four smaller circular roof openings. This new design maintains the location of two of the openings in reduced diameter. The other two openings are positioned in geometric alignment. All four openings are designed to be the same diameter.

The new engineering services design allows the removal of the cylindrical boiler flue tube on the core roof and the VRF screen added as part of the 2020 refurbishment. The flue discharge tube appears to have been a later inclusion (1988) during the original construction period. It does not appear in the original design, architectural model, post-completion publication drawings or most working drawings.

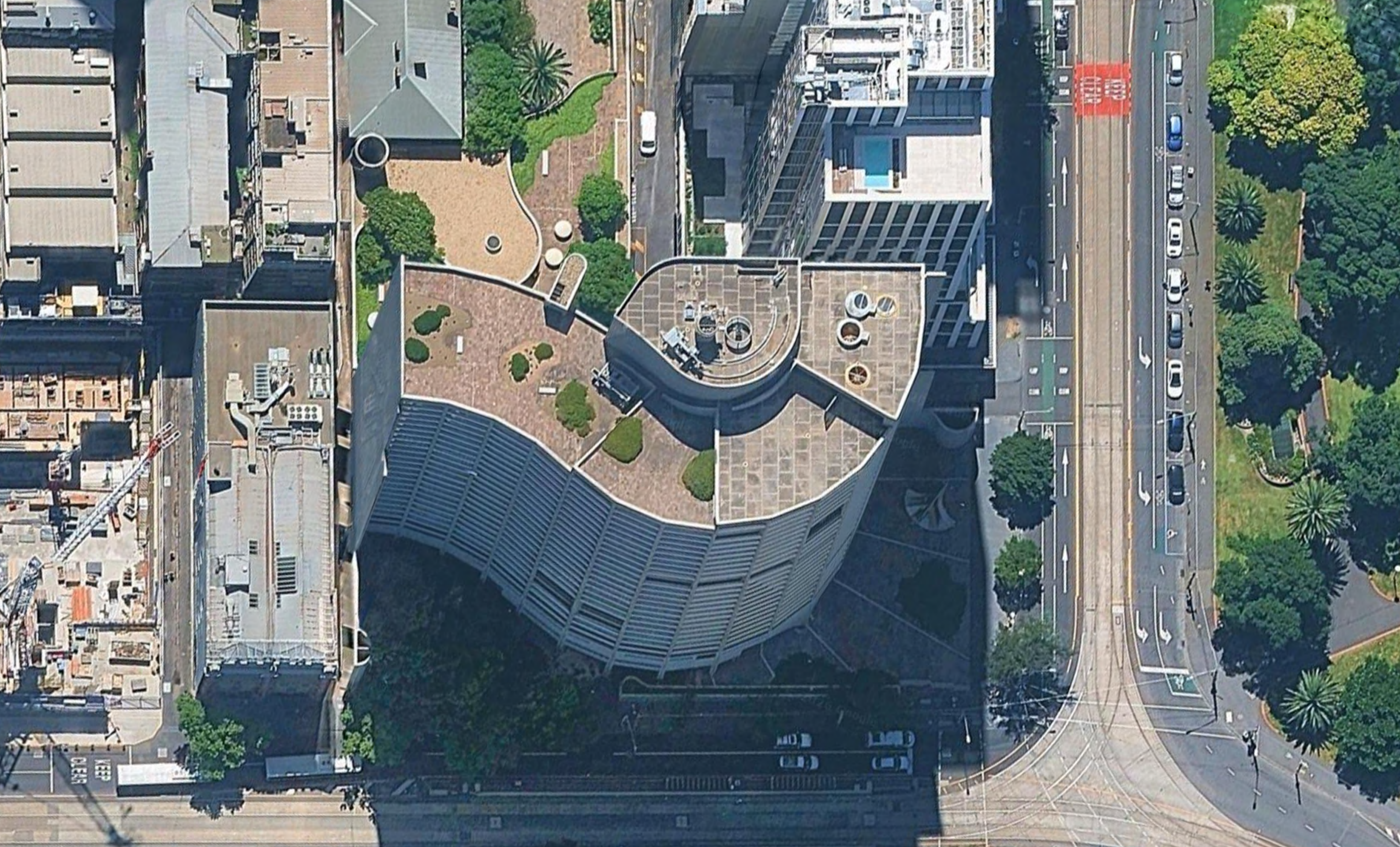
The new engineering services require two circular openings and one lozenge-shaped opening in the core roof slab. The openings are detailed to be consistent with the existing cooling tower roof openings.

