

1 Spring Street (Shell House), 1 Spring Street, Melbourne (VHR H2365)

Milton House, 21-25 Flinders Lane, Melbourne (VHR H0582)

Q&As

1 Spring Street (Shell House) and Milton House are both included in the Victorian Heritage Register (VHR). Milton House is located adjacent to 1 Spring Street (Shell House) on Flinders Lane and both places are on the same title and in the same ownership.

Why are these places included in the VHR?

1 Spring Street (Shell House) was constructed in 1985-8 as the headquarters for the Shell Company of Australia Ltd. It was designed by highly regarded architect and leading Australian modernist, Harry Seidler and is of State significance as an outstanding example of a late modernist office building. Seidler designed the building using two counterpoint curved sections to maximise views to the south and east and to present a commanding entry point to the city. The building is a concrete structure with granite-faced lower facades and a repetitive floor construction system of clear span beams of equal length. Shell House has won multiple awards including the Royal Australian Institute of Architects Victoria Merit Award in 1991 and the National RAIA Award in the same year. It is highly intact both internally and externally.

Milton House was constructed in 1901 as a private hospital for the eminent Melbourne surgeon, William Moore, who was the first Master of Surgery graduate of the University of Melbourne. It is a three-storey brick building with Art Nouveau features and was designed by architects Sydney Smith and Ogg. Much of the detail is thought to be that of their consultant Robert Haddon, a leading exponent of the Art Nouveau style. Milton House was later used as a rooming house, for x-ray purposes by the Victorian Health Commission and as government and commercial offices.

What has happened?

On 11 November 2020, Heritage Victoria received a permit application for proposed works at 1 Spring Street (Shell House) comprising demolition of the north plaza, theatrette, conference rooms, entrance passageway and the Level 3 roof garden, and construction of a 31-level tower in their place. A permit application was also received for Milton House as the tower would cantilever over the south-east corner of the place. Interior and exterior works to Milton House were also proposed including conservation, access upgrades and integration with the proposed development of 1 Spring Street (Shell House).

In addition to heritage approval under the *Heritage Act 2017*, the proposed development of 1 Spring Street (Shell House) and Milton House also required planning approval under the *Planning and Environment Act 1987*.

On 4 August 2021, the Executive Director, Heritage Victoria refused the heritage permit applications for 1 Spring Street (Shell House) and Milton House and the applicant requested a review by the Heritage Council of Victoria. In October 2021, the former Minister for Planning determined to call-in the Heritage Council review. The Heritage Council provided a report to the Minister on the permit review in accordance with the requirements of the *Heritage Act 2017*.

In June 2022, the former Minister appointed the '1 Spring Street and 21-25 Flinders Lane Advisory Committee' to advise on planning and heritage matters concurrently. The Committee provided the Minister with a report recommending that the heritage permits be issued and the draft planning

scheme amendment C401melb be approved. A copy of the report can be found at https://www.planningpanels.vic.gov.au/_data/assets/pdf_file/0021/710328/1-Spring-Street-and-21-25-Flinders-Lane-Melbourne-AC-Report.pdf

On 13 May 2024, the Minister for Planning determined to issue the heritage permits and approve the planning scheme amendment C401melb.