

**Report to the Future Melbourne (Planning) Committee**

Agenda item 6.1

**Ministerial Planning Referral: ID-2021-1  
1 Spring Street and 21-25 Flinders Lane, Melbourne**

21 February 2023

**Presenter:** Marjorie Kennedy, Head of Statutory Planning**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of amended plans filed by the proponent of Melbourne Planning Scheme Amendment C401 on 16 January 2023, to be relied on at the upcoming Advisory Committee Hearing. Amendment C401 seeks to introduce an Incorporated Document that allows development of the land located at 1 Spring Street and 21-25 Flinders Lane, Melbourne (refer Attachment 2 – Locality Plan).
2. On 5 April 2022, the Future Melbourne Committee resolved to:
  - 2.1. Confirm the objections made by Council in relation to two Heritage Victoria applications made in relation to the site associated with the proposed development, which were refused by Heritage Victoria on 4 August 2021. The Minister for Planning had, on 11 November 2021, issued a notice to Heritage Victoria calling in the heritage refusals under s.109 of the *Heritage Act 2017*.
  - 2.2. Advise Department of Transport and Planning (formerly DELWP) that it supports Amendment C401 subject to the conditions set out in Attachment 4 of the report from management with modifications to Condition 1(a) to require: 'Deletion of the built form associated with the retail premises at Level 2 and Level 3 of Tower 2 to increase the size of the northern plaza by a minimum of 60 sqm.'
3. On 24 June 2022, the Minister for Planning appointed an Advisory Committee (AC) to report on planning and heritage matters in relation to the proposed development of the land at 1 Spring Street and 21-25 Flinders Lane, Melbourne.
4. The AC Hearing will commence 6 March 2023 and finish by 22 March 2023. The AC's Directions provide an opportunity for the proponent to circulate amended plans it seeks to rely on for the Hearing.
5. At the time of writing of this report, amended architectural plans (Revision J) had been filed with respect to Shell House / Tower 2 only. The Committee has issued directions requiring the proponent to clarify all documentation to be relied upon as part of the forthcoming hearing by 15 February 2023.
6. The proponent and owner is Phillip Nominees Pty Ltd and the architect is Ingenhoven + Architectus + Seidler (noting that Seidler's inclusion as architect is recent).
7. The land is located within the Capital City Zone Schedule 1 (CCZ1) and is affected by the Heritage Overlay Schedule HO637 and Schedule HO1235, Design and Development Overlay - Schedule 1 (Urban Design) and Schedule 10 (Built Form), and the Parking Overlay - Schedule 1.

**Key issues**

8. The 16 January 2023 'Revision J' amended plans (refer Attachment 3 – Selected Plans) remove a series of key design elements that were included in the 'Revision G' plans considered by the Future Melbourne Committee, and which had been made in response to consistent feedback provided by Council's City Design and Planning teams throughout the project.
9. Broadly, these design regressions; reintroduce 'Tower 2's' cantilever over Milton House and the northern plaza, impact on the pedestrian connectivity and quality of through-block connections for the development, significantly reduce the size of exterior 'plaza' areas intended to supplement erosion of the existing northern plaza, and remove detailed landscaping and other human-scale design gestures that enhanced the public realm offering of exterior publicly accessible areas of the development.

10. It is further noted that the 'Revision J' drawings do not respond to, or adopt, one of the Future Melbourne Committee's key recommendations in its resolution of 5 April 2022, by failing to alter the ground plane and retail tenancy within the tower podium to gift back a more coherent and substantive exterior (albeit covered) plaza offering interfacing with Flinders Lane.
11. The changes made to the 'Revision J' plans compromise the development's compliance with the design and built form outcomes of DDO1 and DDO10, and for the reasons set out in Attachment 4 – Delegate Report, the development as detailed in the 'Revision J' drawings is not supported.

#### **Recommendation from management**

12. That the Future Melbourne Committee resolves to advise the Department of Transport and Planning, and the 1 Spring Street and 21-25 Flinders Lane, Melbourne Advisory Committee, that the Melbourne City Council does not support Amendment C401, as detailed in the 'Revision J' drawings circulated on 16 January 2023, for the reasons set out in Attachment 4 of the report from management.

#### **Attachments:**

1. Supporting Attachment (Page 3 of 245)
2. Locality Plan (Page 4 of 245)
3. Selected Plans (Page 5 of 245)
4. Delegate Report (Page 179 of 245)

## **Supporting Attachment**

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### **Legal**

1. The Minister for Planning is the Planning Authority for Melbourne Planning Scheme Amendment C401.
2. Melbourne City Council is a prescribed municipal council for Amendment C401 for the purposes of section 19(c) of the *Planning and Environment Act 1987* (the Act). The Minister for Planning is exercising his powers under section 20(4) of the Act, and the requirements of sections 17, 18 and 19 of the Act do not apply to Amendment C401. The Minister for Planning has instead given notice to Council of Amendment C401 under section 20(5) of the Act.

### **Finance**

3. There are no direct financial issues arising from the recommendations contained within this report.

### **Conflict of interest**

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

### **Health and Safety**

5. Relevant planning considerations such as traffic and waste management and potential amenity impacts that could impact on health and safety have been considered.

### **Stakeholder consultation**

6. Council officers have not undertaken public notice of Amendment C401 or referred this to any other referral authorities. This is the responsibility of the DTP acting on behalf of the Minister for Planning.

### **Relation to Council policy**

7. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

### **Environmental sustainability**

8. The Environmentally Sustainable Design (ESD) Report submitted with Amendment C401 demonstrates that the development can achieve the ESD performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).

# Locality Plan

Attachment 2  
Agenda item 6.1  
Future Melbourne Committee  
21 February 2023

## 1 Spring Street and 21-25 Flinders Lane, Melbourne





# 1 Spring Street, Melbourne Tower 2 Planning Application

SHEET LIST DA ARCHITECTURAL DRAWINGS			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA0001	SITE PLAN	G	22/02/2022
DA1001	BASEMENT P5	G	22/02/2022
DA1002	BASEMENT P4	G	22/02/2022
DA1004	BASEMENT P3	G	22/02/2022
DA1005	BASEMENT P2	G	22/02/2022
DA1006	BASEMENT P1	G	22/02/2022
DA1007	LEVEL 1	G	22/02/2022
DA1008	LEVEL 2 (FLINDERS LANE)	G	22/02/2022
DA1009	LEVEL 3	G	22/02/2022
DA1010	LEVEL 4	G	22/02/2022
DA1011	LEVEL 5	G	22/02/2022
DA1012	LEVEL 6	G	22/02/2022
DA1013	LEVEL 7	G	22/02/2022
DA1014	LEVEL 8	G	22/02/2022
DA1015	LEVEL 9	G	22/02/2022
DA1016	LEVEL 10 -14 (TYPICAL LOW RISE)	G	22/02/2022
DA1017	LEVEL 15 (BRIDGE TO TOWER 1)	G	22/02/2022
DA1018	LEVEL 16	G	22/02/2022
DA1019	LEVEL 17 (LIFT HEAD ROOM)	G	22/02/2022
DA1020	LEVEL 18 (LIFT CONTROLLER ROOM)	G	22/02/2022
DA1021	LEVEL 19 (LIFT MOTOR ROOM)	G	22/02/2022
DA1022	LEVEL 20 (HYDRONIC PRESSURE ROOM)	G	22/02/2022
DA1023	LEVEL 21 - 34 (TYPICAL HIGH RISE)	G	22/02/2022
DA1024	LEVEL 35	G	22/02/2022
DA1025	LEVEL 36 (PLANT)	G	22/02/2022
DA1026	LEVEL 37 (PLANT)	G	22/02/2022
DA1027	LEVEL 38 (BMU)	G	22/02/2022
DA1028	ROOF	G	22/02/2022
DA1029	TOWER 1 BASEMENT P4 SWITCH ROOM	G	22/02/2022
DA2000	NORTH ELEVATION	G	22/02/2022
DA2001	EAST ELEVATION	G	22/02/2022
DA2002	SOUTH ELEVATION	G	22/02/2022
DA2003	WEST ELEVATION	G	22/02/2022
DA2004	MATERIAL BOARD	G	22/02/2022
DA2500	SECTION 1 - EAST / WEST	G	22/02/2022
DA2501	SECTION 2 - NORTH SOUTH	G	22/02/2022
DA9500	GFA DIAGRAM 1	G	22/02/2022
DA9501	GFA DIAGRAM 2	G	22/02/2022
DA9502	GFA DIAGRAM 3	G	22/02/2022
DA9503	GFA DIAGRAM 4	G	22/02/2022
DA9504	GFA DIAGRAM 5	G	22/02/2022
DA9505	GFA DIAGRAM 6	G	22/02/2022
DA9600	SHADOW DIAGRAMS - SEPTEMBER	G	22/02/2022
DA9601	SHADOW DIAGRAMS - SEPTEMBER	G	22/02/2022
DA9602	SHADOW DIAGRAMS -APRIL	G	22/02/2022
DA9603	SHADOW DIAGRAMS -APRIL	G	22/02/2022
DA9604	SHADOW DIAGRAMS - JUNE	G	22/02/2022
DA9605	SHADOW DIAGRAMS - JUNE	G	22/02/2022
DA9700	DEMOLITION P5	G	22/02/2022
DA9701	DEMOLITION P4	G	22/02/2022
DA9702	DEMOLITION P3	G	22/02/2022
DA9703	DEMOLITION P2	G	22/02/2022
DA9704	DEMOLITION P1	G	22/02/2022
DA9705	DEMOLITION LEVEL 1	G	22/02/2022
DA9706	DEMOLITION LEVEL 2	G	22/02/2022
DA9707	DEMOLITION LEVEL 3	G	22/02/2022
DA9708	DEMOLITION LEVEL15	G	22/02/2022
DA9709	GRID SET-OUT PLAN	G	22/02/2022



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Nominated Architect  
 Ray Brown, NSWARB 6359

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- Commercial
- Terrace
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drawn	I+A	project no	190244

project

1 SPRING STREET, MELBOURNE

drawing

SHEET LIST

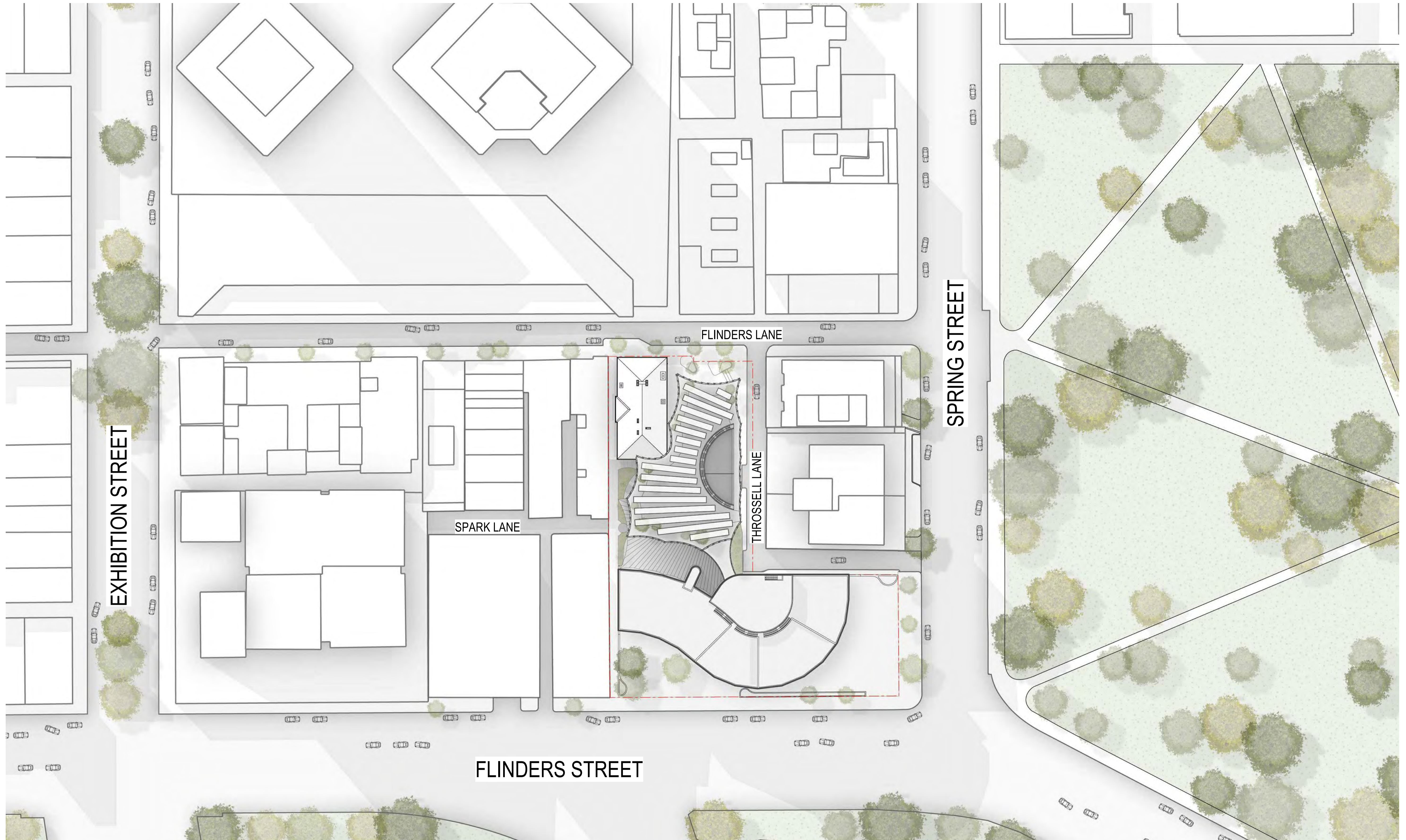
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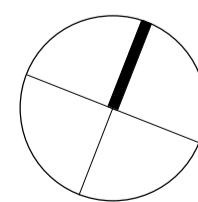
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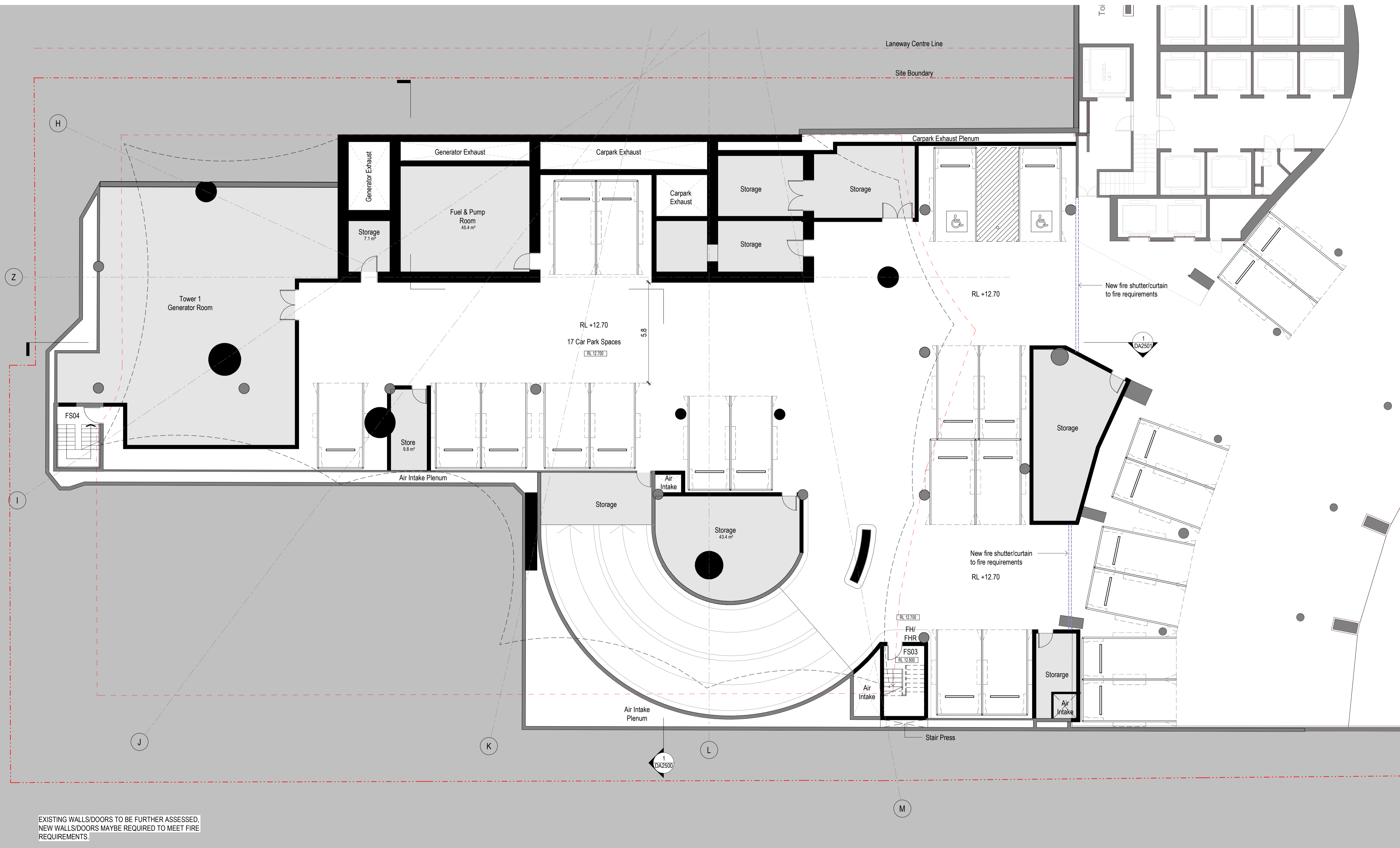
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drawing  
SITE PLAN

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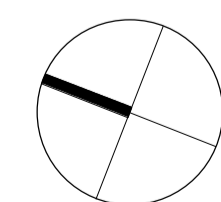




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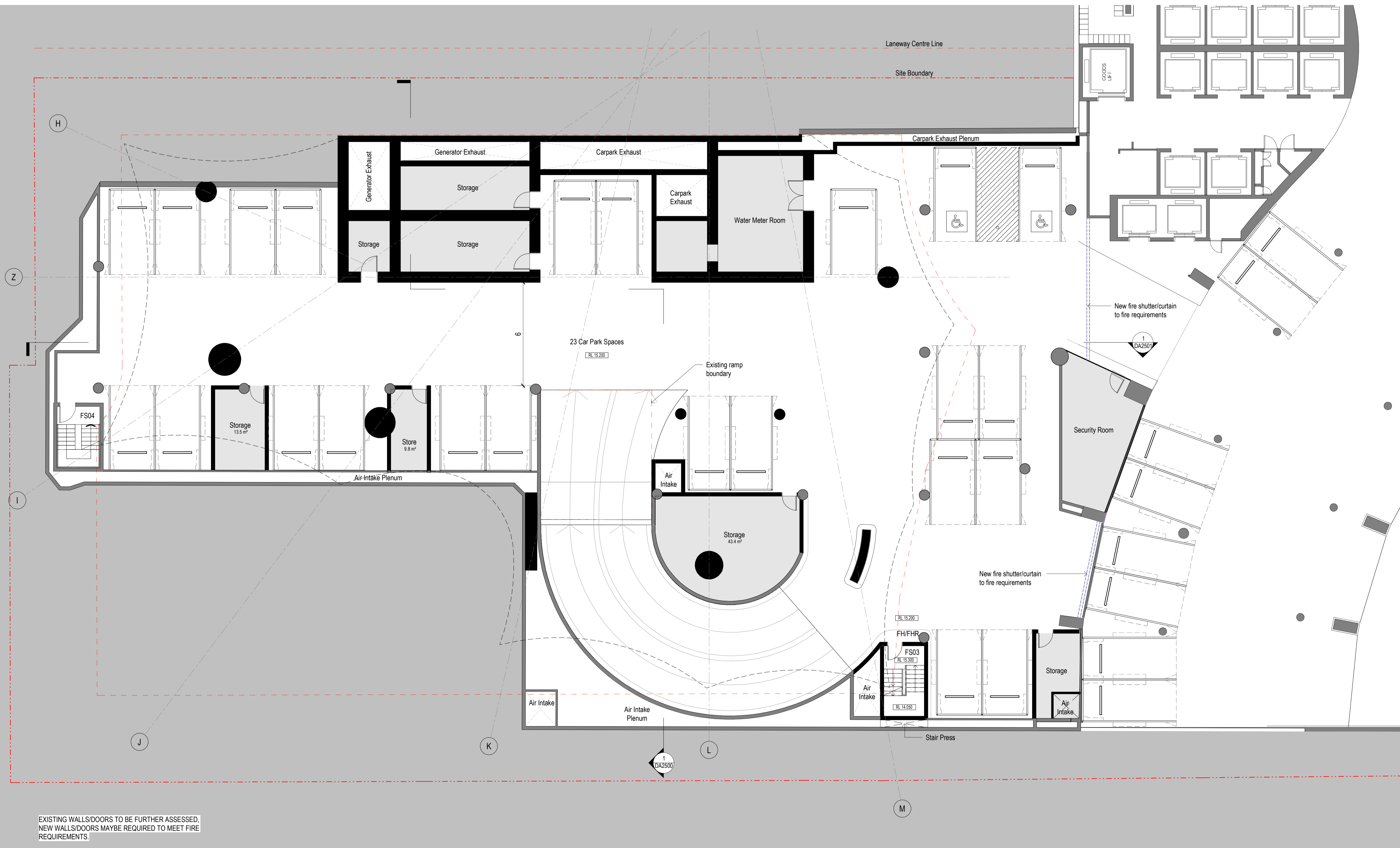
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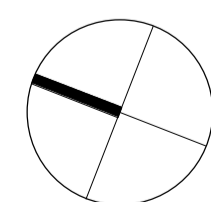
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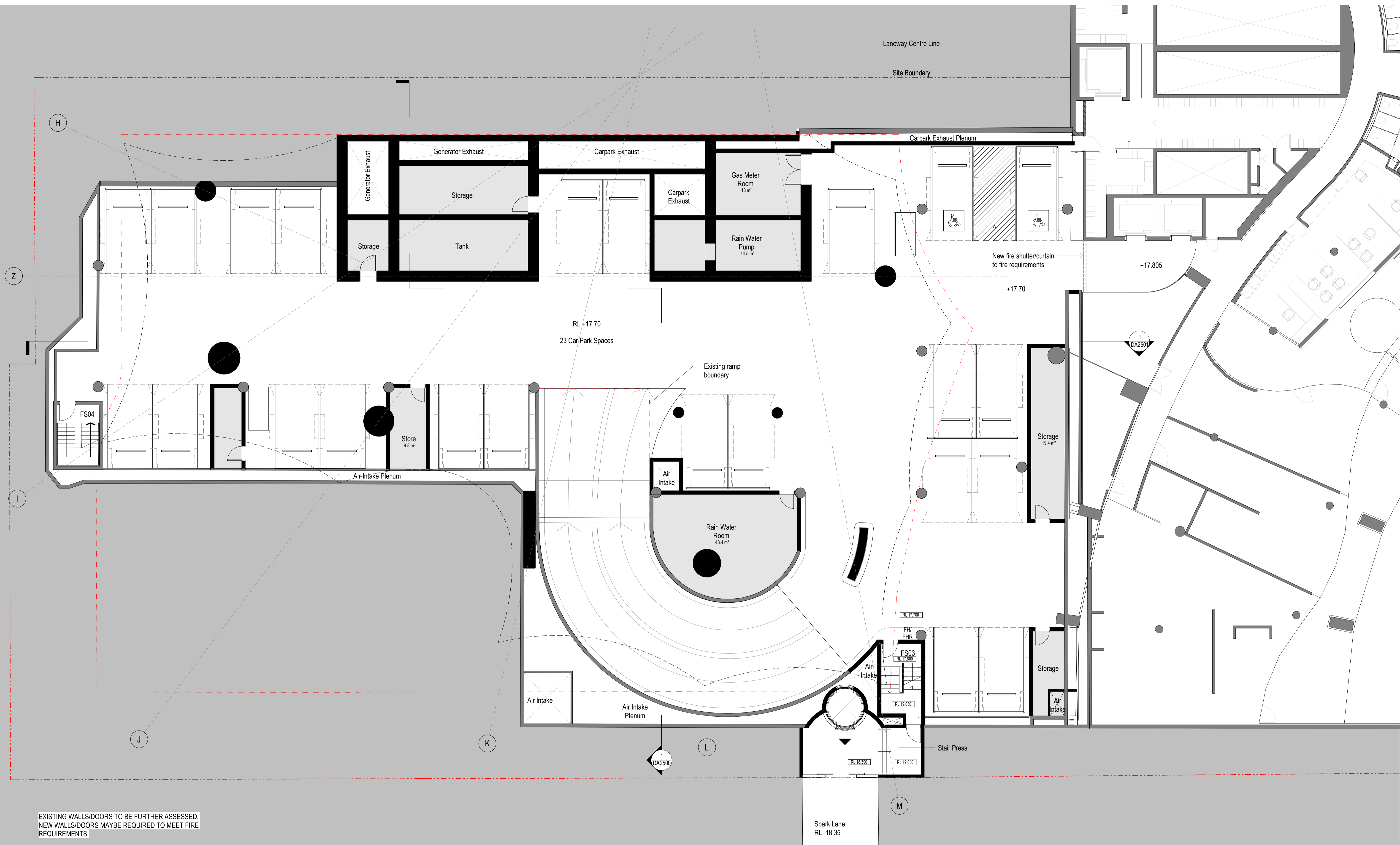
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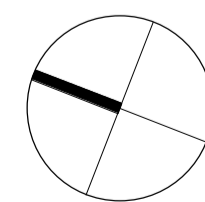
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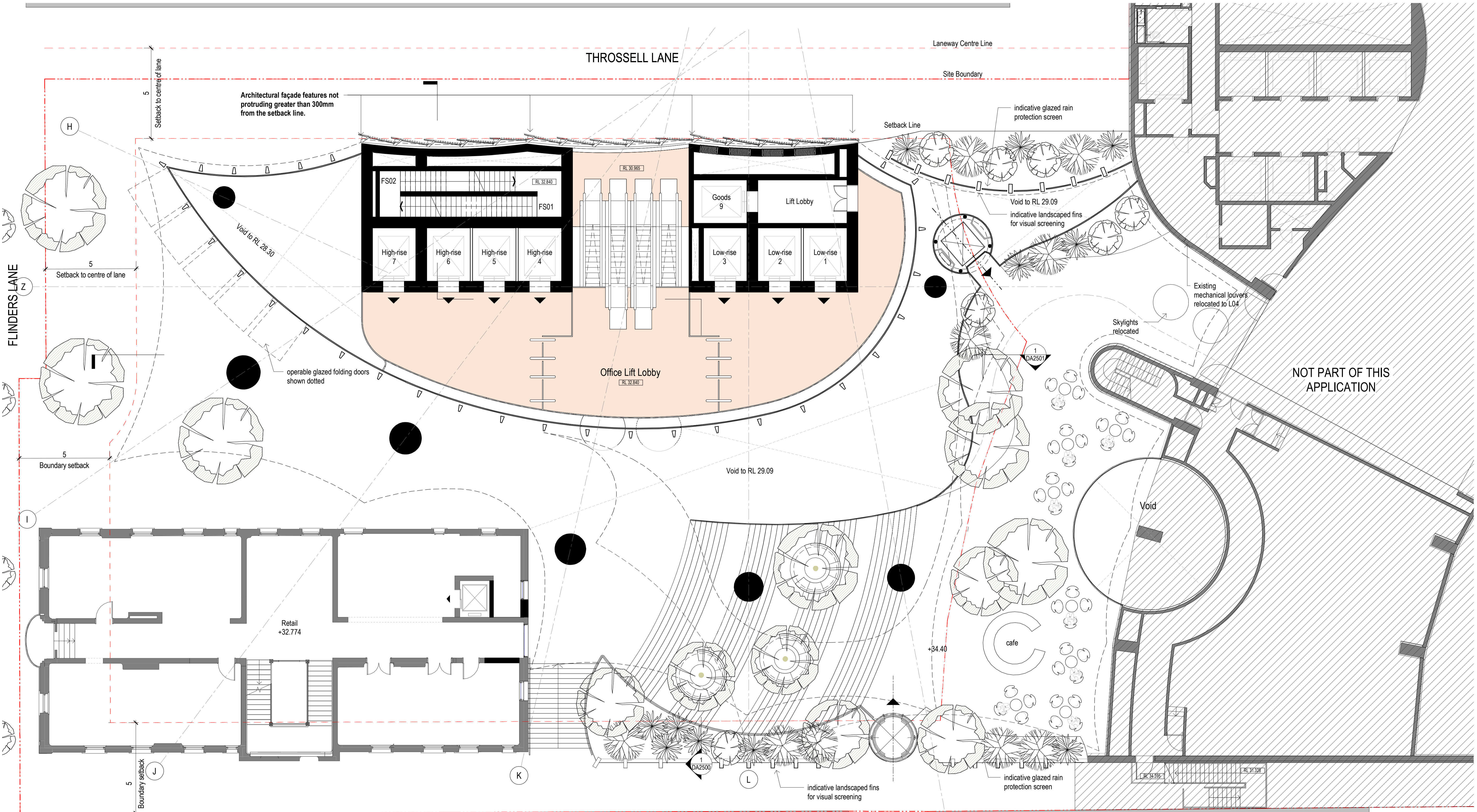








