
**NOTICE OF REFUSAL TO GRANT A
PERMIT**

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

Permit No: P33423

Applicant: [REDACTED]

NAME OF PLACE/OBJECT:

TITLES OFFICE

HERITAGE REGISTER NUMBER:

H1529

LOCATION OF PLACE/OBJECT:

247-283 QUEEN STREET MELBOURNE, MELBOURNE
CITY

WHAT HAS BEEN REFUSED?

Demolition to allow for the construction of a 25 level tower (including plant) above the strong room. Conservation works and adaption of the office building and strong room for use as offices, affordable community spaces and hospitality venues.

REASONS FOR REFUSAL:

- The construction of a 25 level tower straddling the strong room would have significant physical and visual impacts on the place. The height, width and overall mass of the proposed tower would visually overwhelm and dominate the view of the office building, reducing it to a podium to the proposed tower. From the proposed internal street, the strong room would appear as the lower levels of the tower rather than as a freestanding building in a courtyard.
- The demolition of areas of the Titles Office including areas identified in the Conservation Management Plan as being of core significance such as the southern wing of the 1877 building, the boiler room and the Former Receiving and Issuing Hall to allow for the construction of a tower and the insertion of a large new entrance and lobby fronting Queen Street would cause substantial harm to the cultural heritage significance of the place. It would permanently and irreversibly diminish the cultural heritage significance of the place.
- The structural requirements to construct the columns supporting the tower propose a risk to the heritage buildings.
- The intervention required for seismic strengthening are substantial and the addition of a tower increases these requirements.
- 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.
- The economic use assessment acknowledges that the Internal Rate of Return is 'on the cusp of viability'. There is a risk that the project may fail or not be fully realised which may result in the Titles Office being left in a more perilous state than it currently is.

Date Refused: **Signed by the Executive Director, Heritage
Victoria**
18 July 2022

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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