The original building maintenance unit (BMU) has reached end-of-life. Its design resulted in it remaining exposed on the core roof. The unit’s function was to hoist the secondary unit from Level 27 to Levels 28 and 29 for access to the different facades.

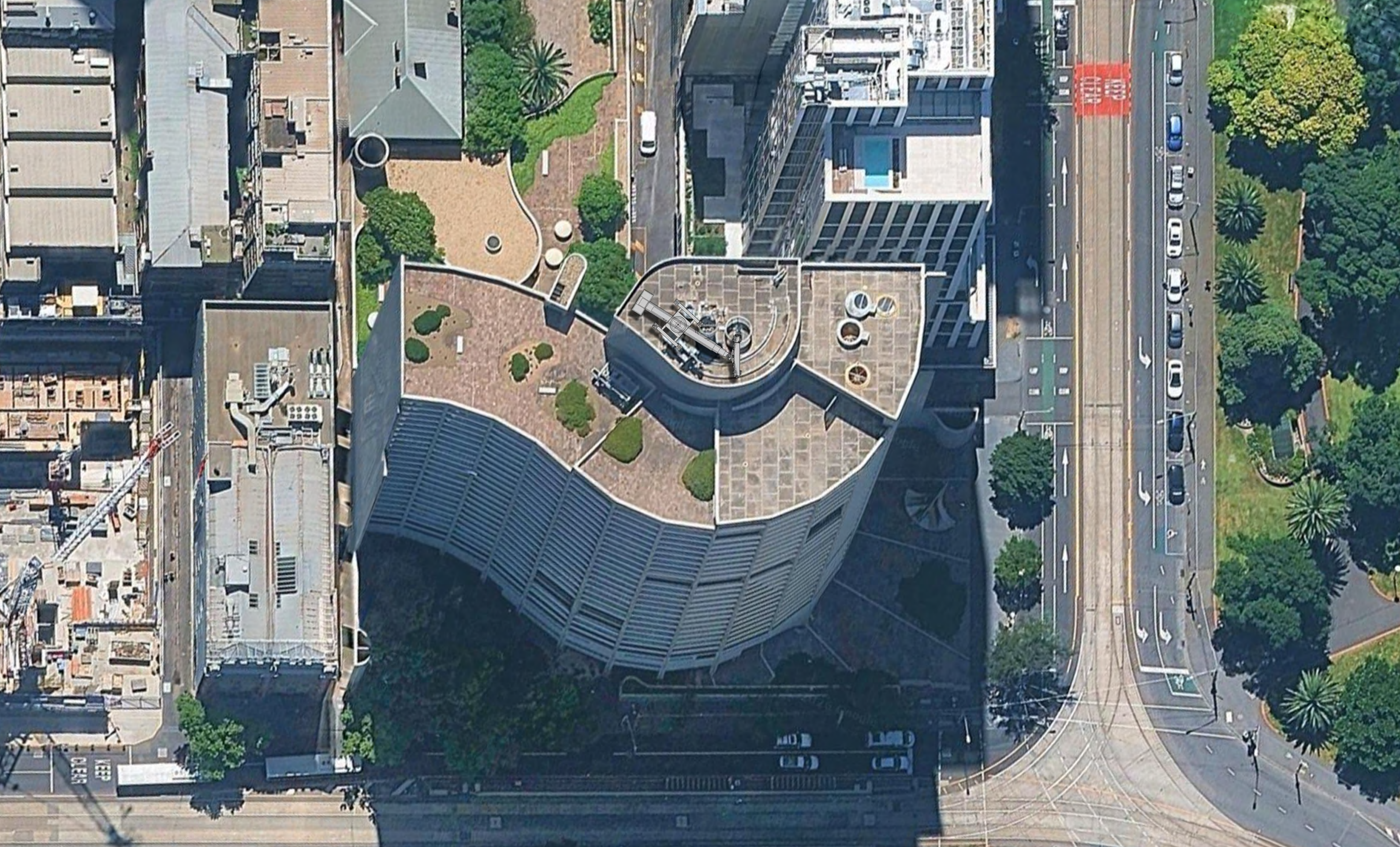
The change of use design proposes a central crane-type BMU. This design:

- Eliminates the need for the secondary unit and frees the terraces at Levels 27 and 28 for extended landscaping and unimpeded access.
- Replaces the bulky form of the original unit with a lower profile crane that does not break the stepped silhouette of the architecture of the top of the building to the extent that the original BMU has.

The requirements of the change of use engineering services have allowed the opportunity to simplify the architectural composition of the tower roofscape.



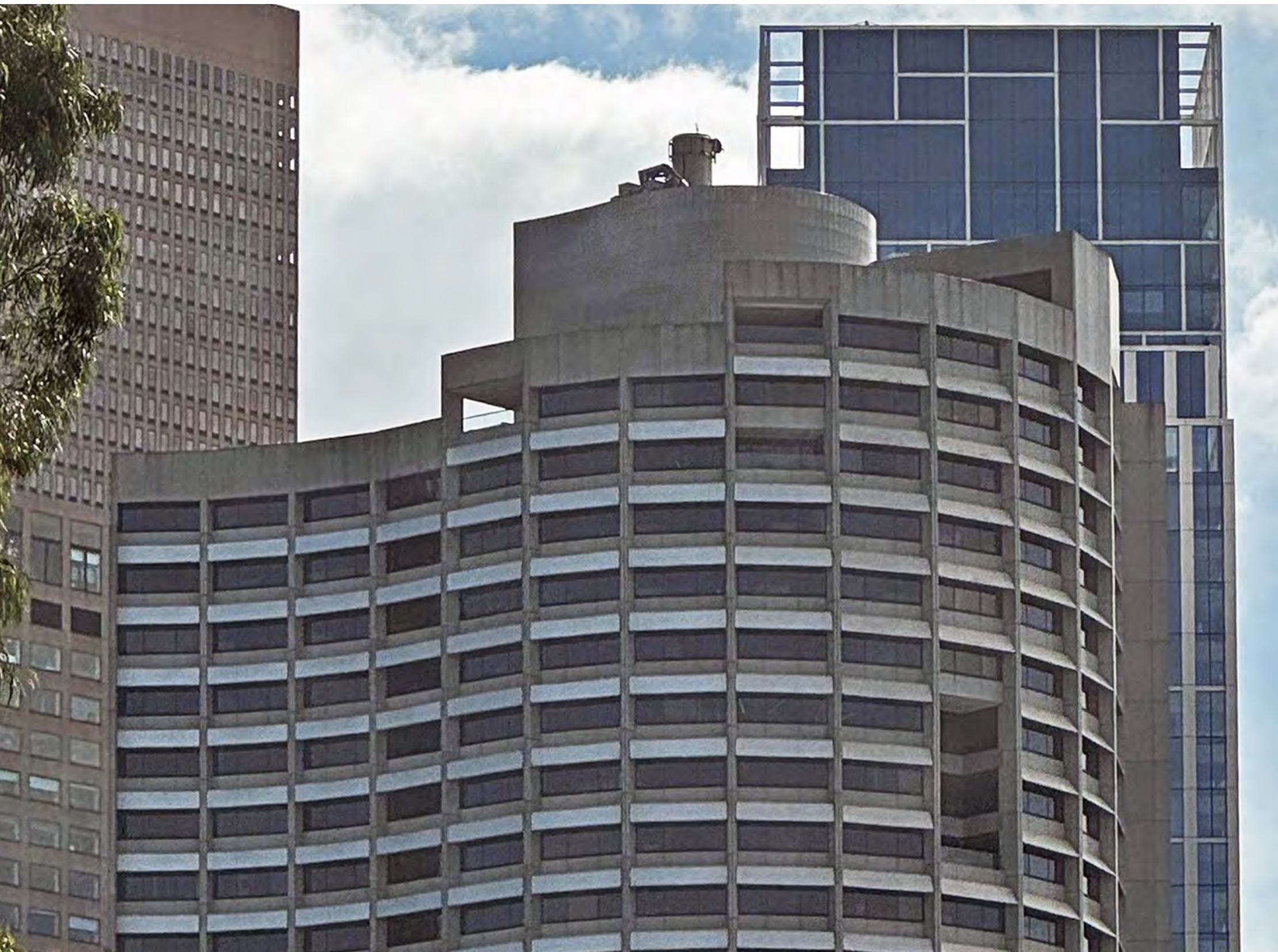
No1 SPRING STREET ROOF AERIAL VIEW - EXISTING