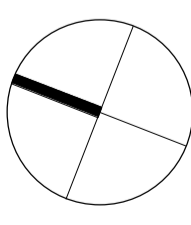




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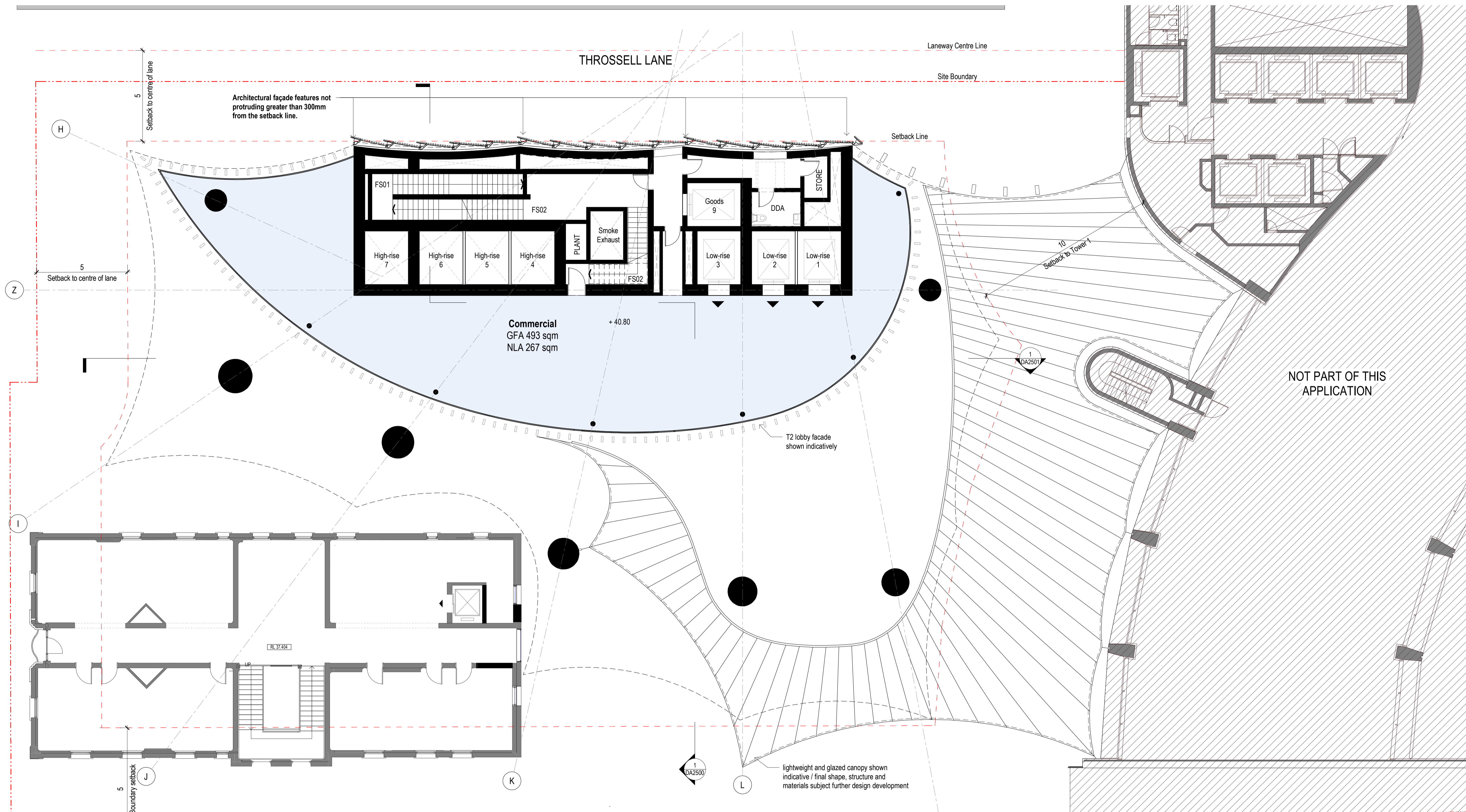
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drawing  
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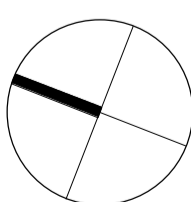
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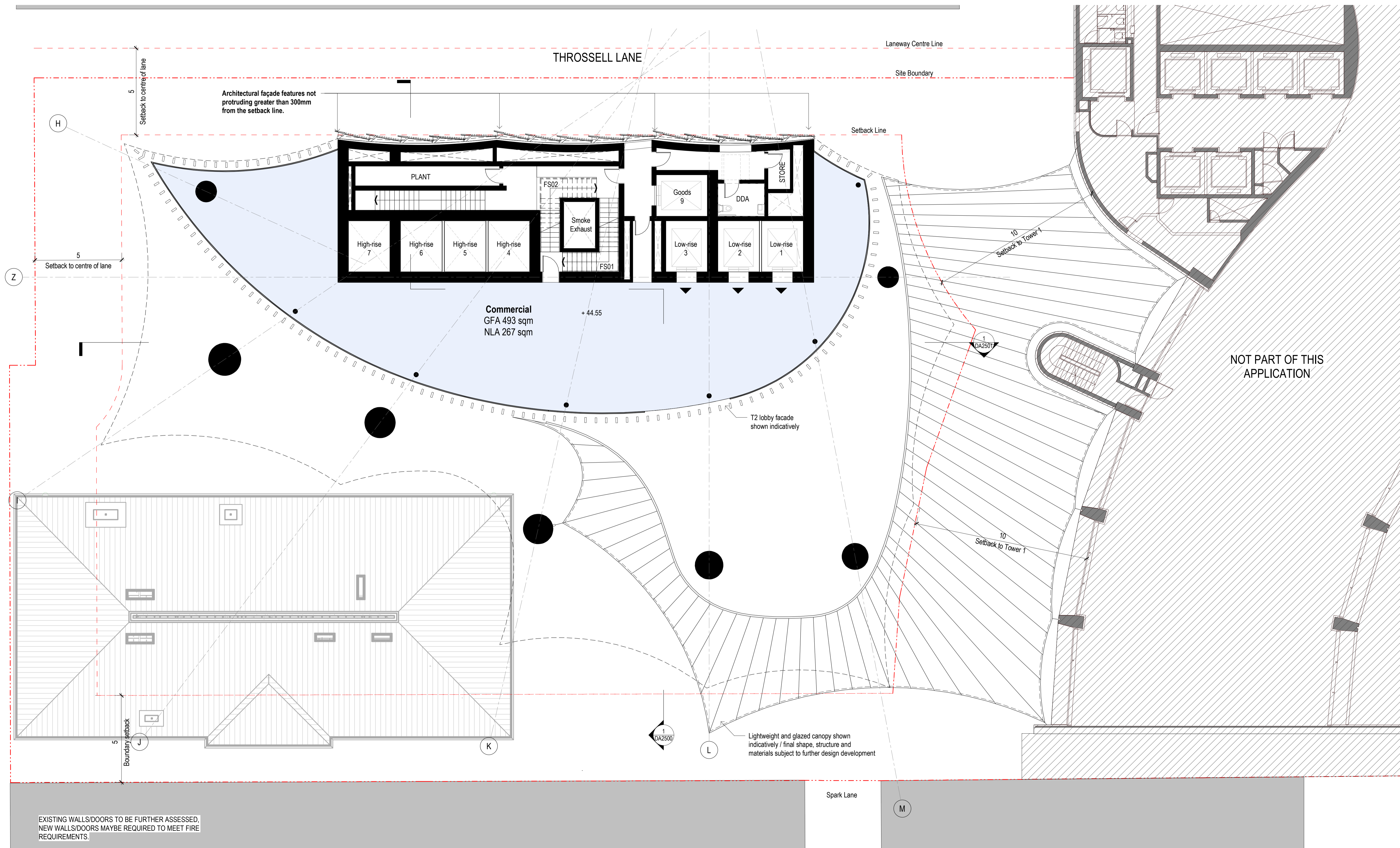
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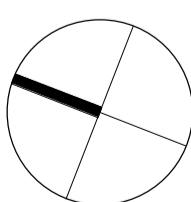
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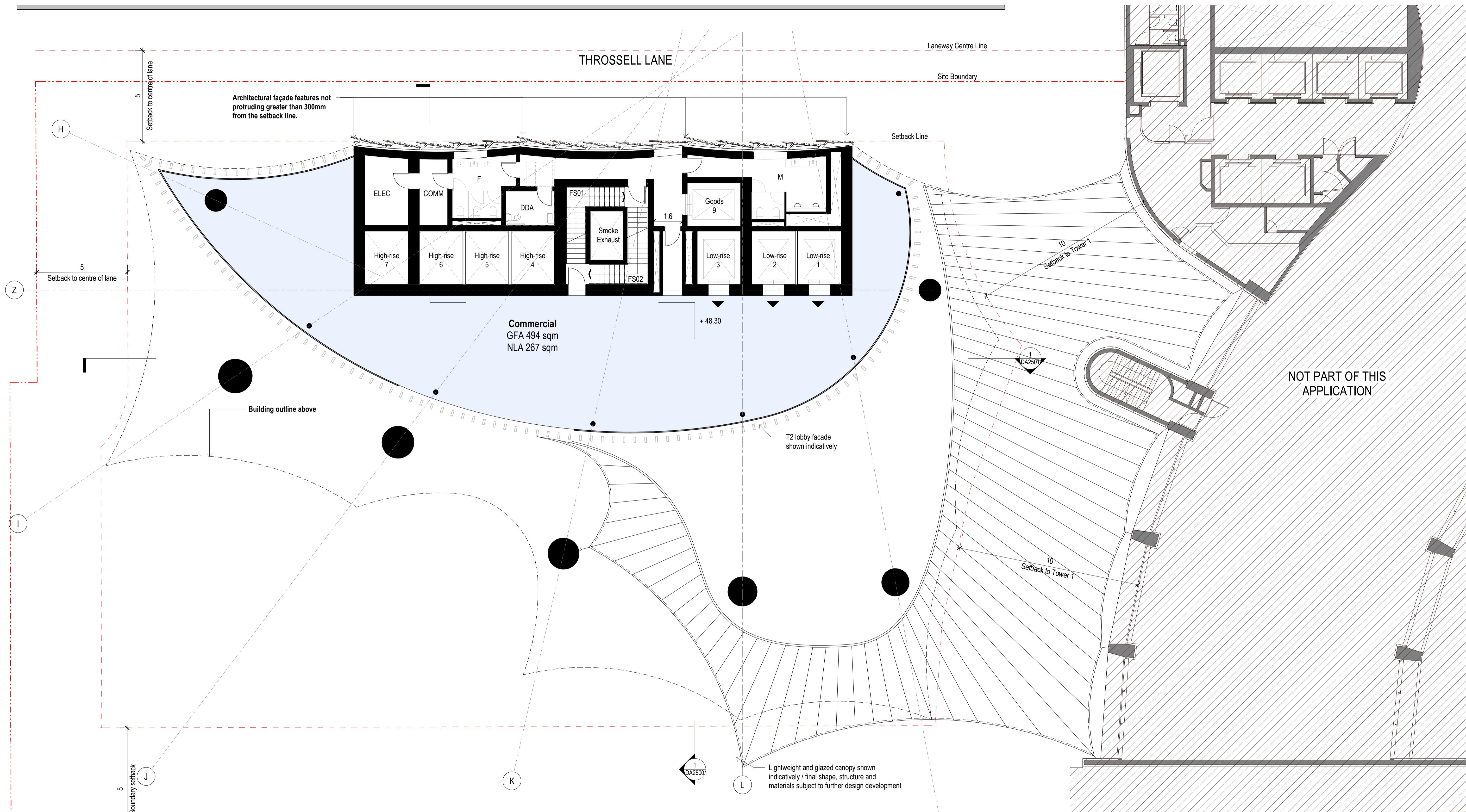
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 1 SPRING STREET, MELBOURNE

drawing  
 LEVEL 5

drawing no. issue  
**DA1011** **G**

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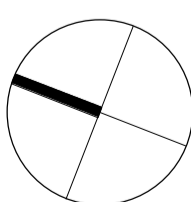
EXISTING WALLS/DOORS TO BE FURTHER ASSESSED. NEW WALLS/DOORS MAYBE REQUIRED TO MEET FIRE REQUIREMENTS.

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Nominated Architect  
 Ray Brown, NSWARB 6359

Do not scale drawings. Verify all dimensions on site

issue	amendment	date
A	For Pre-Application	23/08/2020
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- Commercial
- Terrace
- Plant
- Lobby / EOT
- Proposed Walls
- Existing Walls
- Site Subdivision & Fire Separation Line
- Proposed Demolition walls

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 sydney@architectus.com.au  
 ABN 90 131 245 684

checked I+A scale 1 : 100@A1  
 drawn I+A project no 190244

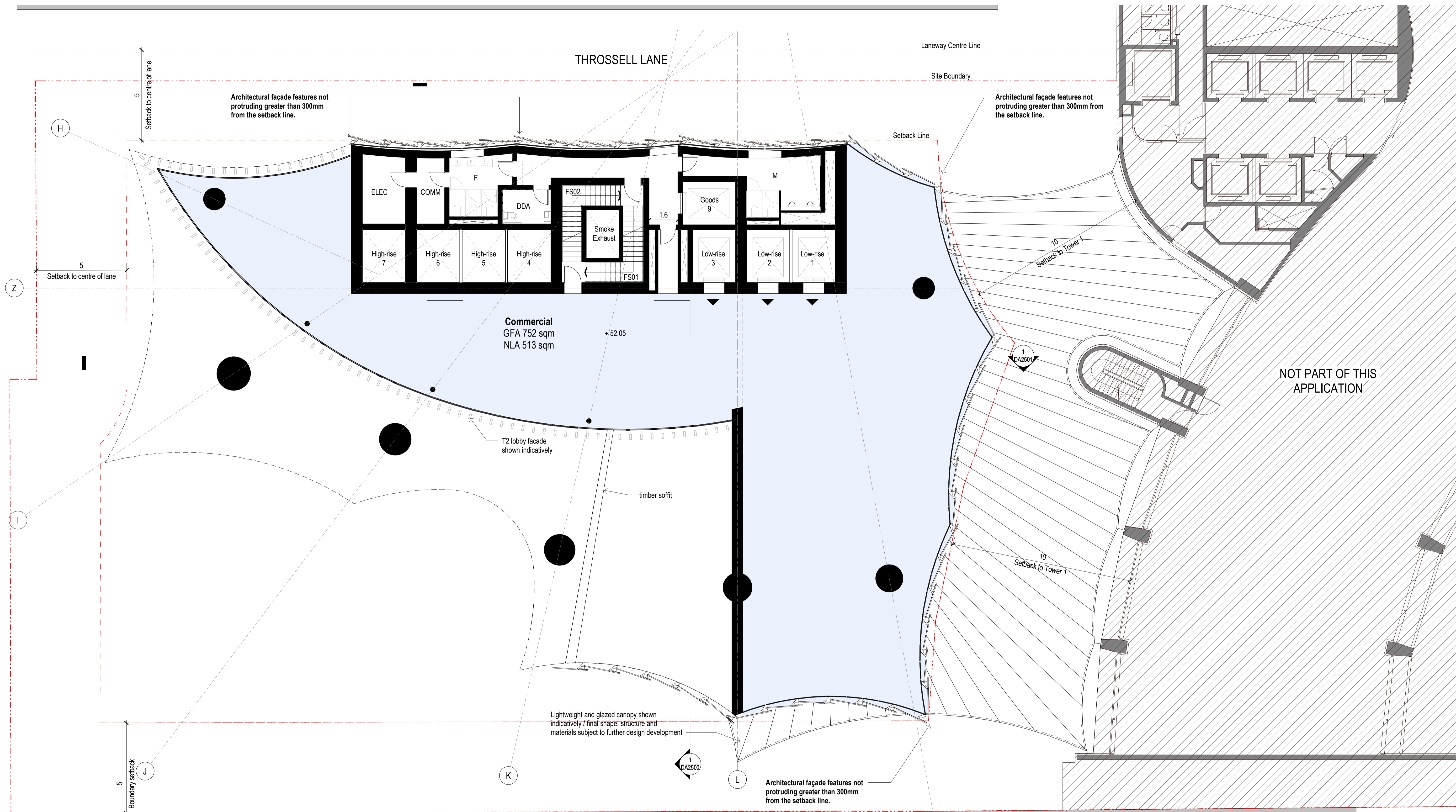
project  
 1 SPRING STREET, MELBOURNE

drawing  
 LEVEL 6

drawing no. **DA1012** issue **G**

22/02/2022 5:10:28 PM





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NEW WALLS/DOORS MAYBE REQUIRED TO MEET FIRE REQUIREMENTS.

+18.35

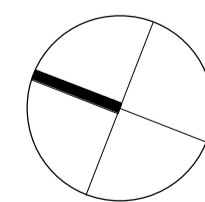
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Nominated Architect  
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sydney@architectus.com.au  
ABN 90 131 245 684

checked I+A scale 1 : 100@A1  
drawn I+A project no 190244

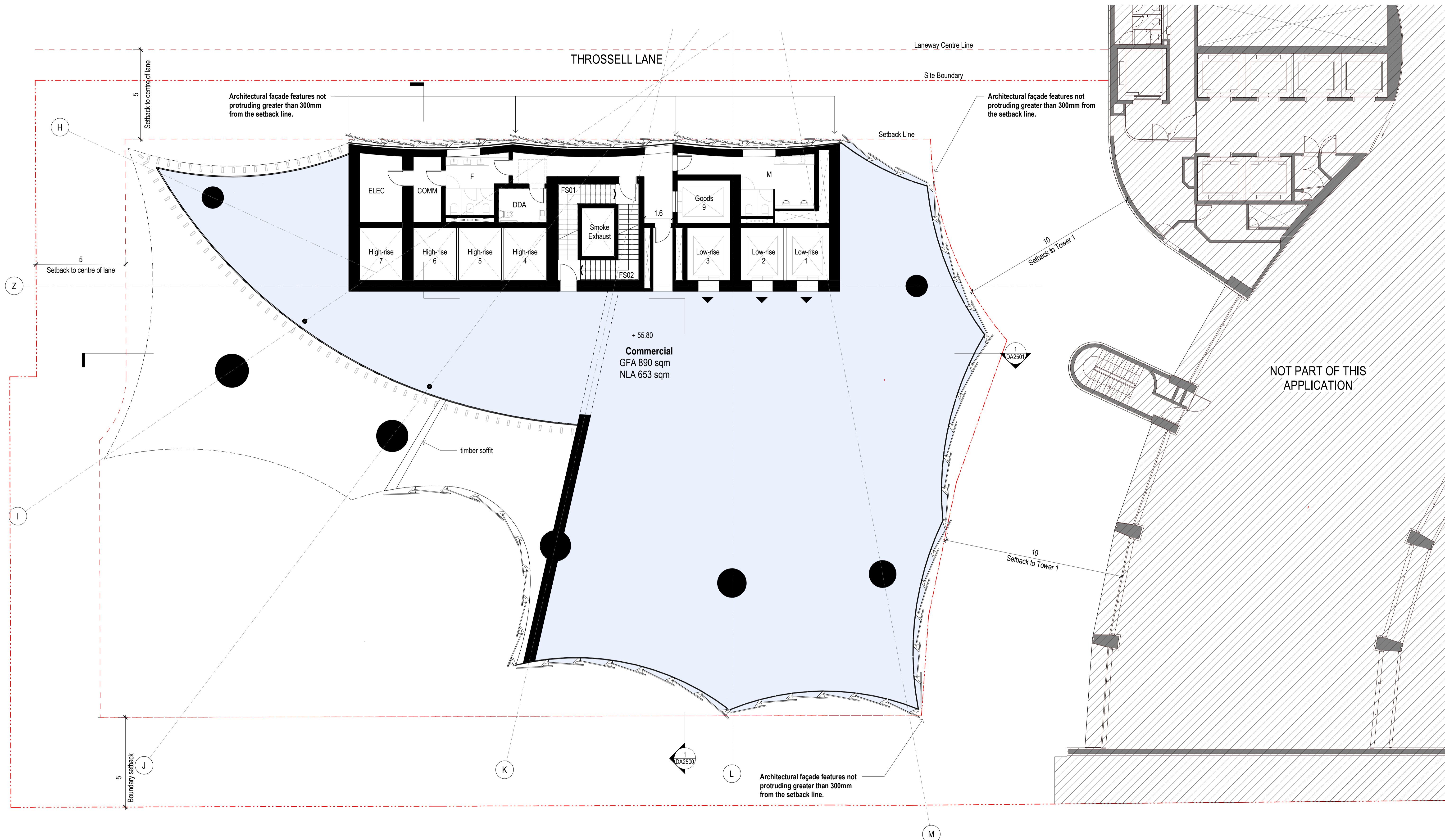
project  
1 SPRING STREET, MELBOURNE

drawing  
LEVEL 7

drawing no. DA1013 issue G

22/02/2022 5:10:31 PM





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REQUIREMENTS.

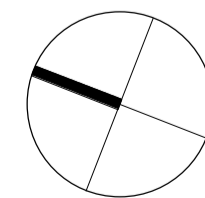
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checked I+A scale 1 : 100@A1  
drawn I+A project no 190244

project  
1 SPRING STREET, MELBOURNE

drawing  
LEVEL 8

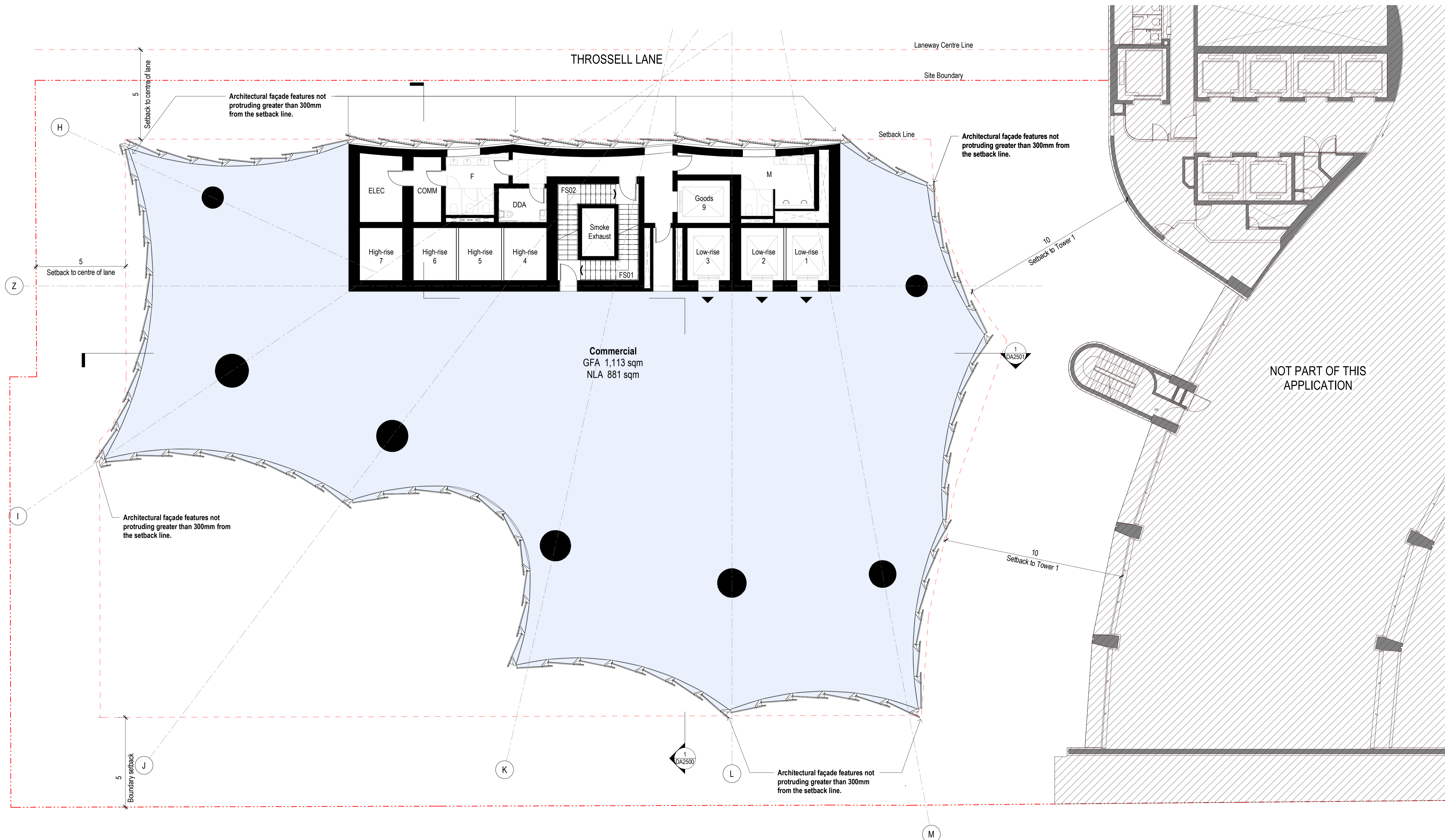
drawing no. DA1014 issue G

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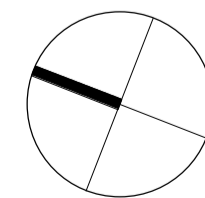
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Nominated Architect  
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C	HV RFI Response	16/02/2021
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checked	Checker	scale	1 : 100@A1
drawn	Author	project no	190244

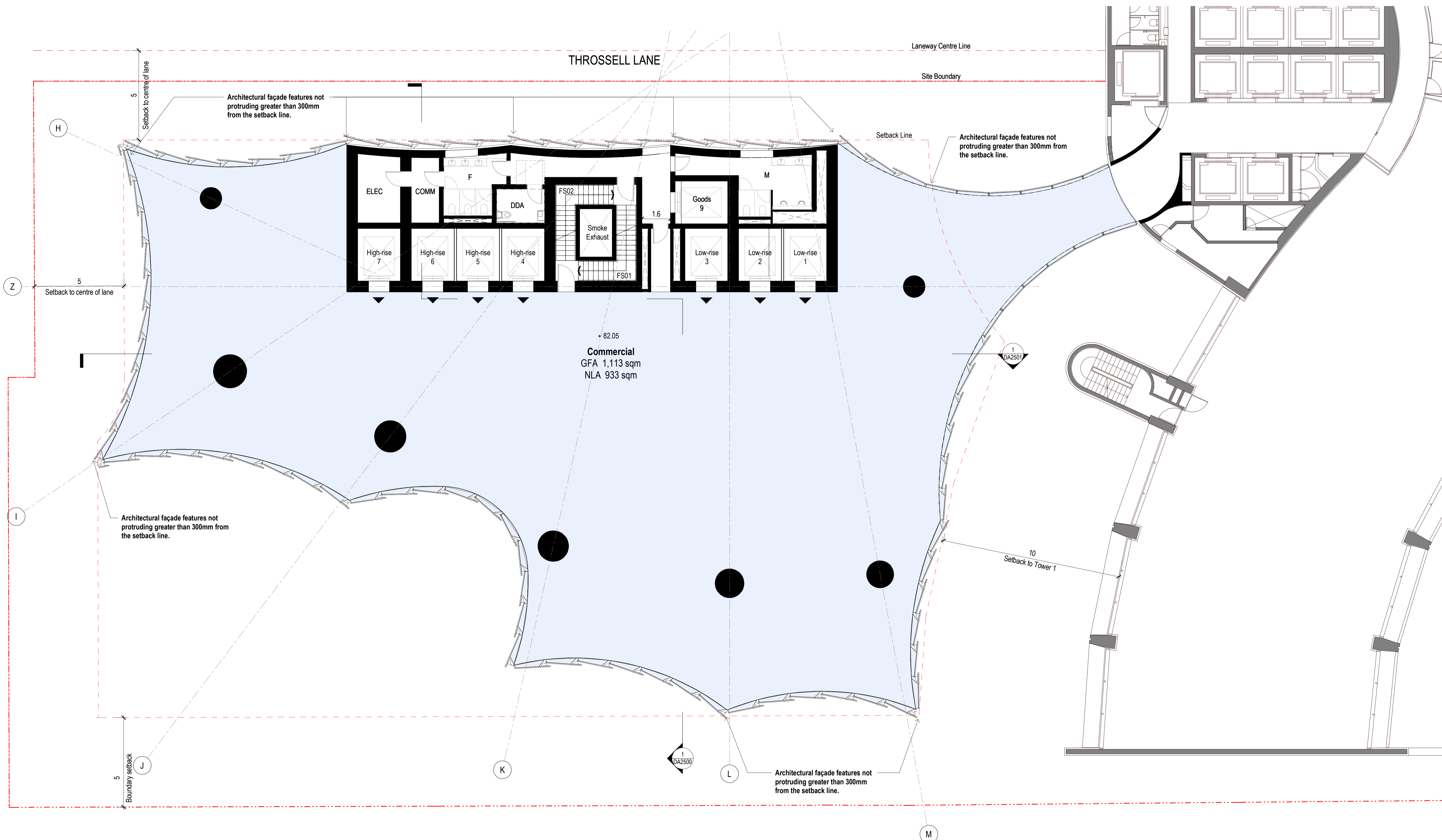
project  
1 SPRING STREET, MELBOURNE

drawing no.  
LEVEL 10-14 (TYPICAL LOW RISE)

drawing no.  
**DA1016**

issue  
**G**





EXISTING WALLS/DOORS TO BE FURTHER ASSESSED. NEW WALLS/DOORS MAYBE REQUIRED TO MEET FIRE REQUIREMENTS.

