
**NOTICE OF REFUSAL TO GRANT A
PERMIT**

UNDER SECTION 102(1)(C) OF THE
HERITAGE ACT 2017

Permit No: P33108

Applicant: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT:

ROBUR TEA BUILDING

HERITAGE REGISTER NUMBER:

H0526

LOCATION OF PLACE/OBJECT:

28 CLARENDON STREET SOUTHBANK, MELBOURNE
CITY

WHAT HAS BEEN REFUSED?

Construction of seven integrated towers and buildings ranging in height from 27 levels to 3 levels surrounding the Robur Tea Building on the north, south and west elevations, and part demolition, adaptation and conservation of the Robur Tea Building.

REASONS FOR REFUSAL:

- The construction of seven interconnected towers and buildings ranging in height from 27 to 3 levels would have significant visual impacts on the place. The combined height, number and density of the tower components and their proximity to the Robur Tea Building would cause substantial harm to the cultural heritage significance of the place. The Robur Tea Building would be consumed by the proposed development and the ability to understand and appreciate the place as a freestanding landmark building would be lost.
- The proposed demolition works to the north, south and west elevations to allow for access between the Robur Tea Building and the proposed development would have adverse physical impacts on the cultural heritage significance of the place.
- The proposal is based on highest and best use of the place and not the cultural heritage significance of the place. It is considered to be an overdevelopment of the heritage place.
- It has not been demonstrated that economic sustainability via a smaller development with less impact on the cultural heritage significance of the place is not achievable or that refusal would affect the reasonable and economic use of the registered place as commercial office space or any other reasonable use.
- The negative impacts of the proposal outweigh the benefits. The benefits could be achieved with a less intensive level of development.

Date Refused: **Signed by the Executive Director, Heritage
Victoria**
30 May 2023

A handwritten signature in black ink, appearing to read 'Steven Avery', with a long horizontal flourish underneath.

Steven Avery
Executive Director
Heritage Victoria

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