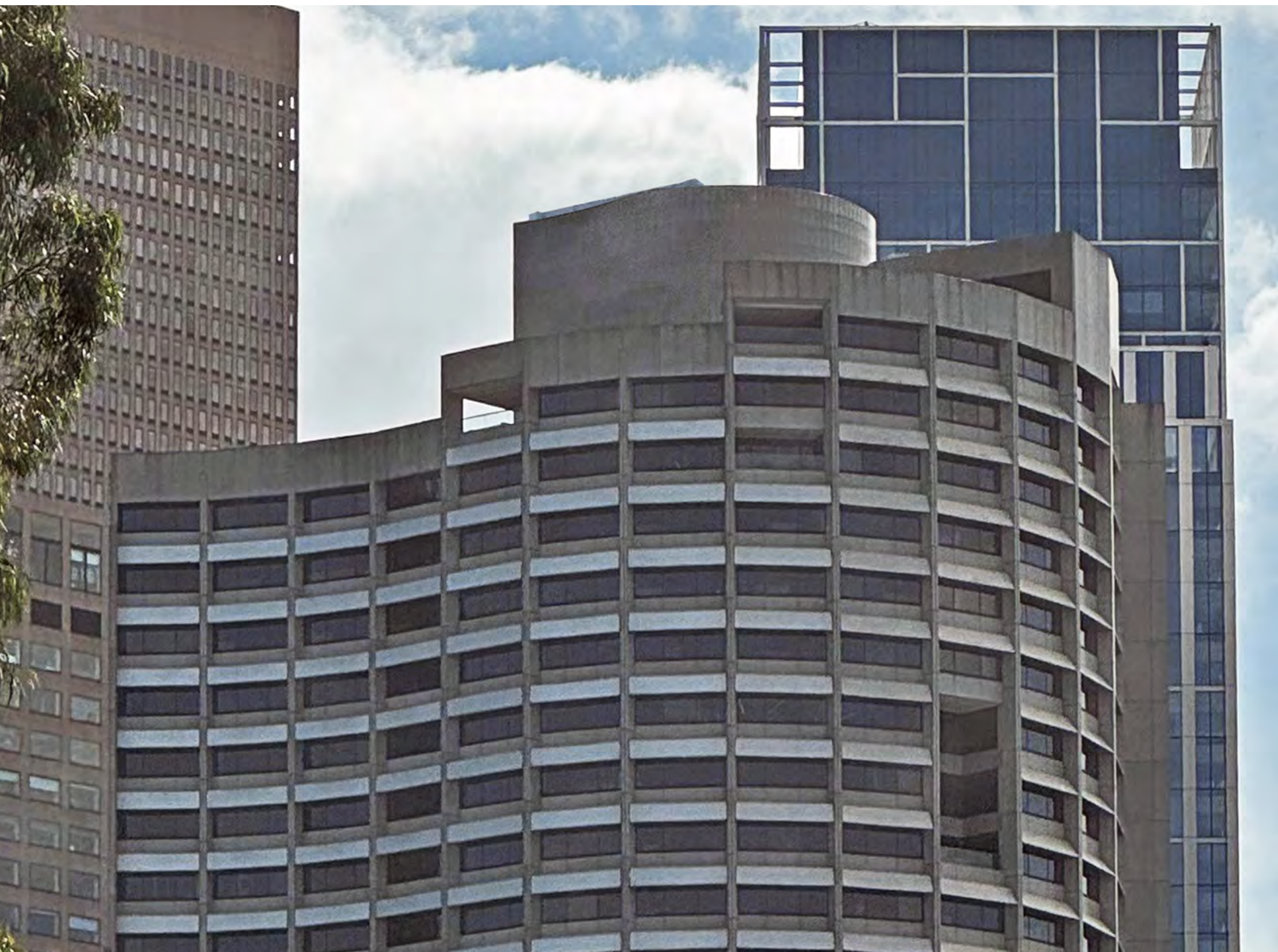
N01 SPRING STREET ROOF AERIAL VIEW - NEW BMU



No1 SPRING STREET TOWER ROOF EXISTING



No1 SPRING STREET TOWER ROOF EXISTING