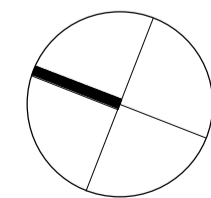
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Nominated Architect  
Ray Brown, NSWARB 6359

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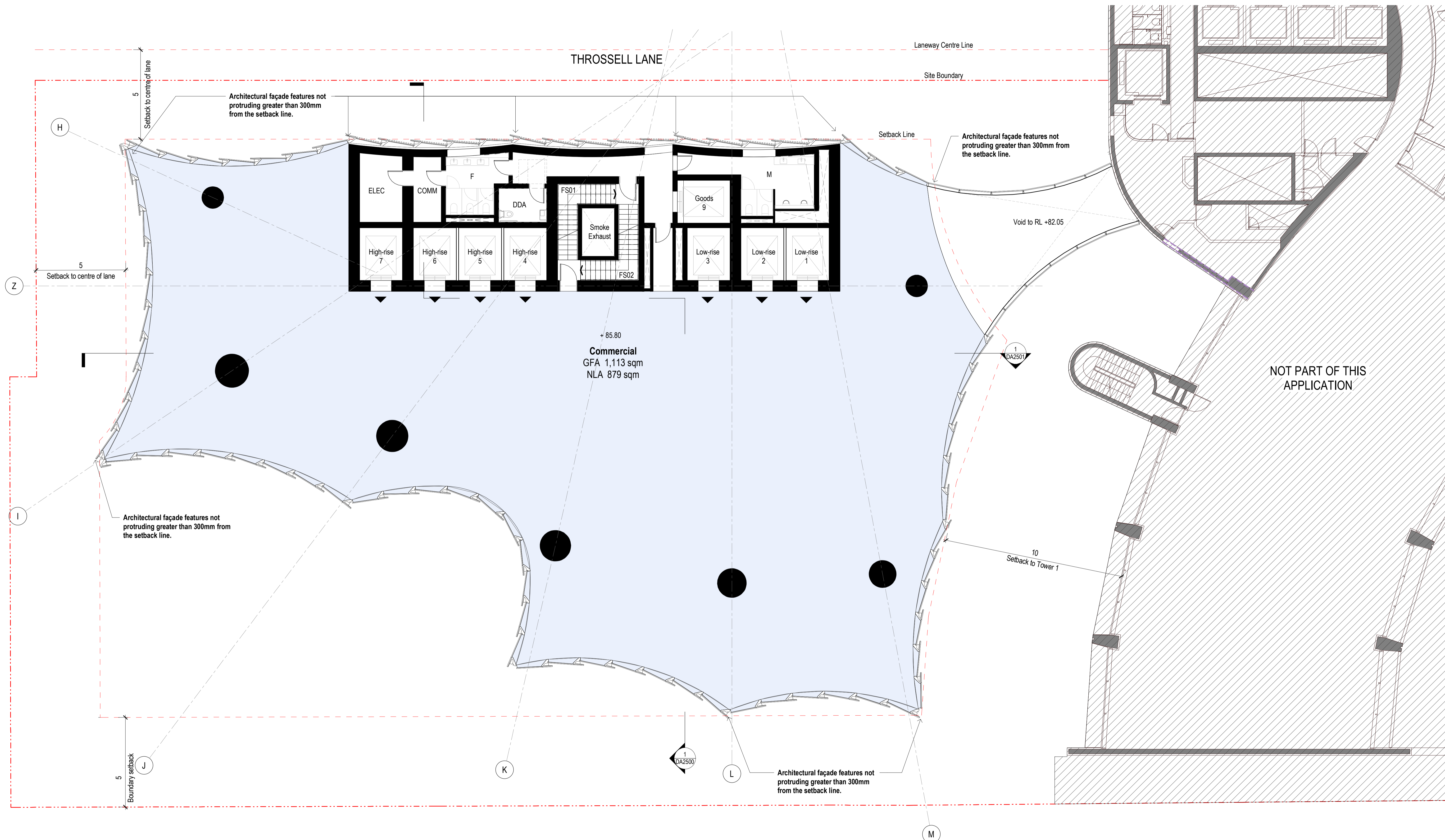
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drawn	I+A	project no	190244

project  
**1 SPRING STREET, MELBOURNE**

drawing  
**LEVEL 15 (BRIDGE TO TOWER 1)**

drawing no.	<b>DA1017</b>	issue	<b>G</b>
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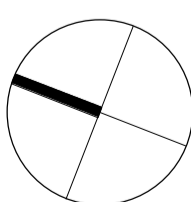
+ 85.80  
**Commercial**  
 GFA 1,113 sqm  
 NLA 879 sqm

NOT PART OF THIS APPLICATION

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 Ray Brown, NSWARB 6359

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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
**1 SPRING STREET, MELBOURNE**

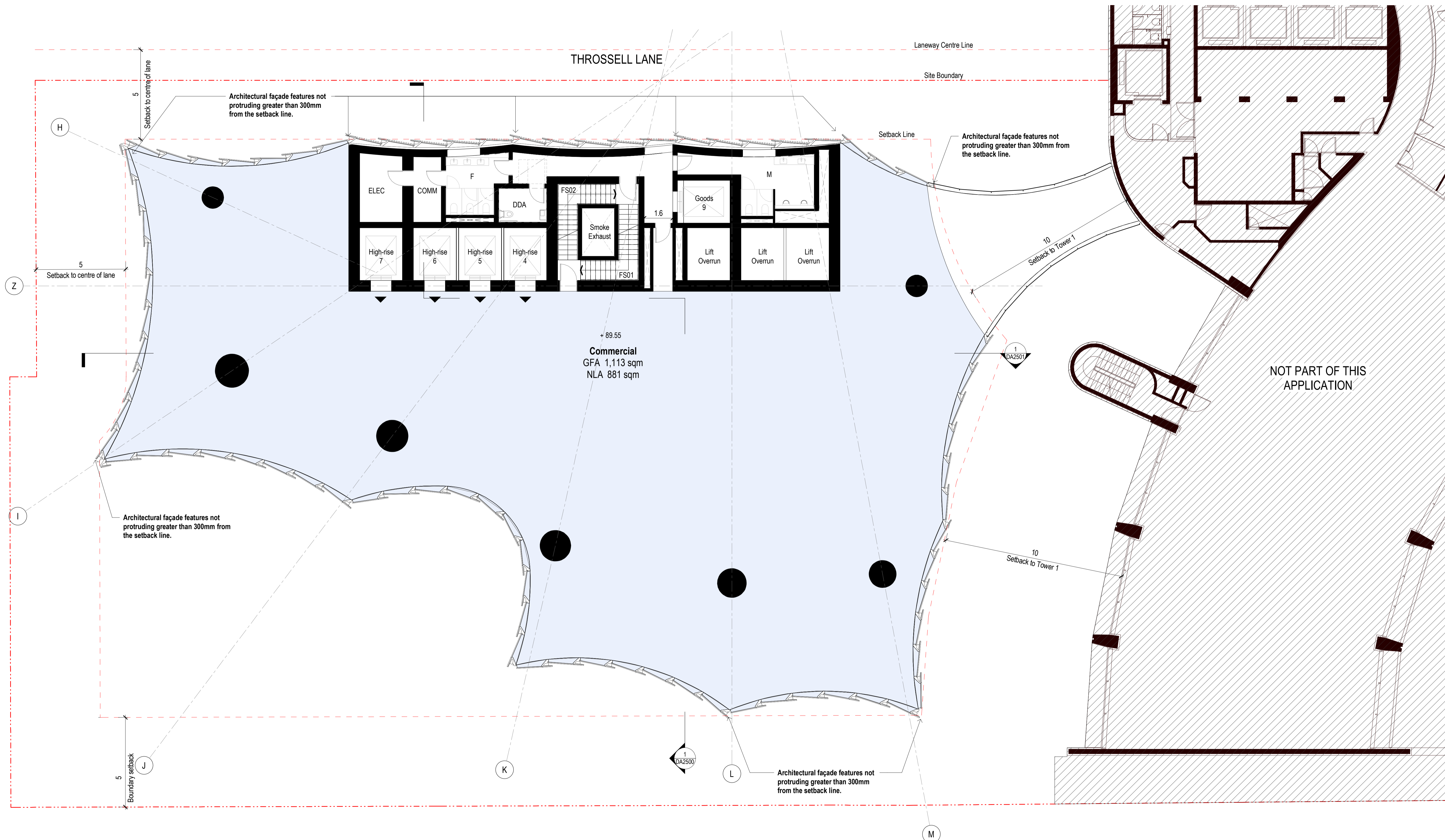
drawing no.  
**DA1018**

issue  
**G**

LEVEL 16

22/02/2022 5:10:46 PM





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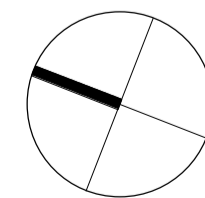
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Nominated Architect  
Ray Brown, NSWARB 6359

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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

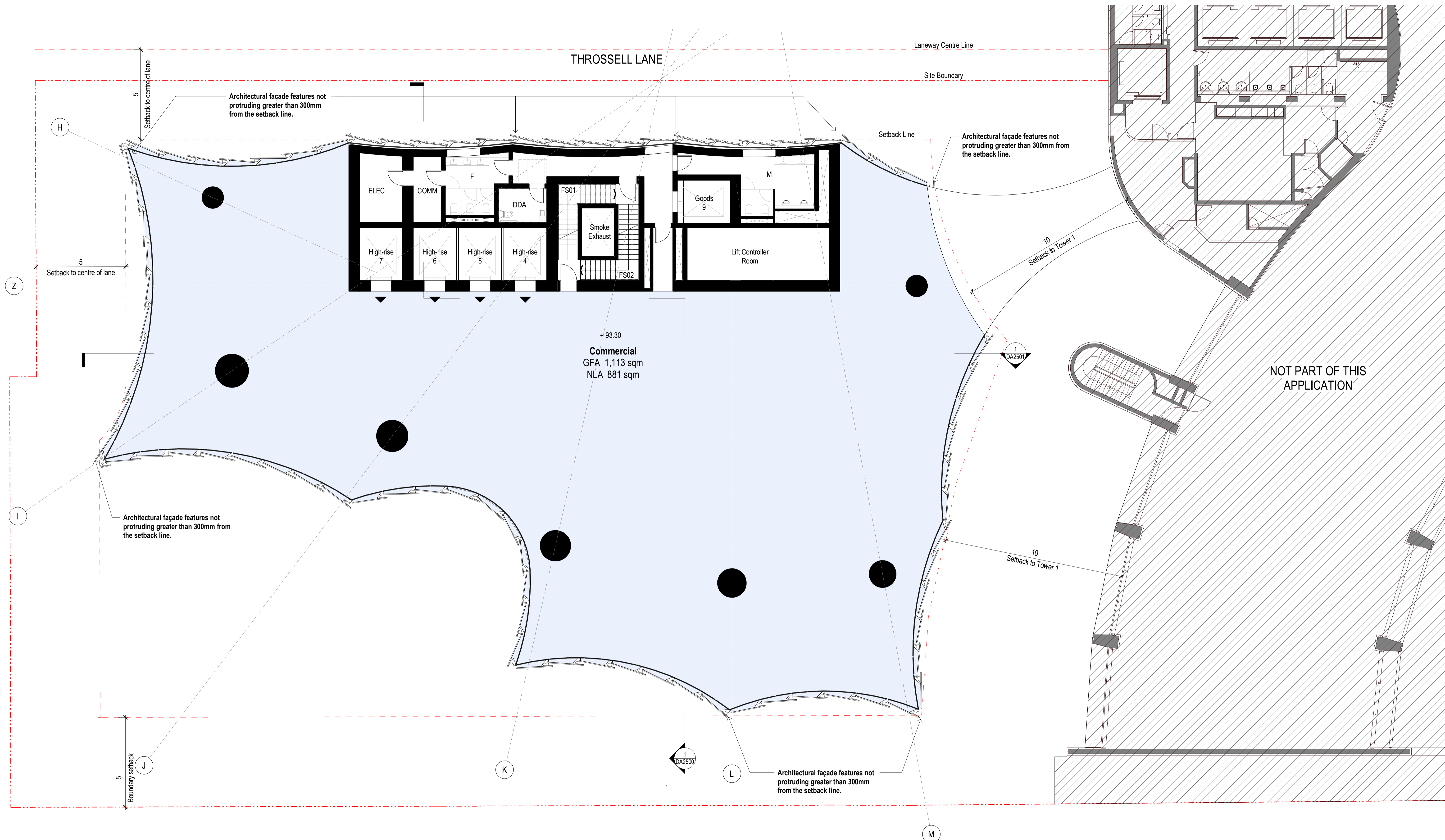
project  
1 SPRING STREET, MELBOURNE

drawing  
LEVEL 17 (LIFT HEAD ROOM)

drawing no.  
**DA1019**

issue  
**G**





EXISTING WALLS/DOORS TO BE FURTHER ASSESSED.  
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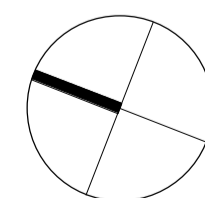
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- Commercial
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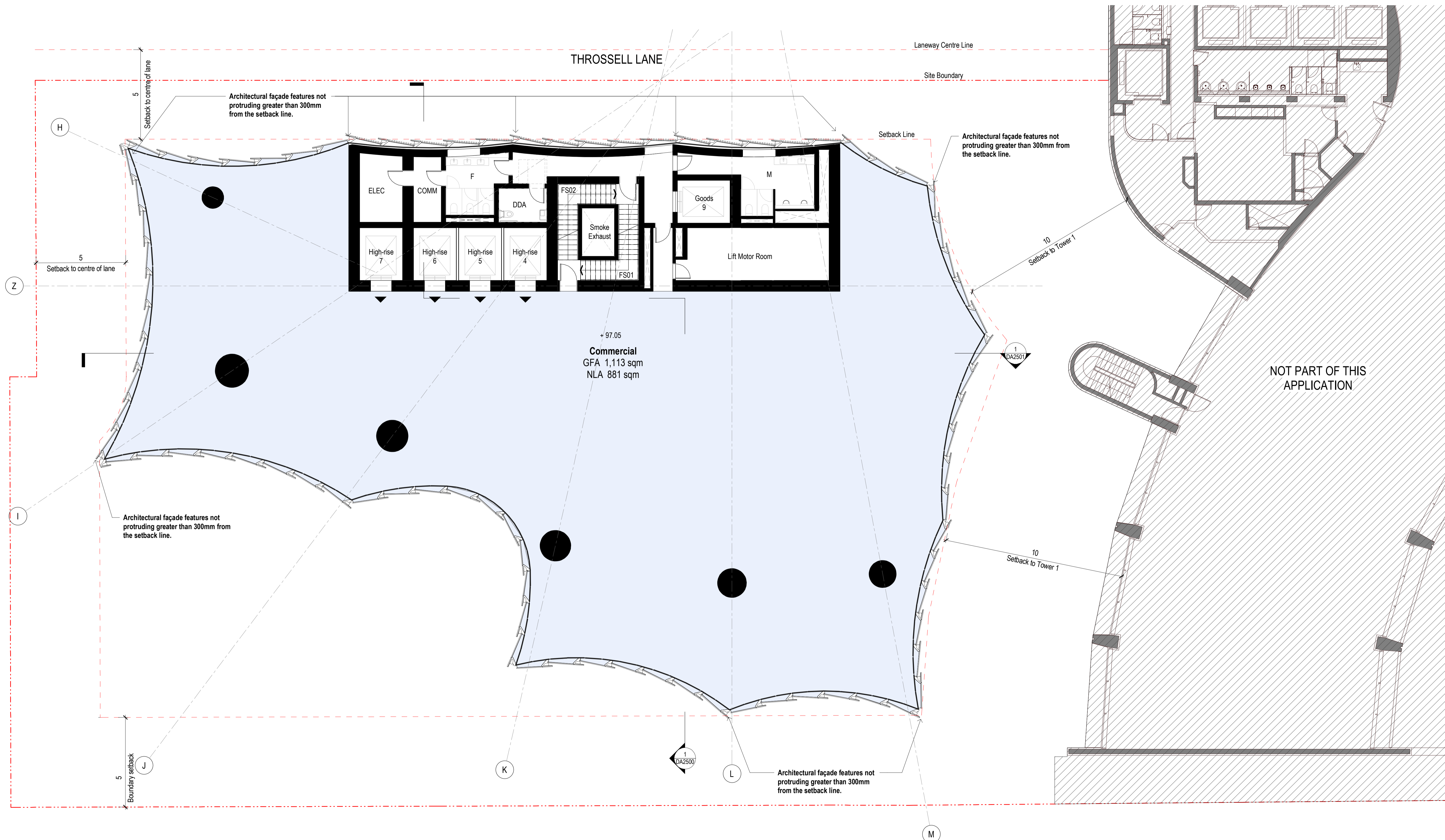
checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
**1 SPRING STREET, MELBOURNE**

drawing  
**LEVEL 18 (LIFT CONTROLLER ROOM)**

drawing no.  
**DA1020**  
issue  
**G**





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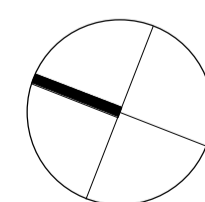
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Ray Brown, NSWARB 6359

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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
1 SPRING STREET, MELBOURNE

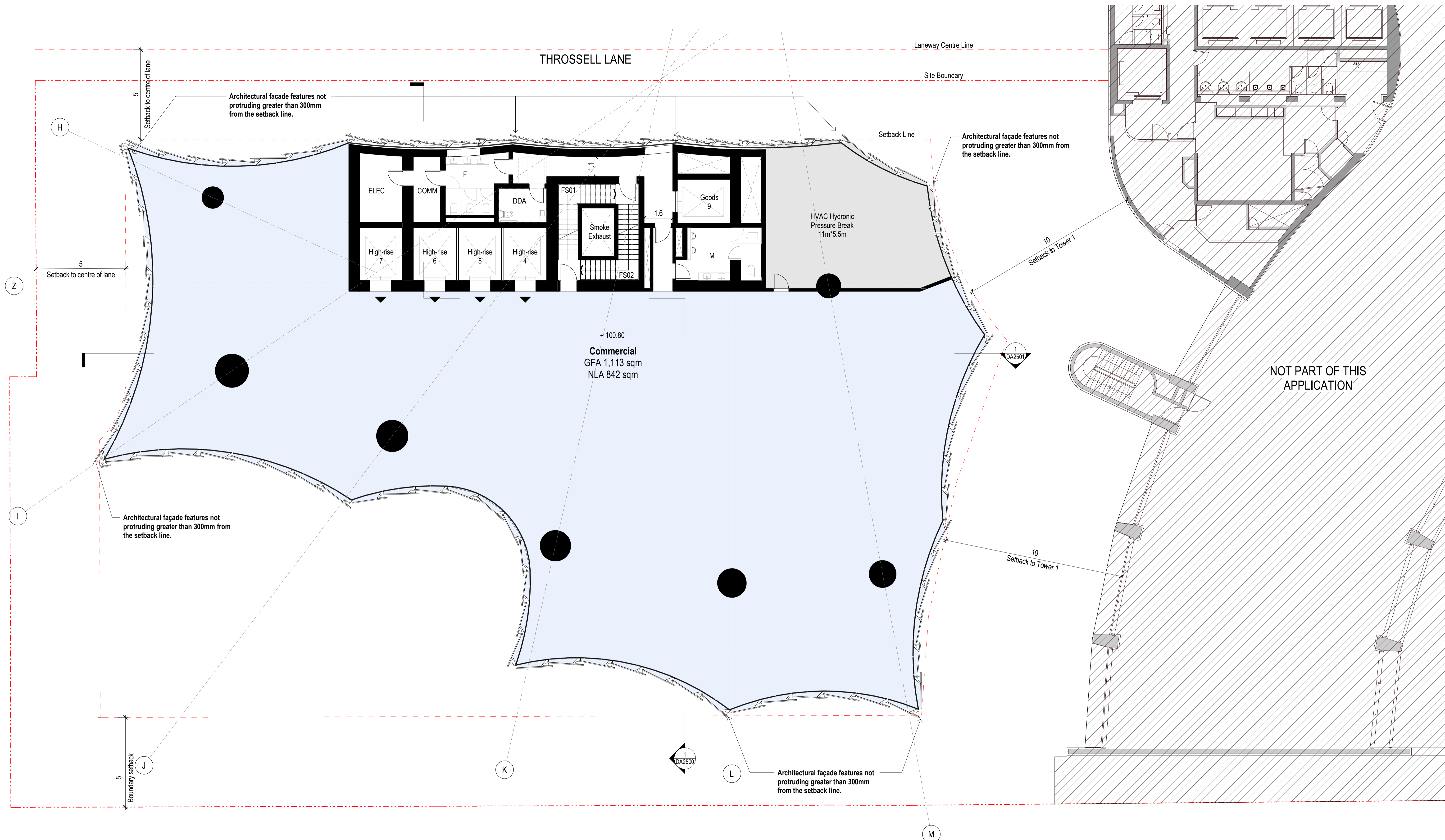
drawing  
LEVEL 19 (LIFT MOTOR ROOM)

drawing no.  
**DA1021**

issue  
**G**

22/02/2022 5:10:56 PM





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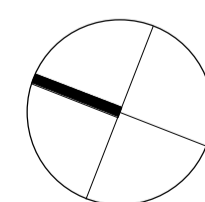
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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

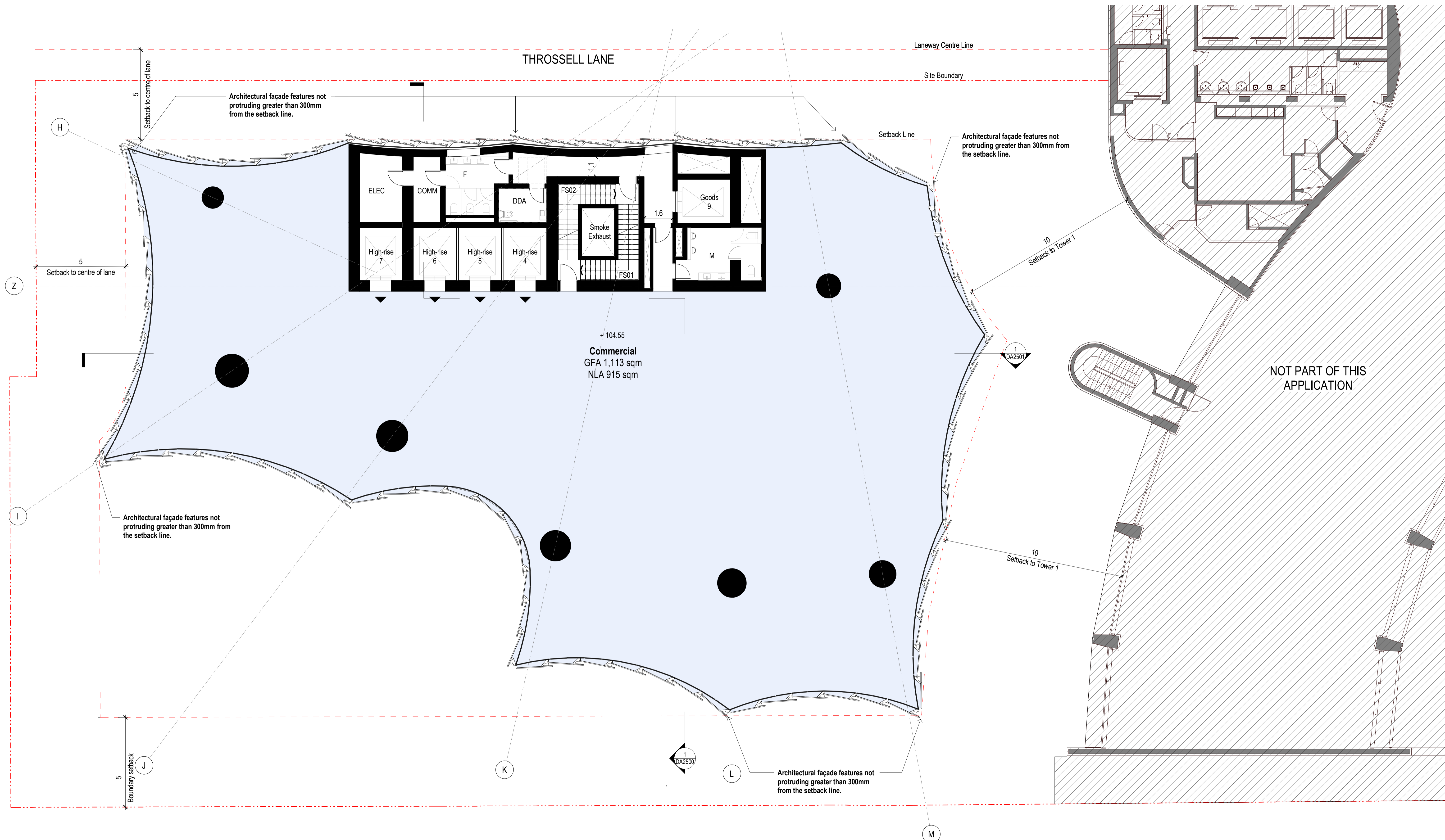
project  
**1 SPRING STREET, MELBOURNE**

drawing  
**LEVEL 20 (HYDRONIC PRESSURE ROOM)**

drawing no.  
**DA1022**

issue  
**G**





+ 104.55  
**Commercial**  
 GFA 1,113 sqm  
 NLA 915 sqm

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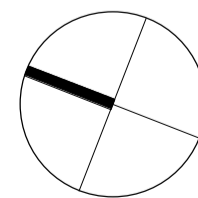
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checked I+A scale 1 : 100@A1  
 drawn I+A project no 190244

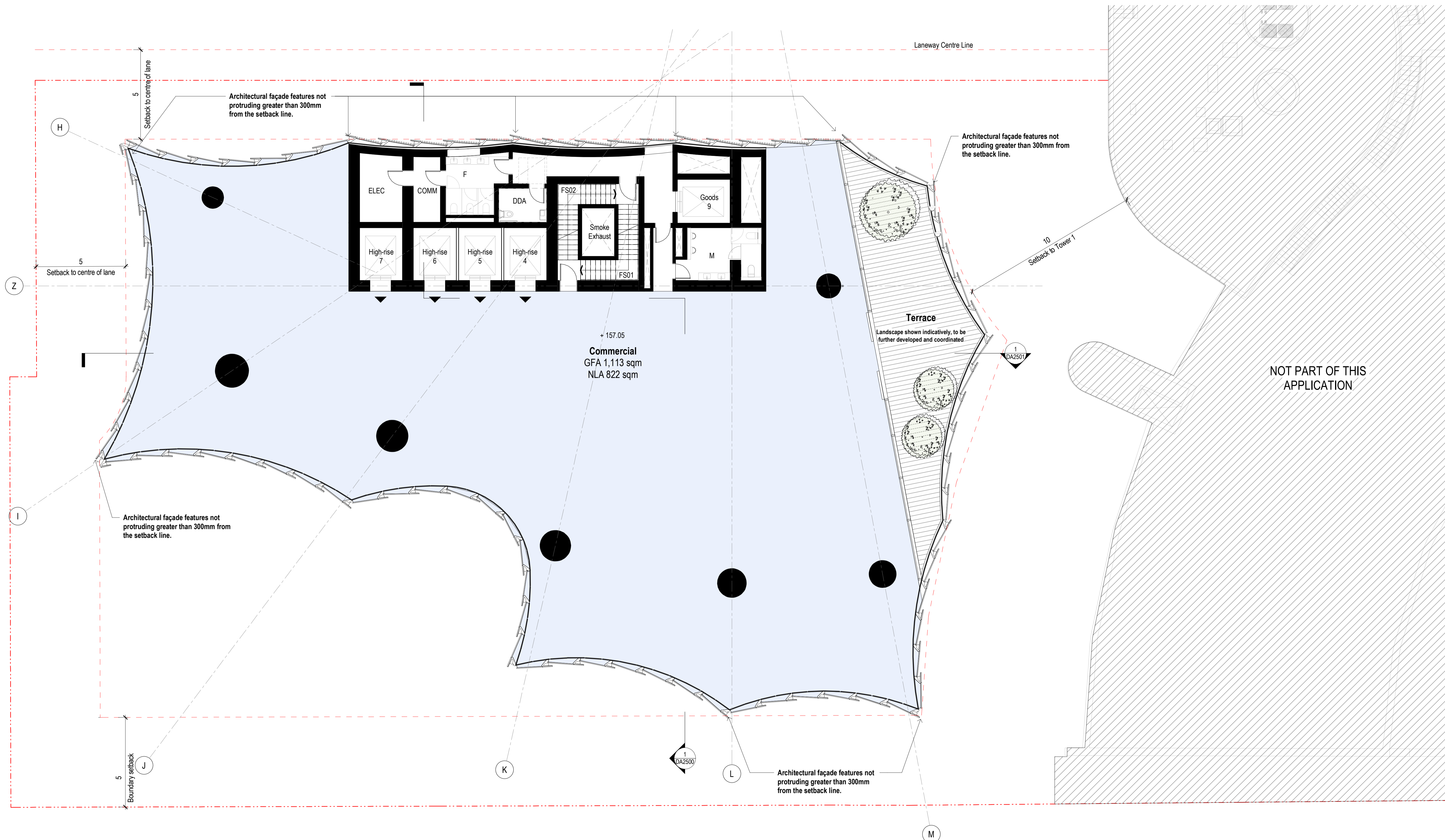
project  
 1 SPRING STREET, MELBOURNE

drawing  
 LEVEL 21 - 34 (TYPICAL HIGH RISE)

drawing no. **DA1023** issue **G**

22/02/2022 5:11:03 PM





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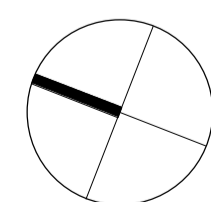
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Ray Brown, NSWARB 6359

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checked	Checker	scale	1 : 100@A1
drawn	Author	project no	190244

project  
1 SPRING STREET, MELBOURNE

drawing  
LEVEL 35

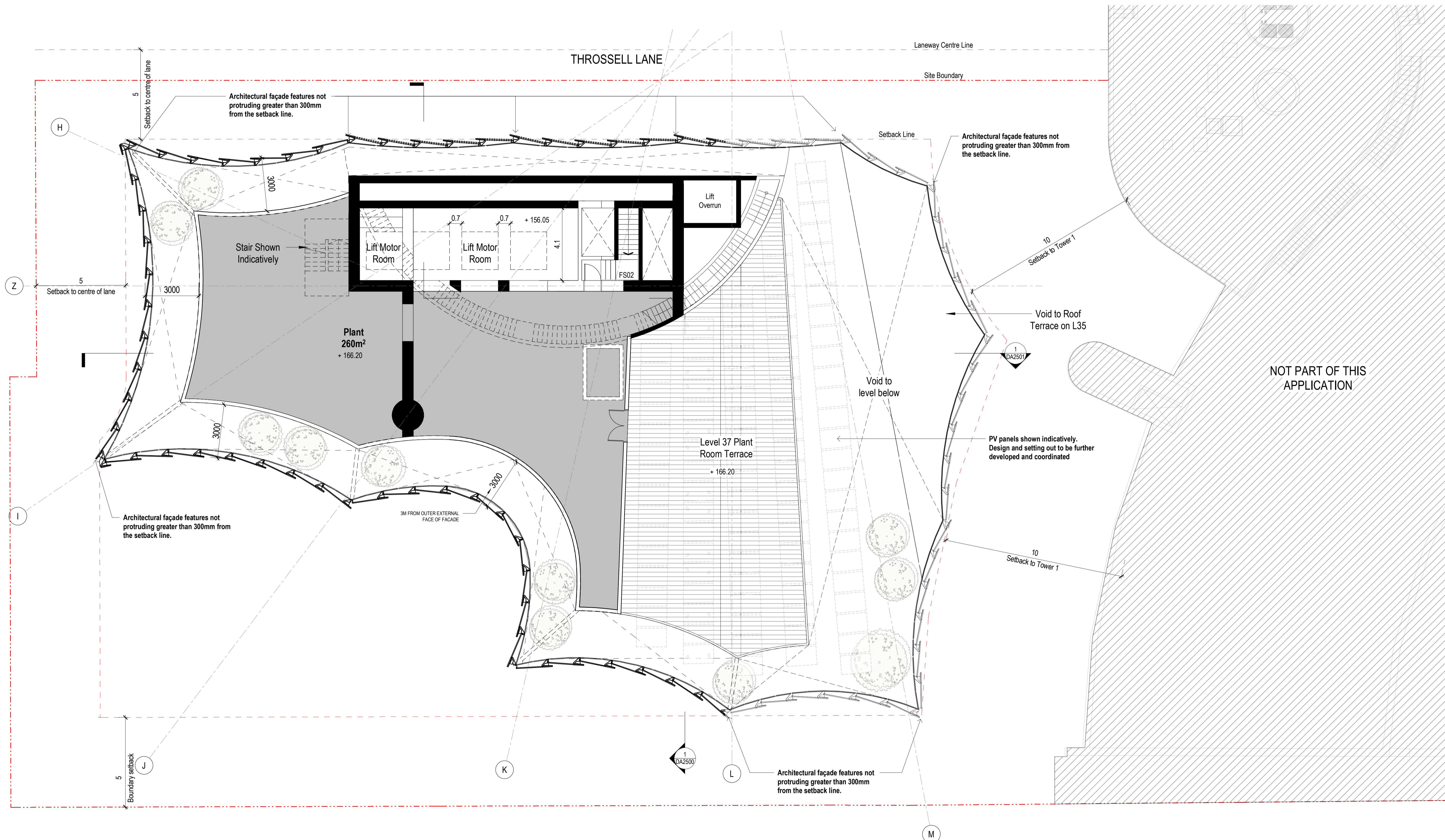
drawing no.  
DA1024

issue  
G









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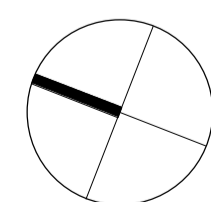
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- Commercial
- Terrace
- Plant
- Lobby / EOT
- Proposed Walls
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- Site Subdivision & Fire Separation Line
- Proposed Demolition walls

