

**NOTICE OF REFUSAL TO GRANT A
PERMIT
UNDER SECTION 102(1)(C) OF THE
HERITAGE ACT 2017**

Permit Application No.: P31437

Applicant/s:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: WESLEY CHURCH COMPLEX

HERITAGE REGISTER NUMBER: H0012

LOCATION OF PLACE/OBJECT: 118-148 LONSDALE STREET and 117-147 LITTLE LONSDALE STREET MELBOURNE

WHAT HAS BEEN REFUSED?

Proposed works to redevelop Nicholas Hall (B4) for use as a food and beverage venue.

REASONS FOR REFUSAL:

- If the application were approved, and the works were undertaken to facilitate the adaptation of Nicholas Hall to accommodate a food and beverage venue as proposed, it would result in an unacceptable detrimental impact on the cultural heritage significance of the Wesley Church Complex.
- The adaptation of Nicholas Hall to accommodate a food and beverage venue to the extent proposed, including irreversible changes to the main hall, construction of a rooftop addition, mezzanine level and rear dining space would result in extensive loss of original fabric and existing form that would physically and visually impact on the intactness and architectural merit of Nicholas Hall.
- Refusal of the permit application will prevent the economic benefits of the proposed use and development from being realised. Heritage Victoria accepts that a new use may be required for Nicholas Hall and that a food and beverage venue may be a reasonable use. However, the intensity of the use as proposed, is not compatible with the cultural heritage significance of Nicholas Hall and it has not been sufficiently demonstrated that a less-intensive food and beverage use, or other viable use, could not be accommodated without having such a significant impact on the registered place.
- The negative impacts of the proposal are not outweighed by the benefits, including the economic benefits.

 <p>STEVEN AVERY Executive Director Heritage Victoria</p>	<p>Date: 25 August 2020</p>	
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