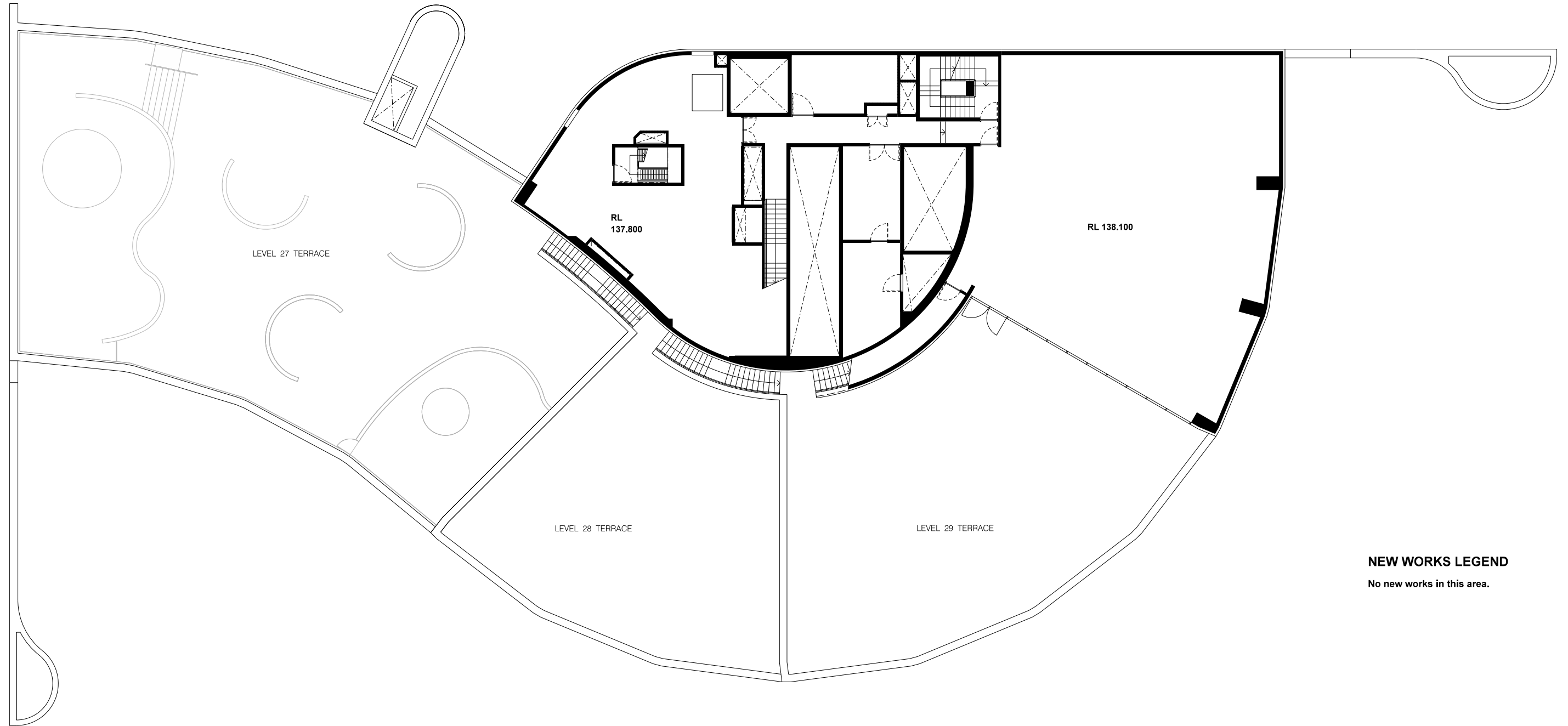
No1 SPRING STREET TOWER ROOF - NEW BMU



No1 SPRING STREET VIEW FROM THE YARRA RIVER EXISTING