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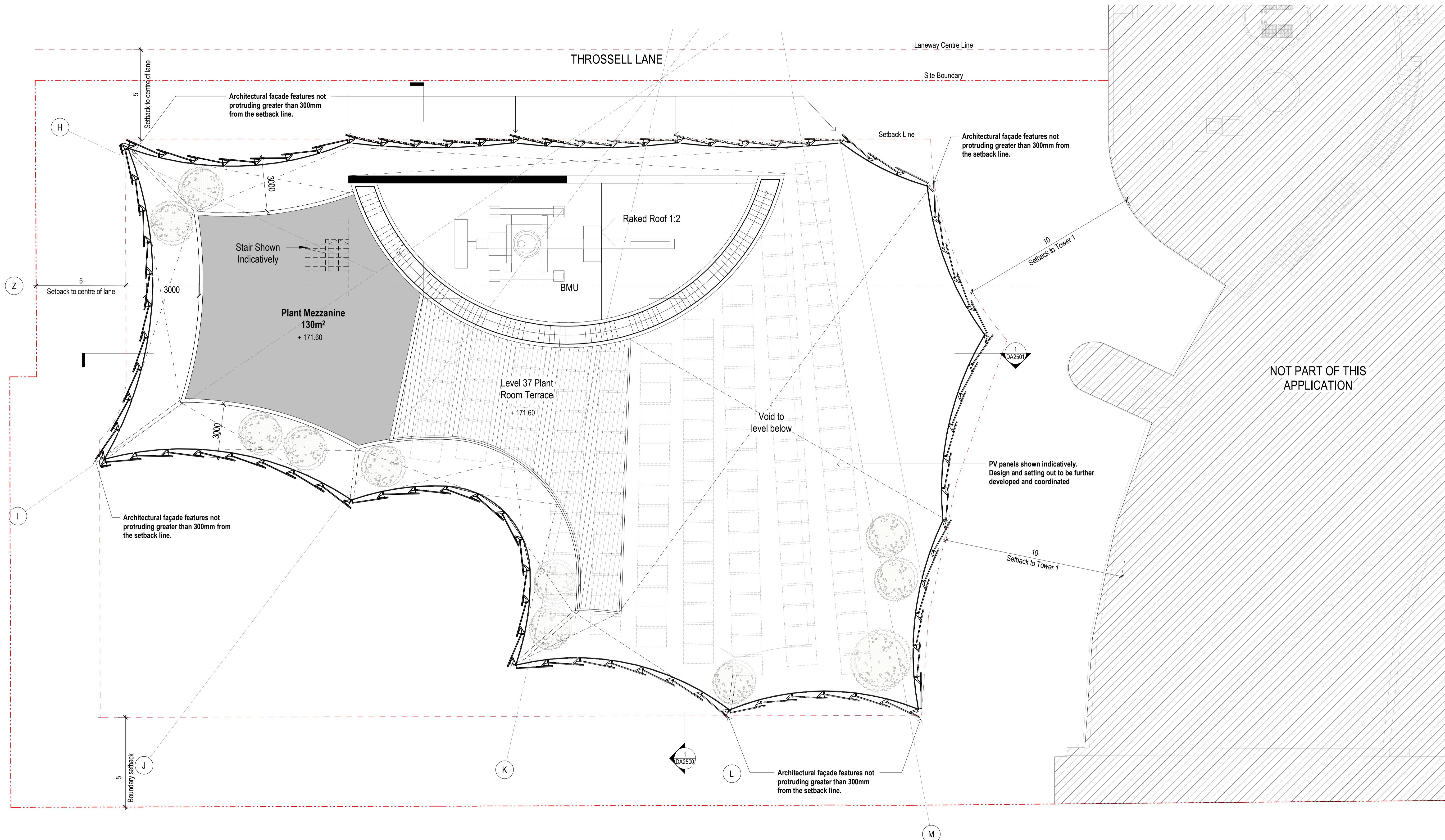
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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project	1 SPRING STREET, MELBOURNE
drawing no.	LEVEL 37 (PLANT)
issue	<b>G</b>
drawing no.	<b>DA1026</b>



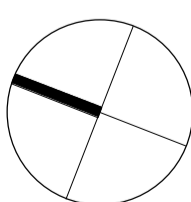


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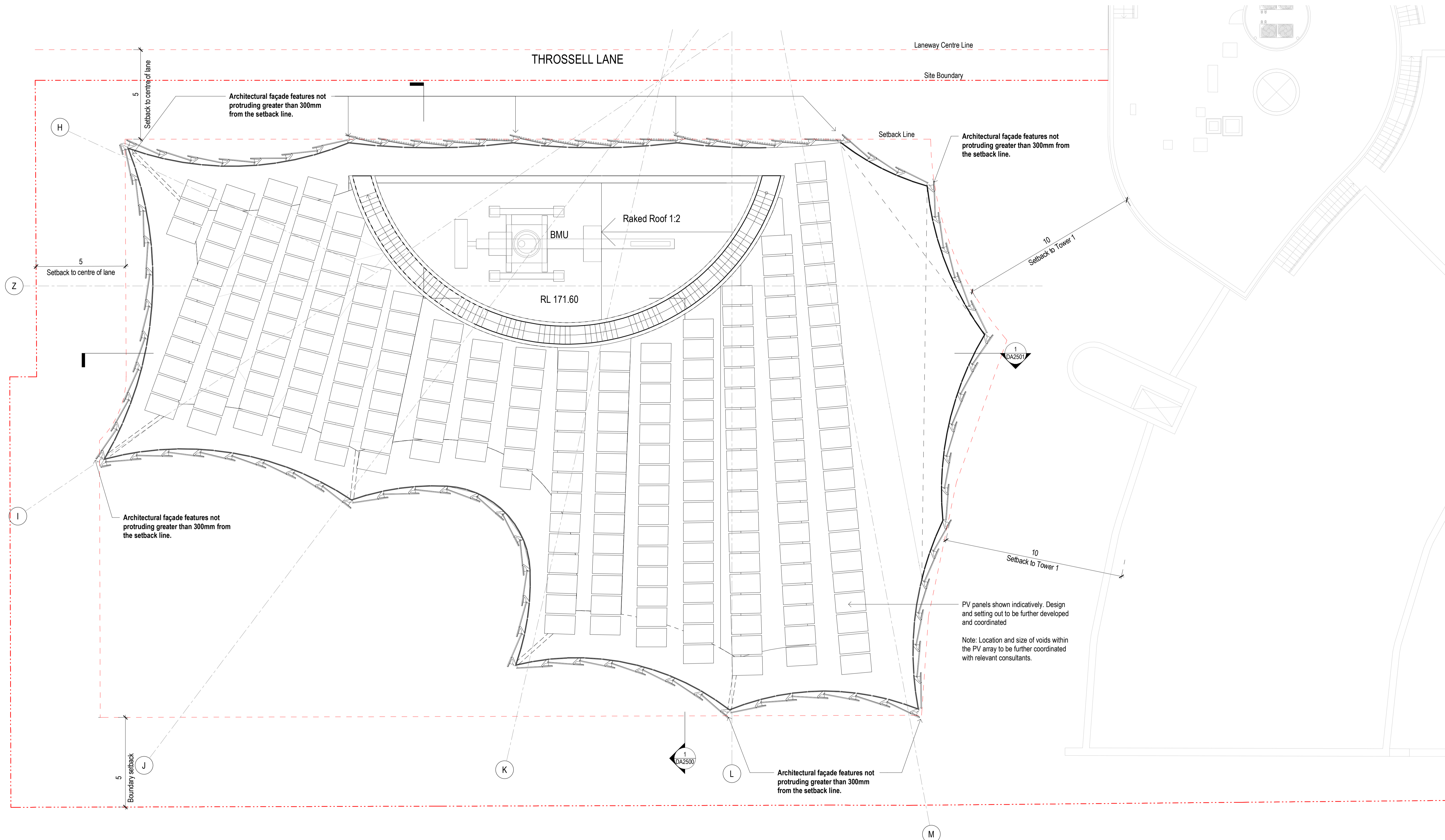
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drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 LEVEL 38 (BMU)  
 drawing no.  
**DA1027**  
 issue  
**G**  
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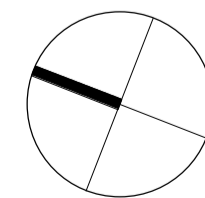
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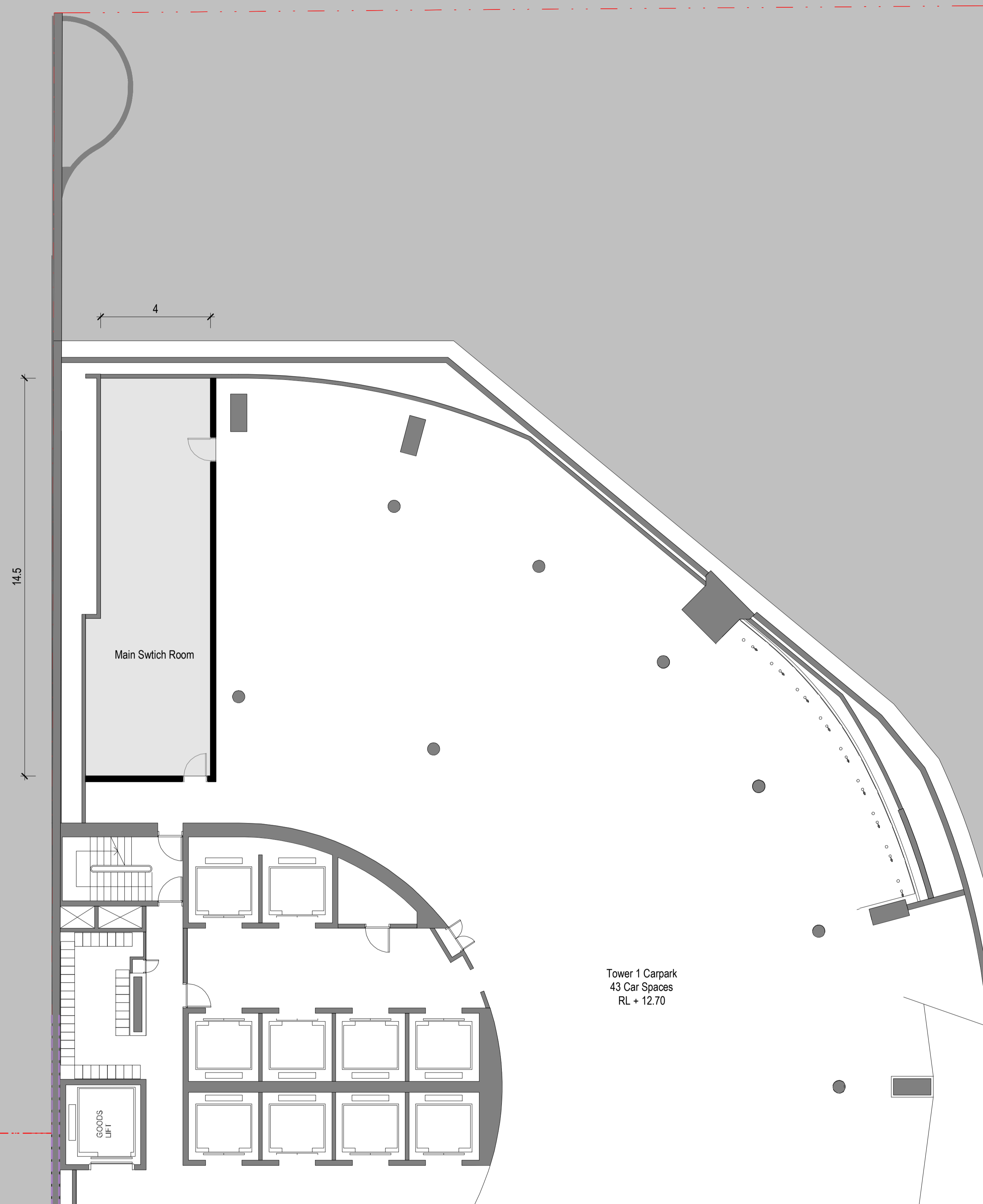
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drawn	I+A	project no	190244

project  
1 SPRING STREET, MELBOURNE

drawing  
ROOF

drawing no.  
**DA1028**

issue  
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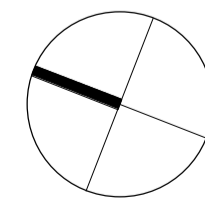
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drawn	I+A	project no	190244

project  
1 SPRING STREET, MELBOURNE

drawing no.  
TOWER 1 BASEMENT P4 SWITCH ROOM

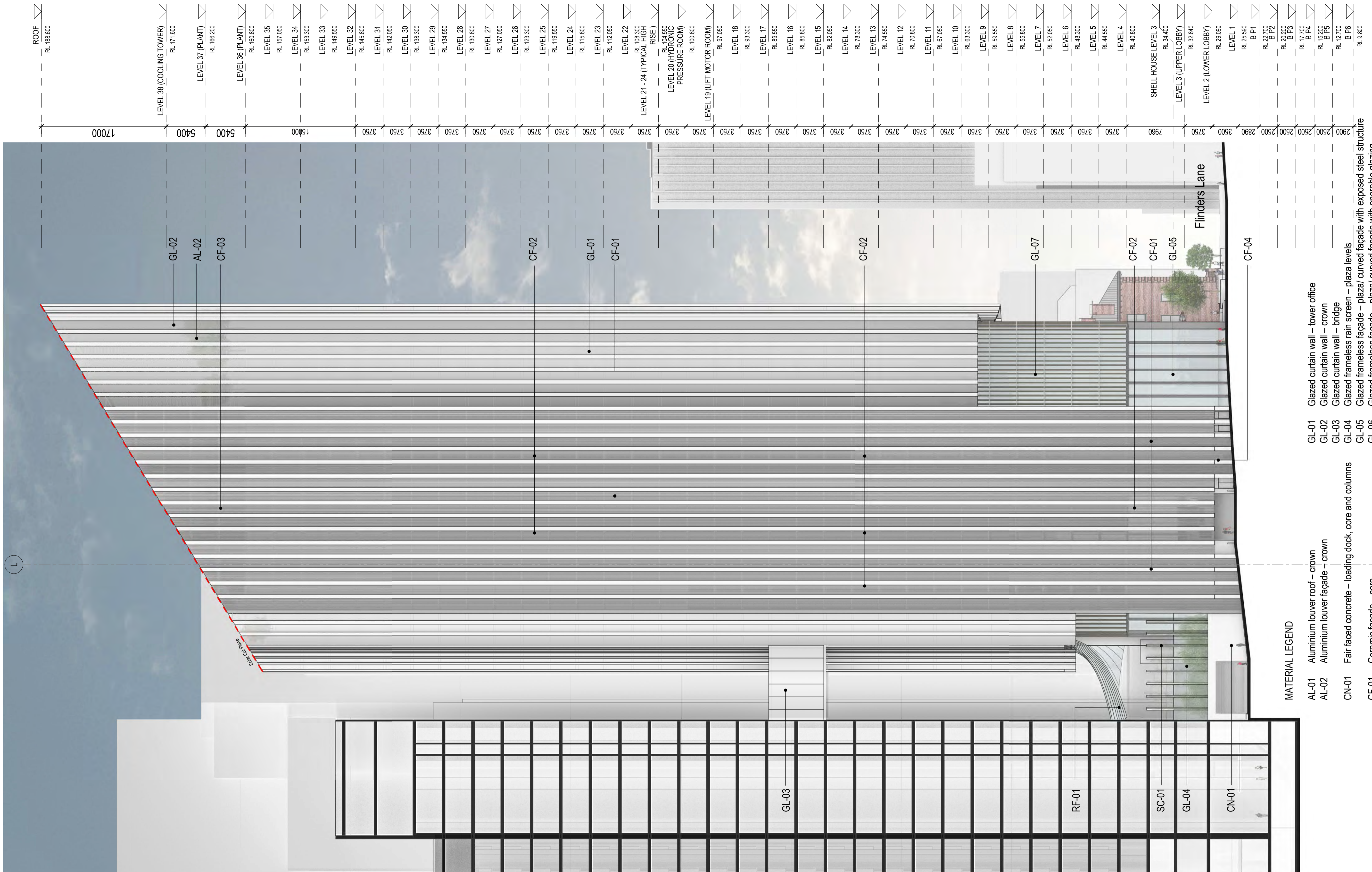
drawing no.  
DA1029

issue  
G









- MATERIAL LEGEND**
- AL-01 Aluminium louver roof – crown
  - AL-02 Aluminium louver façade – crown
  - CN-01 Fair faced concrete – loading dock, core and columns
  - CF-01 Ceramic façade – core
  - CF-02 Ceramic façade – tower core/ glazed openings
  - CF-03 Ceramic façade – tower core/ crown
  - CF-04 Ceramic façade/ cast aluminium – podium core/ L01
  - GL-01 Glazed curtain wall – tower office
  - GL-02 Glazed curtain wall – crown
  - GL-03 Glazed curtain wall – bridge
  - GL-04 Glazed frameless rain screen – plaza levels
  - GL-05 Glazed frameless façade – plaza/ curved façade with exposed steel structure
  - GL-07 Glazed frameless façade – plaza/ curved façade with operable glazing
  - PV-01 Photovoltaic panels – roof
  - RF-01 Canopy – plaza/ lightweight structure with low-iron glass panels
  - SC-01 Fins – plaza/ expanded metal
  - WD-01 Timber – tower soffit

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drawn	I+A project no	190244

project  
1 SPRING STREET, MELBOURNE

drawing  
EAST ELEVATION

drawing no. DA2001

issue  
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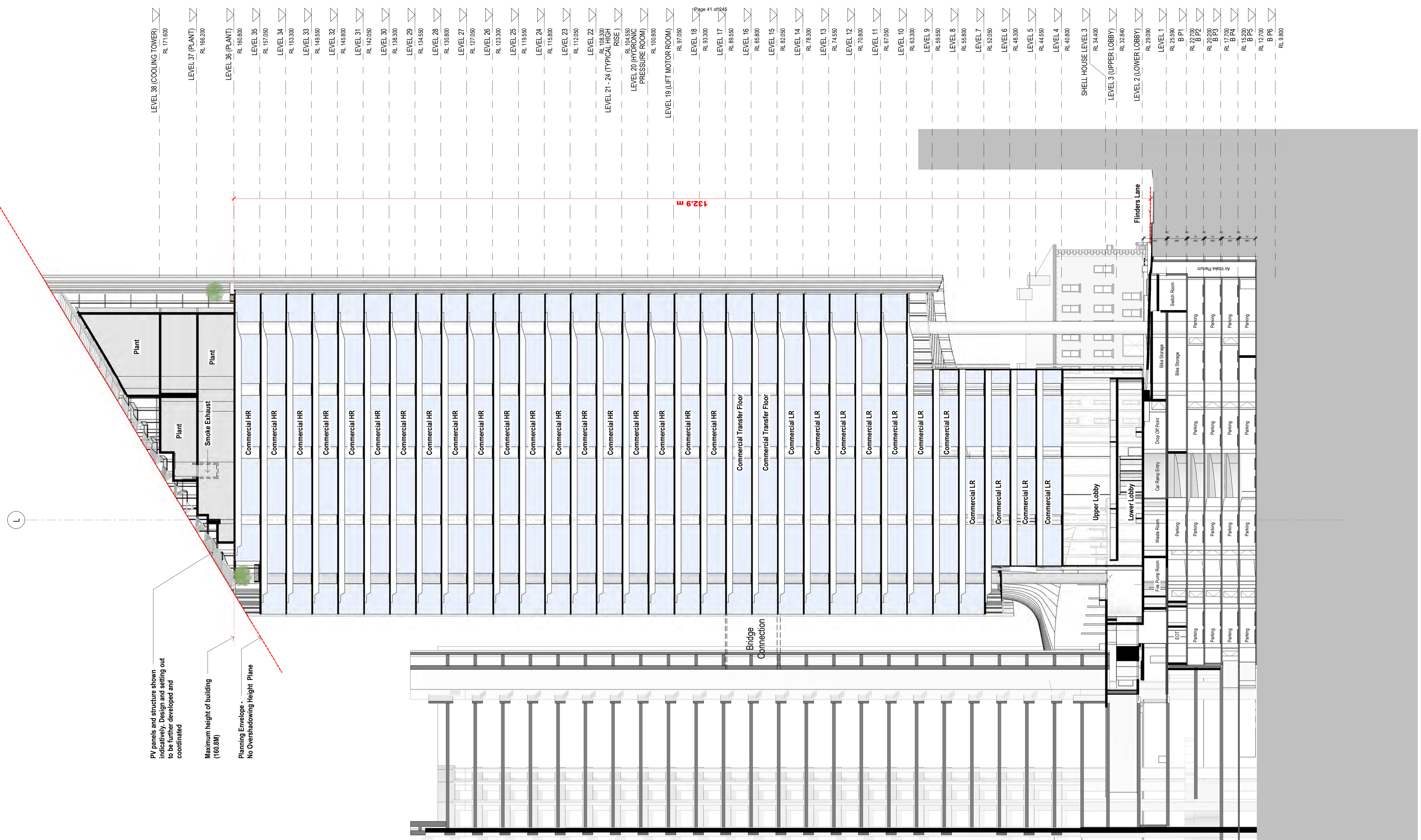












PV panels and structure shown indicatively. Design and setting out to be further developed and coordinated

Maximum height of building (160.8M)

Planning Envelope - No Overshadowing Height Plane

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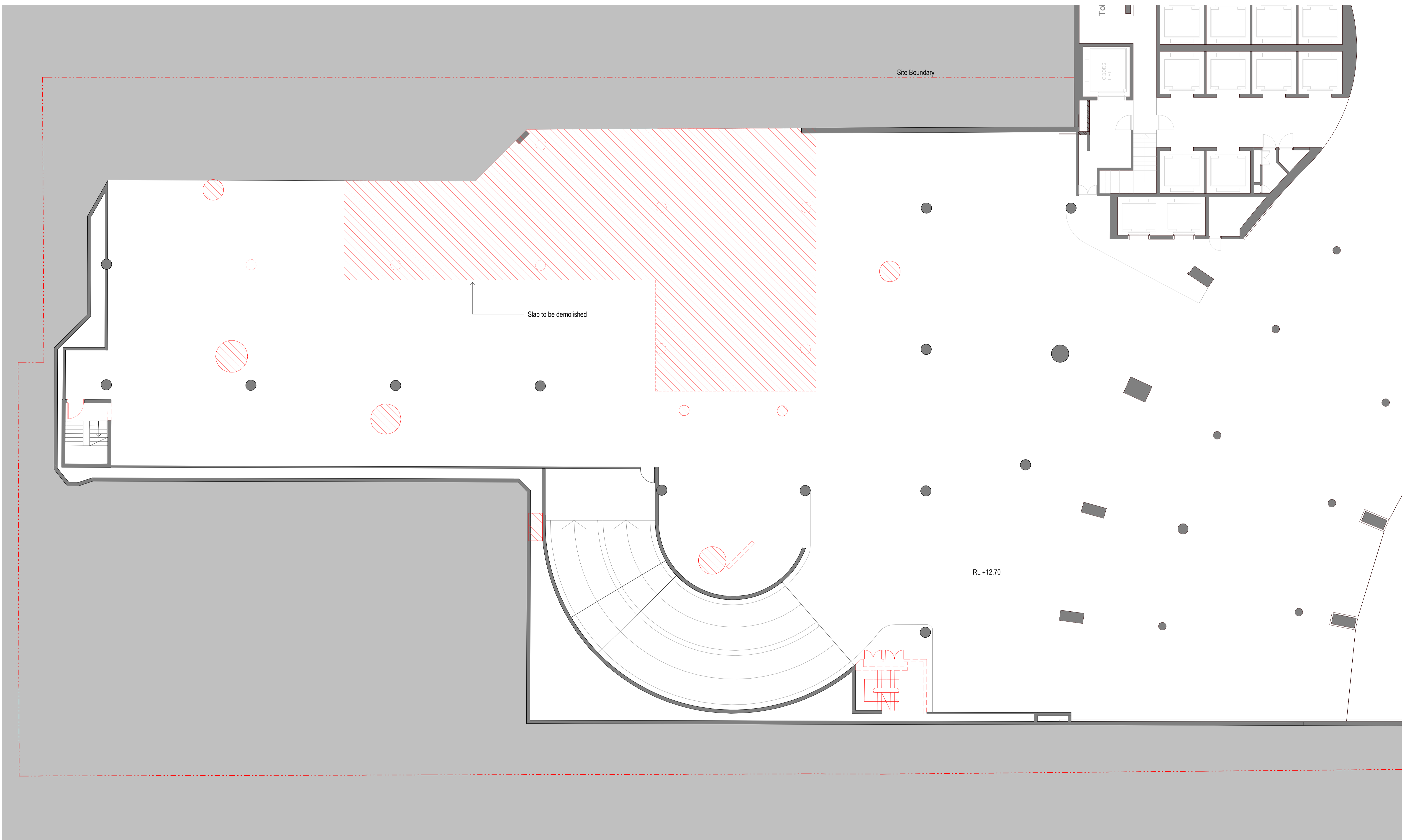
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drawing  
**SECTION 2 - NORTH SOUTH**

drawing no. **DA2501** issue **G**

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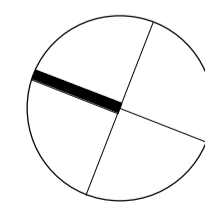
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drawn	I+A	project no	190244

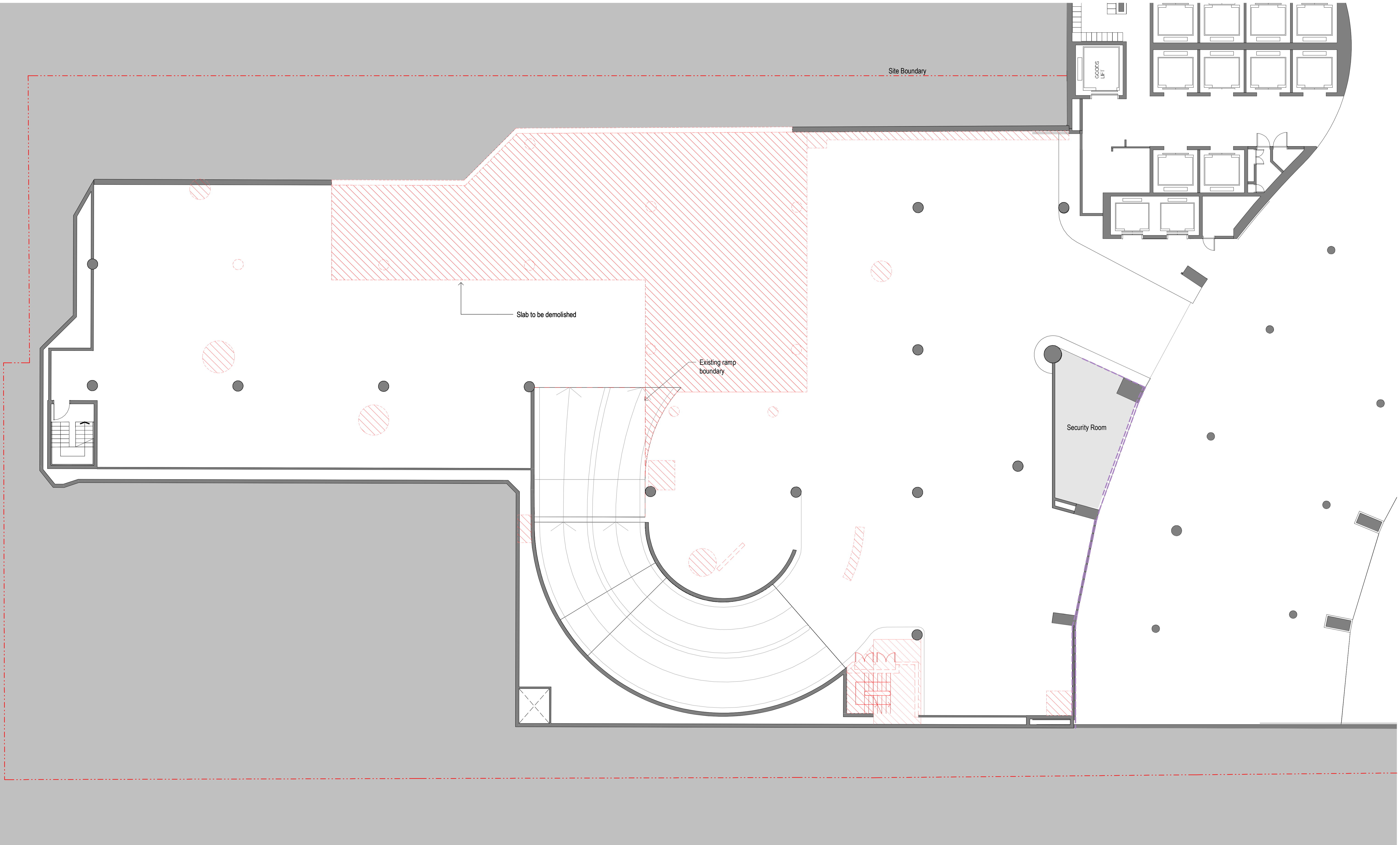
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**1 SPRING STREET, MELBOURNE**

drawing  
**DEMOLITION P5**

drawing no. **DA9700** issue **G**

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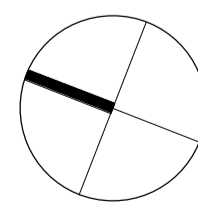
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drawn	I+A	project no	190244

project  
**1 SPRING STREET, MELBOURNE**

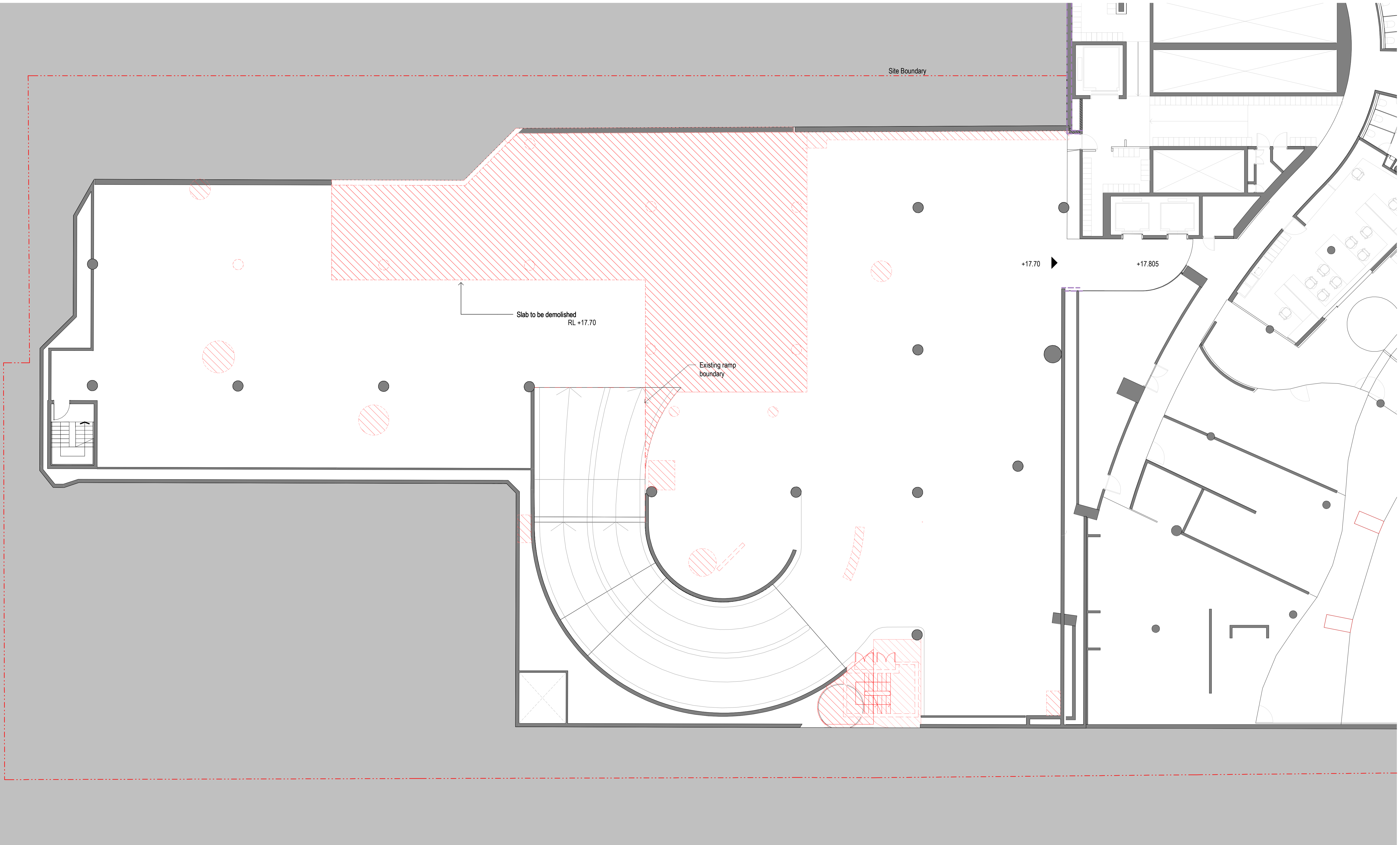
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drawing no.  
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issue  
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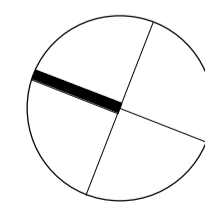
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drawn	I+A	project no	190244

