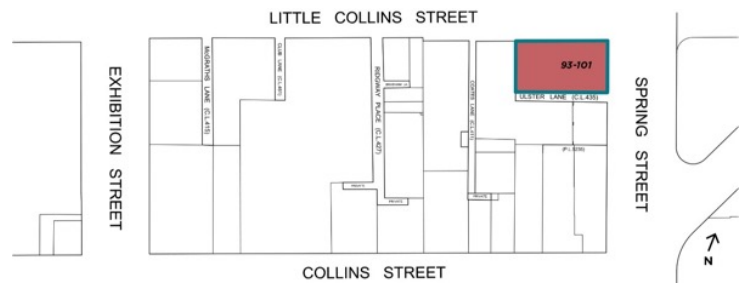


STATEMENT OF SIGNIFICANCE: Treasury Gate (93-101 Spring Street, Melbourne), April 2022

Heritage Place: Treasury Gate



PS ref no: HO1262





What is significant?

Treasury Gate at 93-101 Spring Street, Melbourne, built in 1971 to a design by architectural firm Moore and Hamond Pty Ltd.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing; and
- The building's high level of integrity to its original design.

Later alterations are not significant.

How it is significant?

Treasury Gate at 93-101 Spring Street, Melbourne is of local historical, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

Treasury Gate is historically significant as one of the first wave of high-rise residential apartments constructed in the Melbourne CBD from the late 1960s, and before the introduction of a Victorian government policy in 1971 that directed where growth in Melbourne's housing supply could take place. (Criterion A)

Treasury Gate is a notable example of a new building typology that emerged in the late 1960s and early 1970s – the modern high-rise residential apartment building. Treasury Gate is also notable for its mixed-use typology with offices, retail and residential situated at different levels in the same building. A podium built to the property boundaries at the lower levels also accommodates a colonnade with retail spaces at ground level, six levels of offices above, and a recessed tower section with luxury residential living. 93-101 Spring Street is also notable for its high level of integrity. (Criterion D)

Treasury Gate is aesthetically significant for its demonstration of modernism in mixed use apartment design. A notable attribute is the generous distribution of space for ground floor retail behind a colonnade on Little Collins Street. Aesthetically 93-101 Spring Street is significant for its composition and articulation of the various functions of retail, office and residential within a unifying material palette of face brickwork and concrete. Intact architectural detail extends to the distinctive wide timber handrail, ribbed metal cladding, bronze-coloured aluminium glazing frames and a cantilevered canopy. (Criterion E)

Primary source

Hoddle Grid Heritage Review (Context & GJM Heritage, 2020) (updated March 2022)