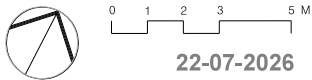
No1 SPRING STREET VIEW FROM THE YARRA RIVER PROPOSED

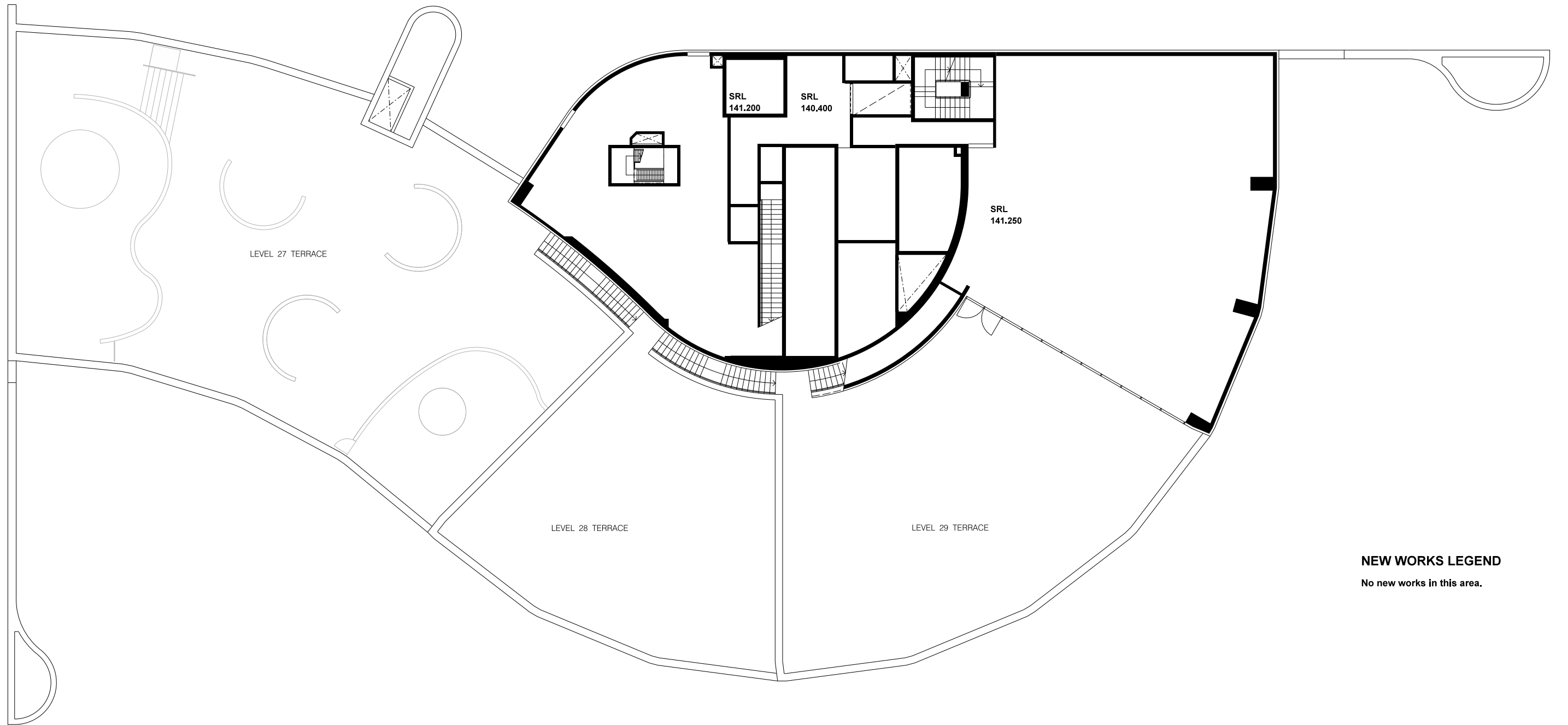


NEW WORKS LEGEND

No new works in this area.