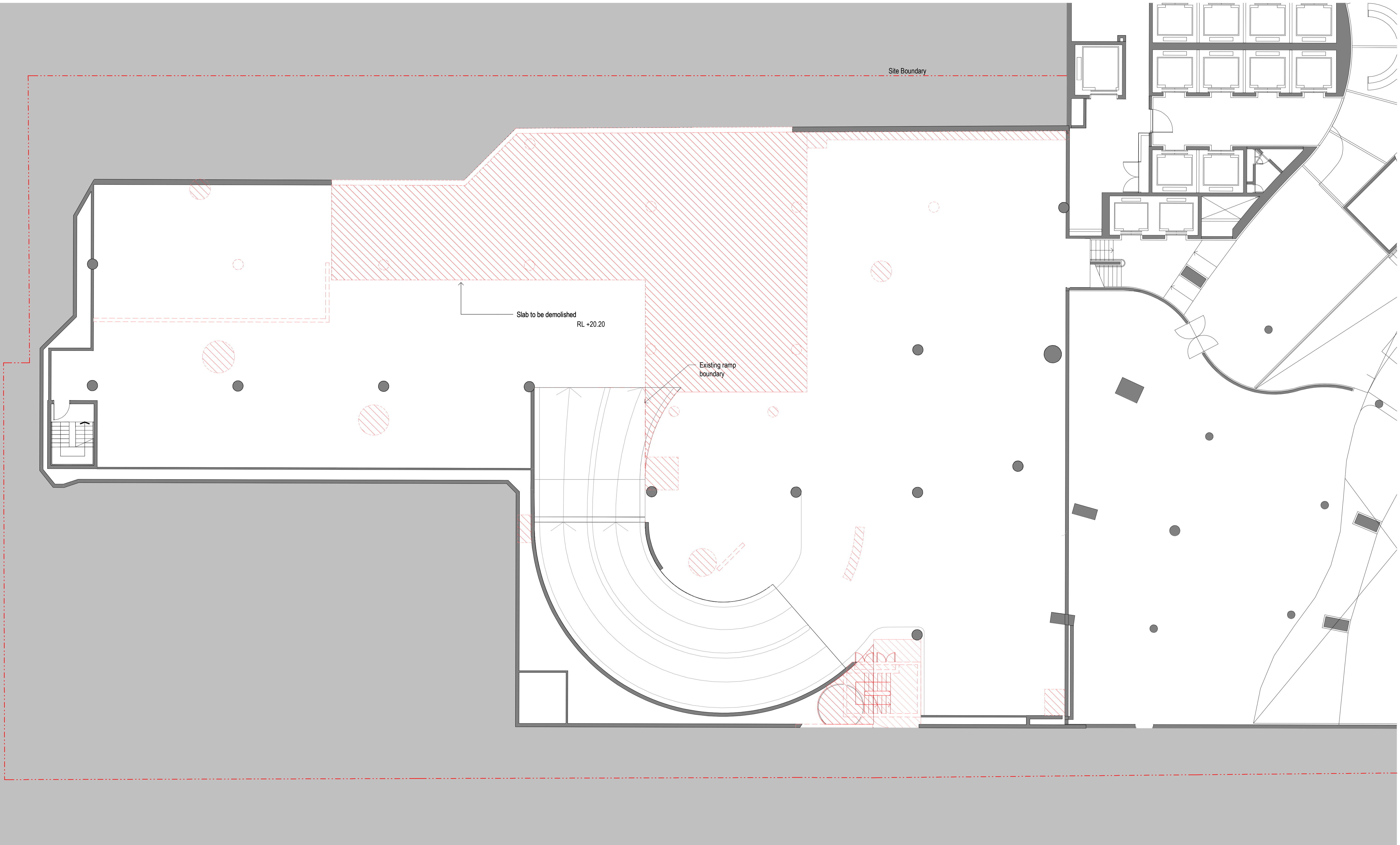
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drawing  
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drawing no. **DA9702** issue **G**

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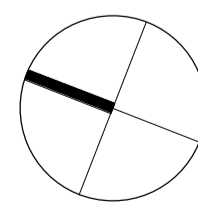
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drawn	I+A	project no	190244

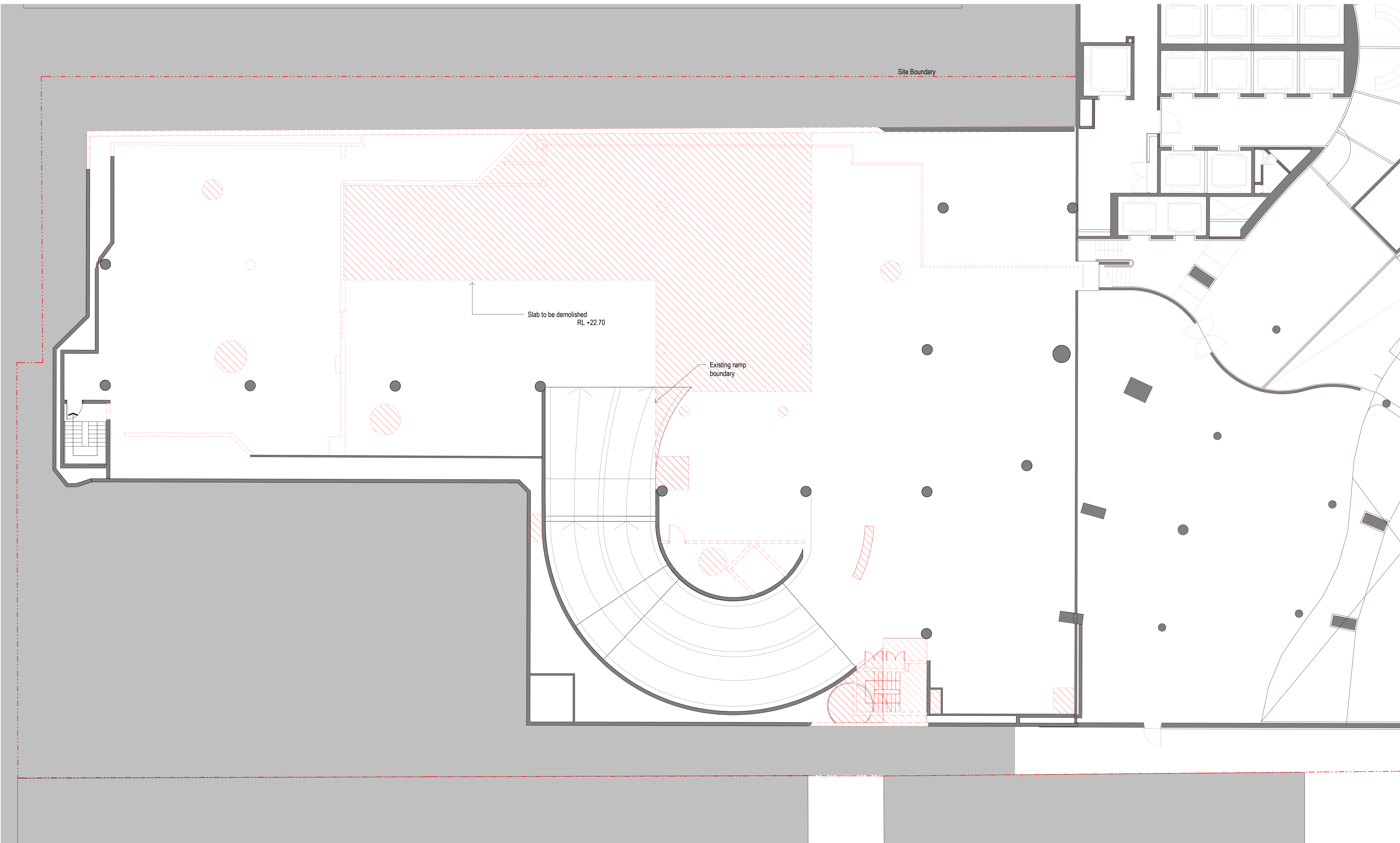
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drawing  
**DEMOLITION P2**

drawing no. **DA9703** issue **G**

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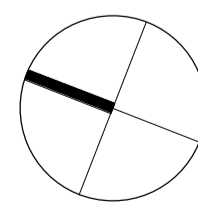
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project  
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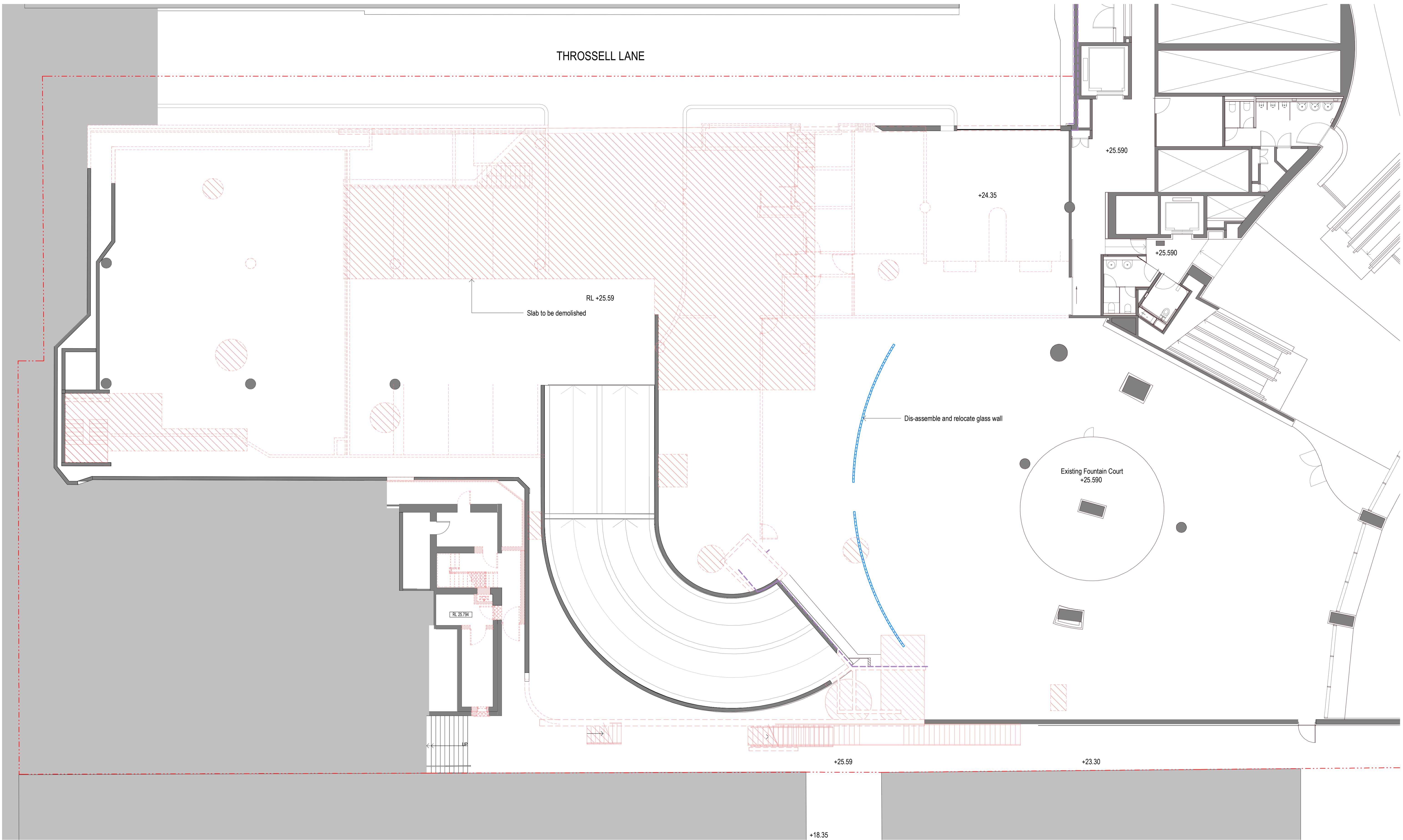
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drawing no. **DA9704** issue **G**

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THROSSELL LANE



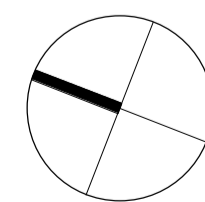
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drawn	I+A	project no	190244

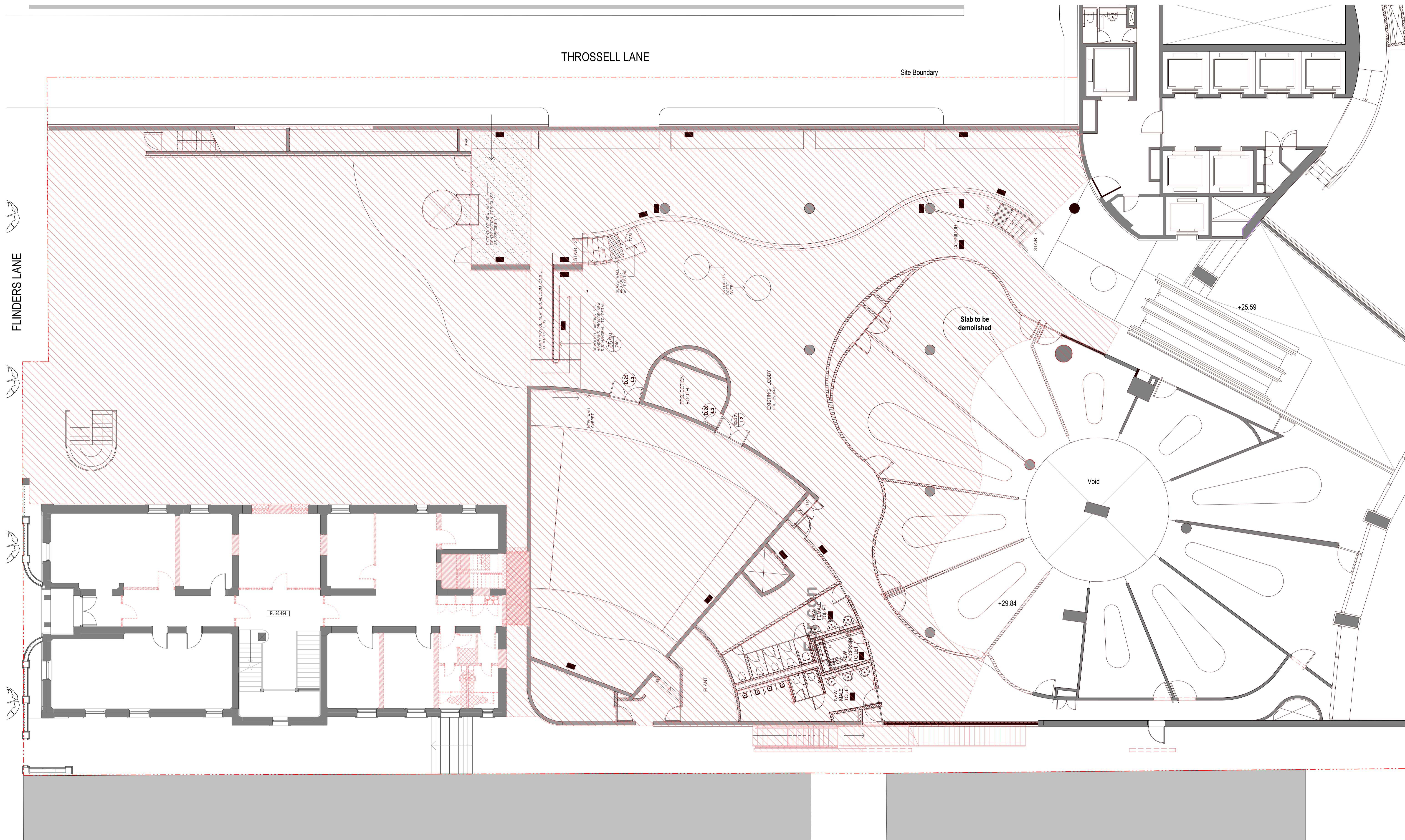
project  
1 SPRING STREET, MELBOURNE

drawing  
DEMOLITION LEVEL 1

drawing no.	DA9705	issue	G
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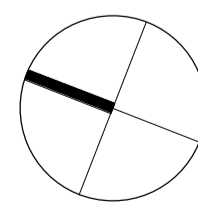
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Nominated Architect  
Ray Brown, NSWARB 6359

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- Commercial
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- Plant
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sydney@architectus.com.au  
ABN 90 131 245 684

checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
1 SPRING STREET, MELBOURNE

drawing  
DEMOLITION LEVEL 2

drawing no. **DA9706** issue **G**

22/02/2022 5:16:59 PM



THROSSELL LANE

FLINDERS LANE

Slab to be demolished

+34.40

Void

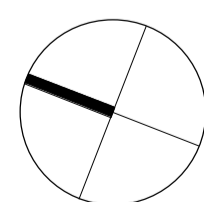
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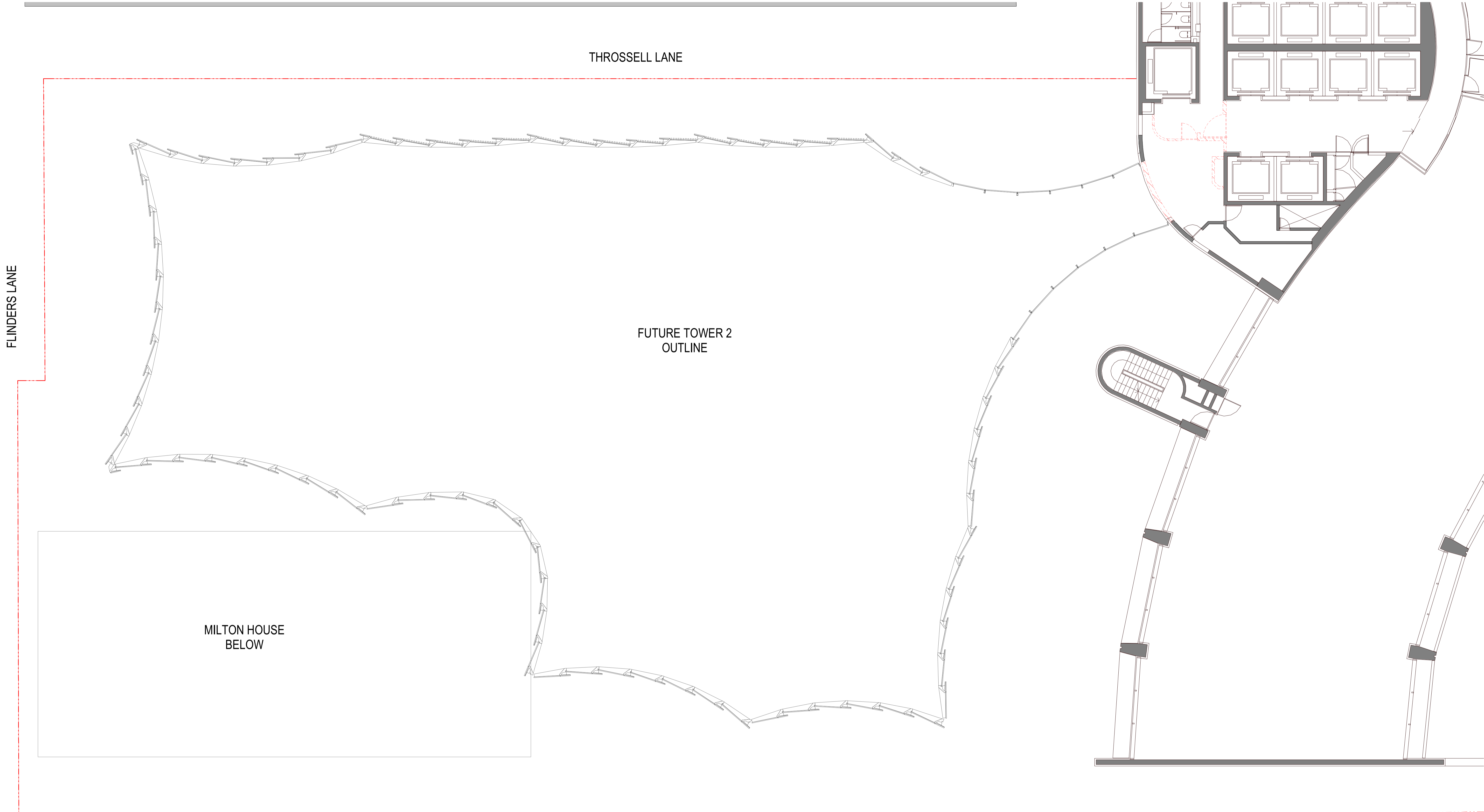
project  
1 SPRING STREET, MELBOURNE

drawing  
DEMOLITION LEVEL 3

drawing no. **DA9707** issue **G**

22/02/2022 5:17:03 PM





FLINDERS LANE

THROSSELL LANE

FUTURE TOWER 2  
OUTLINE

MILTON HOUSE  
BELOW

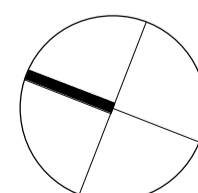
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drawn	I+A	project no	190244

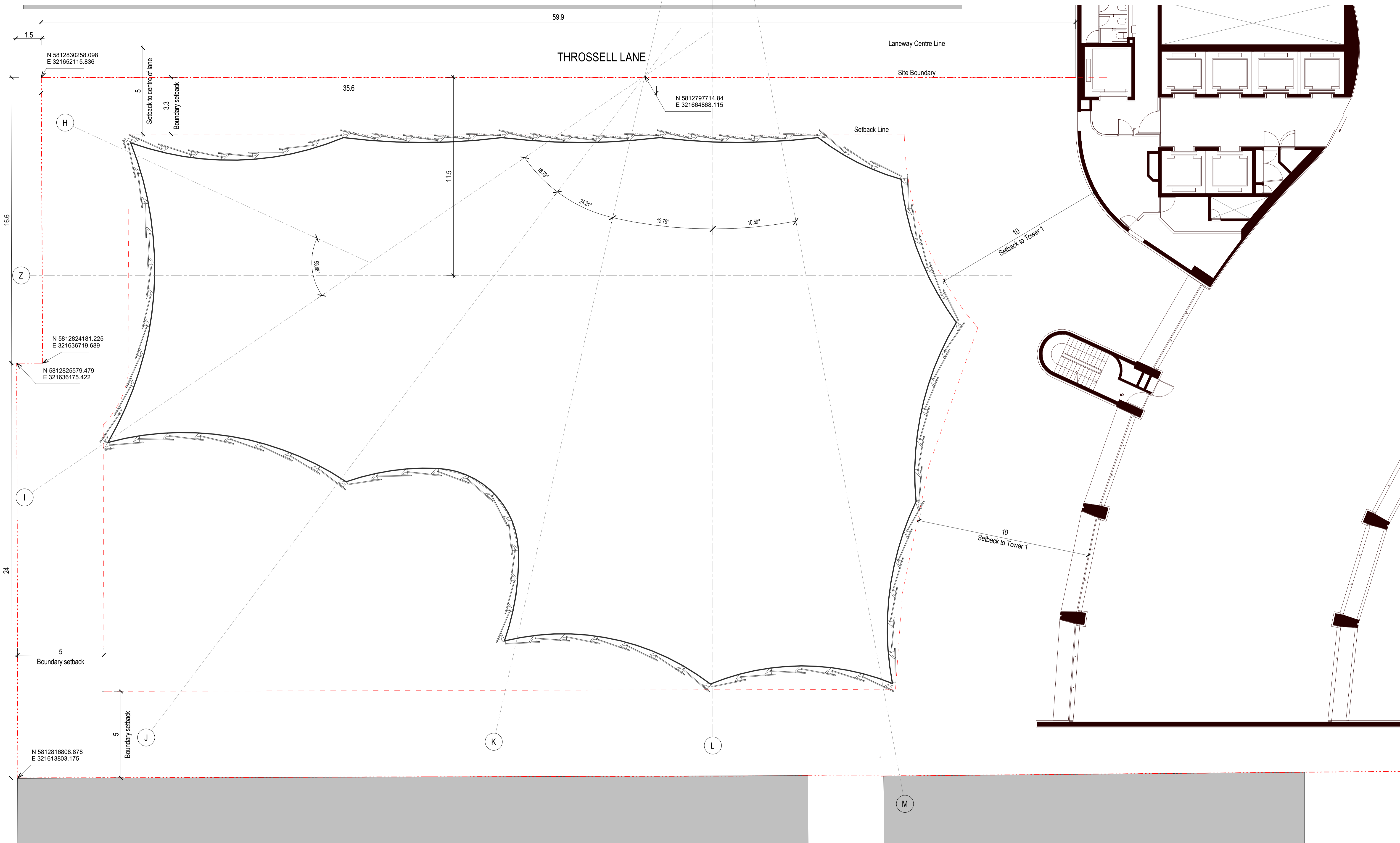
project  
1 SPRING STREET, MELBOURNE

drawing  
DEMOLITION LEVEL 15

drawing no. **DA9708** issue **G**

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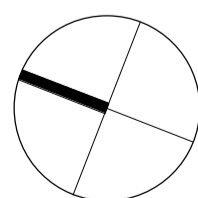


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drawn	I+A	project no	190244

project  
1 SPRING STREET, MELBOURNE

drawing  
GRID SET-OUT PLAN

drawing no.  
**DA9709**

issue  
**G**



# 1 Spring Street, Melbourne Tower 2 Planning Application

SHEET LIST DA ARCHITECTURAL DRAWINGS			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA1001	BASEMENT P5	J	13/01/2023
DA1002	BASEMENT P4	J	13/01/2023
DA1004	BASEMENT P3	J	13/01/2023
DA1005	BASEMENT P2	J	13/01/2023
DA1006	BASEMENT P1	J	13/01/2023
DA1007	LEVEL 1 (THROSSELL LANE)	J	13/01/2023
DA1008	LEVEL 2 (FLINDERS LANE)	J	13/01/2023
DA1009	LEVEL 3 (INC EXTERNAL TERRACE)	J	13/01/2023
DA1010	LEVEL 4	J	13/01/2023
DA1011	LEVEL 5	J	13/01/2023
DA1012	LEVEL 6	J	13/01/2023
DA1013	LEVEL 7	J	13/01/2023
DA1014	LEVEL 8	J	13/01/2023
DA1015	LEVEL 9	J	13/01/2023
DA1016	LEVEL 10 -16 (TYPICAL LOW RISE)	J	13/01/2023
DA1017	LEVEL 17 (LIFT HEAD ROOM)	J	13/01/2023
DA1018	LEVEL 18 (LIFT CONTROLLER ROOM)	J	13/01/2023
DA1019	LEVEL 19 (LIFT MOTOR ROOM)	J	13/01/2023
DA1020	LEVEL 20 (HYDRONIC PRESSURE ROOM)	J	13/01/2023
DA1021	LEVEL 21 - 32 (TYPICAL HIGH RISE)	J	13/01/2023
DA1022	LEVEL 33 (PLANT)	J	13/01/2023
DA1023	LEVEL 34 (PLANT)	J	13/01/2023
DA1024	LEVEL 35 (BMU)	J	13/01/2023
DA1026	ROOF	J	13/01/2023
DA1027	TOWER 2 - PLAZA	J	13/01/2023
DA1029	TOWER 1 BASEMENT P4 SWITCH ROOM	J	13/01/2023
DA2000	NORTH ELEVATION	J	13/01/2023
DA2001	EAST ELEVATION	J	13/01/2023
DA2002	SOUTH ELEVATION	J	13/01/2023
DA2003	WEST ELEVATION	J	13/01/2023
DA2004	MATERIAL FINISHES BOARD	J	13/01/2023
DA2500	SECTION 1 - EAST / WEST	J	13/01/2023
DA2501	SECTION 2 - NORTH SOUTH	J	13/01/2023
DA2502	SECTION 3 - NORTH SOUTH (THOUGH MILTON HOUSE)	J	13/01/2023
DA9500	GFA DIAGRAM 1	J	13/01/2023
DA9501	GFA DIAGRAM 2	J	13/01/2023
DA9502	GFA DIAGRAM 3	J	13/01/2023
DA9503	GFA DIAGRAM 4	J	13/01/2023
DA9504	GFA DIAGRAM 5	J	13/01/2023
DA9600	SHADOW DIAGRAMS - SEPTEMBER	J	13/01/2023
DA9601	SHADOW DIAGRAMS - SEPTEMBER	J	13/01/2023
DA9602	SHADOW DIAGRAMS -APRIL	J	13/01/2023
DA9603	SHADOW DIAGRAMS -APRIL	J	13/01/2023
DA9604	SHADOW DIAGRAMS - JUNE	J	13/01/2023
DA9605	SHADOW DIAGRAMS - JUNE	J	13/01/2023
DA9700	DEMOLITION P5	J	13/01/2023
DA9701	DEMOLITION P4	J	13/01/2023
DA9702	DEMOLITION P3	J	13/01/2023
DA9703	DEMOLITION P2	J	13/01/2023
DA9704	DEMOLITION P1	J	13/01/2023
DA9705	DEMOLITION LEVEL 1	J	13/01/2023
DA9706	DEMOLITION LEVEL 2	J	13/01/2023
DA9707	DEMOLITION LEVEL 3	J	13/01/2023
DA9708	DEMOLITION LEVEL 4	J	13/01/2023



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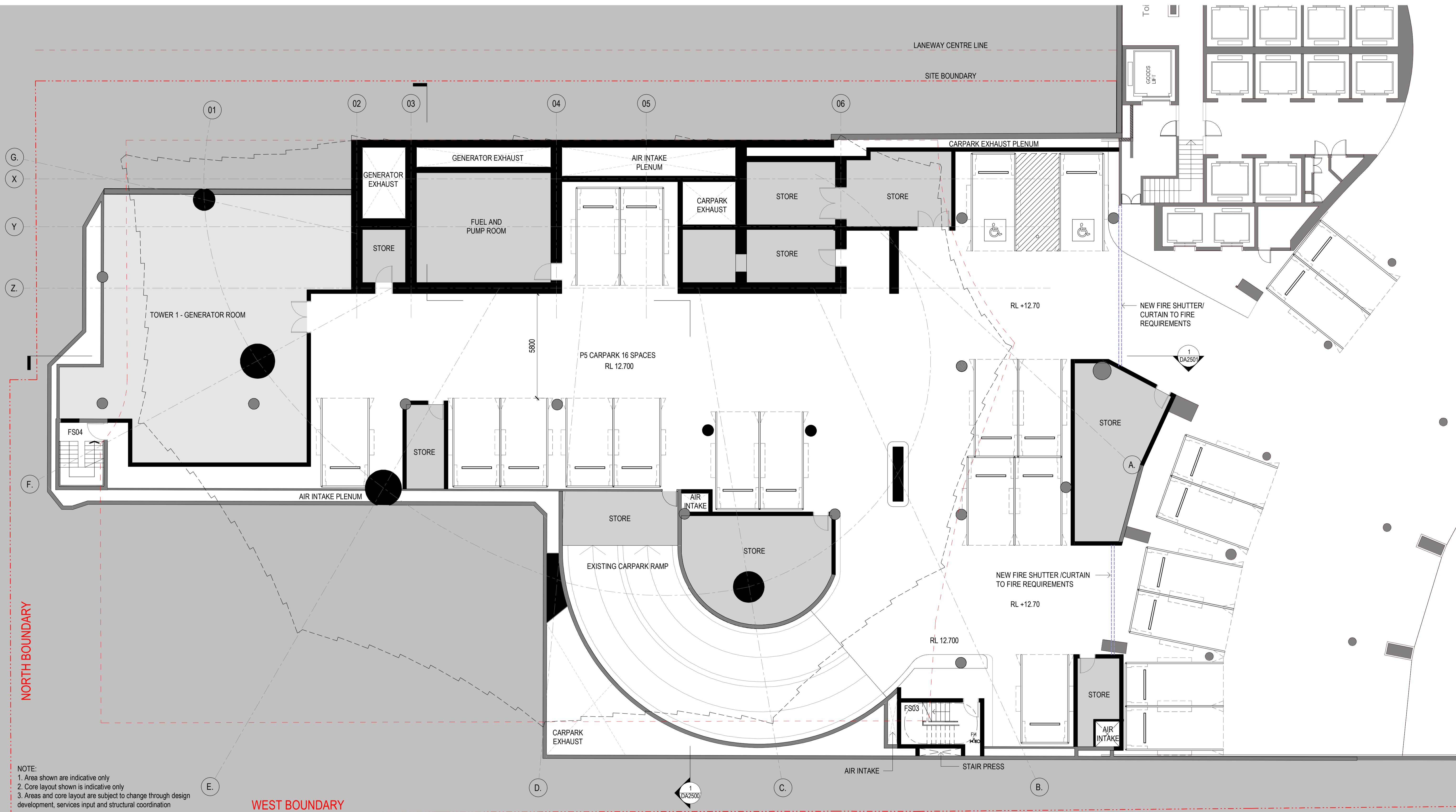
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checked	I+A	scale	@A1
drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 SHEET LIST  
 drawing no.  
**DA0000**  
 issue  
**J**  
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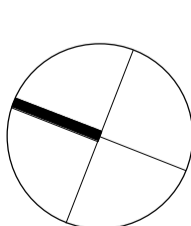




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- Commercial High Rise
  - Commercial Low Rise
  - Co-working Spaces
  - Hospitality / Retail
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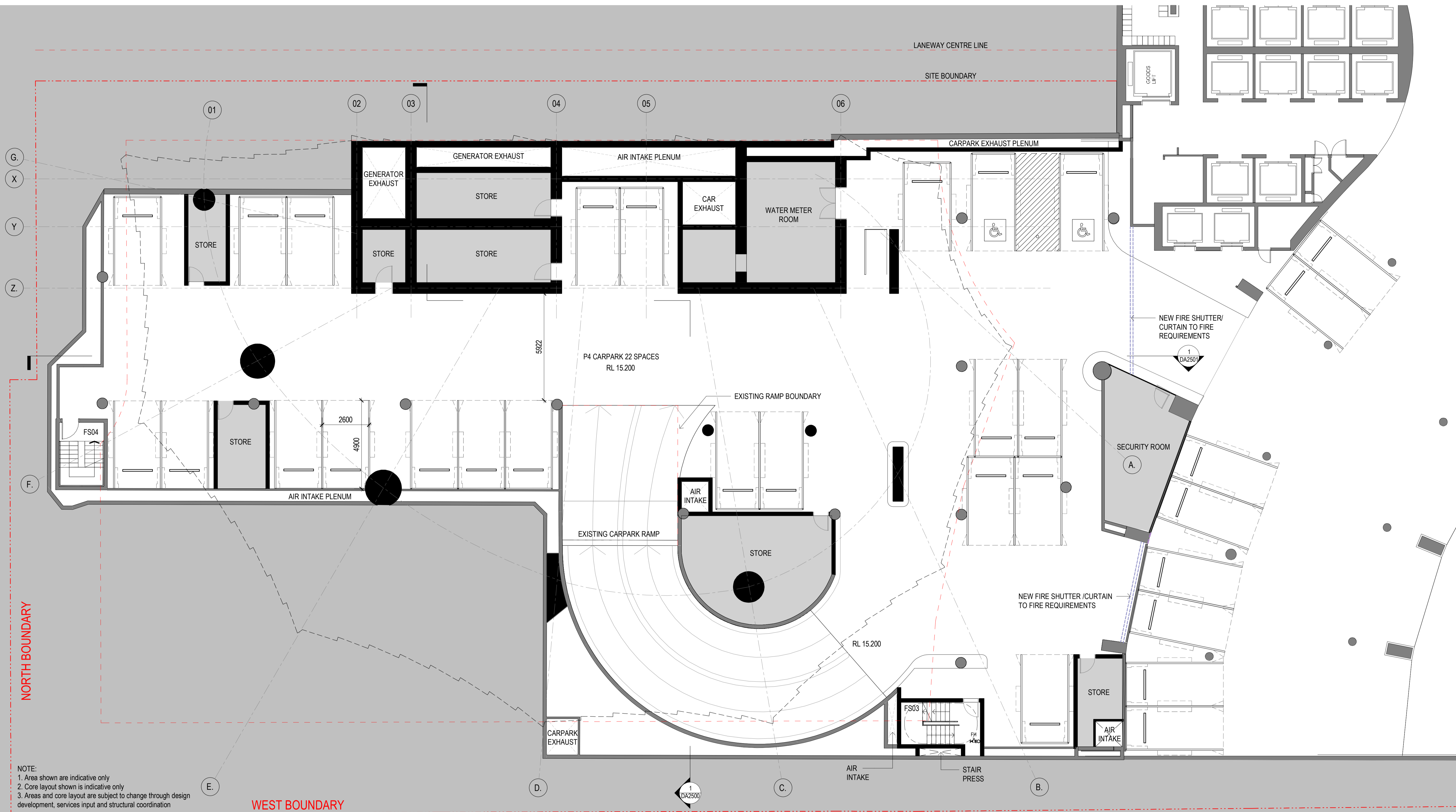
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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project	1 SPRING STREET, MELBOURNE
drawing no.	BASEMENT P5
drawing no.	DA1001
issue	J

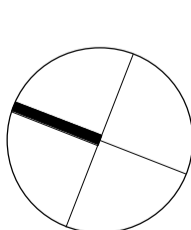
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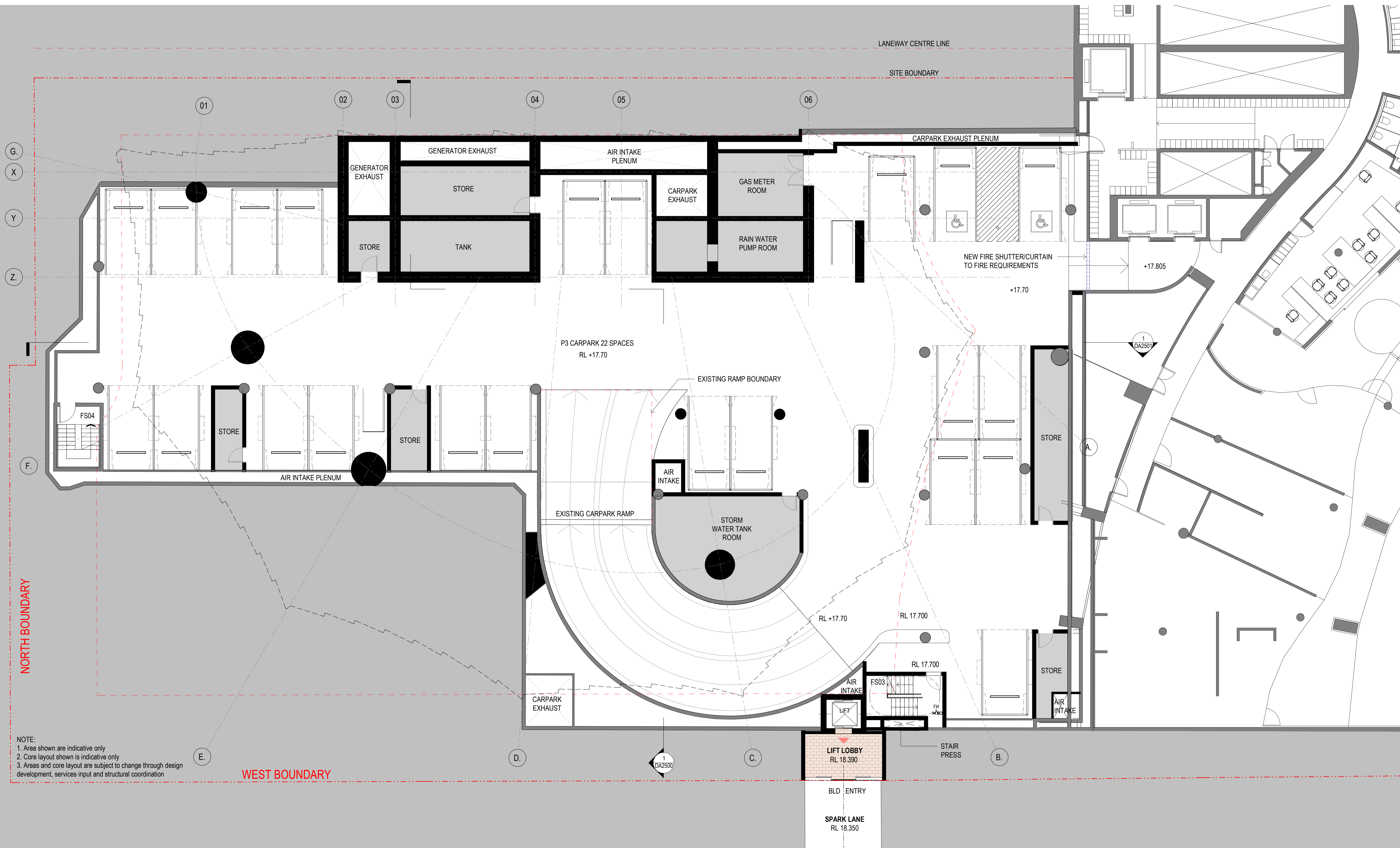
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drawing no. DA1002 issue J

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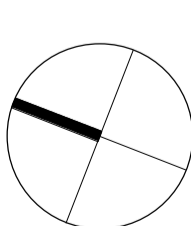




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project  
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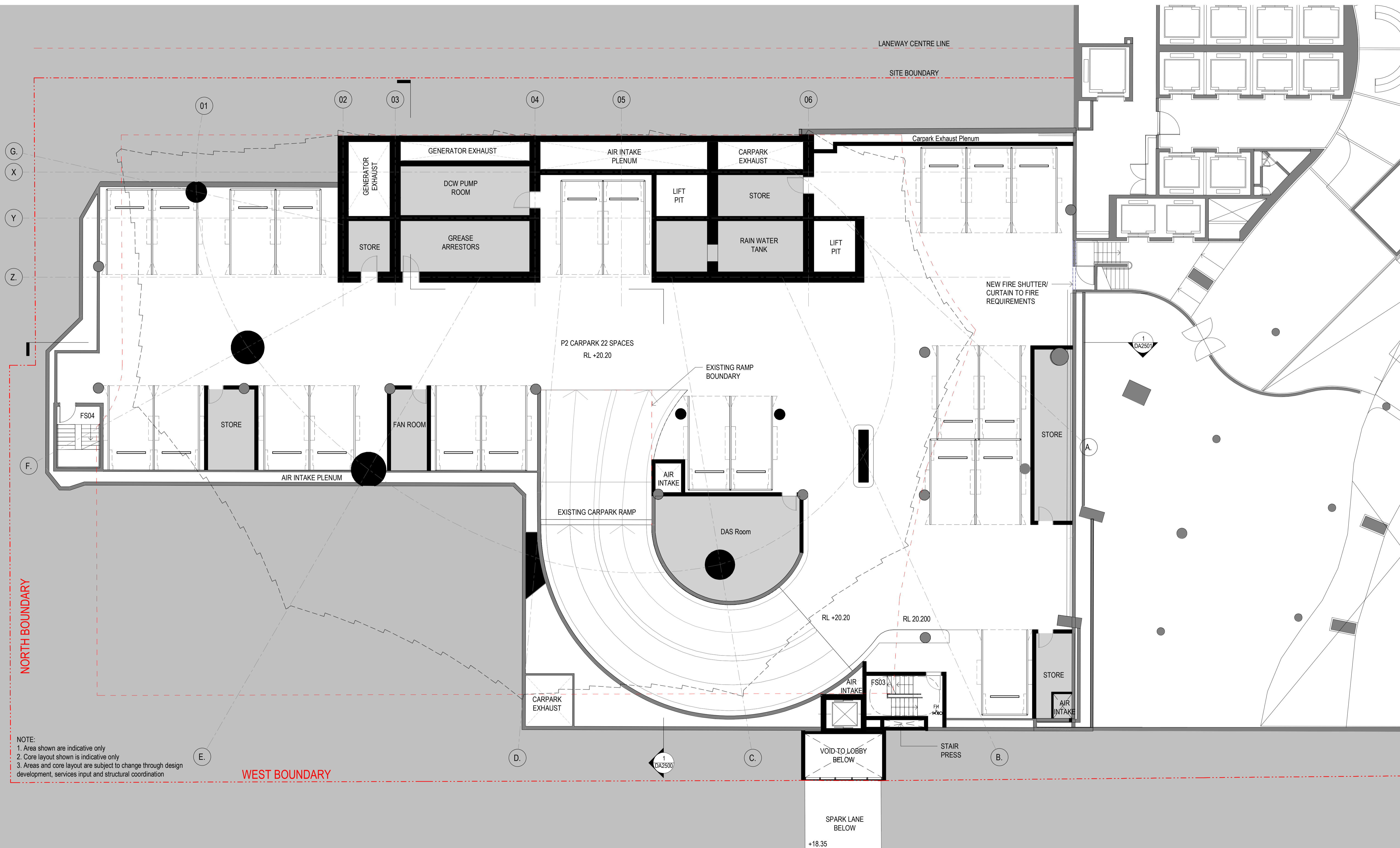
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drawing no.  
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issue  
**J**

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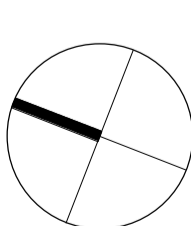




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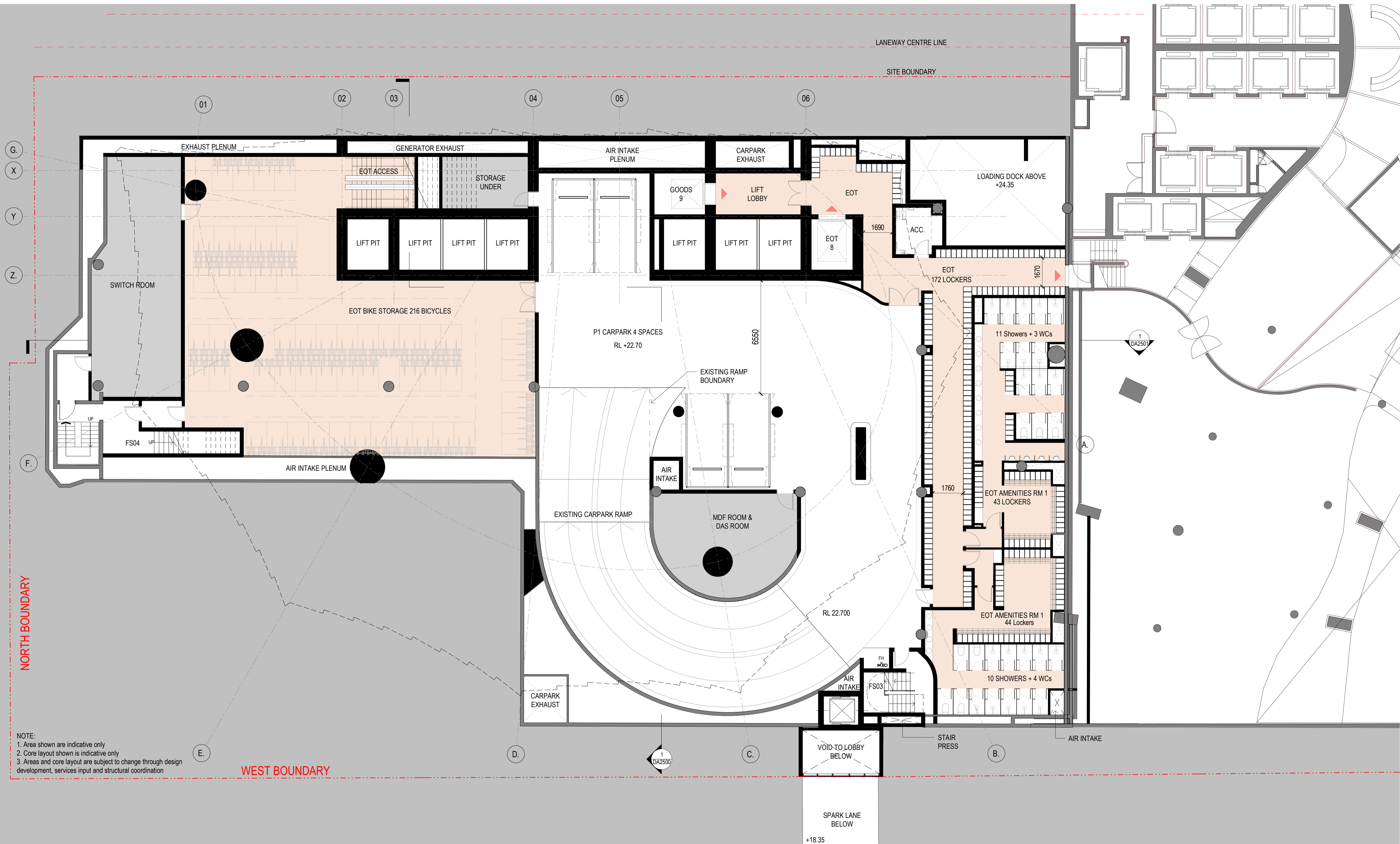
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drawing  
 BASEMENT P2

drawing no. **DA1005** issue **J**

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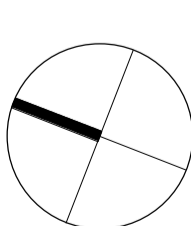




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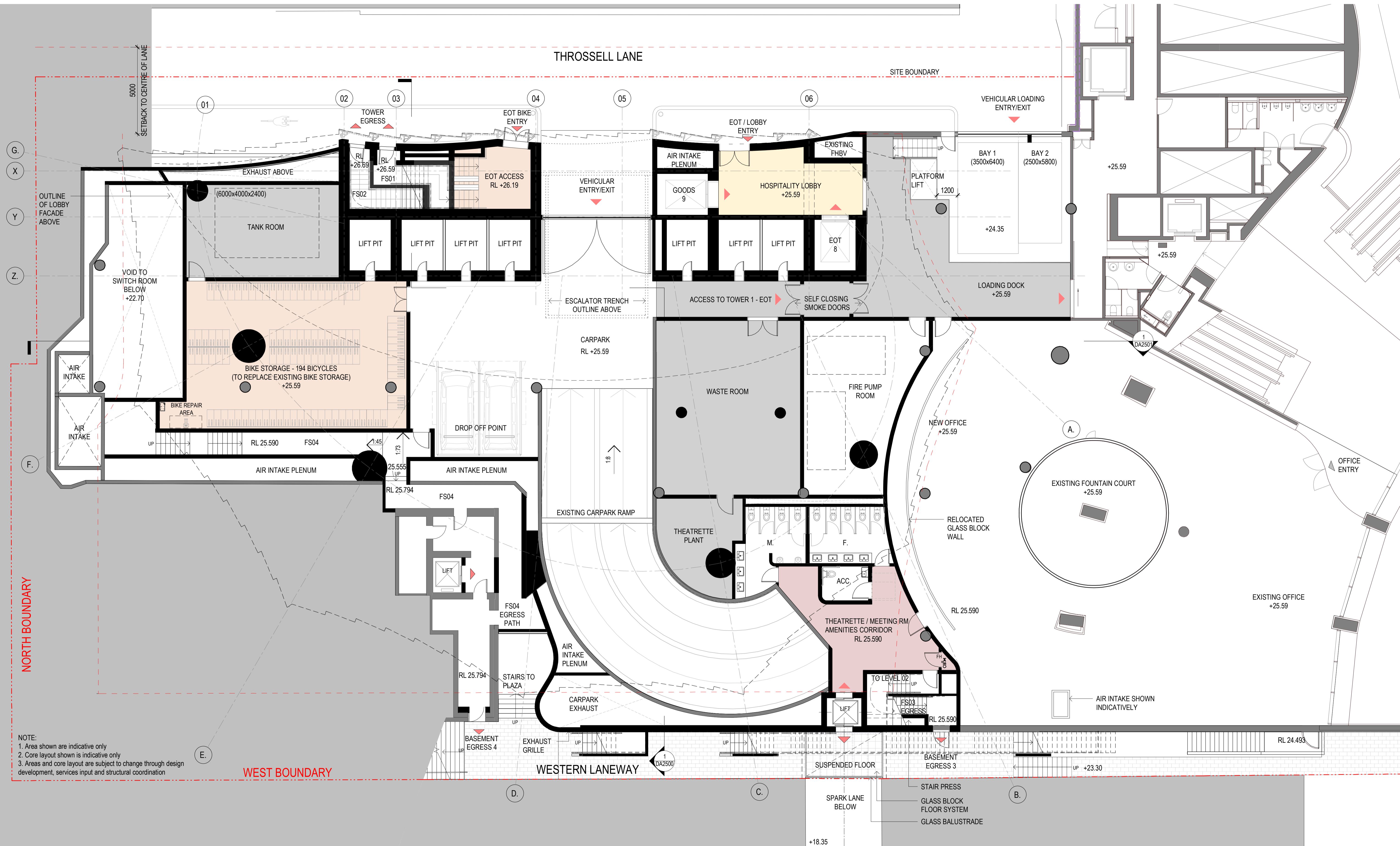
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drawing no.  
**DA1006**

issue  
**J**

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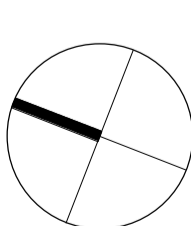




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 Nominated Architect  
 Ray Brown, NSWARB 6359

issue	amendment	date
A	For Pre-Application	23/08/2020
B	For Planning Application	09/11/2020
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D	Preliminary	08/12/2021
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- Legend**
- Commercial High Rise
  - Commercial Low Rise
  - Co-working Spaces
  - Hospitality / Retail
  - Lobby / End of Trip (EOT)
  - Plant / BOH Services
  - Theatre / Prefunction / Meetings Rms
  - Roof Terrace
  - External Terrace / Porphyry
  - Landscape area
  - Proposed Walls
  - Existing Walls
  - Site Subdivision & Fire Separation Line
  - Proposed Demolition walls

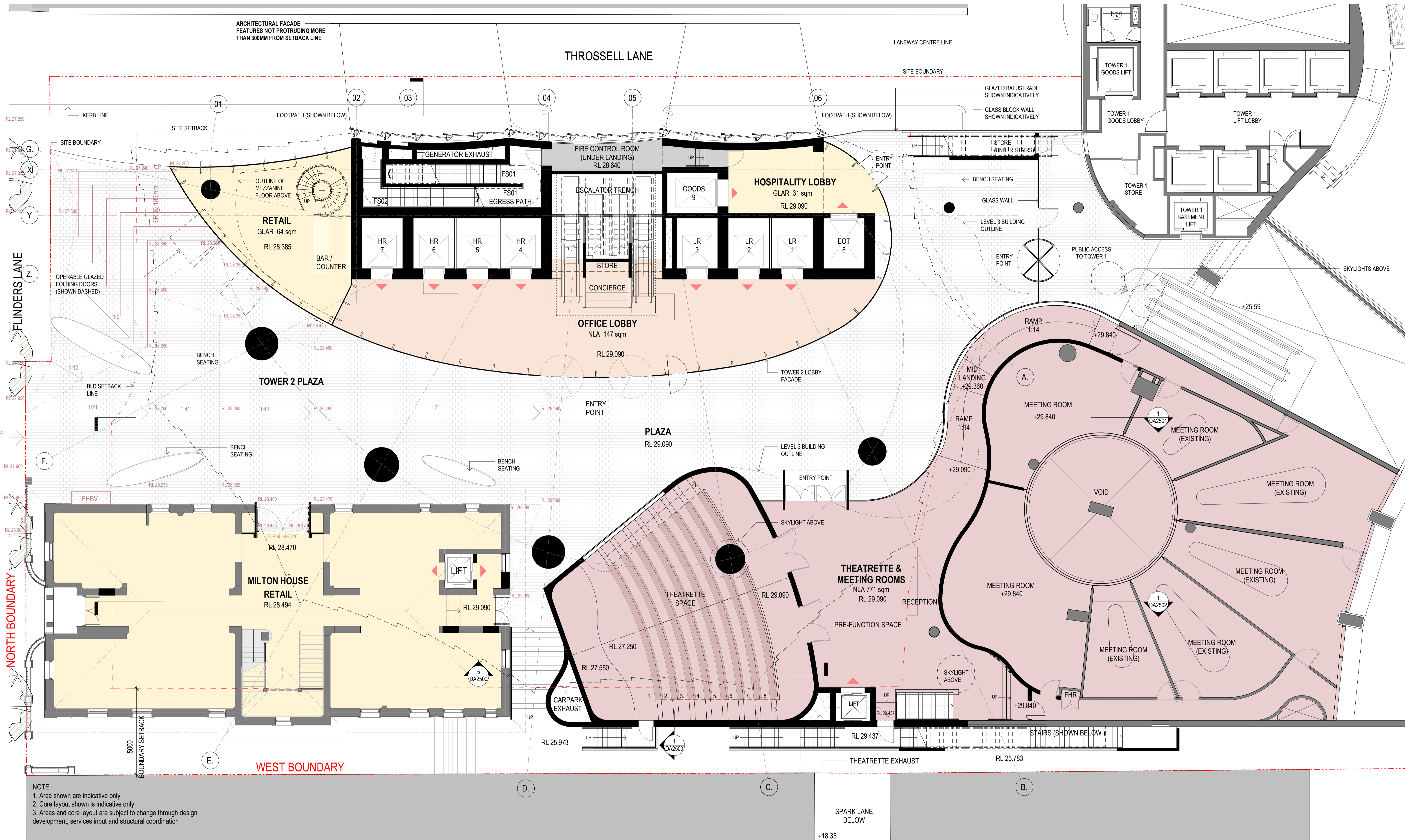
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 F (61 2) 8252 8600  
 sydney@architectus.com.au  
 ABN 90 131 245 684

checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
**LEVEL 1 (THROSSSELL LANE)**  
 drawing no.  
**DA1007**  
 issue  
**J**  
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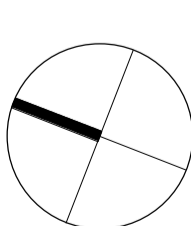




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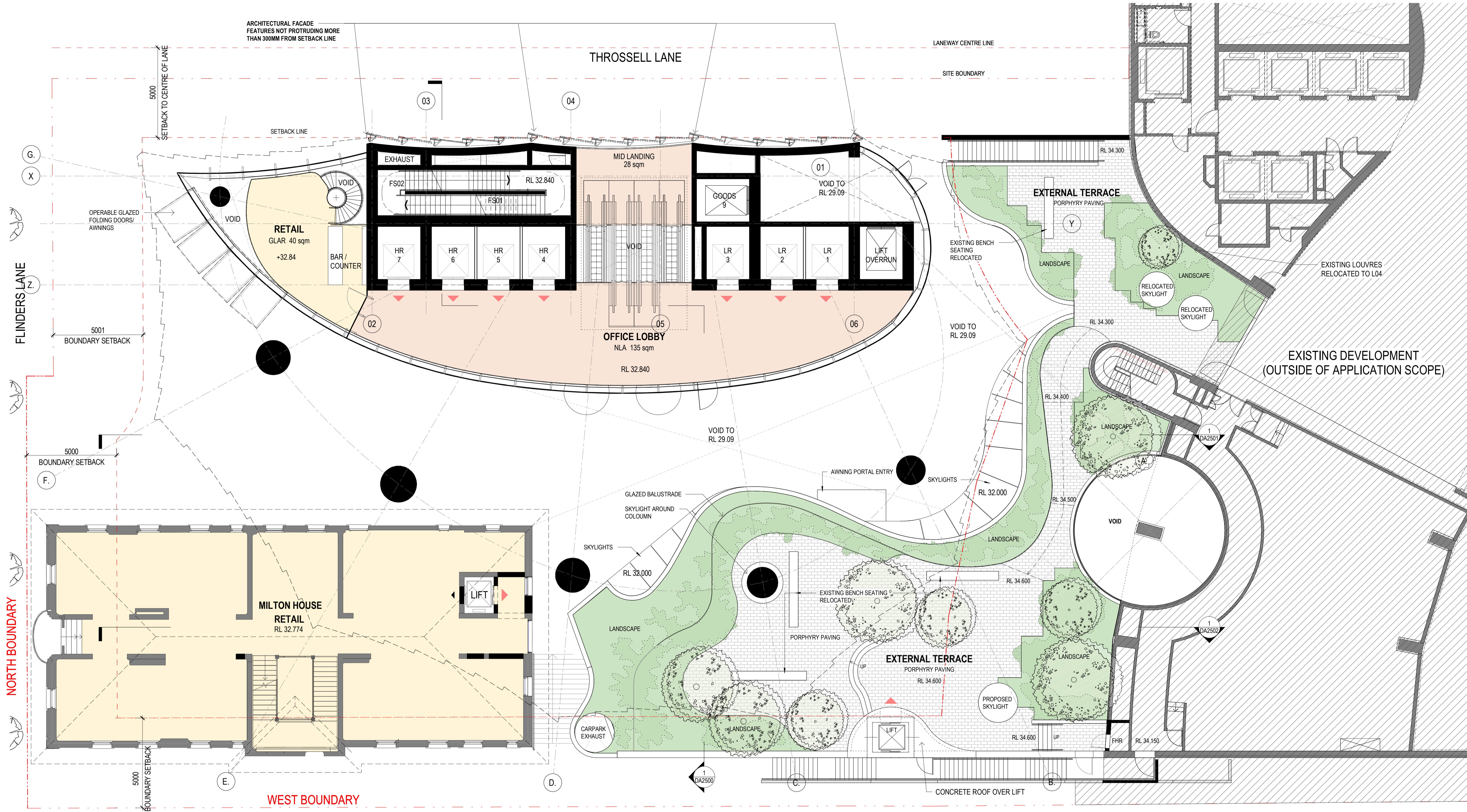
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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

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 sydney@architectus.com.au  
 ABN 90 131 245 684

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 LEVEL 2 (FLINDERS LANE)  
 drawing no.  
**DA1008**  
 issue  
**J**  
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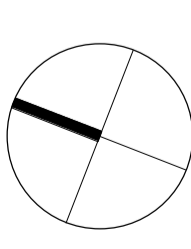