**HVG - 14C
Level 29
General
Arrangement**

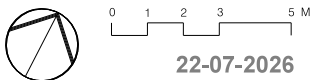


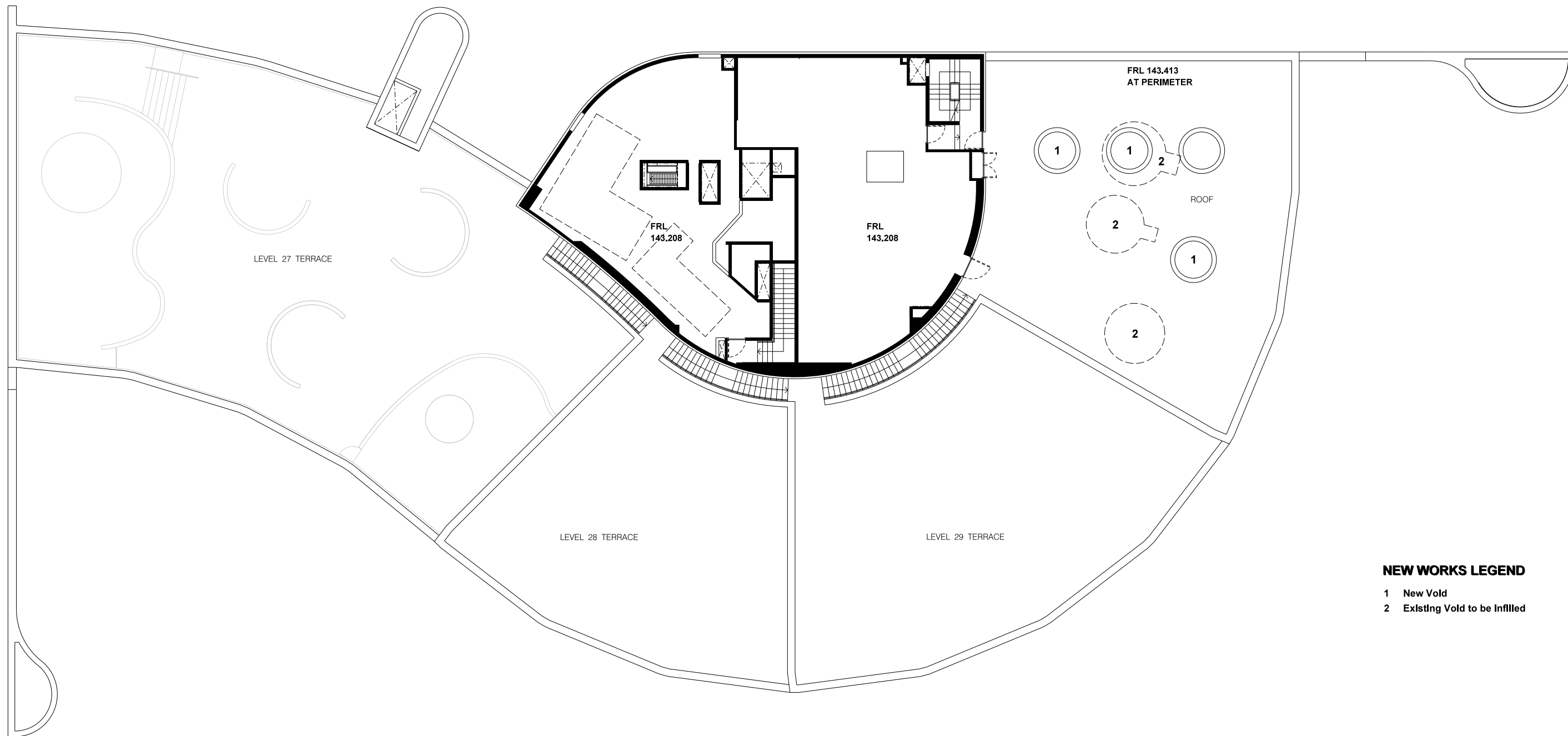


NEW WORKS LEGEND

No new works in this area.