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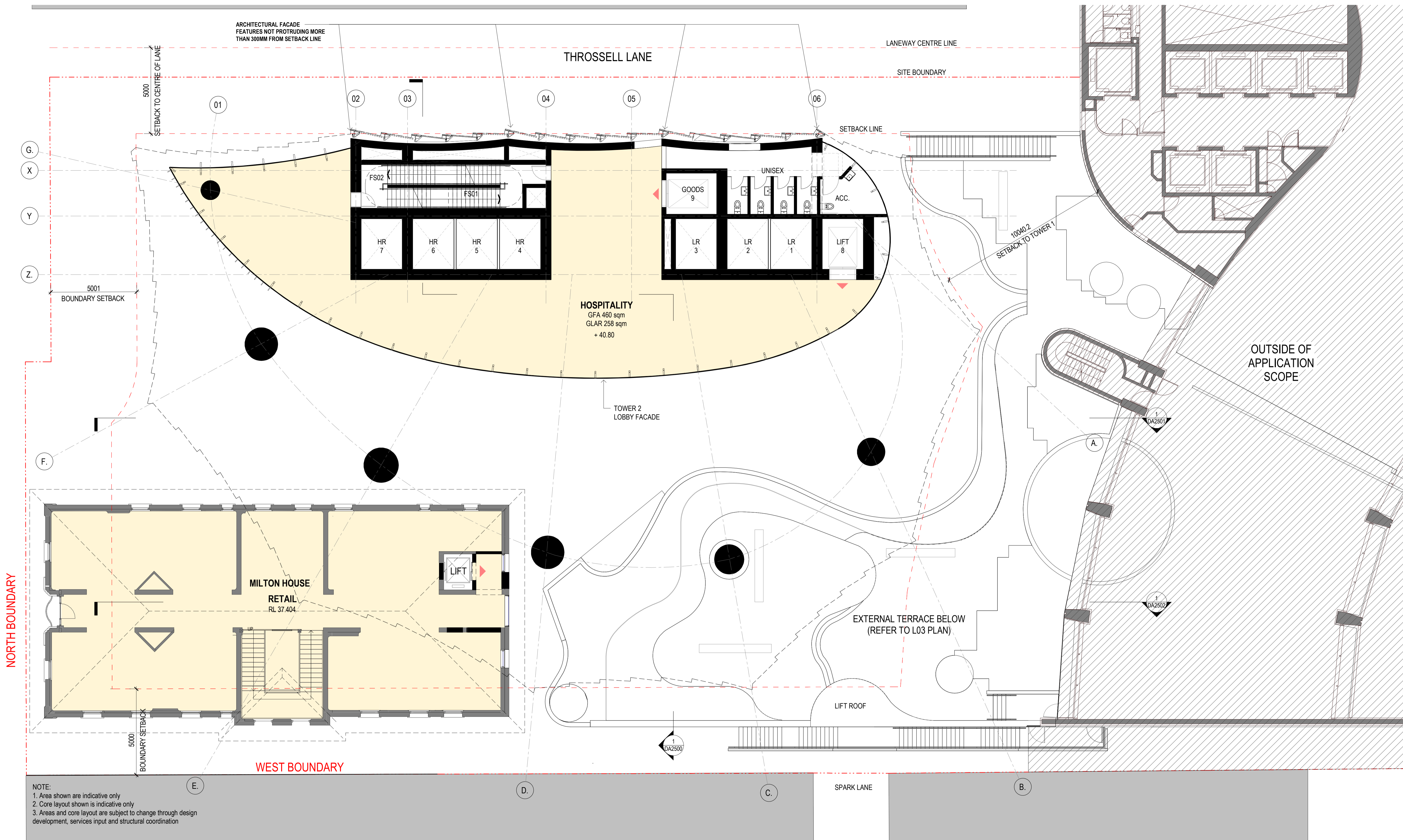
**ingenhoven + architectus**<sup>TM</sup>  
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 F (61 2) 8252 8600  
 sydney@architectus.com.au  
 ABN 90 131 245 684

checked I+A scale 1 : 100@A1  
 drawn I+A project no 190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 LEVEL 3 (INC EXTERNAL TERRACE)  
 drawing no. DA1009 issue J  
 19/12/2022 3:43:58 PM

Do not scale drawings. Verify all dimensions on site





NORTH BOUNDARY

WEST BOUNDARY

THROSSELL LANE

LANEWAY CENTRE LINE

SITE BOUNDARY

SETBACK LINE

10000.2  
SETBACK TO TOWER 1

OUTSIDE OF APPLICATION SCOPE

EXTERNAL TERRACE BELOW (REFER TO L03 PLAN)

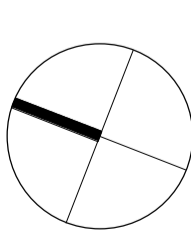
LIFT ROOF

SPARK LANE

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Legend

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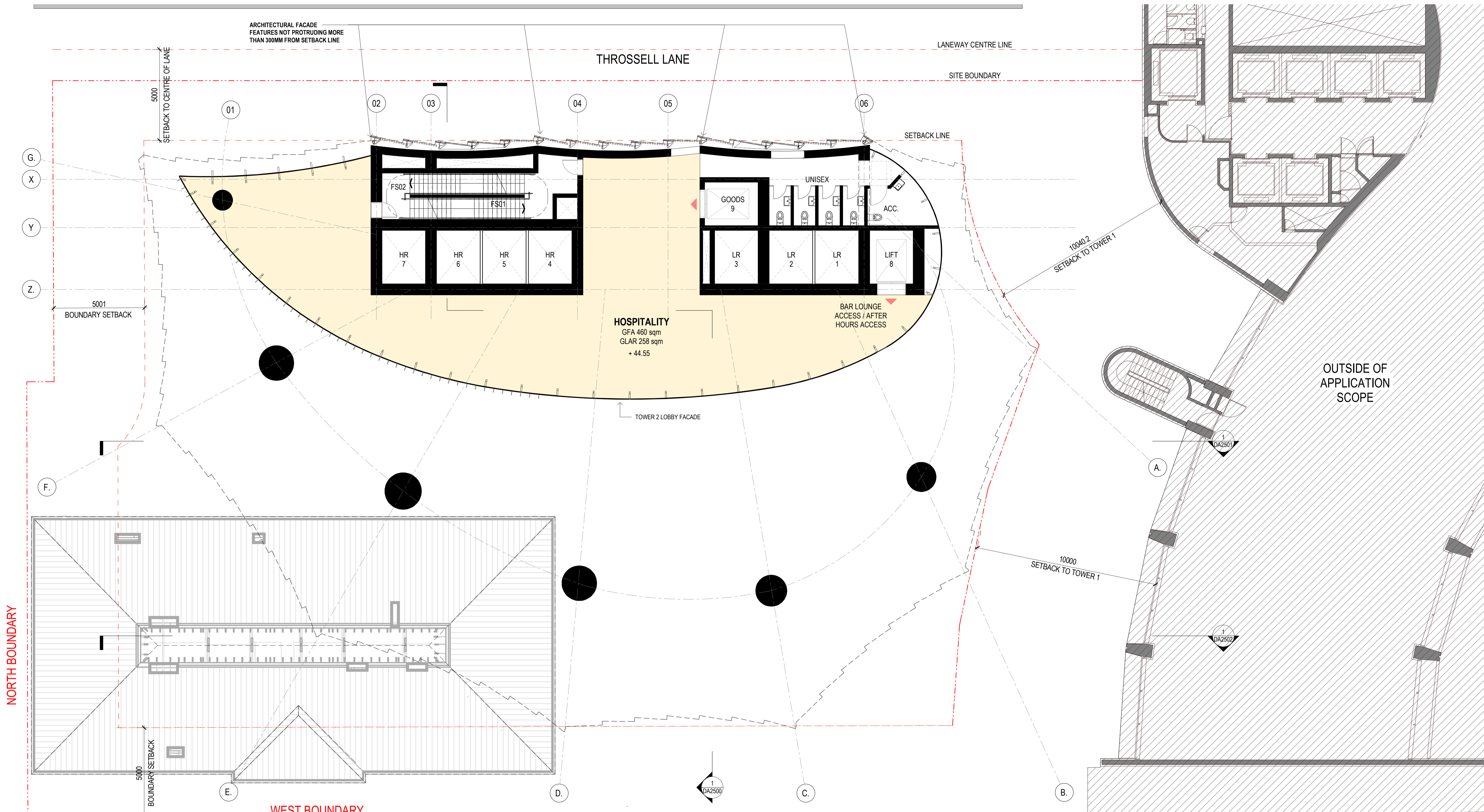
checked I+A scale 1 : 100@A1  
drawn I+A project no 190244

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Sydney NSW 2000  
T (61 2) 8252 8400  
F (61 2) 8252 8600  
sydney@architectus.com.au  
ABN 90 131 245 684

project  
1 SPRING STREET, MELBOURNE  
drawing  
LEVEL 4  
drawing no. DA1010 issue J  
19/12/2022 12:41:26 PM

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NORTH BOUNDARY

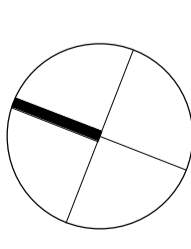
WEST BOUNDARY

OUTSIDE OF APPLICATION SCOPE

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  - External Terrace / Porphyry
  - Landscape area

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- Existing Walls
- Site Subdivision & Fire Separation Line
- Proposed Demolition walls

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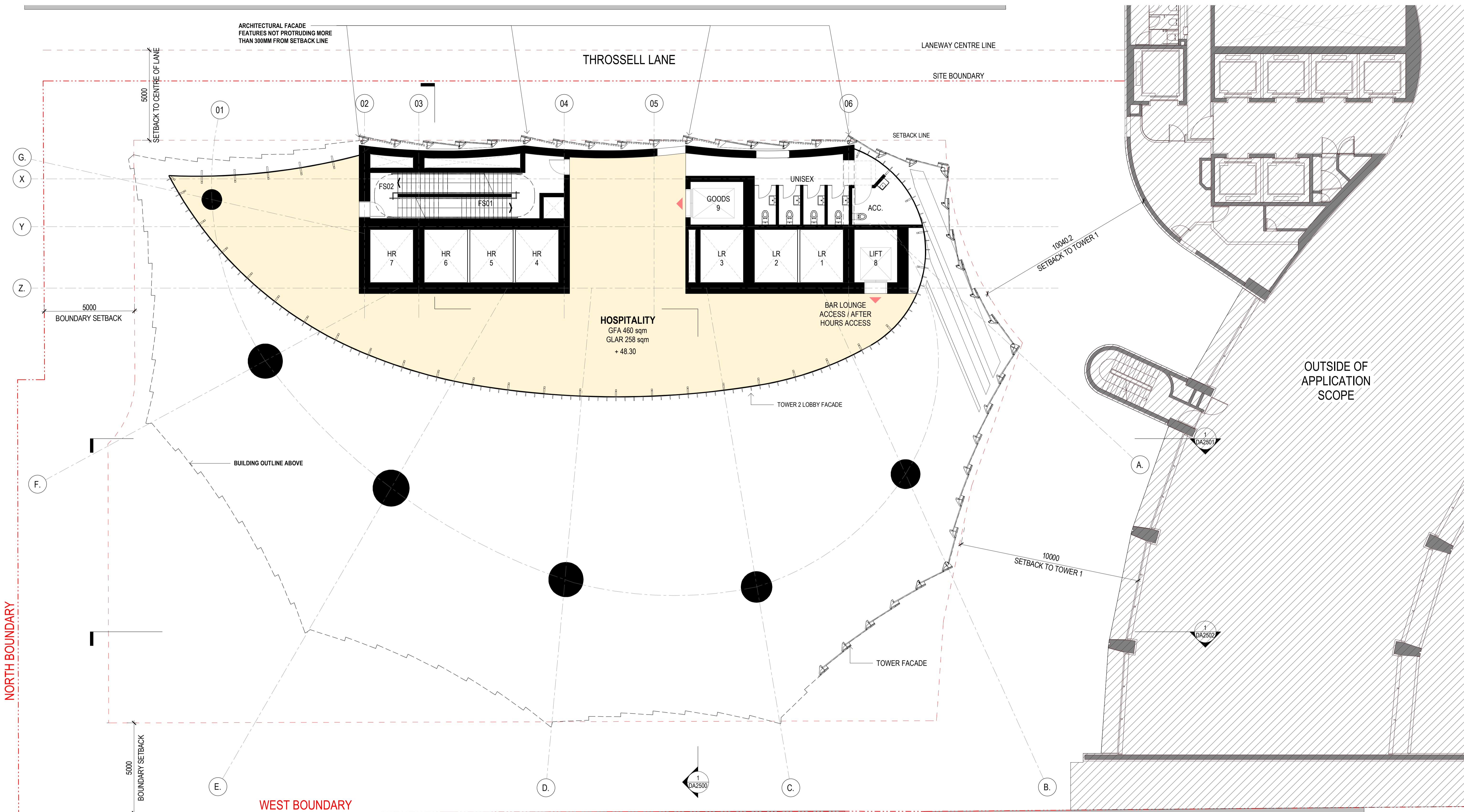
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drawn	I+A	project no	190244

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 sydney@architectus.com.au  
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project  
 1 SPRING STREET, MELBOURNE  
 drawing no.  
**DA1011**  
 19/12/2022 12:41:43 PM

LEVEL 5  
 ISSUE  
**J**





NORTH BOUNDARY

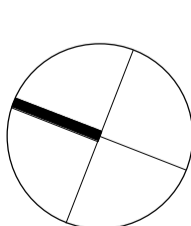
WEST BOUNDARY

OUTSIDE OF APPLICATION SCOPE

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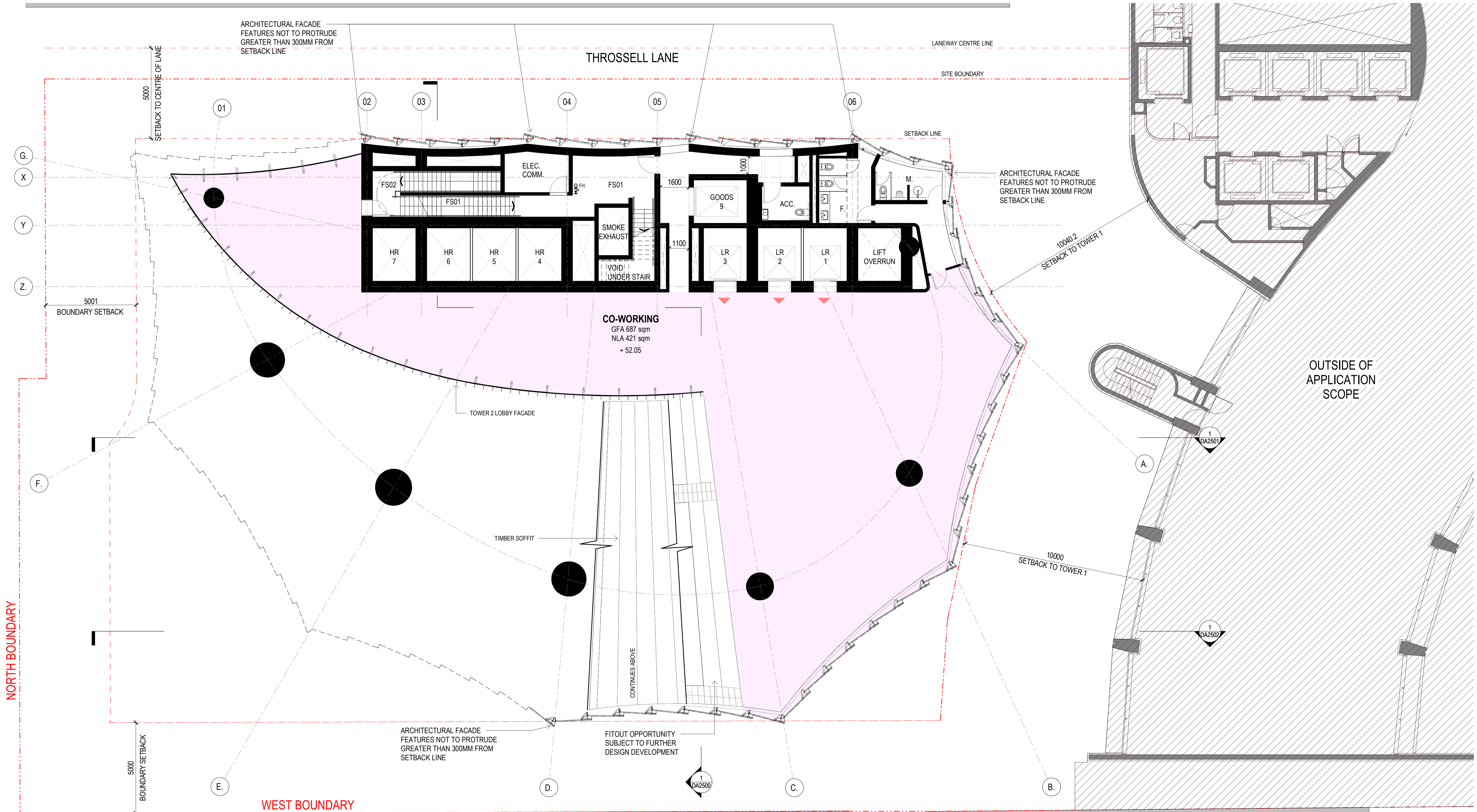
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drawn	I+A	project no	190244

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 25 Martin Place  
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 ABN 90 131 245 684

project  
**1 SPRING STREET, MELBOURNE**  
 drawing no.  
**DA1012**  
 19/12/2022 12:41:57 PM

issue  
**J**





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SPARK LANE BELOW  
 +18.35

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 Ray Brown, NSWARB 6359

issue	amendment	date
C	HV RFI Response	16/02/2021
H	Scheme 3 Briefing Pack	20/10/2022
I	Advisory Panel Documentation	12/12/2022
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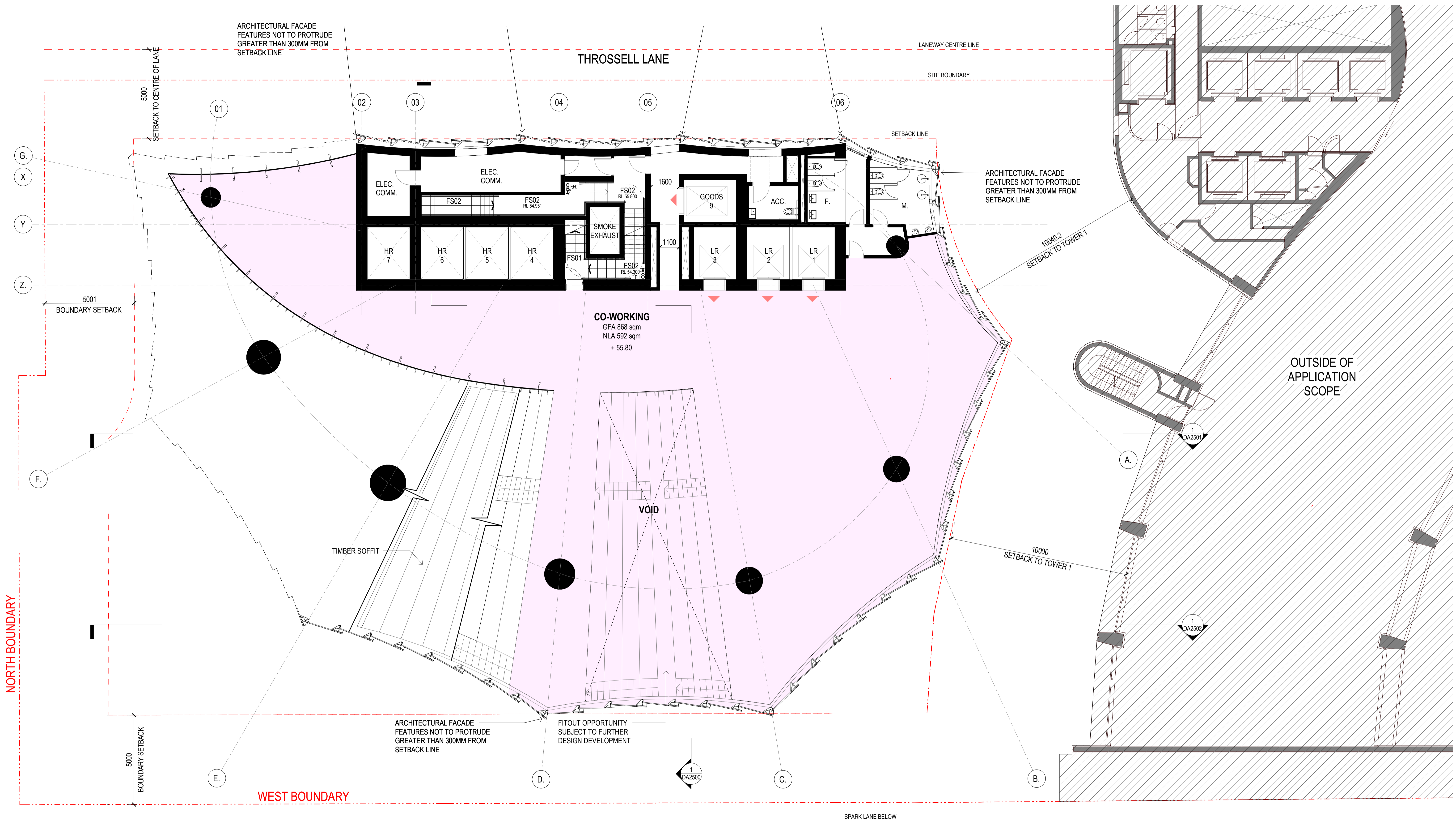
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 F (61 2) 8252 8600  
 sydney@architectus.com.au  
 ABN 90 131 245 684

checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 LEVEL 7  
 drawing no.  
**DA1013**  
 issue  
**J**  
 19/12/2022 12:42:10 PM

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NORTH BOUNDARY

WEST BOUNDARY

OUTSIDE OF APPLICATION SCOPE

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issue	amendment	date
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 drawn I+A project no 190244

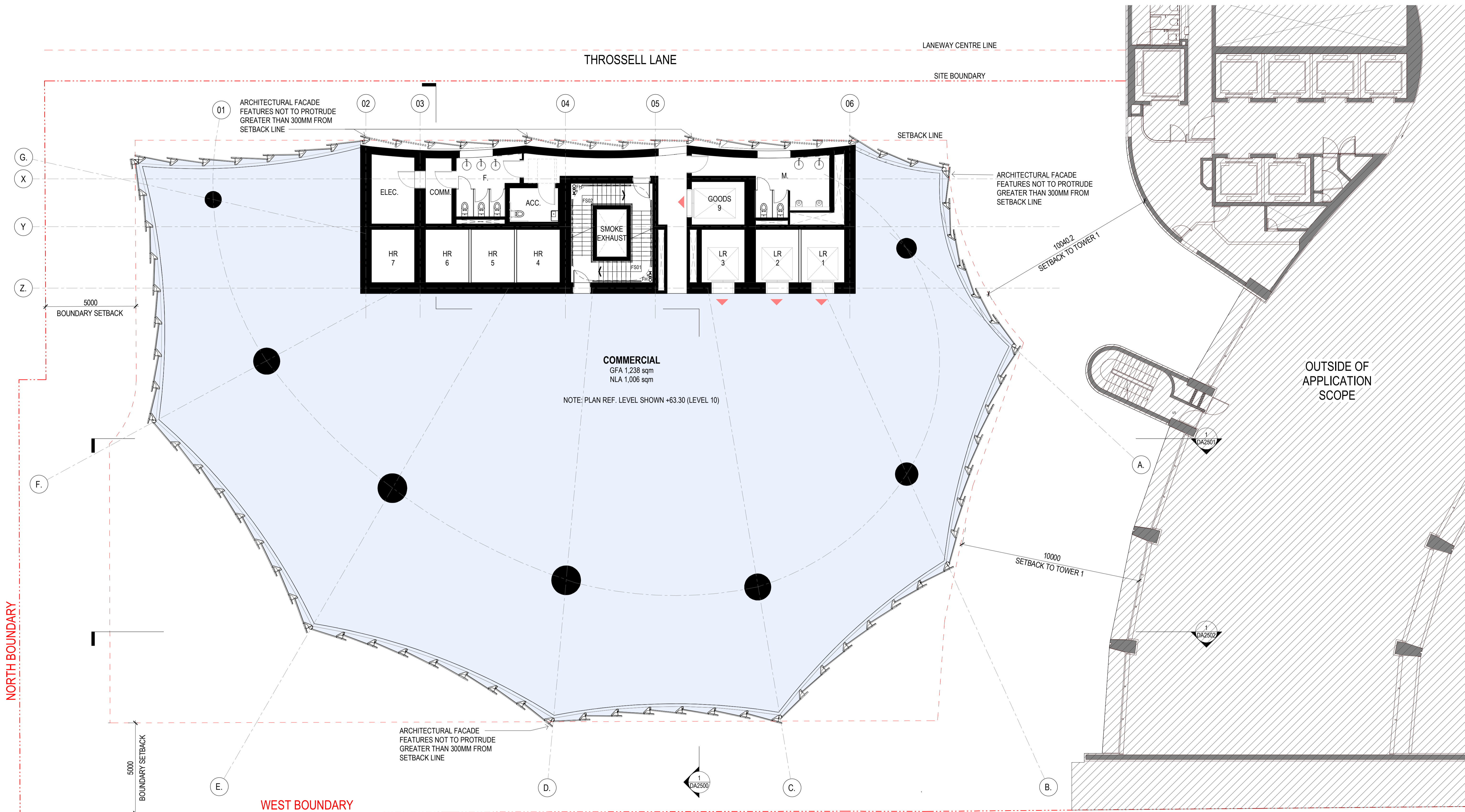
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 Level 18  
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 Sydney NSW 2000  
 T (61 2) 8252 8400  
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 sydney@architectus.com.au  
 ABN 90 131 245 684

project	1 SPRING STREET, MELBOURNE
drawing	LEVEL 8
drawing no.	DA1014
issue	J
19/12/2022 12:42:21 PM	









**COMMERCIAL**  
 GFA 1,238 sqm  
 NLA 1,006 sqm  
 NOTE: PLAN REF. LEVEL SHOWN +63.30 (LEVEL 10)

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**Legend**

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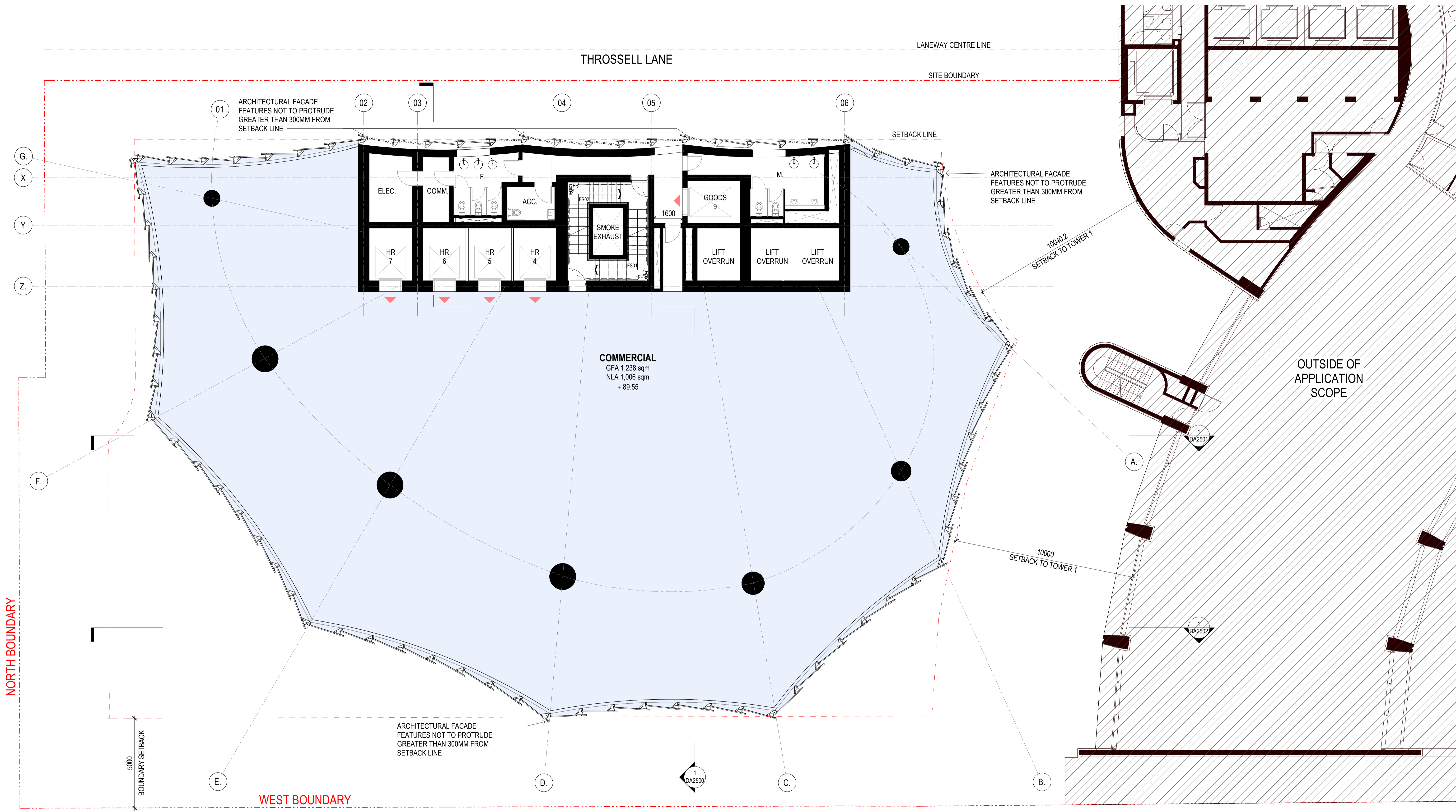
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 F (61 2) 8252 8600  
 sydney@architectus.com.au  
 ABN 90 131 245 684

checked	Checker	scale	1 : 100@A1
drawn	Author	project no	190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 LEVEL 10 -16 (TYPICAL LOW RISE)  
 drawing no.  
**DA1016**  
 issue  
**J**  
 19/12/2022 12:42:43 PM