**HVG - 15C
Level 29 Upper
General
Arrangement**

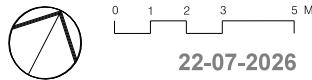


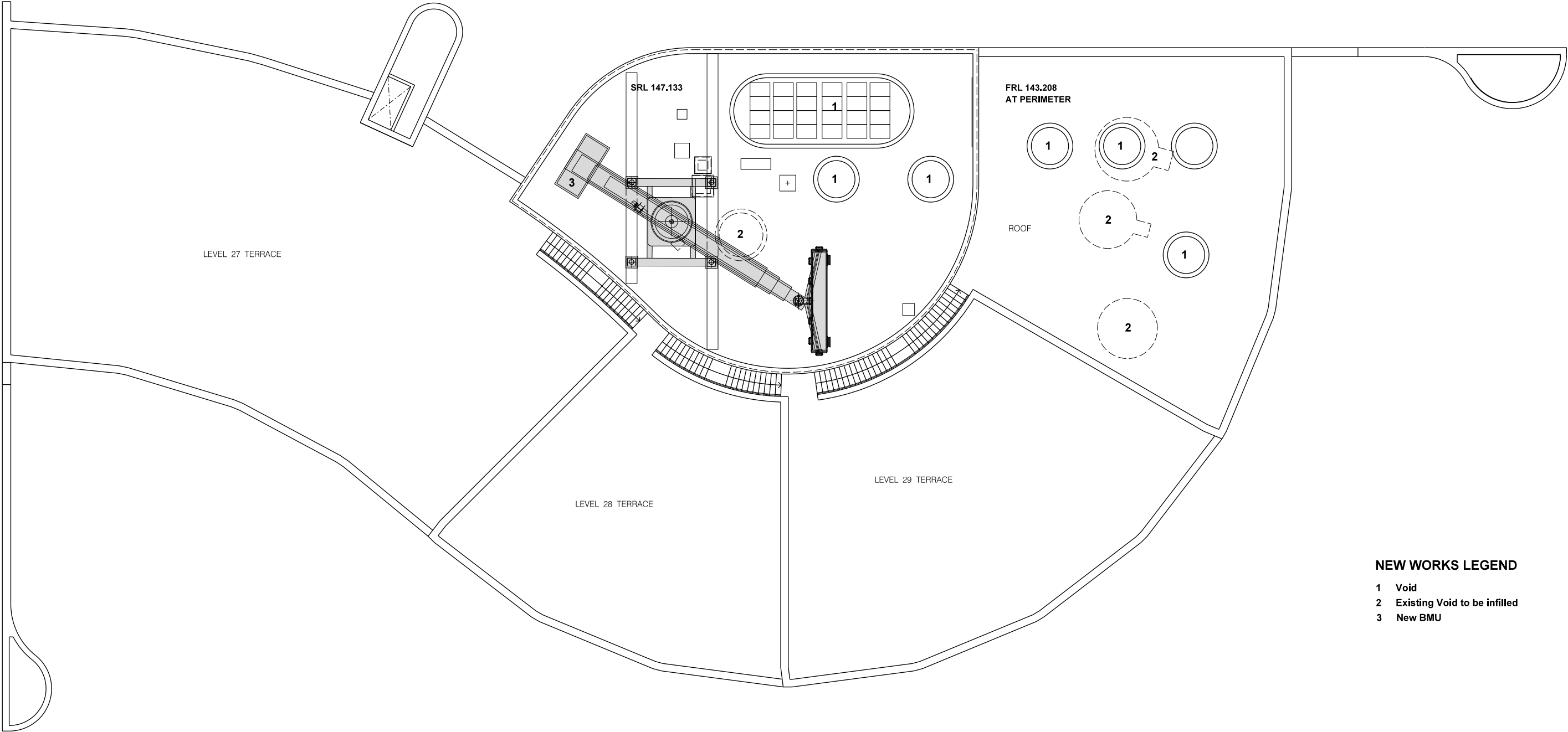


NEW WORKS LEGEND

- 1 New Void
- 2 Existing Void to be Infilled

**HVG - 16C
Level 30
General
Arrangement**





NEW WORKS LEGEND

- 1 Void
- 2 Existing Void to be infilled
- 3 New BMU

**HVG - 17B
Roof Level
General
Arrangement**