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**Seidler**

checked I+A scale 1 : 100@A1  
 drawn I+A project no 190244

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 F (61 2) 8252 8600  
 sydney@architectus.com.au  
 ABN 90 131 245 684

project 1 SPRING STREET, MELBOURNE

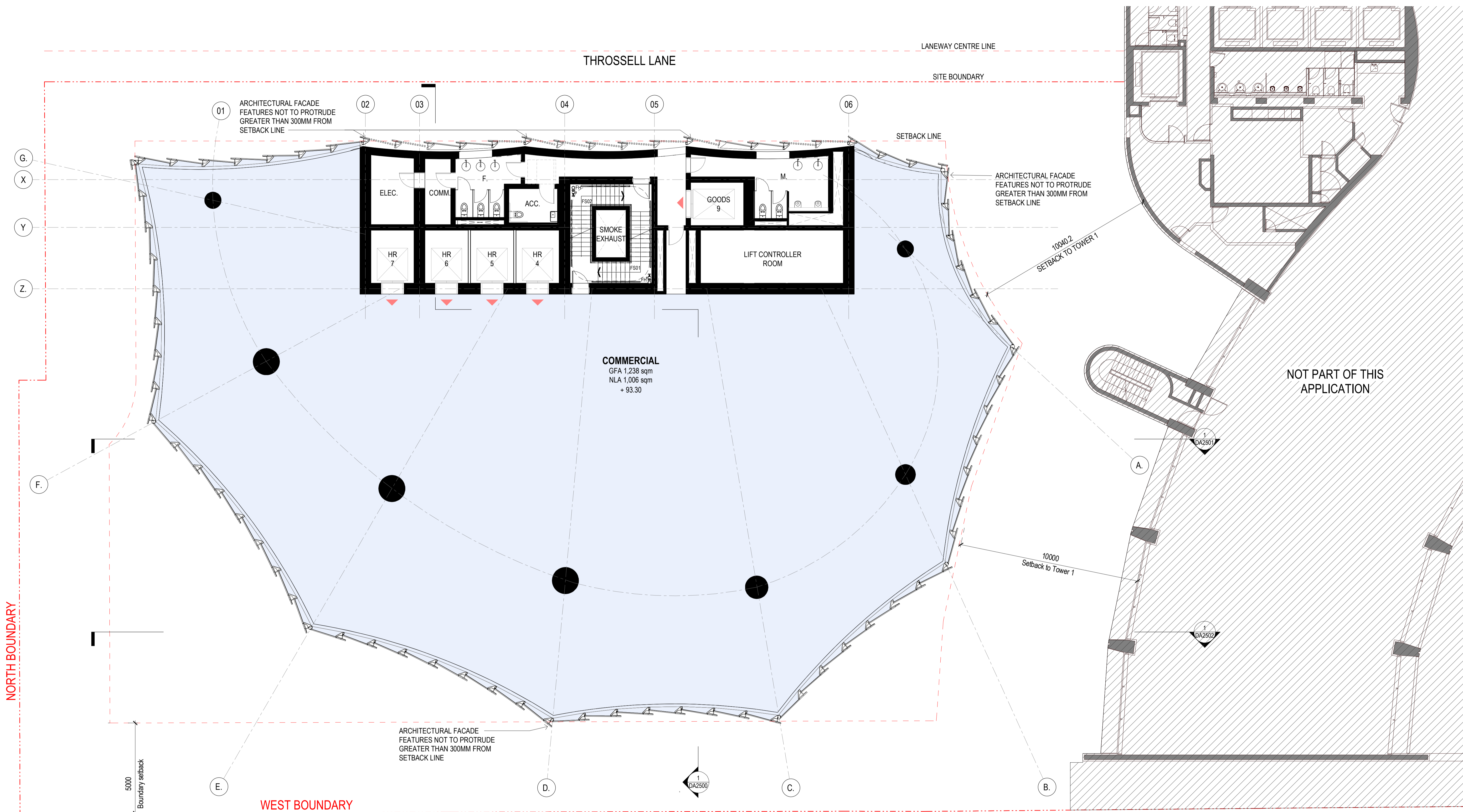
drawing LEVEL 17 (LIFT HEAD ROOM)

drawing no. DA1017 issue J

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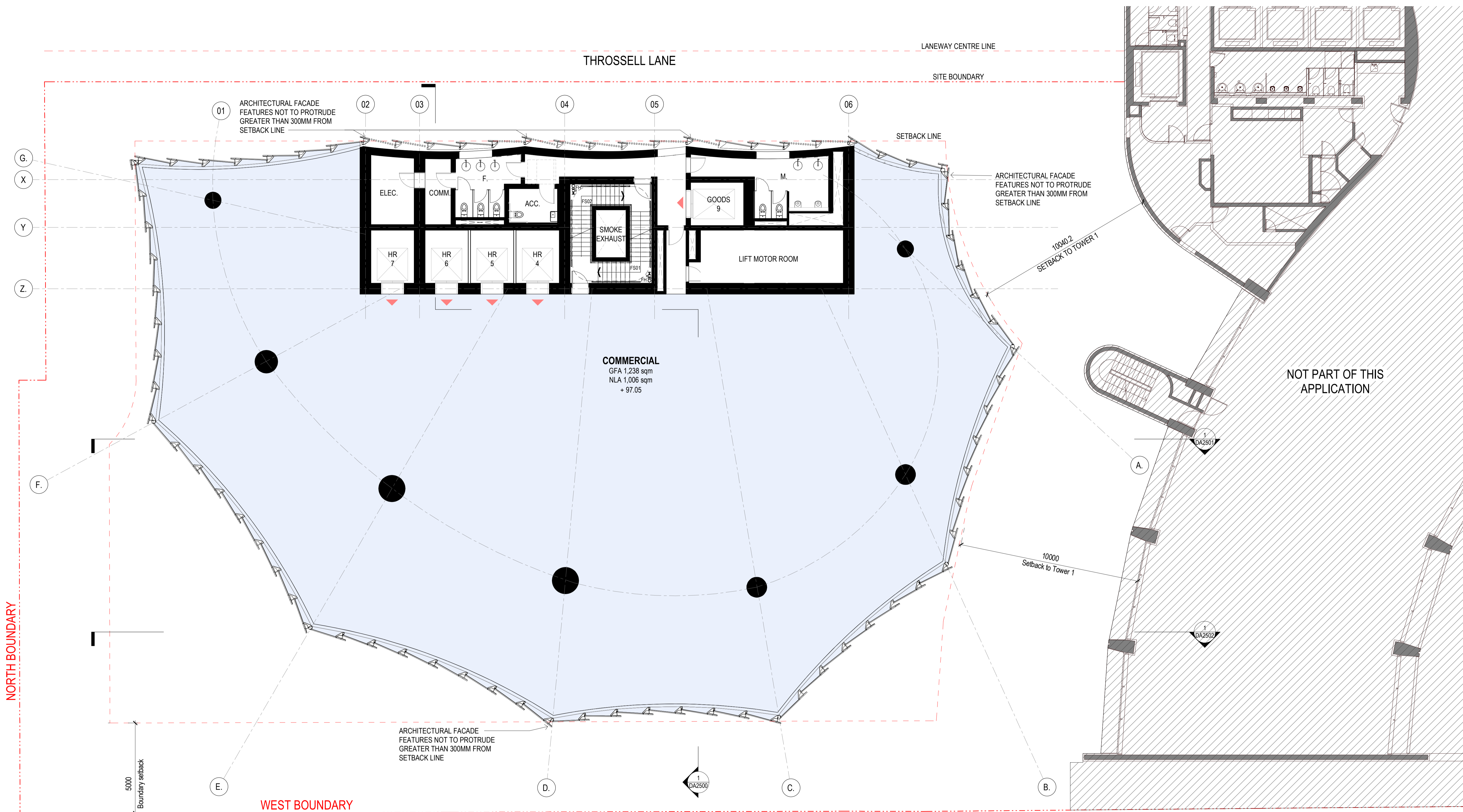
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 sydney@architectus.com.au  
 ABN 90 131 245 684

checked I+A scale 1 : 100@A1  
 drawn I+A project no 190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 LEVEL 18 (LIFT CONTROLLER ROOM)  
 drawing no. DA1018 issue J  
 19/12/2022 12:43:21 PM

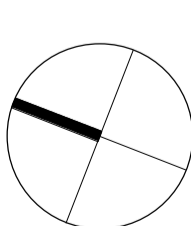




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 Nominated Architect  
 Ray Brown, NSWARB 6359

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- Legend**
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  - Commercial Low Rise
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  - Proposed Demolition walls

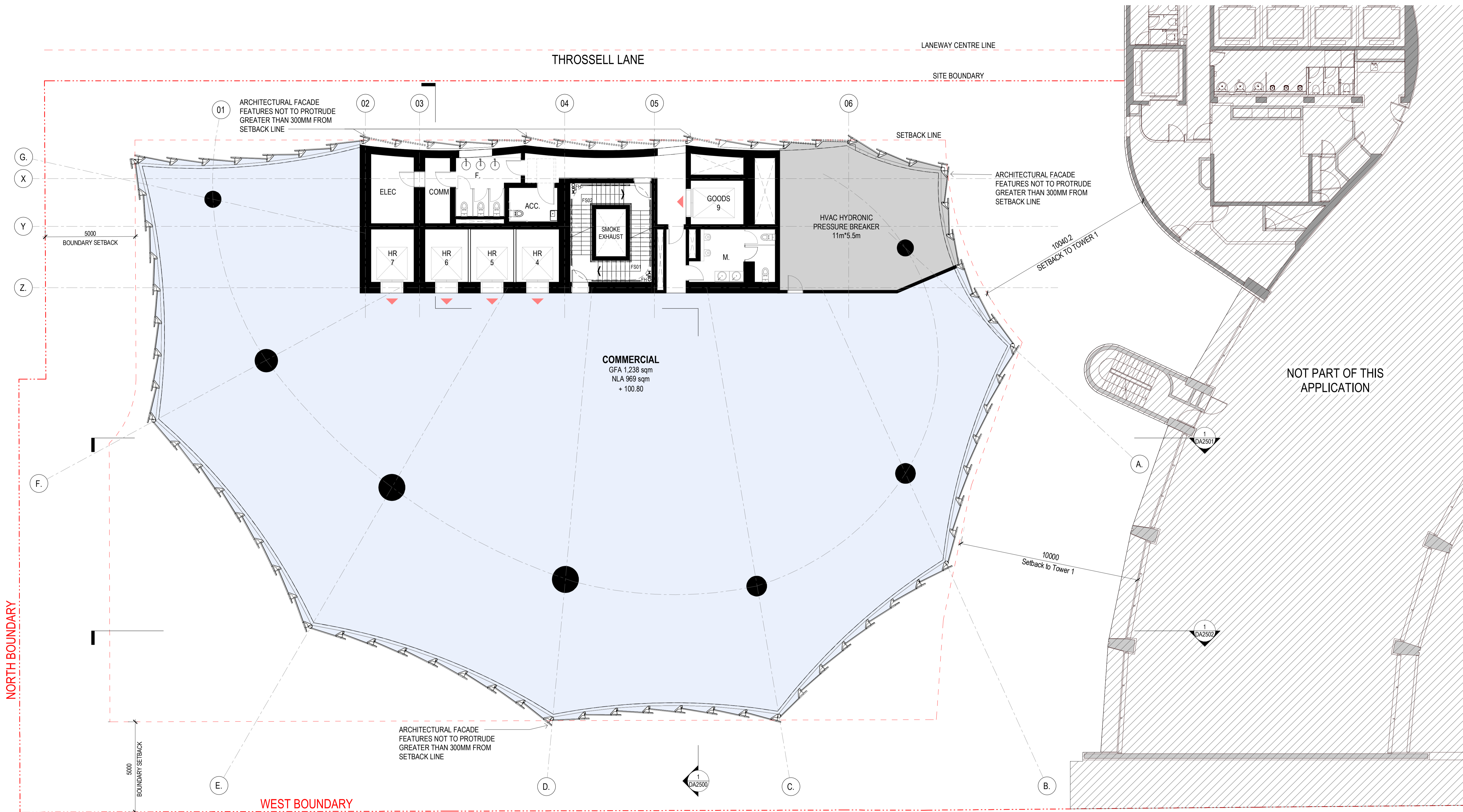
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 ABN 90 131 245 684

checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 LEVEL 19 (LIFT MOTOR ROOM)  
 drawing no.  
**DA1019**  
 issue  
**J**  
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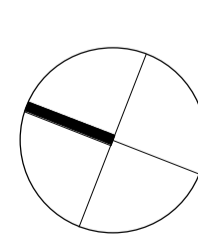




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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE

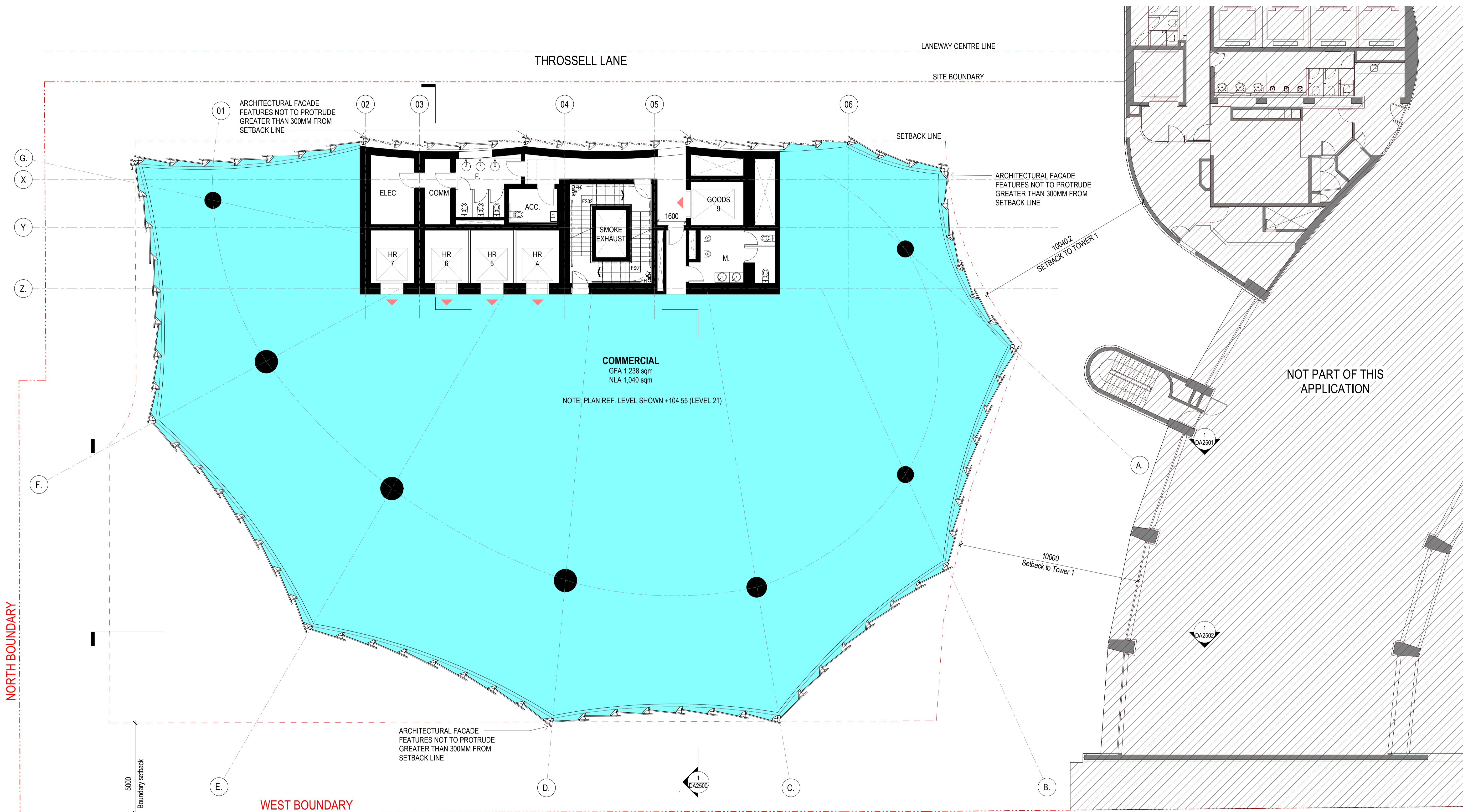
drawing  
 LEVEL 20 (HYDRONIC PRESSURE ROOM)

drawing no.  
**DA1020**

issue  
**J**

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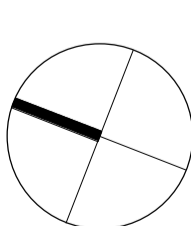


**COMMERCIAL**  
 GFA 1,238 sqm  
 NLA 1,040 sqm  
 NOTE: PLAN REF. LEVEL SHOWN +104.55 (LEVEL 21)

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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE

drawing  
 LEVEL 21 - 32 (TYPICAL HIGH RISE)

drawing no.  
**DA1021**

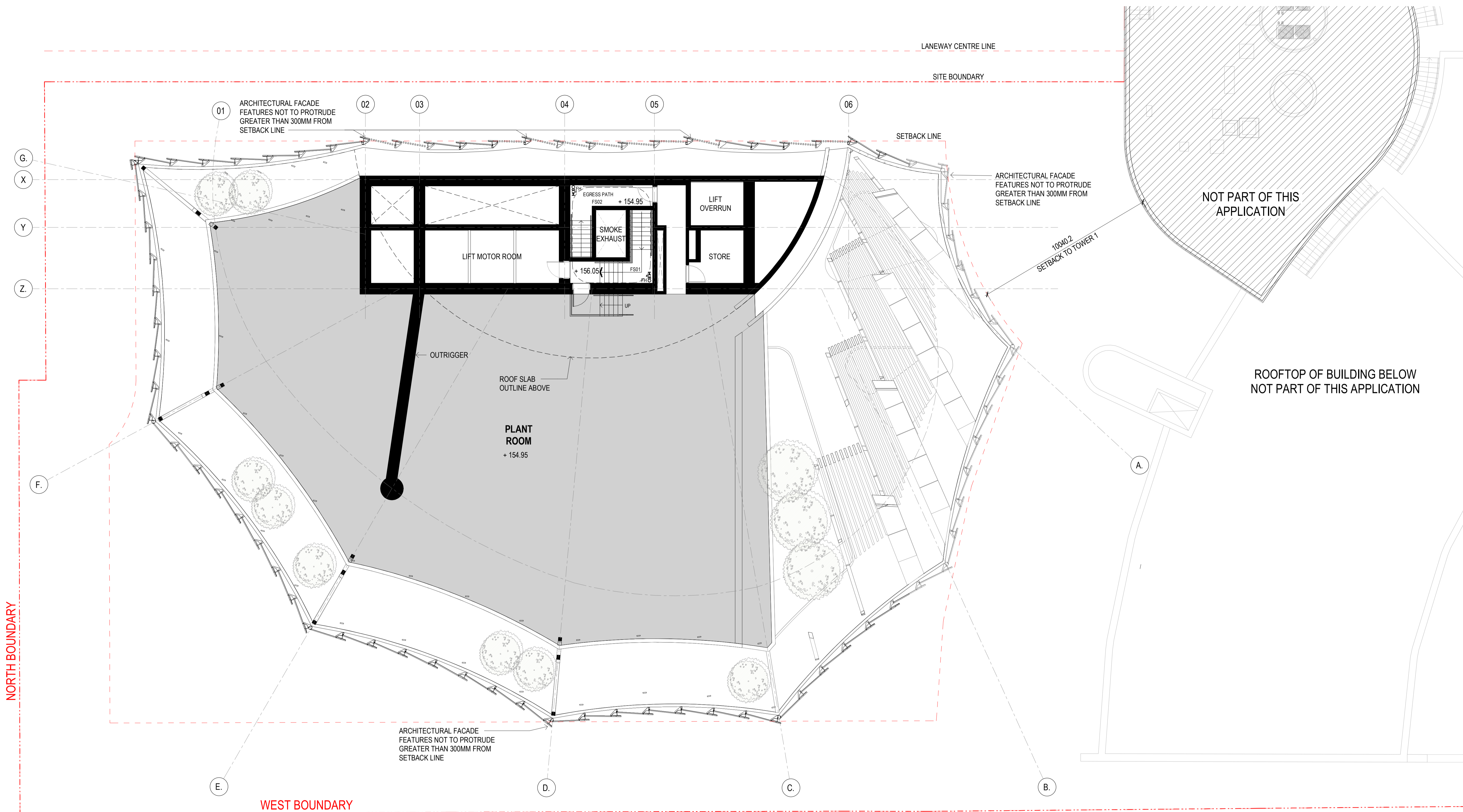
issue  
**J**

19/12/2022 12:43:58 PM









NORTH BOUNDARY

WEST BOUNDARY

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**Legend**

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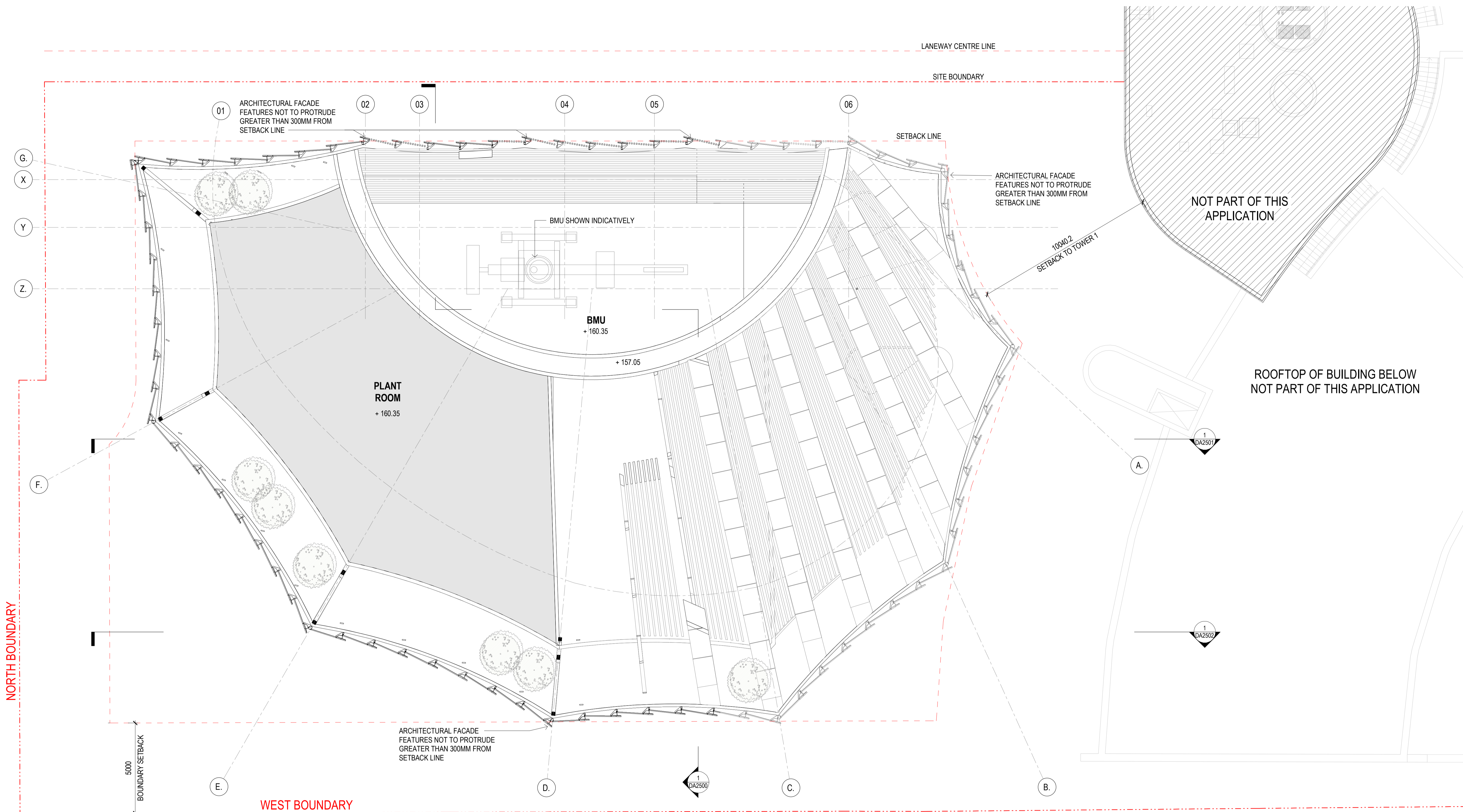
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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE  
 drawing  
 LEVEL 34 (PLANT)  
 drawing no.  
**DA1023**  
 issue  
**J**  
 19/12/2022 12:44:41 PM





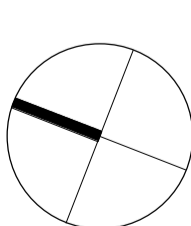
NORTH BOUNDARY

WEST BOUNDARY

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 drawn I+A project no 190244

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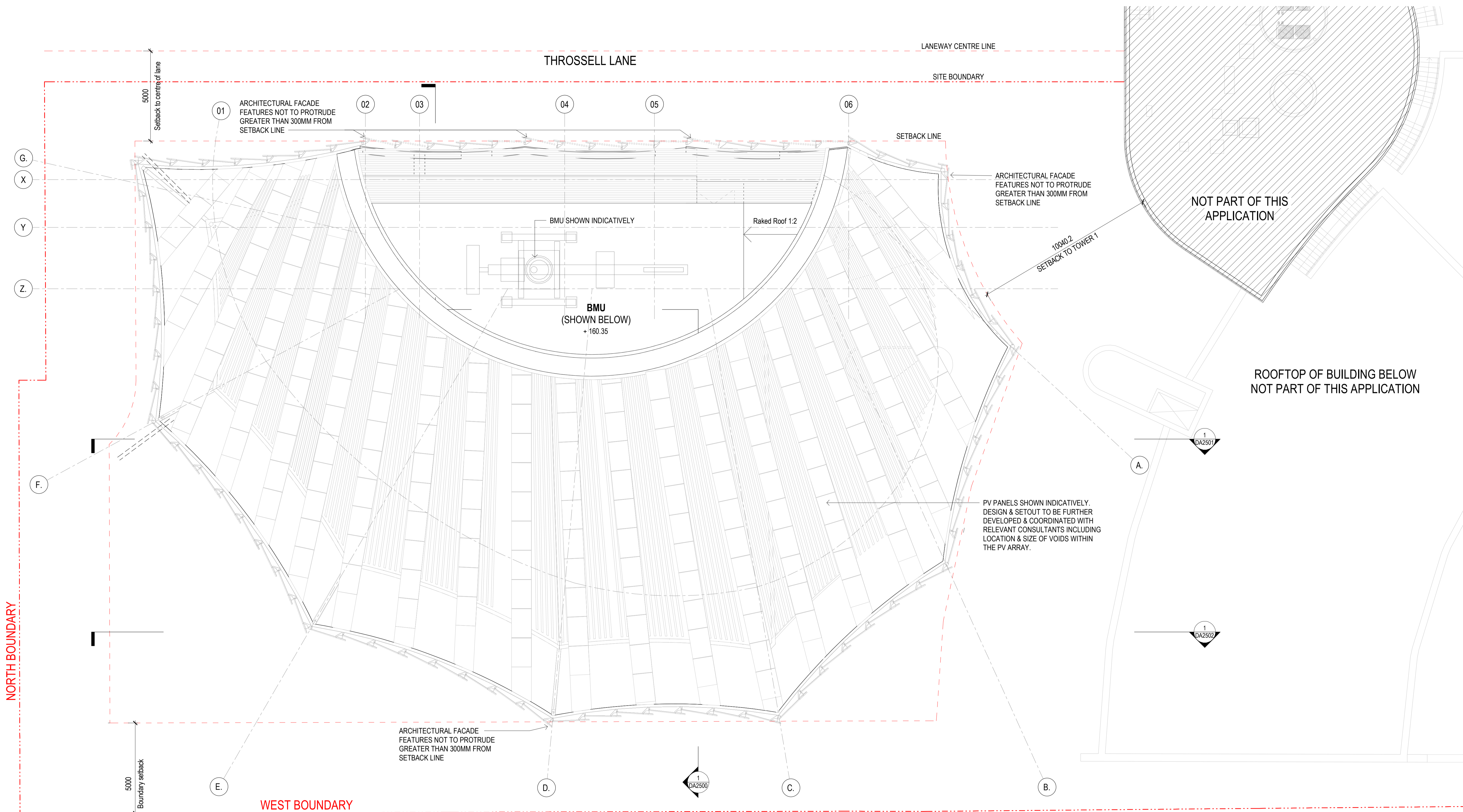
project  
 1 SPRING STREET, MELBOURNE

drawing  
 LEVEL 35 (BMU)

drawing no. **DA1024** issue **J**

19/12/2022 1:24:06 PM





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checked	I+A	scale	1 : 100@A1
drawn	I+A	project no	190244

project  
 1 SPRING STREET, MELBOURNE

drawing  
**ROOF**

drawing no.  
**DA1026**

issue  
**J**

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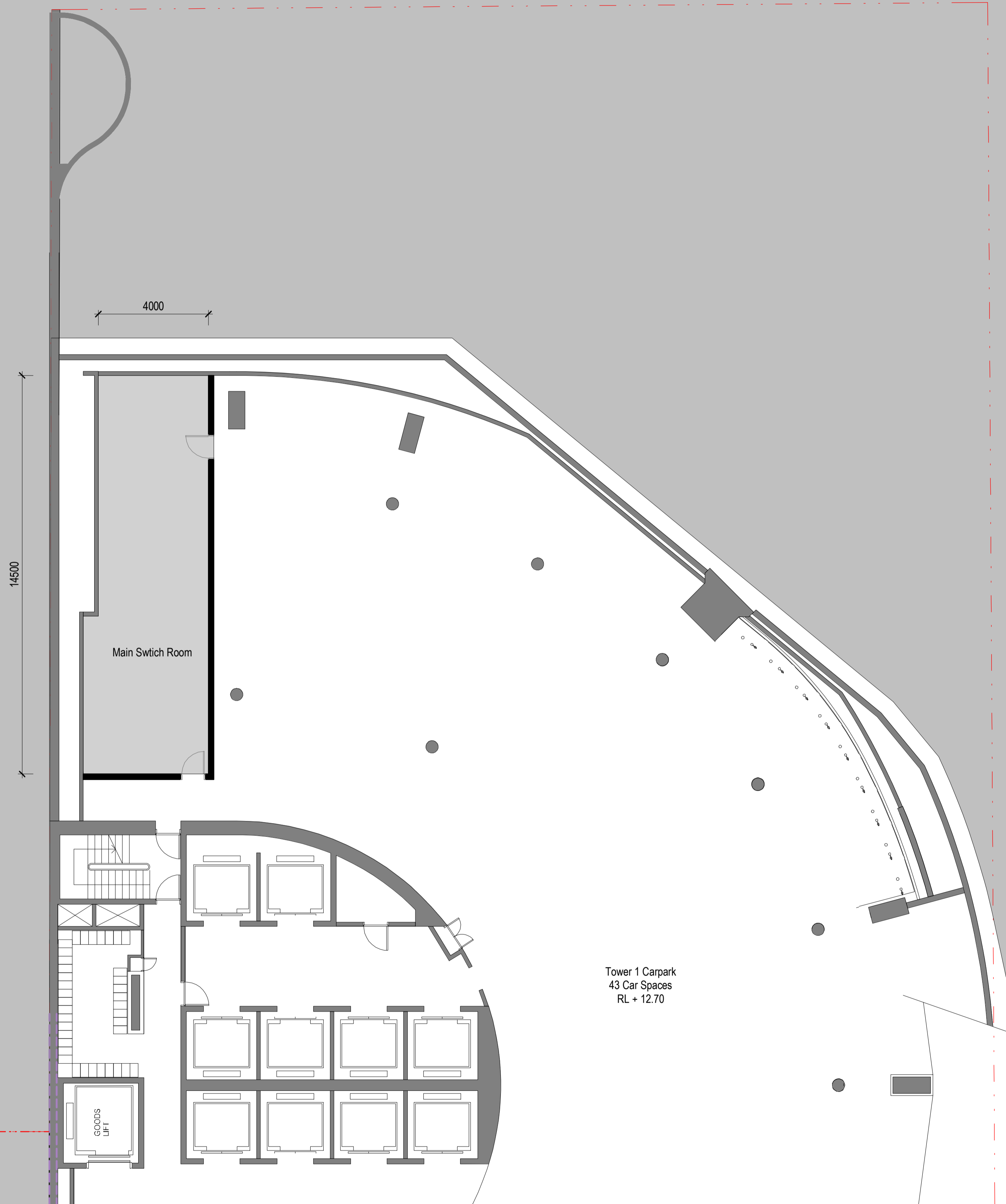
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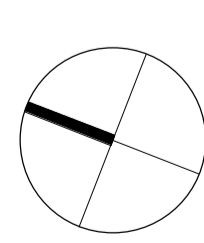
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drawn	I+A	project no	190244

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project  
 1 SPRING STREET, MELBOURNE

drawing no.  
**TOWER 1 BASEMENT P4 SWITCH ROOM**

drawing no.  
**DA1029** issue  
**J**

19/12/2022 12:45:51 PM